
Brackenhill Park

HAMILTON

A premium development of 3, 4, 5 and 6 bedroom detached family homes
nestled within the beautiful South Lanarkshire hills.



STEWART
Milne
HOMES

PEOPLE-SHAPED PLACES

BRACKENHILL PARK, HAMILTON

The perfect place for you to call home.

Brackenhill Park has been designed to make the very most of its hilltop location, surrounding mature tree belts and gorge. This unique countryside setting provides the perfect environment in which to create a new residential community with landscape and recreation at its very heart. Parkland with new wetland areas, footpaths and play areas are being created around the entire development, providing a beautiful backdrop and high quality recreational opportunities for all residents.

Stewart Milne Homes' Brackenhill Park collection of homes will be built from a palette of high quality materials – brick, pre-cast stone, render and weather cladding – giving each street and lane a relaxed rural feel and a true sense of the individual so that you can live in a home that feels uniquely yours.

We aim to create a lasting legacy; one where families can grow healthy and happy, enjoying walks, playing in the surrounding parkland and sharing time with neighbours within the central Village Green.



Our design philosophy.

Moving into a new home should be one of life's most defining moments. A day that you will always remember, the day when you started a new life in a new community that was created with you in mind.

At Stewart Milne Homes, we go the extra mile to create special places where people want to live, both now and in the future. Our designers seek to establish communities rather than developments, homes rather than houses.

We consider the character of the local area, from landscapes and natural materials to the natural environment – to create unique and sympathetically designed communities that will nurture and enhance both spirit and soul for many years to come.

Our carefully considered new home designs have been created to meet the changing needs and changing lifestyles of families today.

Our homes are rooted in our design principles by being luxurious and spacious with a focus on elegant simplicity. Our homes provide versatile and flexible space, both indoors and in how you will connect with the outdoors while being supremely functional.

Homes designed not only to meet your needs, but also to allow you to express your character and enrich your life.

And that, in short, is what moving into a new home should be all about. So now let us show you something of the new life you can expect to live here at Brackenhill Park in the welcoming community of Hamilton.





Hamilton: Your new hometown.

Located in the heart of Lanarkshire, the bustling historic town of Hamilton has lots to offer families; 5-star visitor attractions, modern shopping centres and excellent transport links. Brackenhill Park is ideally placed for modern living – this is a wonderful place to call home.

Set within the natural beauty and tranquillity of the South Lanarkshire countryside, Brackenhill Park is only two miles from Hamilton town centre which enjoys hard-to-beat attractions. Hamilton justifiably claims to be South Lanarkshire’s premier shopping and entertainment destination with two shopping centres, two retail parks, hairdressers, beauticians, professional services, restaurants, pubs, leisure activities and nightlife, combining the very best of a traditional town centre and the retail park experience.

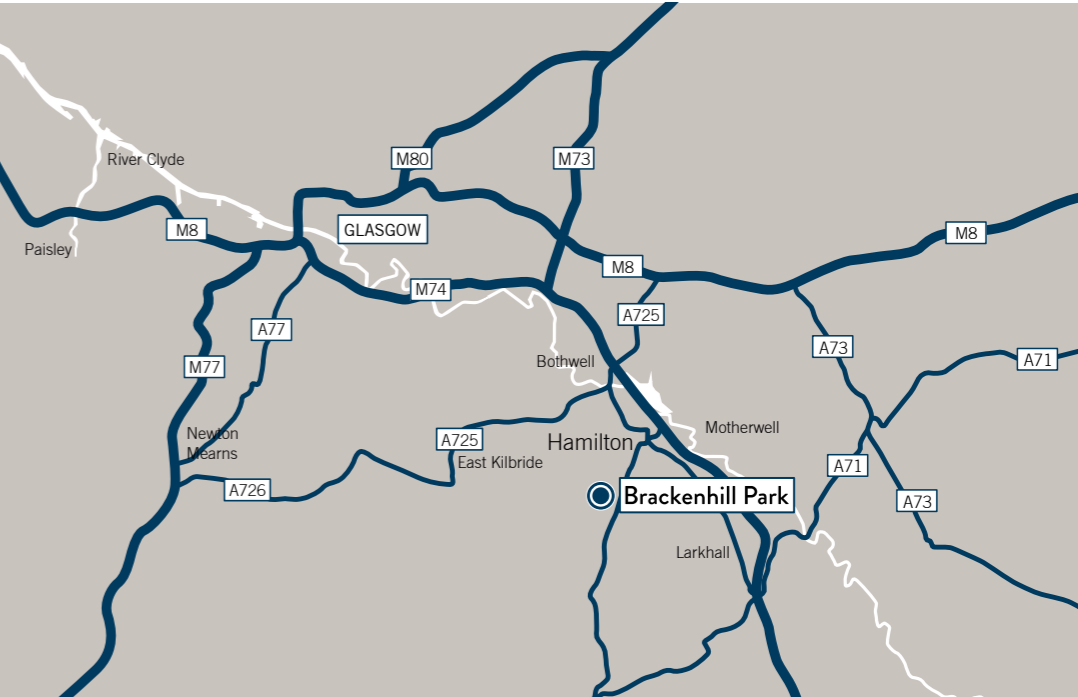
When it comes to enjoying some of Scotland’s most impressive attractions, there are also lots to choose from. Clyde Valley Tourist Driving Route is nearby, offering 42 miles of picturesque roads, as is Chatelherault, home to the ruins of Cadzow Castle, an impressive national trust property set in a beautiful country park. Strathclyde Country Park also offers a wealth of activities such as sailing, water-skiing and football in addition to jogging tracks and walking trails throughout its 400 hectares and, elsewhere, you can enjoy golf, ice skating, the Hamilton Water Palace and, of course the famous Hamilton Park Racecourse.

Convenience for commuting can hardly be bettered, with three railway stations – at Hamilton Central, Hamilton West and Chatelherault – providing frequent services to Glasgow and easy links to the rest of the central belt. A good bus network also provides access across the region, while motorway links include the recently-upgraded M74 and M8 making car travel quick and easy.

Hamilton is well served by a good mix of local nursery, primary and secondary schools which makes the area popular with families. The University of the West of Scotland also has a campus in the town which offers a diverse range of courses, creating exciting opportunities for all ages.

Nearby towns and cities:

Motherwell	2 miles
Bothwell	3 miles
Larkhall	4 miles
East Kilbride	5 miles
Strathaven	7 miles
Glasgow city centre	12 miles



Brackenhill Park: A new home for you.

Within Brackenhill Park we've created a new and exclusive selection of homes that have all been carefully designed by our award-winning architects to ensure each home meets your aspirations.

Our new 'Villages' range of homes at Brackenhill Park comprise a choice of 3, 4, 5 and 6 bedroom detached family homes.

These are all homes that have been re-imagined and re-designed to meet the needs of contemporary living. You'll find spacious interiors, stunning kitchens and attractive exteriors to suit buyers from young couples starting out to growing families and professionals.

Reflecting our new design ethos, every single aspect of your home has been revisited through the twin lenses of simple elegance and supreme functionality. All of the homes are light and airy with large windows and French doors to your private garden plus well-planned

living and social areas for entertaining and relaxing. Most homes also include a utility room with garden access, ideal for muddy boots after a long country walk.

The grand master bedrooms are all en-suite, while separate showers are included as standard in most of the family bathrooms in our 4, 5 & 6 bed homes.

And finally, each home is carefully positioned to optimise the views and the light and comes complete with many bespoke exterior details to complement the elevated setting of Brackenhill Park.



Inside your new home: A closer look...

As soon as you step inside a Stewart Milne home, you'll feel the difference. This is special. A home where clever design achieves the perfect balance between elegance and practicality; where our renowned attention to detail ensures a spectacular level of finish throughout.



Let's start in the kitchen...

The kitchen is the heart of any home and it's likely this is where you'll head first as you explore. For most families it's the busiest, hardest-working room in the house, so we've designed each of our kitchens to be particularly spacious and located it in the optimum position. Details will vary depending on house style, but the common factor is that we've thought about how you'll use the space, and designed it to work perfectly for you. Practical connections to a dining room or family room, and access to the garden through French doors, combine to make the kitchen more welcoming than ever. To cater for different needs – our homes feature either a separate formal dining room or we combine the dining area into a large open kitchen/ dining space that's great for family and friends alike.

Depending on the home you choose*, the final specification† will vary, but your expertly crafted kitchen will typically come with a beautifully designed stainless steel gas hob, multi-function oven, cooker hood, integrated fridge/freezer – and even microwaves and dishwashers in most of the detached homes.

Of course, your home needs to be functional as well as comfortable so all homes have a separate utility room, most with direct access to the garden, complete with plumbing and wiring for a washing machine and dryer

**Choice of kitchen is subject to build program. †Choice of fittings is subject to build program. Information is correct at time of going to print, but is subject to change. For more information speak to one of our team of sales consultants. The specification included in this brochure, or included in the leaflet which accompanies this brochure, gives a general specification applicable to this development. Please check the specification relating to the individual plot that you have chosen, with our sales consultant at the time of reservation.*

Next stop, the family living room...

For welcoming friends and entertaining or for relaxing at the end of a long day, this is a space to really enjoy. We've designed the living areas to make the very most of the sunlight, with large feature windows in selected homes and French doors that open out onto a patio to provide a lovely inside-outside living space to all homes.





Moving on to the upstairs now...

The Brackenhill Park 'Villages' range of homes includes 3, 4, 5 & 6 bedrooms, varying from luxurious master suites to cosy single rooms. Every home comes with an excellent specification of finish including built-in or walk-in wardrobes to master bedrooms and bathrooms and en-suites with luxury tiles and contemporary sanitaryware.

All bathrooms and en-suites are designed with indulgence and pampering in mind. This will include, wherever possible, large showers and in our larger homes, rain fall showers and tall chrome heated towel rails. We provide a superb choice of co-ordinated Porcelanosa tiling and, in many homes, fitted vanity furniture for the family bathroom and master en-suite.

Several homes also have an additional en-suite bath or shower room added to the guest bedroom – again all available with a choice of tiling.



Finally, lets look around outside...

Depending on the home you're visiting, there'll be more to explore outside – such as turfed and landscaped front gardens and smart mono bloc driveways. Whatever the location and the specifications, you'll find the exterior space as attractive and as welcoming as the inside of the home – although naturally a new garden needs a little nurturing and time to mature and look its best.

To ensure that the common landscaped areas are kept in pristine condition, a factor will be appointed who will even arrange for the grassed private front lawns to be cut to ensure that the value of your investment is protected; a small monthly maintenance fee is applicable.



A new home: It means so much more...

With our new homes, there are countless designs and styles to choose from – something for everyone to love. But there are several major features and benefits that are common to all our homes – so we’ve summarised these here for you. Really, what more could you want?

Eight great reasons to make your new home a Stewart Milne home.

1. The quality of the build

At Stewart Milne Homes, we pride ourselves on building innovative and high quality homes. Each home is built to exacting standards with quality and attention to detail at the core. We use a high level of specification in all materials, apply superior craftsmanship at all times, and adhere to high building standards so you can enjoy living in a safe and secure environment.

2. The 10-year NHBC Buildmark warranty

Each home is quality checked at various stages of its build and inspected by the National House Building Council (NHBC). As a result, all our homes come with a 10-year NHBC buildmark warranty so that you can enjoy the kind of peace of mind that someone choosing to buy a second-hand property simply does not get.

3. The unique, distinctive community

Moving to a brand new home is an opportunity to be part of an exciting, new community. We have an unrivalled reputation for creating individual, communities that reflect local characteristics and surroundings. Stunning streetscapes and people-shaped places combine to create communities built with your needs in mind. Today, arguably more than ever, it’s vitally important to us to offer you great places to live now and in the future.

4. The elegant, functional design

Our new homes are designed to meet the changing needs of families. Our designers have carefully thought through how people use their homes today. The result is new homes that are more elegant, spacious and functional. Homes that provide more flexible space, indoors and out, including direct access to the rear garden from kitchens and utility rooms. Homes fully fitted and truly designed to cater for a contemporary, luxury lifestyle.

