





Highwoods Green



Melbourn Hall

# A connected, countryside community

At Highwoods Vale, panoramic views and lush countryside become the backdrop for your everyday life. Perched on a hill five miles north of Ashby-de-la-Zouch, Highwoods Vale has all the charm of a small countryside community with its rural landscapes, village green, well-respected primary school and choice of two local pubs. And when you need to venture further afield, easy access to local transport connections ensures it's an easy commute.

### Top-rated schools

- St Hardulph's Church of England Primary
- Loughborough Grammar School
- Loughborough High School
- Ashby School
- Ivanhoe College
- Castle Donington College
- Chellaston Academy

Work, rest and play,  
perfectly balanced



### Great connectivity

- 11 miles to the city of Derby
- Join the A42 and M1 in five miles
- Three miles to East Midlands Airport
- Proximity to HS2 for future high speed rail links

## Hermitage

5 BEDROOM HOME

Plot 55

- 5
- 4
- 2,245 sqft
- Energy-efficient home
- 4 spaces

### Core characteristics

- Open-plan kitchen and family area with bi-fold doors to rear garden
- Utility room off the kitchen with side door access
- Separate living room
- Separate dining room
- En suite and dressing area to master bedroom
- Five spacious bedrooms over two floors
- Solar PV panels
- Air Source Heat Pump
- Underfloor heating



SITE OPEN WEEKEND 20th and 21st  
SEPTEMBER CALL FOR AN APPOINTMENT  
TO ATTEND

\*\*\*\* PART EXCHANGE AVAILABLE \*\*\*\*  
HIGHWOODS VALE IS AN EXCLUSIVE  
DEVELOPMENT OF JUST 6 PLOTS \*\*\*\*  
Abode are delighted to be able to offer  
for sale THE HERMITAGE. Executive  
detached five bedroom family home  
offering a hall with guest cloakroom,  
high specification open plan living and  
dining kitchen with bi-fold doors onto  
the garden and a utility room. Lounge  
and a family room/study. The first floor  
offers the master bedroom with dressing  
room and ensuite, two further  
bedrooms, one with an ensuite and a  
family bathroom. The second floor offers  
two more bedrooms and a shower  
room. Enclosed garden, gargae and a  
drive, solar PV panels, Air source heat  
pump, Underfloor heating. CONTACT  
ABODE 01332 331010 for more  
information. READY OCTOBER

## INFORMATION

What's included -

### KITCHEN FINISHINGS

British designed and manufactured kitchen  
Premium Bosch and Electrolux appliances\*  
Downlighters to kitchen  
Your choice of kitchen finishes  
Bathroom finishings

Ideal Standard sanitaryware  
Porcelanosa wall tiling to the bathroom, master en suite and cloakroom as standard  
Porcelanosa floor tiling to the bathroom\*, master en suite\* and cloakroom\*  
Flow restrictors to showers  
Vanity units to master en suite  
Interior finishings

Panel grained cottage style doors  
Ovolo moulding skirting and architrave  
Ash/Oak handrail to staircase  
Compact style radiators with TRVs  
Built in wardrobe to master bedroom with sliding doors\*  
Electrical and lighting

Downlight with PIR to front and rear  
Hive Heating & Hot Water Thermostat  
Hive mini hubless thermostat – secondary source  
Electric in-wall toothbrush charger to master en suite\*  
Hagar USB power sockets\*  
Media Plate and TV point installed  
Ring wired doorbell\*  
Outside tap\*  
Exterior finishings

Slabs to rear of plot  
Turf to front  
PV Panels  
PVCu double glazed windows  
Electric vehicle chargers  
Energy-Saving features  
Photo voltaic "solar" panels  
Flow restrictors to showers  
Hive heating and hot water thermostat  
Electrical vehicle (EV) chargers  
Enhanced insulation of walls, roof and ceilings for reduced energy bills and more  
Battery storage\*  
Air Source Heat Pump  
Underfloor heating  
Peace of mind

Two year fixtures and fittings warranty with Cameron Homes  
Ten year NHBC warranty on the structure of your home  
All homes built to the New Homes Quality Code standard  
\*Optional extra

## PLEASE NOTE



\* Photographs and virtual tours maybe a version of a Heritage from another site.

\* Incentives are subject to T&C's

\* Management/service charges per plot £312.68 per annum

# Life becomes a great adventure

Beyond the calm of your home, endless opportunities for adventure beckon. With access to both rambling countryside and Staunton Harold Reservoir for fishing and sailing, **the great outdoors is on your doorstep to explore.** Or peruse the local farm shops of nearby Melbourne, visit the National Trust's Calke Abbey and soak up the open-air markets and historical attractions of Ashby-de-la-Zouch. And at the end of a day of exploring, **you can look forward to a cosy evening back at home.**

### *Enjoy nearby attractions*

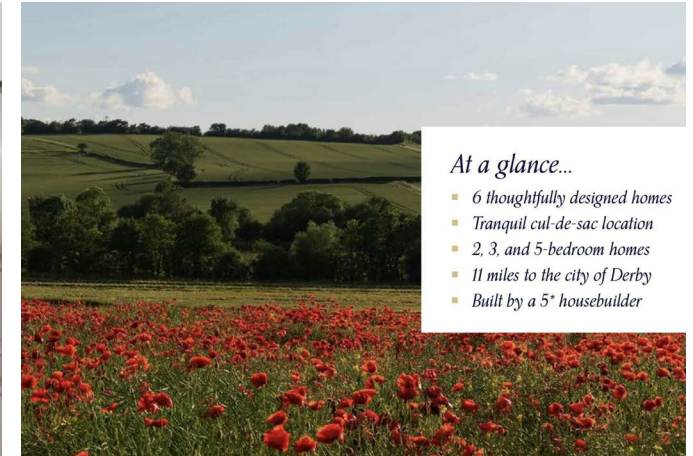
- Five minutes to the bustling market town of Melbourne
- Ten minutes to the Priory Health Club with gym, pool and fitness classes
- Six miles to Donington Park Circuit
- Five miles to the local restaurants and historical attractions of Ashby-de-la-Zouch



# Where real life happens

Our homes are designed around people, not plans. Highwoods Vale has a range of homes to suit your lifestyle, from more space for growing families to a cosy place to downsize.

With mindful design and flexible layouts, from open-plan living, second en suites, and ample parking for multiple vehicles, your Cameron home will grow and adapt with you and your family.



### At a glance...

- 6 thoughtfully designed homes
- Tranquil cul-de-sac location
- 2, 3, and 5-bedroom homes
- 11 miles to the city of Derby
- Built by a 5\* housebuilder



## Flexible living for every lifestyle

Surrounded by open countryside, whether you choose a two, three or five-bedroom home, you'll enjoy a unique sense of space - both inside and out. Carefully considered site design and floorplans that give you the freedom to customise your home. Whether that's a quiet area to retreat to with a book, a garden where your children can play, or an open-plan kitchen where everyone can gather.