5. The energy efficiency savings

Compared to a second-hand home, a new home is on average six times more energy efficient. Due to the excellent insulation in our new homes, the savings you can make will amaze you. At the heart of the central heating system is a modern, highly efficient, highly efficient air source heat pump hybrid gas boiler, while thermostatic radiators provide independent control in every room.

6. The fittings and features

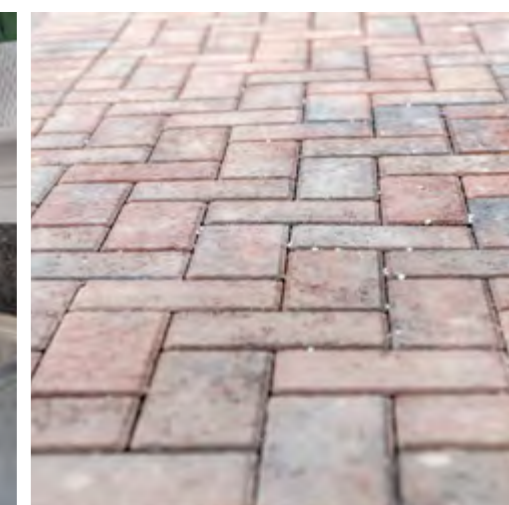
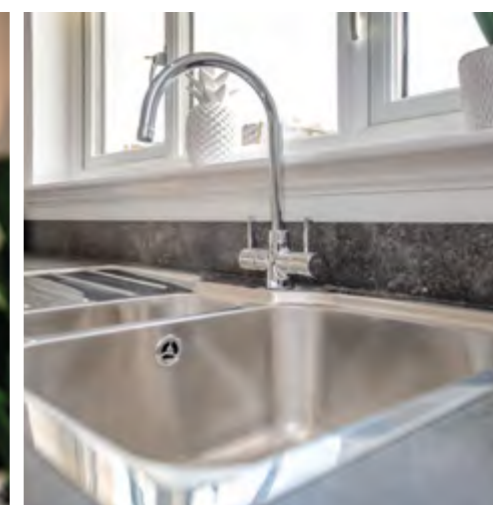
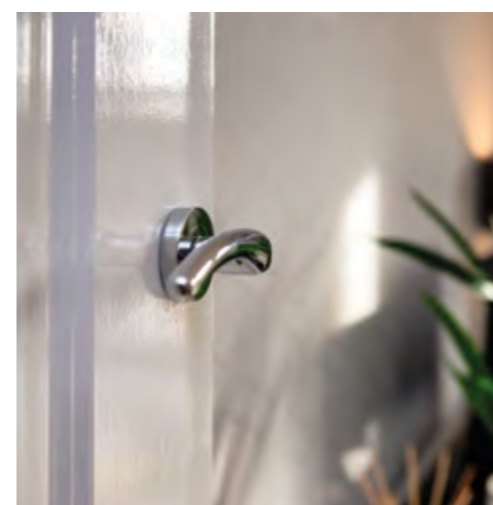
Your new home comes complete with high quality fittings and finishing throughout. Internal walls and ceilings are painted white, and elegant white panelled doors are fitted with attractive chrome lever handles, chrome hinges and latches. While kitchens feature premium appliances and stylish units with soft closing drawers – little things that help make a house a great home. What’s more, all our homes are wired with an abundance of well-placed socket outlets, and telephone, TV and USB points, while smoke and heat detectors are directly wired to the mains.

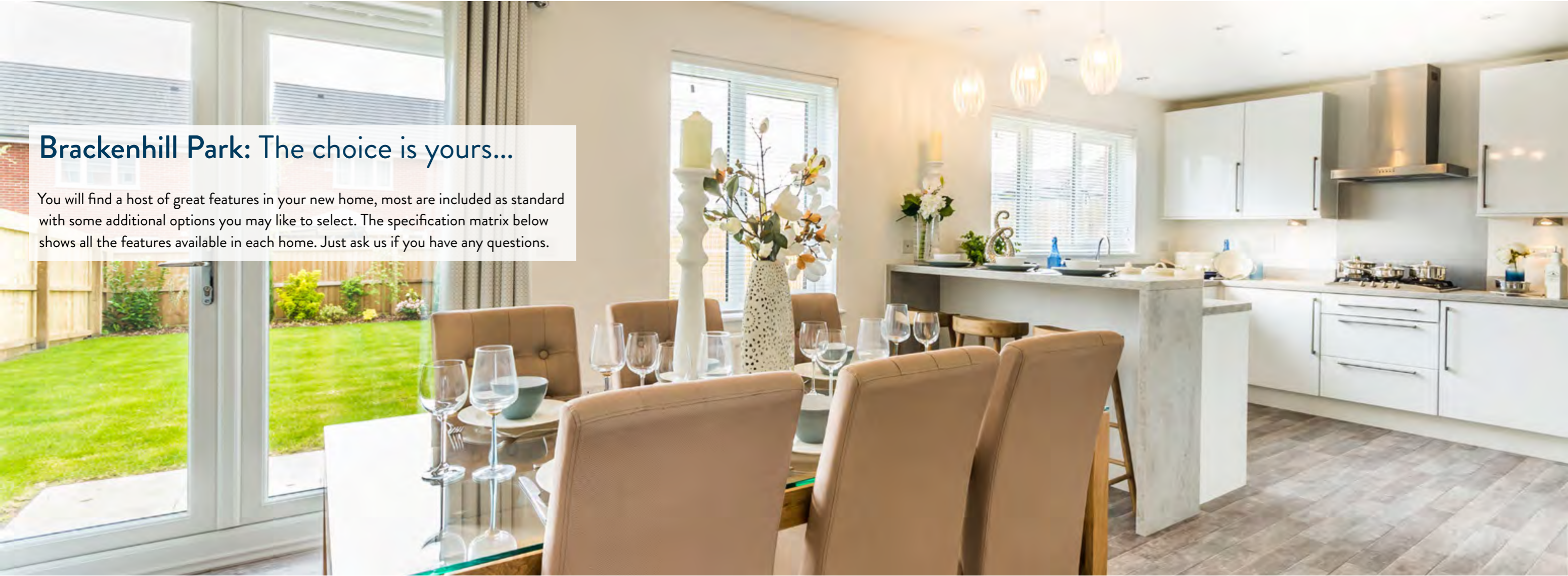
7. The option to personalise

When you reserve your new home early, you will have an opportunity to choose many of the fixtures and fittings that are to be included from kitchen doors and handles to vanity cabinets, worktops and tiling. We can help you to make your new home look and feel exactly how you want it to, with minimal fuss.

8. The benefits of buying new

Buying a new home also eliminates the need for renovations, repairs or DIY, meaning you can spend more time doing the things you love. Everything in a new home is clean and untouched by previous owners. Our new homes are decorated in ‘neutral’ colours giving you a blank canvas to stamp your own personality on from day one. And, of course, you can move into your new home as soon as it is complete, there is no need to wait around for the existing residents to vacate!





Brackenhill Park: The choice is yours...

You will find a host of great features in your new home, most are included as standard with some additional options you may like to select. The specification matrix below shows all the features available in each home. Just ask us if you have any questions.

HOUSE TYPES	KITCHEN															UTILITIES		WC	BATHROOM										BEDROOMS												HEATING		
	Choice of Kitchen Unit Door Finish	Choice of Worktop Finishes	Choice of Upstands	Choice of Kitchen Unit Door Handles	Breakfast Bar	Stainless Steel 4 Burner Hob 60cm	Stainless Steel 5 Burner Hob 90cm	Stainless Steel Canopy Hood	Stainless Steel (multi-function) Single Oven	Stainless Steel Multi-function Oven (incl. steam bake function)	Built-in Stainless Steel Microwave/Grill	Built-in Combination Microwave	Integrated Fridge/Freezer	Integrated Dishwasher	1½ Stainless Steel Sink and Chrome Mixer Tap	Utility Room	Laundry	Chrome Towel Rail	Vanity Furniture	Choice of Unit Finishes	Choice of Porcelanosa Tiles	Slider Rail and Shower Head Kit Over Bath	Hand-held Shower Spray at Bath	Shower Cubicle	Shower Slide Rail Kit	Shower Cubicle - Rain Shower Head and Hand Held Shower	Bath - Rain Shower Head and Hand Held Shower*	Chrome Towel Rail	Master Bedroom								Guest Bedroom (Bedroom 2)				Bedroom 3 Built-in Wardrobe	Bedroom 4 Built-in Wardrobe	Gas Hybrid Boiler System (ASHP)
																													En-Suite	Vanity Furniture to En-suite	Chrome Towel Rail	Rain Shower and Hand Rinse	Shower Slide Rail Kit	Hand-held Shower Spray at bath	Built-in Wardrobe	Walk-in Wardrobe	En-Suite	Vanity Furniture	Chrome Towel Rail	Built-in Wardrobe			
The Roslin	●	●	●	●	●	-	●	●	-	●	-	●	●	●	●	●	-	○	●	●	●	-	○	●	●	○	-	●	●	●	●	●	○	○	○	○	○	○	●				
The Nairn	●	●	●	●	●	-	●	●	-	●	-	●	●	●	●	●	-	○	●	●	●	-	○	●	●	○	-	●	●	●	●	-	●	●	-	○	○	○	○	○	●		
The Mellor	●	●	●	●	-	●	-	●	●	-	●	-	●	●	●	●	-	○	○	○	●	-	○	●	●	○	-	○	●	○	○	○	○	○	○	○	○	○	○	●			
The Lytham	●	●	●	●	●	-	●	●	-	●	-	●	●	●	●	●	-	○	●	●	●	-	○	●	●	○	-	●	●	●	●	-	○	-	○	○	○	○	○	○	●		
The Leven	●	●	●	●	-	-	●	●	-	●	-	●	●	●	●	●	-	○	●	●	●	-	○	●	●	○	-	●	●	●	●	-	○	-	○	○	○	○	○	○	●		
The Kendal	●	●	●	●	-	●	-	●	●	-	●	-	●	●	●	●	-	○	○	○	●	-	○	●	●	○	-	○	●	●	○	○	-	○	○	○	○	○	○	○	●		
The Harris	●	●	●	●	-	●	-	●	●	-	●	-	●	●	●	●	-	○	○	○	●	-	○	●	●	○	-	○	●	●	○	○	-	○	○	○	○	○	○	○	●		
The Farnham	●	●	●	●	-	●	-	●	●	-	●	-	●	●	●	●	-	○	○	○	●	-	○	●	●	○	-	○	●	●	○	○	-	○	○	○	○	○	○	○	●		
The Elland	●	●	●	●	-	●	-	●	●	-	●	-	●	●	●	●	-	○	○	○	●	-	○	●	●	○	-	○	●	●	○	○	-	○	-	○	○	○	○	○	●		
The Daresbury	●	●	●	●	-	●	-	●	●	-	●	-	●	●	●	●	-	○	○	○	●	●	○	-	-	-	○	-	●	●	○	○	-	○	-	○	○	-	○	○	●		
The Corringham	●	●	●	●	○	●	-	●	●	-	-	-	●	-	●	●	-	○	○	○	●	○	○	-	-	-	○	○	●	○	○	○	○	-	○	-	○	-	-	○	●		
The Castleford	●	●	●	●	○	●	-	●	●	-	-	-	●	-	●	-	●	○	○	○	●	○	○	-	-	-	○	○	●	○	○	○	○	-	-	-	○	-	-	○	●		

● Denotes fitted as standard ○ Denotes optional - Denotes not available
●' Wall mounted vanity



THE ROSLIN A WONDERFUL AND WELCOMING FIVE BEDROOM HOME

A unique home that has space and light at its heart, from the bright entrance hall, to the double doors into the impressive kitchen, and the light and airy upper hallway leading to the master bedroom.

The Roslin is a stunning home with an open ambience that allows space and light to flow throughout. The stylish living room and a large cloakroom both open off the long entrance hall that leads directly through double doors to an impressive kitchen/breakfast/dining/family room. This well appointed living and entertaining space has French doors with an extra side panel bringing the light from the garden right into the heart of the home. Within the kitchen itself, there is a breakfast bar and a range of premium appliances including integrated dishwasher, fridge/freezer, stainless steel gas hob, multi-function oven and hood, and combination microwave. The separate utility room enjoys access to and from both the garden and the integral double garage.

Upstairs, there are five bedrooms leading from the spacious landing which incorporates a light-filled library space or informal study area. The wonderful master bedroom has an impressive walk-through wardrobe space leading to a luxury en-suite bathroom that is fitted with both a bath and a walk-in shower. The attractive and welcoming guest bedroom also has its own en-suite shower room, while the

remaining three bedrooms share a spacious, comfortable family bathroom with both bath and separate shower. One of the five bedrooms could potentially be used as either a home office or home gym depending on the needs of your family.

KEY FEATURES

- Five bedroom detached home
- Very comfortable living room
- Spectacular kitchen/breakfast/dining/family room
- Premium integrated appliances
- French doors to garden
- Utility room
- Guest cloakroom
- Luxurious en-suite bathroom to master bedroom
- Walk-through wardrobe to master bedroom
- En-suite shower room to guest bedroom
- Family bathroom with bath and separate shower
- Open library/IT area
- Integral double garage, with light and power, has access to the home
- Excellent storage

External finishes may vary from shown. Some of our homes are built as a mirror-image (handed) of those shown here. Please do ask your sales consultant for full details.



Legend:
cyl - hot water storage cylinder
St - store
W - built-in wardrobe

FIRST FLOOR

Master Bedroom	3.600m x 3.689m 11' 10" x 12' 1"
En-suite	1.803m x 3.838m 5' 11" x 12' 7"
Walk-through Wardrobe	2.720m x 2.064m 8' 11" x 6' 9"
Guest Bedroom	3.788m x 3.051m 12' 5" x 10' 0"
En-suite	2.100m x 1.505m 6' 11" x 4' 11"
Bedroom 3	2.751m x 4.214m 9' 0" x 13' 10"
Bedroom 4	2.884m x 3.838m 9' 6" x 12' 7"
Bedroom 5	2.111m x 3.000m 6' 11" x 9' 10"
Bathroom	2.100m x 2.905m 6' 11" x 9' 6"
IT Area	2.126m x 2.537m 7' 0" x 8' 4"



Legend:
b - boiler
f/f - tall integrated fridge freezer
ov - tall integrated oven and microwave
dw - integrated dishwasher
St - store

GROUND FLOOR

Living Room	3.700m x 5.040m 12' 2" x 16' 6"
Kitchen	3.102m x 3.488m 10' 2" x 11' 5"
Family/Dining Area	5.976m x 3.088m 19' 7" x 10' 2"
WC	1.976m x 1.333m 6' 6" x 4' 4"
Utility	1.750m x 3.541m 5' 9" x 11' 7"
Garage	4.952m x 4.845m 16' 3" x 15' 11"

FLOOR AREA 174.45m² (1877ft²)

Floor area does not include any garages.



THE NAIRN A LUXURIOUS AND SUPREMELY FUNCTIONAL FIVE BEDROOM HOME

Added luxury has been designed into this home – from the bright and generous entrance hall to the fabulously functional kitchen with its large island unit and wide full height glazing onto the rear garden.

The Nairn is a stylish five bedroom home with an air of simple elegance throughout that makes it perfect for a busy and happy family home. A bright and comfortable living room is accessed from the entrance hall and there is also a downstairs cloakroom off the hall. To the rear, a separate dining/family room is complete with a stunning open-plan kitchen featuring an island breakfast bar. French doors off the kitchen lead out to the garden for summer alfresco dining. The French doors are also fitted with double side panels to both enhance the garden views and flood the room with light. The kitchen comes complete with premium appliances including integrated dishwasher, fridge/freezer, stainless steel gas hob, multi-function oven and hood, and a built-in combination microwave. Accessible from both the kitchen and the integral double garage is a convenient utility room, which also provides direct access to the rear garden.

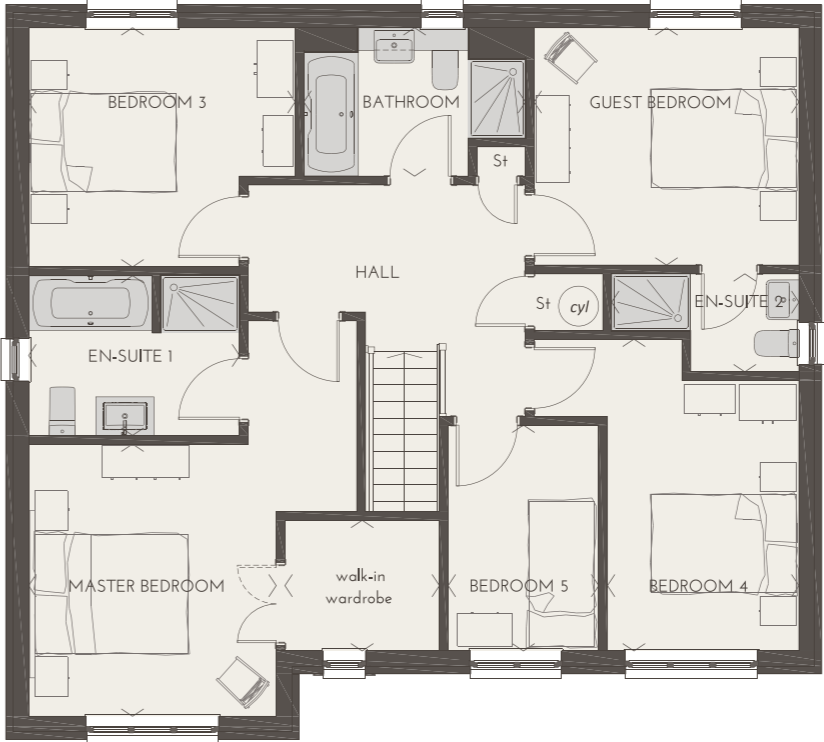
Upstairs there are five bedrooms leading from the spacious landing and a luxurious family bathroom which is attractively fitted out with a bath, separate shower cubicle and vanity furniture. The large

master bedroom is a statement of intent with its own large walk-in wardrobe and sumptuous en-suite with separate shower and double-ended bath. A sizeable and inviting guest bedroom also has its own en-suite shower room, while the fifth bedroom adds the extra practical and functional versatility expected from a large, luxurious home.

KEY FEATURES

- Five bedroom detached home
- Large comfortable living room
- Spacious open plan kitchen and family/dining area
- Utility room
- Guest cloakroom
- Luxurious en-suite bathroom to master bedroom
- Walk-in wardrobe to master bedroom
- Guest bedroom with en-suite shower room
- Family bathroom with bath and separate shower
- Integral double garage, with light and power, has access to the home
- Superb storage

External finishes may vary from shown. Some of our homes are built as a mirror-image (handed) of those shown here. Please do ask your sales consultant for full details.



FIRST FLOOR

Master Bedroom	3.410m x 3.750m 11' 2" x 12' 4"
En-suite	2.905m x 2.200m 9' 6" x 7' 3"
Walk-in Wardrobe	2.128m x 1.800m 7' 0" x 5' 11"
Guest Bedroom	3.648m x 3.270m 12' 0" x 10' 9"
En-suite	2.580m x 1.350m 8' 6" x 4' 5"
Bedroom 3	3.670m x 3.295m 12' 0" x 10' 10"
Bedroom 4	2.638m x 4.295m 8' 8" x 14' 1"
Bedroom 5	2.074m x 3.111m 6' 10" x 10' 2"
Bathroom	3.053m x 2.045m 10' 0" x 6' 9"



GROUND FLOOR

Living Room	3.410m x 5.288m 11' 2" x 17' 4"
Kitchen	3.410m x 4.068m 11' 2" x 13' 4"
Dining/Family Area	5.365m x 3.508m 17' 7" x 11' 6"
WC	1.014m x 2.00m 3' 4" x 6' 7"
Utility	1.715m x 3.508m 5' 8" x 11' 6"
Garage	4.802m x 4.877m 15' 9" x 16' 0"

FLOOR AREA 163.51m² (1759ft²)

Floor area does not include any garages.



THE MELLOR AN EXCEPTIONAL SIX BEDROOM HOME

A wonderfully flexible and very spacious detached home with its own integral garage and private master suite on the third level.

The Mellor is a six bedroom detached home on three levels that offer a range of extremely stylish, comfortable and highly practical accommodation options. At entry level, the large living room is a light and airy space for relaxing to the front of the house. To the rear, a large open-plan family/dining space comes with a well-appointed kitchen fully fitted with premium appliances including integrated dishwasher, fridge/freezer, stainless steel gas hob, multi-function oven, microwave and cooker hood. The family/dining room has French doors with extra side panel bringing even more light into the heart of the home. Off the kitchen, there is a separate utility room that opens to the rear garden, and an adjacent cloakroom. The large integral garage can also be accessed directly from the ground floor entrance hall.

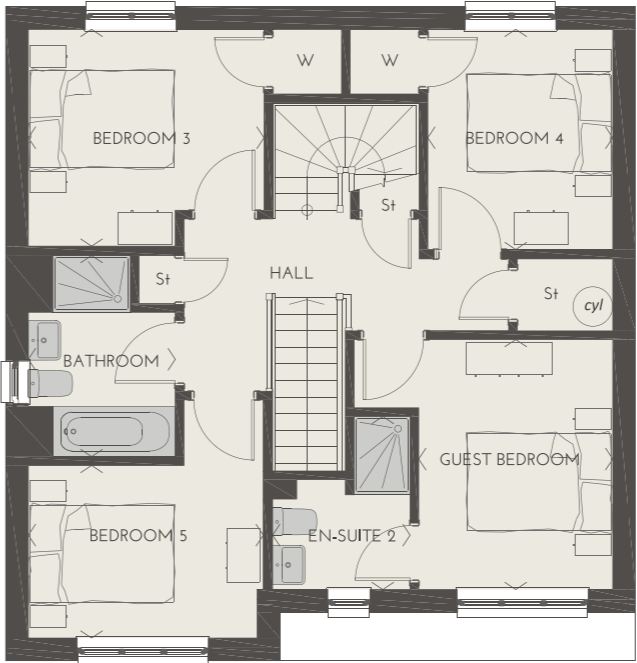
On the first floor, you will find four bedrooms – including a welcoming guest room complete with en-suite shower room – and a lovely family bathroom complete with both bath and separate shower. The smaller bedroom on this floor could easily be used as playroom or IT room. The top floor is a superbly flexible and very private space with the perfect master bedroom suite complete with

sitting area, walk-in wardrobe, and a very well appointed en-suite bathroom with large shower. Also on this level, the sixth bedroom provides the perfect additional space for either a private study/office or an occasional guest bedroom.

KEY FEATURES

- Six bedroom detached home
- Light and airy living room
- Impressive open-plan kitchen
- Family/dining area with French doors to garden
- Utility room
- Guest cloakroom
- Guest bedroom with en-suite
- Family bathroom with bath and separate shower
- Luxurious en-suite bathroom to master bedroom
- Walk-in wardrobe to master bedroom
- Flexible layout for Private Study or Home Office
- Integral garage, with light and power, has access to the home
- Superb storage

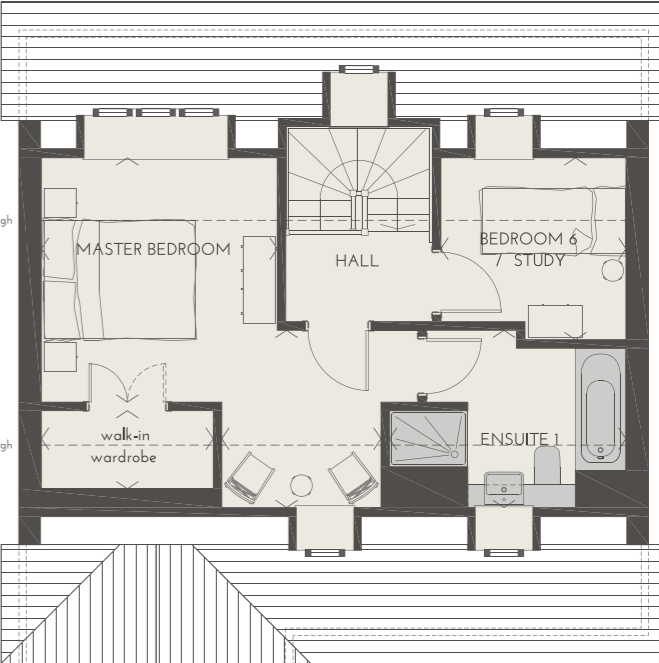
External finishes may vary from shown. Some of our homes are built as a mirror-image (handed) of those shown here. Please do ask your sales consultant for full details.