A quiet and characterful cul-de-sac



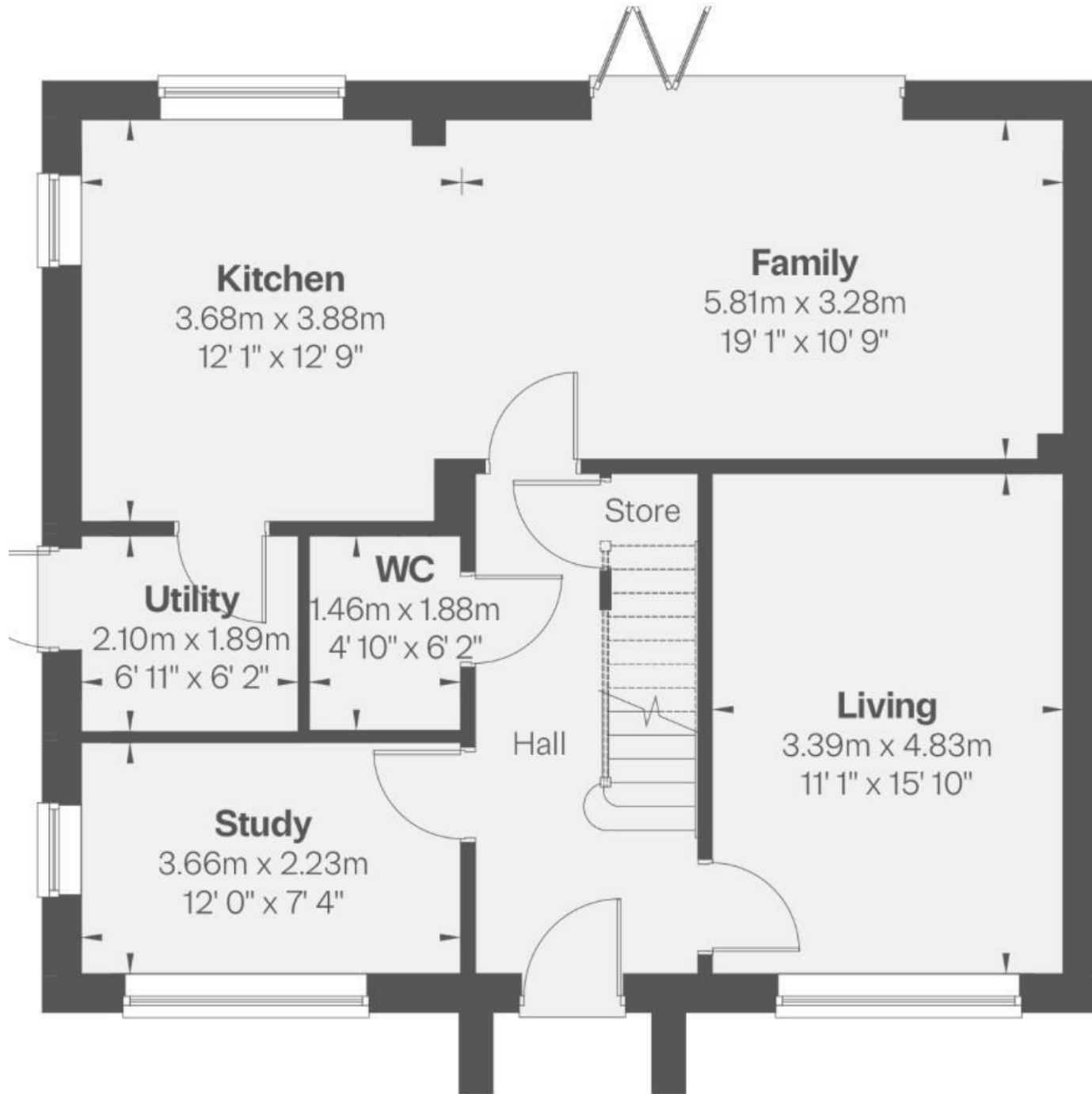


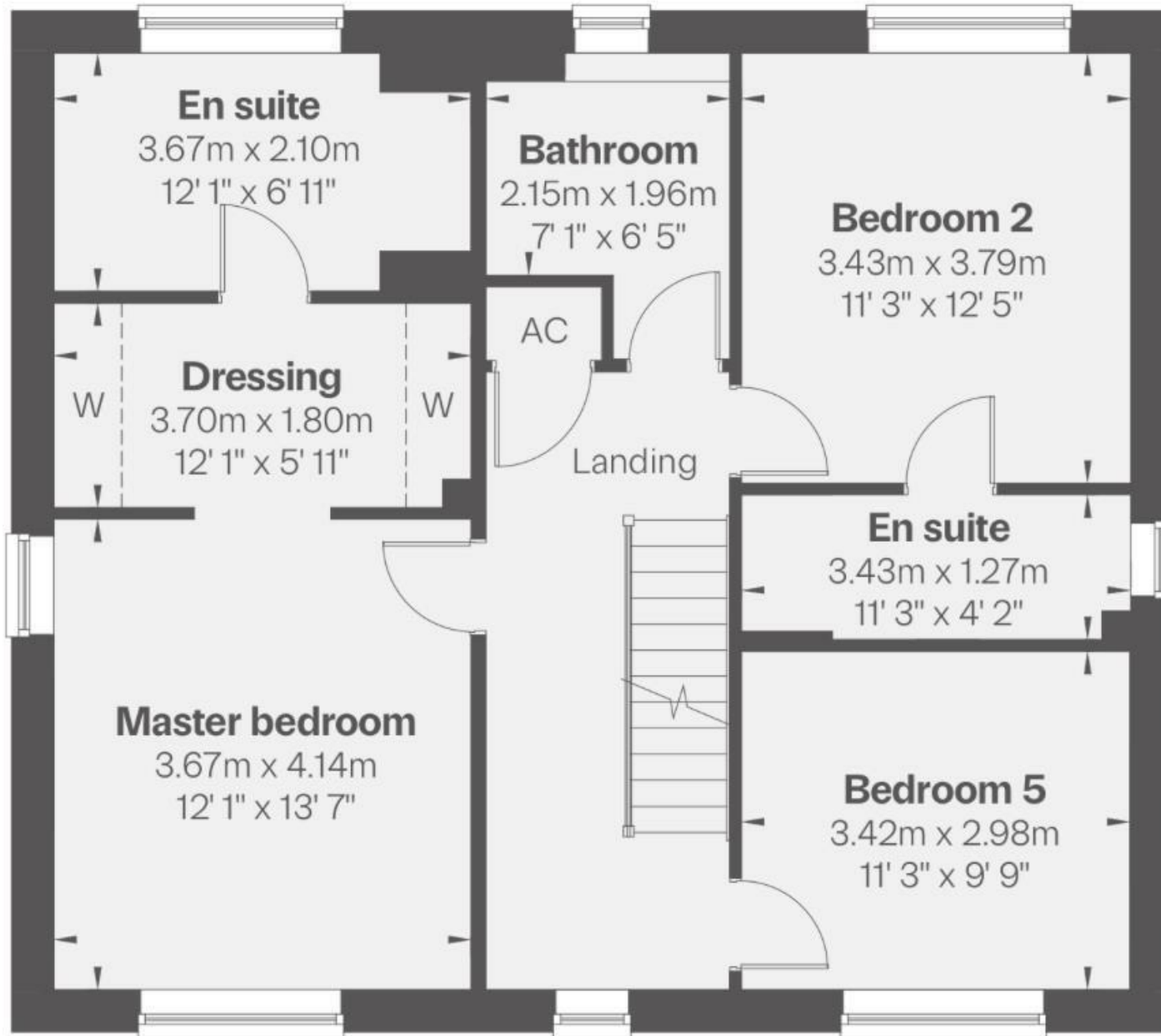


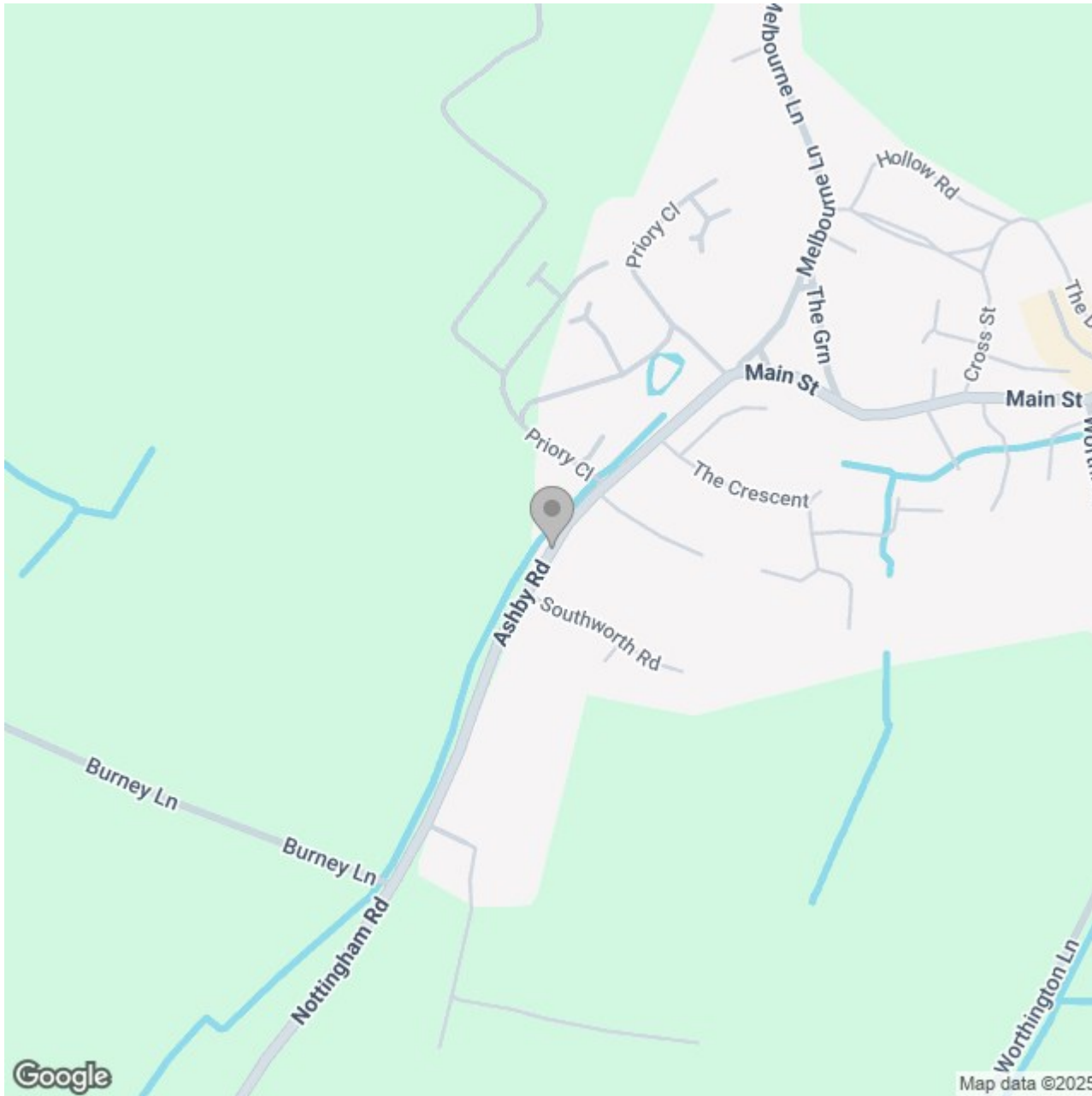












## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	