Legend:
cyl - hot water storage cylinder
St - store
W - built-in wardrobe

FIRST FLOOR

Guest Bedroom	2.702m x 3.480m	8' 10" x 11' 5"
En-suite	1.913m x 2.409m	6' 3" x 7' 11"
Bedroom 3	3.280m x 3.017m	10' 9" x 9' 11"
Bedroom 4	2.575m x 3.065m	8' 5" x 10' 1"
Bedroom 5	3.270m x 2.403m	10' 9" x 7' 11"
Bathroom	2.045m x 2.803m	6' 9" x 9' 2"



Legend:
St - store
W - built-in wardrobe

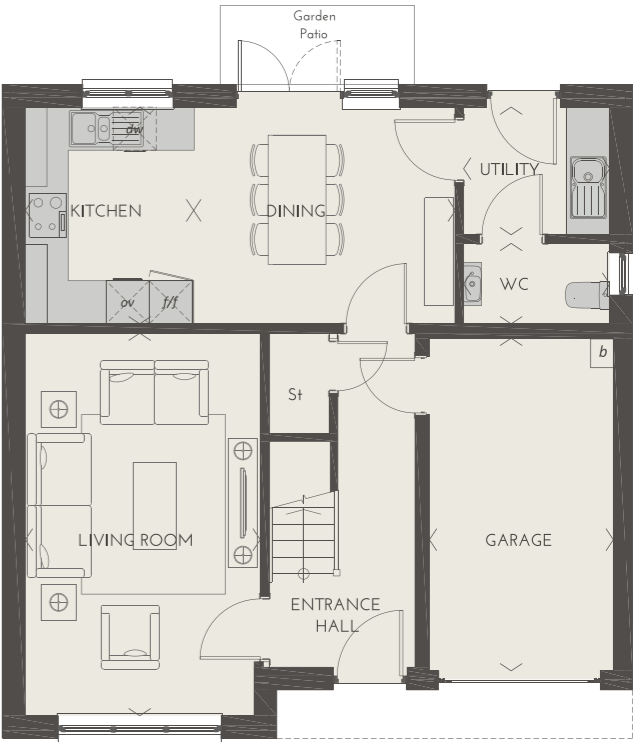
SECOND FLOOR

Master Bedroom	3.280m x 3.400m	10' 9" x 11' 2"
Master Bed Seating Area	2.215m x 2.468m	7' 3" x 8' 1"
En-suite	3.290m x 2.468m	10' 10" x 8' 1"
Walk-in Wardrobe	2.390m x 1.087m	7' 10" x 3' 7"
Bedroom 6/Study	2.575m x 2.530m	8' 5" x 8' 4"

Note: dimensions taken to 1400mm coomb height only.

GROUND FLOOR

Living Room	3.270m x 5.325m	10' 9" x 17' 6"
Kitchen	2.343m x 3.018m	7' 8" x 9' 11"
Family/Dining Area	3.638m x 3.018m	11' 11" x 9' 11"
WC	2.034m x 1.120m	6' 8" x 3' 8"
Utility	2.034m x 1.778m	6' 8" x 5' 10"
Garage	2.560m x 4.630m	8' 5" x 15' 2"



Legend:
b - boiler
f/f - tall integrated fridge freezer
ov - tall integrated oven and microwave
dw - integrated dishwasher
St - store

FLOOR AREA 158.05m² (1701ft²)

Floor area does not include any garages.



THE LYTHAM A FANTASTIC AND FLEXIBLE FIVE BEDROOM HOME

At the heart of this home lies the impressive full width kitchen, dining and family room that opens onto a private rear garden, creating a very versatile, attractive and light-filled space in which to live and entertain.

From the welcoming ground floor entrance hall, the Lytham opens up first on to the comfortable and airy living room filled with light from its wide front window. To the rear, the impressively large kitchen/dining and family room extends right across the full width of the house to create a flexible space for entertaining and relaxing. This generous space is fitted with a raised breakfast bar and wide French doors that lead out to the garden for alfresco summer dining. The kitchen itself boasts a fine range of premium appliances including integrated dishwasher, fridge/freezer, stainless steel gas hob, multi-function oven and hood, and microwave. A large utility room is located adjacent to the kitchen, and a handy cloakroom off the entrance hall completes the ground floor accommodation. There is also direct access from the entrance hall to the garage.

On the first floor, there are five attractive double bedrooms, including the master bedroom with a large walk-in wardrobe and an en-suite shower room featuring a generous rain shower, vanity furniture, fitted mirror and tall chrome towel radiator. The

guest bedroom also enjoys an en-suite shower room, introducing additional luxury for those who stay over, while the three remaining bedrooms share a well-appointed and stylish family bathroom with a separate shower cubicle and fitted vanity storage. The fifth bedroom provides additional versatility to this already well appointed home.

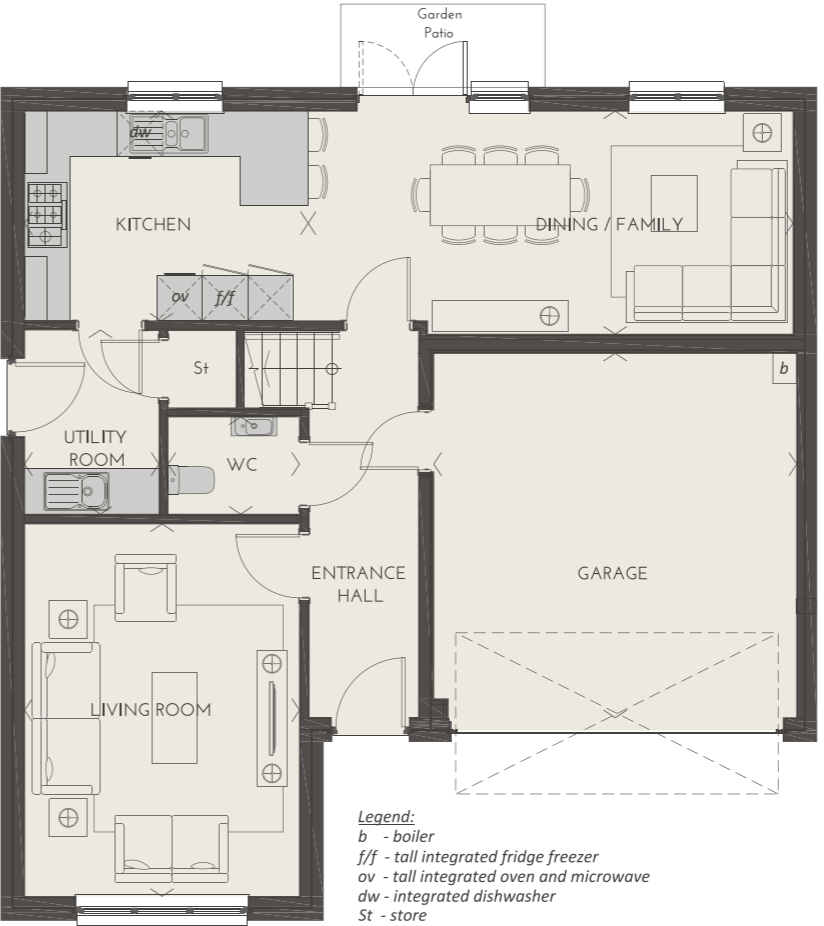
KEY FEATURES

- Five bedroom detached home
- Superb kitchen/dining room with breakfast bar
- French doors to garden
- Utility room
- Guest cloakroom
- En-suite shower room to master bedroom
- Walk-in wardrobe to master bedroom
- En-suite shower room to guest bedroom
- Family bathroom with bath and shower
- Double garage with light and power
- Excellent storage



FIRST FLOOR

Master Bedroom	3.635m x 3.557m 11' 11" x 11' 8"
En-suite	1.395m x 2.605m 4' 7" x 8' 7"
Walk-in Wardrobe	2.415m x 1.290m 7' 11" x 4' 3"
Guest Bedroom	3.920m x 2.905m 12' 10" x 9' 6"
En-suite	1.505m x 2.100m 4' 11" x 6' 11"
Bedroom 3	3.900m x 2.775m 12' 10" x 9' 1"
Bedroom 4	2.700m x 2.777m 8' 10" x 9' 1"
Bedroom 5	2.100m x 2.905m 6' 11" x 9' 6"
Bathroom	2.070m x 2.605m 6' 9" x 8' 7"



GROUND FLOOR

Living Room	3.635m x 4.925m 11' 11" x 16' 2"
Kitchen	3.750m x 2.775m 12' 4" x 9' 1"
Dining/Family Area	6.410m x 2.950m 21' 0" x 9' 8"
WC	1.739m x 1.285m 5' 8" x 4' 3"
Utility	1.776m x 2.435m 5' 10" x 8' 0"
Garage	4.800m x 4.820m 15' 9" x 15' 10"

FLOOR AREA 155m² (1668ft²)

Floor area does not include any garages.

External finishes may vary from shown. Some of our homes are built as a mirror-image (handed) of those shown here. Please do ask your sales consultant for full details.



THE LEVEN A MAGNIFICENT FIVE BEDROOM HOME

This highly desirable detached family home complete with double garage incorporates all the design features of contemporary living.

The Leven is an elegant five bedroom detached family home with a large, front-facing living room off the entrance hall and a bright and welcoming open plan kitchen/dining room to the rear. The large dining area has ample space for a large table and sitting area – perfect for entertaining family and friends. The French doors with extra window panels open up light-filled views to the private rear garden. The kitchen is fitted with a range of premium appliances including integrated dishwasher, fridge/freezer, stainless steel gas hob, multi-function oven with hood, and a built-in combination microwave. Off the kitchen, there is also a separate utility room, which gives easy access to both the garden and the garage. The accommodation on this floor also includes a handy cloakroom off the entrance hall.

Upstairs, there are five bedrooms leading from the landing, four of which are large double-sized rooms – one of which would make a comfortable guest bedroom, while the smaller fifth room could potentially make an ideal home office. The attractive master bedroom comes with its own walk-in wardrobe and en-suite shower room complete with a large 1100mm rain shower, chrome heated

towel rail and fitted vanity furniture. The first floor accommodation also includes a spacious family bathroom that comes fitted with large bath, separate shower, chrome heated towel rail and fitted vanity furniture.

KEY FEATURES

- Five bedroom detached home
- Light and airy living room
- Open-plan kitchen/dining room with French doors
- Utility room
- Guest cloakroom
- En-suite shower room to master bedroom
- Walk-in wardrobe to master bedroom
- Family bathroom with bath and separate shower
- Integral double garage, with light and power, has access to the home
- Superb storage



Legend:
cyl - hot water storage cylinder
St - store

FIRST FLOOR

Master Bedroom	4.473m x 3.995m 14' 8" x 13' 1"
En-suite	2.600m x 1.505m 8' 6" x 4' 11"
Walk-in Wardrobe	1.512m x 2.370m 5' 0" x 7' 9"
Guest Bedroom	3.000m x 4.803m 9' 10" x 15' 9"
Bedroom 3	3.185m x 3.888m 10' 5" x 12' 9"
Bedroom 4	2.900m x 4.133m 9' 6" x 13' 7"
Bedroom 5	2.138m x 2.905m 7' 0" x 9' 6"
Bathroom	2.100m x 2.905m 6' 11" x 9' 6"



Legend:
b - boiler
f/f - tall integrated fridge freezer
ov - tall integrated oven and microwave
dw - integrated dishwasher
St - store

GROUND FLOOR

Living Room	3.260m x 5.502m 10' 8" x 18' 1"
Kitchen	3.235m x 3.178m 10' 7" x 10' 5"
Family/Dining Area	5.428m x 3.178m 17' 10" x 10' 5"
Utility	1.715m x 3.178m 5' 8" x 10' 5"
WC	1.164m x 2.000m 3' 10" x 6' 7"
Garage	4.952m x 4.870m 16' 3" x 16' 0"

FLOOR AREA 151.51m² (1630ft²)

Floor area does not include any garages.

External finishes may vary from shown. Some of our homes are built as a mirror-image (handed) of those shown here. Please do ask your sales consultant for full details.



THE KENDAL AN ATTRACTIVE AND ADAPTABLE FIVE BEDROOM HOME

A very generous five bedroomed home that provides well appointed family accommodation whilst also offering the extra versatility that comes with a fifth bedroom.

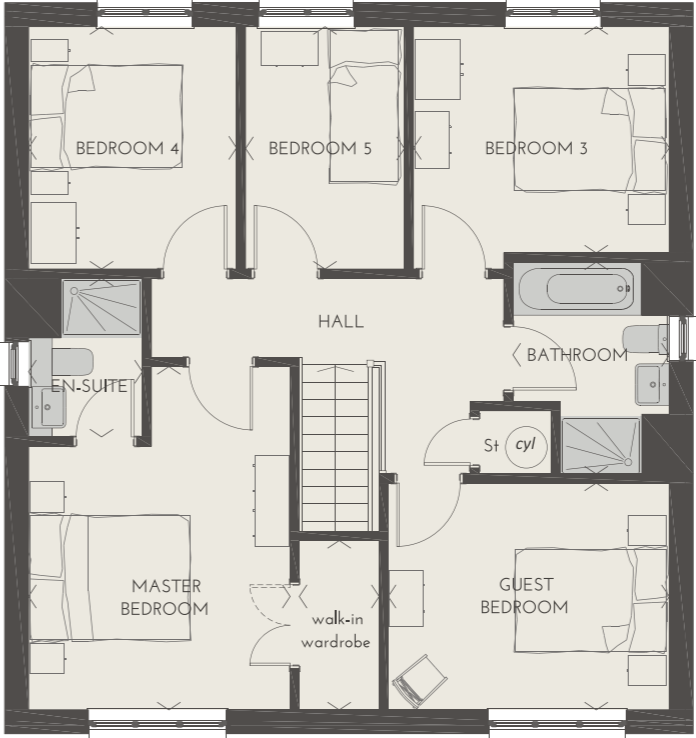
The Kendal is an impressive five bedroom detached home. Once inside, the designers have ensured that the rear kitchen, dining and family space is well proportioned to accommodate the more social activities of the larger family. To the front of the house, the formal living room is flooded with light through the large window onto the front garden. Onto the rear garden, this home boasts wide full height glazing including French doors. The striking kitchen is sizeable and can accommodate a large dining table for entertaining friends or family. It is fitted with a range of premium appliances including integrated dishwasher, fridge/freezer, stainless steel gas hob, multi-function oven, microwave and cooker hood. There is a separate handy utility room off the kitchen with an adjacent cloakroom. The utility room has direct access to the garden, and the garage can be accessed from the ground floor entrance hall.

Upstairs this home boast a generous master bedroom with walk-in-wardrobe and en-suite complete with large shower, vanity furniture, chrome towel radiator and mirror. The four other double bedrooms are all well proportioned including a particularly spacious guest

bedroom. The fifth smaller bedroom creates additional versatility within this attractive family home.

KEY FEATURES

- Five bedroom detached home
- Attractive, bright living room
- Large open plan kitchen/dining/family room
- Wide French doors to rear garden
- Utility room and cloakroom
- En-suite shower room to master bedroom
- Walk-in wardrobe to master bedroom
- Family bathroom with large separate shower
- Integral garage, with light and power, has access to the home
- Superb storage



Legend:
cyl - hot water storage cylinder
St - store

FIRST FLOOR

Master Bedroom	3.460m x 4.540m 11' 4" x 14' 11"
En-suite	1.505m x 2.100m 4' 11" x 6' 11"
Walk-in Wardrobe	1.056m x 2.240m 3' 6" x 7' 4"
Guest Bedroom	3.715m x 3.000m 12' 2" x 9' 10"
Bedroom 3	3.383m x 2.993m 11' 1" x 9' 10"
Bedroom 4	2.750m x 3.205m 9' 0" x 10' 6"
Bedroom 5	2.100m x 3.205m 6' 11" x 10' 6"
Bathroom	2.068m x 2.803m 6' 9" x 9' 2"



Legend:
b - boiler
f/f - tall integrated fridge freezer
ov - tall integrated oven and microwave
dw - integrated dishwasher
St - store

GROUND FLOOR

Living Room	3.450m x 5.020m 11' 4" x 16' 6"
Dining Room/Family Area	2.954m x 3.885m 9' 8" x 12' 9"
Kitchen	3.598m x 3.885m 11' 10" x 12' 9"
Utility	1.800m x 2.240 5' 11" x 7' 4"
WC	1.800m x 1.525m 5' 11" x 5' 0"
Garage	2.625m x 5.000m 8' 7" x 16' 5"

FLOOR AREA 138.79m² (1493ft²)

Floor area does not include any garages.

External finishes may vary from shown. Some of our homes are built as a mirror-image (handed) of those shown here. Please do ask your sales consultant for full details.



THE HARRIS A STUNNING AND SPACIOUS FOUR BEDROOM HOME

A generously proportioned four bedroom home that provides great space for the whole family, from the large bright formal living room, spacious family, dining and kitchen to the luxurious master bedroom.

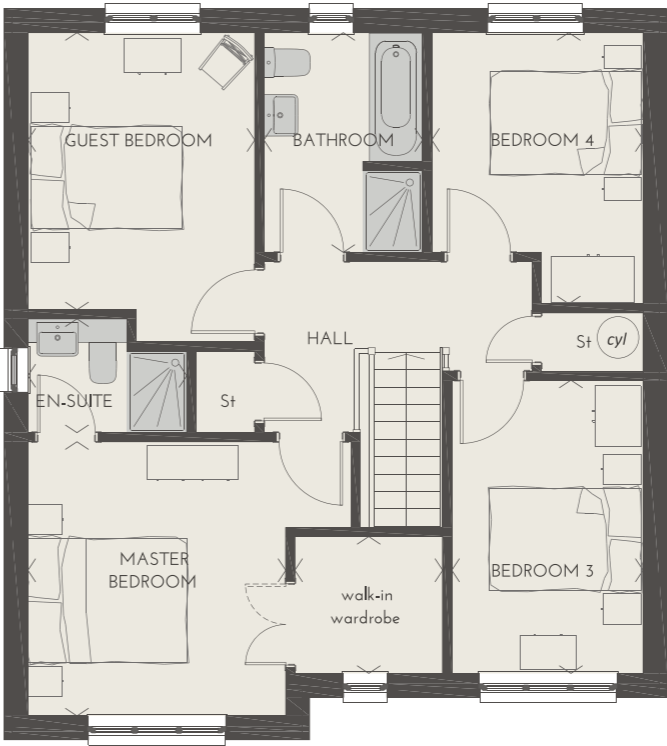
The Harris is an impressive four bedroom detached family home that has been designed to make the very best of the generous space within each room. The formal living room is bright and airy, with a large window to the front, while to the rear the open-plan kitchen/dining area boasts wide full height glazing which includes French doors onto the rear garden. The large well appointed kitchen includes a fine range of premium appliances including dishwasher, fridge/freezer, multi-function oven, microwave, stainless steel gas hob and cooker hood. Off the kitchen, a convenient utility room complete with a sink and storage provides access to the garden and to the adjacent cloakroom.

On the first floor, there are four bedrooms, and a contemporary and stylish family bathroom with its own large separate shower. The master bedroom is sumptuous with a large window to the front of the home, flooding light into the room, where there is also a large walk-in wardrobe and en-suite shower room. The en-suite comes complete with a large shower, fitted vanity furniture, heated towel rail and wall mirror. The three additional double bedrooms include a more spacious guest room. There is also ample storage on the first floor.

KEY FEATURES

- Generously proportioned four bedroom detached home
- Large and bright living room
- Stylish kitchen with premium appliances
- Spacious family/dining area with wide glazing to rear garden
- Utility room and cloakroom
- En-suite shower room to master bedroom
- Walk-in wardrobe to master bedroom
- Family bathroom with separate shower
- Integral garage, with light and power, has access to the home
- Excellent storage

External finishes may vary from shown. Some of our homes are built as a mirror-image (handed) of those shown here. Please do ask your sales consultant for full details.



Legend:
cyl - hot water storage cylinder
St - store

FIRST FLOOR

Master Bedroom	3.410m x 3.626m 11' 2" x 11' 11"
En-suite	2.100m x 1.505m 6' 11" x 4' 11"
Walk-in Wardrobe	1.955m x 1.809m 5' 11" x 6' 5"
Guest Bedroom	3.000m x 3.665m 9' 10" x 12' 0"
Bedroom 3	2.530m x 3.878m 8' 4" x 12' 9"
Bedroom 4	2.795m x 3.585m 9' 2" x 11' 9"
Bathroom	2.100m x 2.905m 6' 11" x 9' 6"



Legend:
b - boiler
f/f - tall integrated fridge freezer
ov - tall integrated oven and microwave
dw - integrated dishwasher
St - store

GROUND FLOOR

Living Room	3.410m x 5.400m 11' 2" x 17' 9"
Kitchen	3.368m x 3.485m 11' 1" x 11' 5"
Family/Dining Area	2.882m x 3.485m 9' 5" x 11' 5"
WC	1.765m x 1.450m 5' 9" x 4' 9"
Utility	1.765m x 1.915m 6' 3" x 5' 9"
Garage	2.500m x 4.817m 8' 2" x 15' 10"

FLOOR AREA 128.47m² (1382ft²)

Floor area does not include any garages.



THE FARNHAM A STRIKING FOUR BEDROOM HOME

A welcoming four bedroom detached family home that will be a joy to live in with practical features including an integral garage.

The Farnham is a striking four bedroom detached home with a long entrance hall that first opens into a bright, spacious and impressive living room at the front of the house. To the rear, a well-appointed kitchen sits in an open-plan arrangement with a comfortable family dining area – complete with French doors that lead to the private rear garden. An extra side screen to the French doors brings in more light to further enhance the kitchen space, which is fitted with a range of premium appliances including dishwasher, fridge/freezer, multi-function oven, microwave, stainless steel gas hob and cooker hood. There is also a separate utility room handy all set up for a washing machine and tumble drier. The utility room provides direct access to the rear garden and a ground floor cloakroom. The integral garage is fitted with light and power, and can be accessed directly from the entrance hall.

On the first floor, there are four good-sized bedrooms and a shared family bathroom with separate shower. The impressive master bedroom comes complete with large walk-in wardrobe and en-suite shower room with stylish vanity furniture fitted throughout, a chrome heated towel rail for extra comfort and a mounted wall

mirror. There are also three more double bedrooms on this floor plus two additional storage cupboards.

KEY FEATURES

- Four bedroom detached home
- Contemporary open-plan kitchen/dining room
- Premium integrated appliances
- French doors to rear garden
- Utility room and cloakroom
- En-suite shower room to master bedroom
- Walk-in wardrobe to master bedroom
- Family bathroom with separate shower
- Integral garage, with light and power, has access to the home
- Excellent storage



Legend:
cyl - hot water storage cylinder
St - store

FIRST FLOOR

Master Bedroom	3.773m x 3.083m 12' 5" x 10' 2"
En-suite	1.505m x 2.100m 4' 11" x 6' 11"
Walk-in Wardrobe	1.570m x 2.100m 5' 2" x 6' 11"
Guest Bedroom	3.645m x 3.050m 12' 0" x 10' 0"
Bedroom 3	4.370m x 3.038m 14' 4" x 10' 0"
Bedroom 4	3.332m x 2.507m 10' 11" x 8' 3"
Bathroom	2.662m x 2.012m 8' 9" x 6' 7"



Legend:
b - boiler
ff - tall integrated fridge freezer
ov - tall integrated oven and microwave
dw - integrated dishwasher
St - store

GROUND FLOOR

Living Room	3.185m x 5.325m 10' 5" x 17' 6"
Kitchen	2.343m x 3.018m 7' 8" x 9' 11"
Dining	3.637m x 3.018m 11' 11" x 9' 11"
WC	2.034m x 1.120m 6' 8" x 3' 8"
Utility	2.034m x 1.777m 6' 8" x 5' 10"
Garage	2.629m x 4.630m 8' 8" x 15' 2"

FLOOR AREA 117.67m² (1266ft²)

Floor area does not include any garages.

External finishes may vary from shown. Some of our homes are built as a mirror-image (handed) of those shown here. Please do ask your sales consultant for full details.



THE ELLAND A BEAUTIFUL FOUR BEDROOM HOME

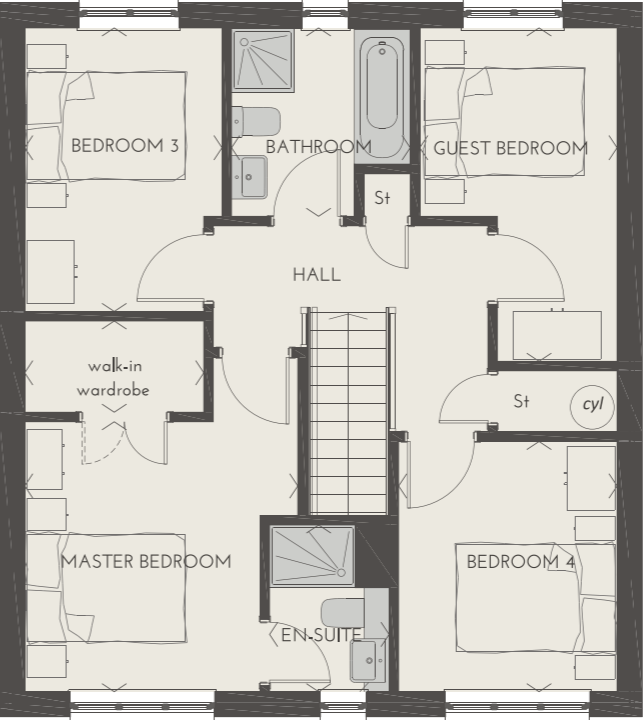
A well-appointed four bedroom detached home with many attractive features for comfortable modern living including an integral garage.

The Elland is a welcoming four bedroom detached home that boasts a light and airy living room, ground floor storage and an expansive open-plan kitchen/dining room. The attractive dining area has French doors that lead to a private garden, and the stylish kitchen is fitted with a range of premium appliances. These include fully integrated dishwasher, fridge/freezer, stainless steel gas hob, multi-function oven, microwave and cooker hood. Off the kitchen, is a handy utility room plumbed and wired for a washing machine and tumble drier. The utility room provides direct access to the rear garden and to an adjacent cloakroom. The integral garage has light and power and provides direct access to the kitchen too.

Upstairs, there are four good-sized bedrooms and a well-appointed family bathroom with separate shower, plus additional storage. The striking master bedroom is complete with walk-in wardrobe and en-suite shower room, fitted with stylish vanity furniture, a chrome heated towel rail and a mounted wall mirror. There are three more double bedrooms on this floor including a spacious guest bedroom.

KEY FEATURES

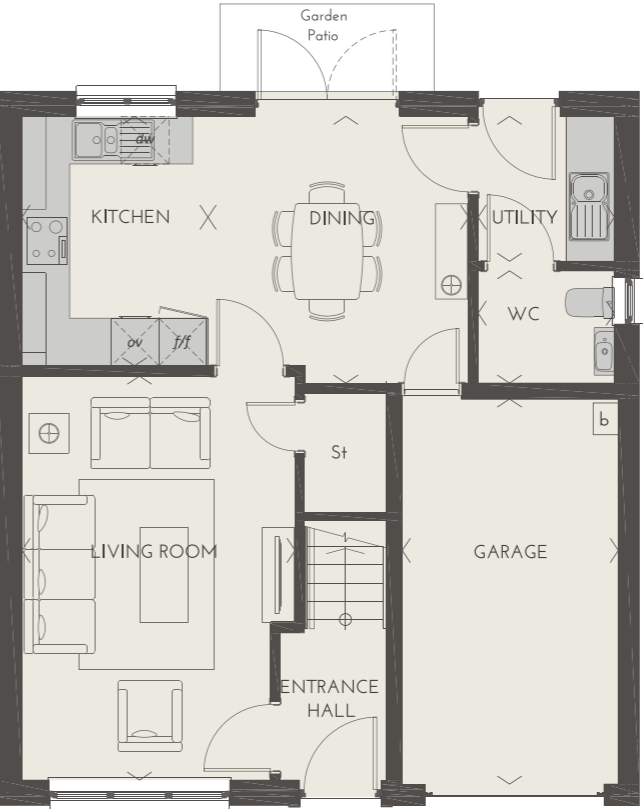
- Four bedroom detached home
- Contemporary open-plan kitchen/dining room
- Premium integrated appliances
- French doors to private garden
- Utility room and cloakroom
- En-suite shower room to master bedroom
- Walk-in wardrobe to master bedroom
- Family bathroom with separate shower
- Integral garage, with light and power, has access to the home
- Excellent storage



Legend:
cyl - hot water storage cylinder
St - store

FIRST FLOOR

Master Bedroom	3.439m x 3.400m 11' 3" x 11' 2"
En-suite	1.505m x 2.100m 4' 11" x 6' 11"
Walk-in Wardrobe	2.255m x 1.149m 7' 5" x 3' 9"
Guest Bedroom	2.485m x 4.199m 8' 2" x 13' 9"
Bedroom 3	2.484m x 3.571m 8' 2" x 11' 9"
Bedroom 4	2.751m x 3.151m 9' 0" x 10' 4"
Bathroom	2.250m x 2.360m 7' 5" x 7' 9"



Legend:
b - boiler
f/f - tall integrated fridge freezer
ov - tall integrated oven and microwave
dw - integrated dishwasher
St - store

GROUND FLOOR

Living Room	3.439m x 5.088m 11' 3" x 16' 8"
Kitchen	2.343m x 3.142m 7' 8" x 10' 4"
Dining Area	3.282m x 3.360m 10' 9" x 11' 0"
WC	1.715m x 1.414m 5' 8" x 4' 8"
Utility	1.715m x 1.826m 5' 8" x 6' 0"
Garage	2.721m x 4.850m 8' 11" x 15' 11"

FLOOR AREA 110.37m² (1188ft²)

Floor area does not include any garages.

External finishes may vary from shown. Some of our homes are built as a mirror-image (handed) of those shown here. Please do ask your sales consultant for full details.



THE DARESBURY A HANDSOME FOUR BEDROOM HOME

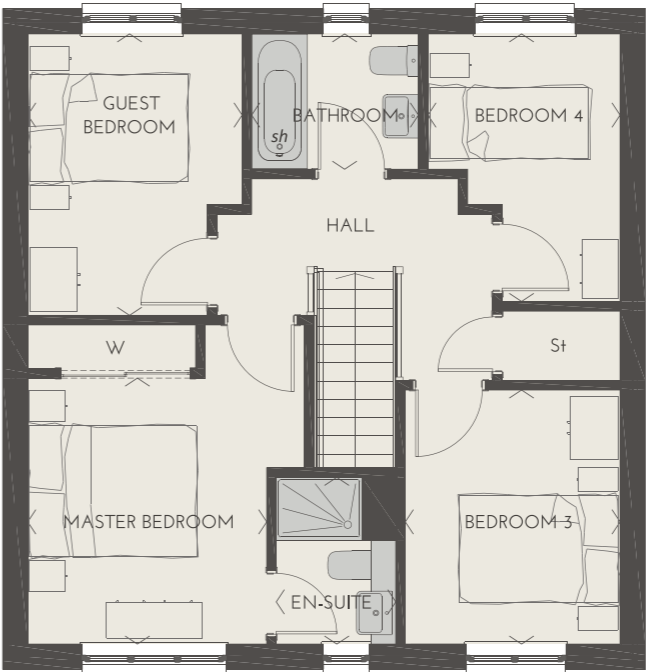
This generous four bedroom detached home has everything one needs for comfortable modern living including an integral garage.

The Daresbury is a four bedroom detached family home with spacious living room to the front and a fantastic open-plan kitchen/dining room to the rear. This lovely entertaining space comes complete with French doors leading to a secure garden for private alfresco dining in the summer. The attractive kitchen area is fitted with a wonderful range of premium appliances including integrated dishwasher and fridge/freezer, stainless steel gas hob, multi-function oven, microwave/grill and cooker hood. There is also a convenient utility room off the kitchen that offers access to a ground floor cloakroom and the integral garage.

Upstairs, the very comfortable master bedroom boasts a fitted wardrobe and en-suite shower room. The latter comes with fitted vanity furniture and a wall-width mirror to add more light and a tall chrome heated towel radiator for comfort. There are three further bedrooms on the first floor including a spacious guest bedroom. The shared bathroom has contemporary sanitary ware and includes an over-bath shower with shower screen.

KEY FEATURES

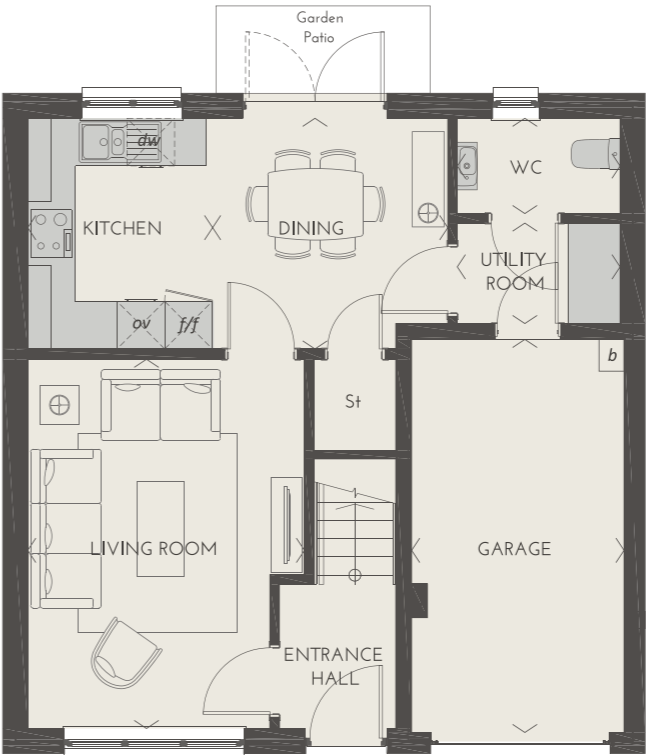
- Four bedroom detached home
- Contemporary open-plan kitchen/dining room
- Premium integrated appliances
- French doors to garden
- Utility room and cloakroom
- En-suite shower room to master bedroom
- Built-in wardrobe to master bedroom
- Integral garage with access to utility room
- Excellent storage



Legend:
sh - shower
St - store
W - built-in wardrobe

FIRST FLOOR

Master Bedroom	3.010m x 3.350m 9' 11" x 11' 0"
En-suite	1.505m x 2.100m 4' 11" x 6' 11"
Guest Bedroom	2.700m x 3.545m 8' 10" x 11' 8"
Bedroom 3	2.705m x 3.200m 8' 10" x 10' 6"
Bedroom 4	2.420m x 3.370m 7' 11" x 11' 1"
Bathroom	2.100m x 1.705m 6' 11" x 5' 7"



Legend:
b - boiler
f/f - tall integrated fridge freezer
ov - tall integrated oven and microwave
dw - integrated dishwasher
St - store

GROUND FLOOR

Living Room	3.485m x 4.650m 11' 5" x 15' 3"
Kitchen	2.343m x 2.905m 7' 8" x 9' 6"
Dining Area	2.947m x 2.905m 9' 8" x 9' 6"
WC	2.050m x 1.200m 6' 9" x 3' 11"
Utility	2.050m x 1.265m 6' 9" x 4' 2"
Garage	2.675m x 4.950m 8' 9" x 16' 3"

FLOOR AREA 100.25m² (1079ft²)

External finishes may vary from shown. Some of our homes are built as a mirror-image (handed) of those shown here. Please do ask your sales consultant for full details.

Floor area does not include any garages.



THE CORRINGHAM AN IMPRESSIVE THREE BEDROOM HOME

This well appointed three bedroom detached home has impressive dual frontage, good family accommodation and a detached garage.

The Corringham has a most welcoming entrance hall that opens to the right into a spacious, light and airy living room with dual-aspect windows. Left off the hall, the eat-in kitchen comes fully fitted with premium, integrated appliances including an fridge/freezer, stainless steel gas hob, multi-function oven and cooker hood. From the large kitchen/dining area, French doors open onto the garden for alfresco dining and a handy utility room provides space for washing machine, tumble dryer and storage. There is also a downstairs cloakroom.

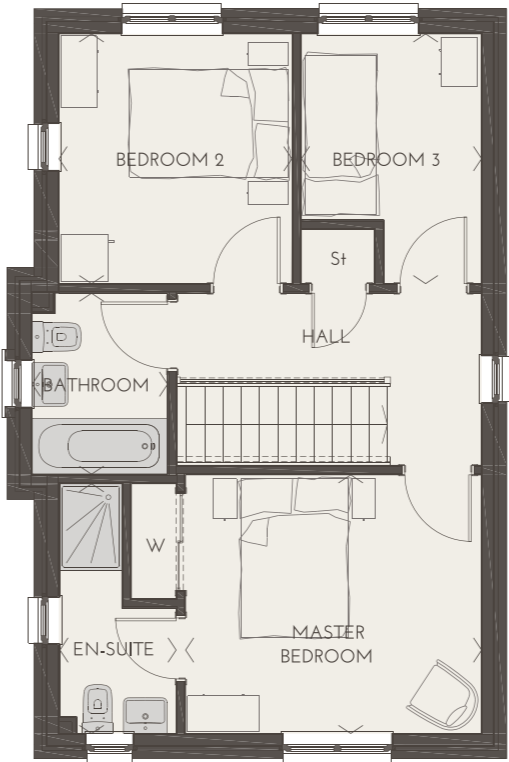
Upstairs, the spacious master bedroom has a built-in wardrobe and an en-suite shower room with 1100mm shower and feature mirror. Another good-sized double bedroom and a single bedroom are also on this floor, and the family bathroom has stylish and contemporary free-standing sanitary ware. There is additional storage upstairs too.

KEY FEATURES

- Three bedroom detached home
- Spacious living room with dual aspect windows
- Contemporary open-plan kitchen/dining room
- Integrated premium appliances
- French doors to garden
- Utility room and cloakroom on ground floor
- En-suite shower room to master bedroom
- Built-in wardrobe to master bedroom
- Garage with light and power
- Excellent storage

Please note: the position of the detached double garage varies per plot; please see architectural site layout plan for details.

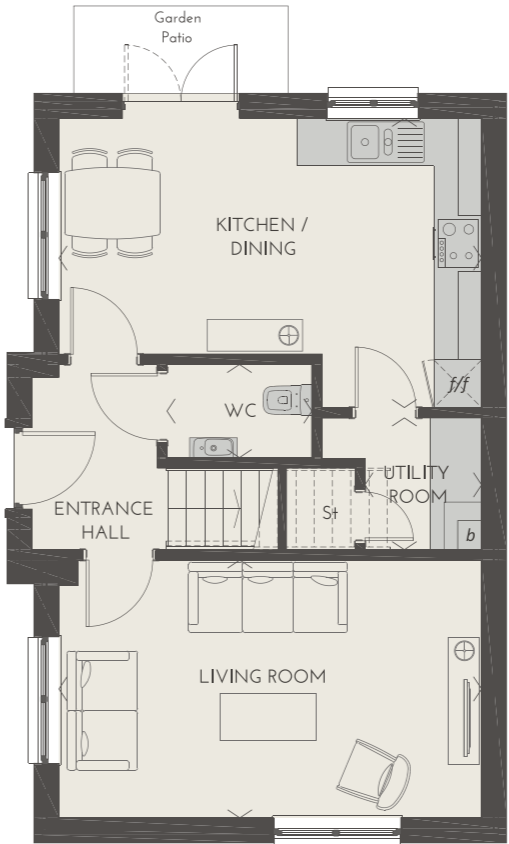
External finishes may vary from shown. Some of our homes are built as a mirror-image (handed) of those shown here. Please do ask your sales consultant for full details.



Legend:
W - built-in wardrobe
St - store

FIRST FLOOR

Master Bedroom	3.727m x 3.257m 12' 3" x 10' 8"
En-suite	1.477m x 3.145m 4' 10" x 10' 4"
Bedroom 2	2.933m x 3.145m 9' 7" x 10' 4"
Bedroom 3	2.269m x 3.145m 7' 5" x 10' 4"
Bathroom	1.702m x 2.282m 5' 7" x 7' 6"



Legend:
f/f - tall integrated fridge freezer
b - boiler
St - store

GROUND FLOOR

Living Room	5.322m x 3.247m 17' 6" x 10' 8"
Kitchen/Dining	5.322m x 3.643m 17' 6" x 11' 11"
Utility	1.517m x 1.660m 5' 0" x 5' 5"
WC	1.724m x 1.172m 5' 8" x 3' 10"

FLOOR AREA 95.32m² (1026ft²)

Floor area does not include any garages.



THE CASTLEFORD A DESIRABLE THREE BEDROOM HOME

A refined three bedroom detached home with abundant style and a comfortable combination of living and entertaining space.

The Castleford is a highly desirable detached home. Welcoming and stylish, the entrance hall leads directly to a spacious living room at the front, which continues through to an impressive kitchen/dining room that stretches across the full width of the house at the rear. With a superb range of cabinets and worktops to choose from, the kitchen comes fully fitted out with premium appliances including a multifunction oven, gas hob, cooker hood and integrated fridge/freezer. The dining area fills with light that streams in through the glazed French doors which lead directly into the garden. The downstairs accommodation also includes a handy cloakroom, discrete storage and a fully enclosed and convenient laundry zone that is plumbed, wired and ready for use.

Upstairs, there are three comfortable bedrooms and a shared family bathroom plus additional storage space. The master bedroom comes complete with an en-suite shower room, with a particularly wide and luxurious shower, and its own large walk-in wardrobe.

KEY FEATURES

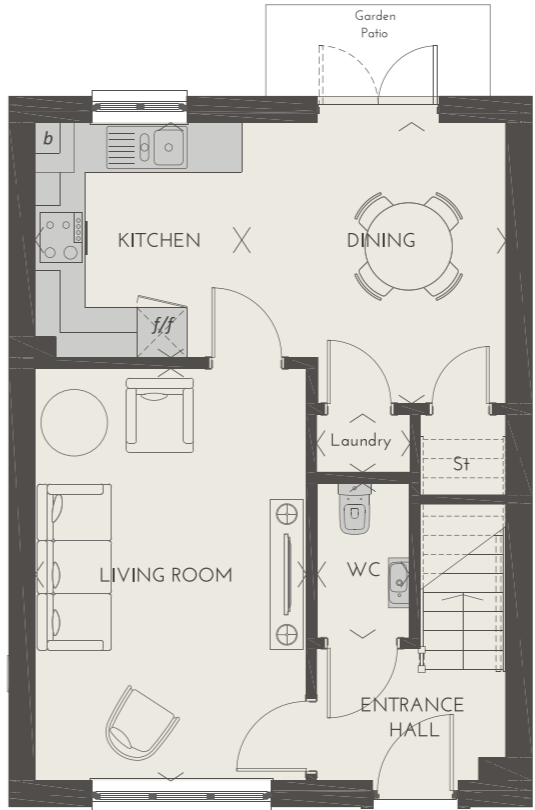
- Three bedroom detached home
- Spacious living room
- Contemporary open-plan kitchen/dining room
- Integrated premium kitchen appliances
- French doors to garden
- Enclosed laundry zone
- Cloakroom on ground floor
- En-suite shower room in master bedroom
- Walk-in wardrobe in master bedroom
- Ample storage



Legend:
St - store

FIRST FLOOR

Master Bedroom	3.447m x 3.096m 11' 4" x 10' 2"
En-suite	2.080m x 1.500m 6' 10" x 4' 11"
Bedroom 2	3.322m x 2.528m 10' 11" x 8' 4"
Bedroom 3	2.220m x 2.528m 7' 3" x 8' 4"
Bathroom	1.705m x 2.045m 5' 7" x 6' 9"



Legend:
f/f - tall integrated fridge freezer
b - boiler
St - store

GROUND FLOOR

Living Room	3.262m x 4.955m 10' 8" x 16' 3"
Kitchen	2.485m x 2.825m 8' 2" x 9' 3"
Dining Area	3.174m x 3.379m 11' 1" x 10' 5"
Laundry	1.127m x 0.695m 3' 8" x 2' 3"
WC	1.108m x 1.864m 6' 1" x 3' 8"

FLOOR AREA 89.54m² (963ft²)

Floor area does not include any garages.

Stewart Milne Homes: A little bit about us...

As an award-winning homebuilder with a sector-leading reputation for quality, we highly value our customers, and always aim to provide the level of service and commitment that they expect from us.

We know how important customer service is, and whether you are a first time buyer or a seasoned buyer, you'll find our team is always on hand to advise and support you. Indeed, meeting the needs of our

customers is our highest priority. We have invested significantly in researching the market to ensure that we fully understand all the needs and aspirations of our customers, whether they are first-time buyers, families moving up the market or couples and singles downsizing. We then use this information to design and build new homes that are exactly what our customers are looking for.



Stewart Milne Homes: Our promise to you...

Our commitment to you is set out in our Customer Charter. We promise to provide you with a high quality home to be proud of. We'll make the process as easy as possible and will always be polite, professional, punctual, pro-active and presentable.

Our mission

Our aim is to get it right, first time, every time. We seek to continually improve our standards and all aspects of the service we provide to you. We adopt the principles and good practice of the Consumer Code for Home Builders Scheme.

We will keep you informed at all times

We will ensure you have one point of contact throughout to offer you advice and provide as much information as possible about each stage of the buying process. We will ensure information is accurate and up to date to help you make informed choices. We will always do our utmost to ensure that all our advertising materials reflect our product in a clear and honest manner. We will aim to provide you with the most up-to-date information on floor plans, specifications, a written reservation agreement, our Home Warranty cover, and any fees that may apply.

We will adhere to professional standards

Our staff members are trained to provide a high level of customer service and to offer every support and assistance; they will be helpful, professional and knowledgeable. However, we recommend that you appoint a professional legal advisor to carry out all legal aspects of your home purchase and represent your interests throughout. We will communicate directly with your solicitors to provide all the information required to complete your purchase and we will provide them with a written contract giving the full terms and conditions of sale including termination clauses. Should there be any delays due to inclement weather or the late delivery of materials, we will keep you and your solicitors informed.

Your health and safety is important to us, so when you visit the development we will inform you of any precautions you need to take to remain safe. When you reserve a home, we will provide you with a reservation agreement detailing the terms of your reservation, including the reservation fee, property details, selling price, and the term that the price is valid for. We will detail any monthly management costs, and the terms and conditions that apply in the event of any reservation being cancelled.

We will respect you and your new home

We will ensure that your new home is clean and ready for you when you move in. If you should have any queries, we will respond quickly and professionally. We aim to plan any work at times to suit you and agree times for completing works. Our teams will arrive on time and provide you with identification. We will respect your privacy and carry out works in accordance with approved risk assessments and method statements for your safety, security and peace of mind. We will respect your home and clean up all work areas before leaving.

We will continue to improve our service

Stewart Milne Homes listens to and learns from the people who matter – our customers – which is why we use an independent market research company called In-house UK to conduct telephone surveys with all new homeowners between three and seven weeks after entry.

The prestigious 'Gold Award' awarded by In-house UK recognises companies who achieve over 90% satisfaction ratings from customers. We are proud to report that Stewart Milne Homes has achieved the 'Gold Award' in every year since we began these surveys.



**CONSUMER
CODE FOR
HOME BUILDERS**
www.consumercode.co.uk

Stewart Milne Homes: Let us help you...

It's a big step. It's a great feeling. It's a chance to start afresh in a brand new home that you can make your own. But the experience of buying a new home can also be time-consuming. There's a lot to think about, a lot to do. You need to make sure that you have everything in the right place at the right time. That's where we can help.



We aim to ensure that the whole experience of buying your new home is as easy and simple as possible. We've laid out the key steps below, but please ask for any help or guidance you need. So let's get started...

1. Brackenhill Park

Our marketing suite and showhomes are open weekly from Monday to Sunday inclusive, from 10.30am to 5.30pm. Please call ahead to confirm a suitable appointment time so that your assigned Sales Consultant can give you their undivided attention.

2. Reserve your home first

Brackenhill Park is very desirable, so you do have the chance to reserve your new home now. When you get in touch, you will be assigned a sales consultant who will help you choose your property – and, if suitable, offer you a choice of fittings and finishes when you reserve early. We'll also provide you with our Guide to Buying Your New Home to help you plan your move.

3. Helping you with your move

Our aim is to make the whole process of moving home as easy as possible for you – our 40 years of experience have proved how vital that is to all our customers. To ensure your move to Brackenhill Park is as smooth as possible, we can help you with:

- Solicitors
- Mortgages
- Interior designers
- Removal companies
- Advice on marketing and selling your existing house

4. Keeping you right on day one

The best thing about buying a new Stewart Milne home is that you'll have nothing to worry about on the day you move in – as your very own customer service co-ordinator will be at the end of a telephone should you need any help while settling in. You will also receive a comprehensive Guide to Your New Home and a detailed Home Owner's Pack.

5. Taking care of any little issues

Our comprehensive warranties cover any potential issues. The list of what's covered runs to three A4 pages, and includes central heating (other than boiler servicing), wastes and drains, kitchen appliances, flashings, gutters and downpipes, roof, sanitary ware, structural defects, water services and much more. In addition, all kitchen appliances are covered by a two-year manufacturer's warranty.

6. Your long term peace of mind

The National House Building Council 10-year buildmark warranty covers all new Stewart Milne homes. For the first two years, we will take care of any agreed defects as quickly as possible. For the remaining eight years, in the unlikely event of a structural defect, this would be dealt with directly by the highly respected NHBC – the benchmark for quality in British building standards.



Brackenhill Park: Here’s how to find us...

Sat Nav reference: ML3 8RN

From Glasgow and the north

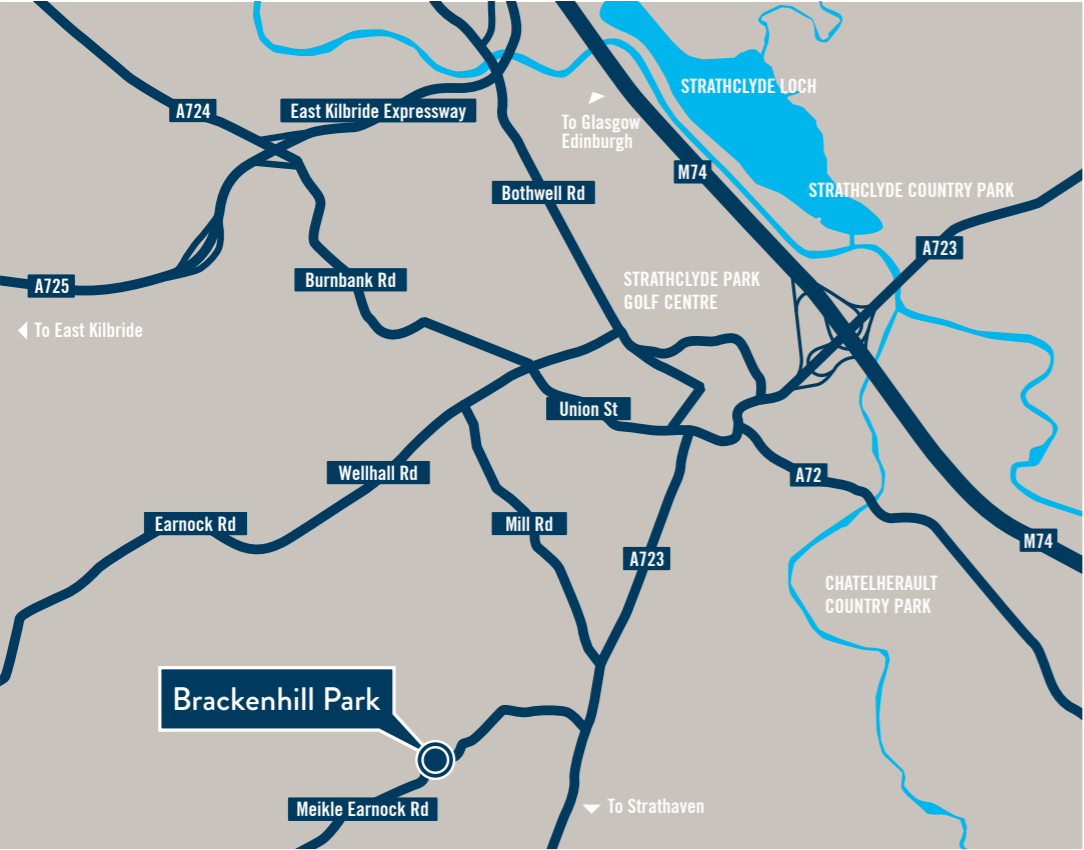
Proceed onto M74 South towards Carlisle. At junction 6, exit onto Motherwell Rd/A723 towards Hamilton. Follow A723 to Meikle Earnock Rd then merge onto Motherwell Rd/A723. At roundabout, take 2nd exit (Blackswell Lane/A723), bearing left on A723. Turn right onto Annsfield Rd and continue onto Meikle Earnock Rd. First roundabout – go straight through. Second roundabout – take first exit. Third roundabout – take 1st exit. Brackenhill Park is on your left-hand site (where Meikle Earnock Rd meets Stewart Ave).

From East Kilbride and the west

Head south-east on West Mains Rd to Priestknowe Roundabout; take 3rd exit onto Churchhill Ave. At roundabout, take 1st exit and continue on Churchhill Ave. At roundabout, take 1st exit onto Queensway. At roundabout, take 2nd exit onto Strathaven Rd. Take slip road signposted “St.Leonard’s / Calderwood” and, at end of slip road, turn left onto High Common Rd then immediately first right onto Newhousemill Rd. Continue on Newhousemill Rd until it meets Muttonhole Rd. Turn right and continue on Muttonhole Rd until it meets Meikle Earnock Rd. Turn left and continue on Meikle Earnock Rd until you find Brackenhill Park on right-hand side.

From the south

At junction 6, exit onto Motherwell Rd/A723 towards Hamilton. Follow A723 to Meikle Earnock Rd then merge onto Motherwell Rd/A723. At roundabout, take 2nd exit (Blackswell Lane/A723), bearing left on A723. Turn right onto Annsfield Rd and continue onto Meikle Earnock Rd. First roundabout – go straight through. Second roundabout – take first exit. Third roundabout – take 1st exit. Brackenhill Park is on your left-hand site (where Meikle Earnock Rd meets Stewart Ave).



Brackenhill Park: Visit or call us today...

Our showhomes and marketing suite will be open from
Monday to Sunday inclusive, from 10.30am to 5.30pm.
Please call ahead of your visit to book an appointment.

Telephone: 0845 009 2478

Email: brackenhillpark@stewartmilne.com

www.stewartmilnehomes.com



Specifications

All homes designed and built as part of Brackenhill Park, Hamilton form part of our Villages collection, which are subject to design and specification amendments at any point. As such, please ask your sales consultant for the full specification details of your chosen home.

Floor Plans

The floor plans in this brochure show approximate dimensions for each room of a typical house of its type which may vary slightly, within NHBC guidelines, as each house is built individually. Some properties are built handed (mirror image) to those shown. Door, window, garage door and elevational treatments may vary to provide interest within the development. Please ask us for details of the specification of your chosen home and the technical specification, which may have changed since printing. Details are for guidance only and do not constitute a part of any contract, nor do they constitute an offer. While the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by Stewart Milne Group.

Photography

Images shown reflect the varying styles and sizes of typical Stewart Milne homes. Images do not necessarily represent the actual finish/elevations or treatments, furnishings or fittings at any individual development. For details of specific finishes for individual developments and homes, please contact us. The area surrounding each home will also differ from that shown in the photograph. Note: The house type images are computer generated. We use these to illustrate a new home when we do not have actual photography to use before the brochure goes to print.

Showhomes

All showhomes are decorated and furnished to reflect a possible lifestyle. Certain items of furniture, fixtures and fittings, both inside and out, are not included in the standard specification. Should you require any clarification regarding the standard specification of your chosen home please ask your sales consultant.

Development Plan

The development plan is for illustration purposes only. The layout is not to scale and is an indication only of the relative positions of properties and landscaping. While the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by Stewart Milne Group. Please note that the development plan was drawn before building started on site. Whilst it is always our intention to build in accordance with this plan, there are occasions when boundaries and layouts may change as the development proceeds. Please check the details of your chosen plot with our sales consultant when you are making your reservation. The deed plan will be sent directly to your solicitors and should be inspected by you.

Issue date: January 2022

Brackenhill Park

HAMILTON

A premium development of 3, 4, 5 and 6 bedroom detached family homes
nestled within the beautiful South Lanarkshire hills.



STEWART
Milne
HOMES

PEOPLE-SHAPED PLACES

Brackenhill Park: Pick your ideal spot...

When you're choosing your new home, you'll want to see where it's positioned in relation to the rest of its surroundings. The development plan illustration will help you to see how your home fits into its surroundings and how your new community will grow around you.

In the complementary brochure, you'll see the full choice of homes available within the development, with floor plans to help you visualise the range of spaces available – ensuring that you can select your ideal home with ease.

LEGEND
The colours below represent the different house styles available and will help you to find their location on the development plan.

- | | |
|-----------|---------------|
| RO Roslin | HR Harris |
| NA Nairn | FH Farnham |
| MR Mellor | EL Elland |
| LY Lytham | DR Daresbury |
| LE Leven | CM Corringham |
| KD Kendal | CD Castleford |



Brackenhill Park: Visit or call us today...

Our showhomes and marketing suite will be open from
Monday to Sunday inclusive, from 10.30am to 5.30pm.
Please call ahead of your visit to book an appointment.

Telephone: 0845 009 2478

Email: brackenhillpark@stewartmilne.com

www.stewartmilnehomes.com

STEWART
Milne
HOMES

Development Plan

The development plan is for illustration purposes only. The layout is not to scale and is an indication only of the relative positions of properties and landscaping. While the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by Stewart Milne Group. Please note that the development plan was drawn before building started on site. Whilst it is always our intention to build in accordance with this plan, there are occasions when boundaries and layouts may change as the development proceeds. Please check the details of your chosen plot with our sales consultant when you are making your reservation. The deed plan will be sent directly to your solicitors and should be inspected by you.

Issue date: January 2022