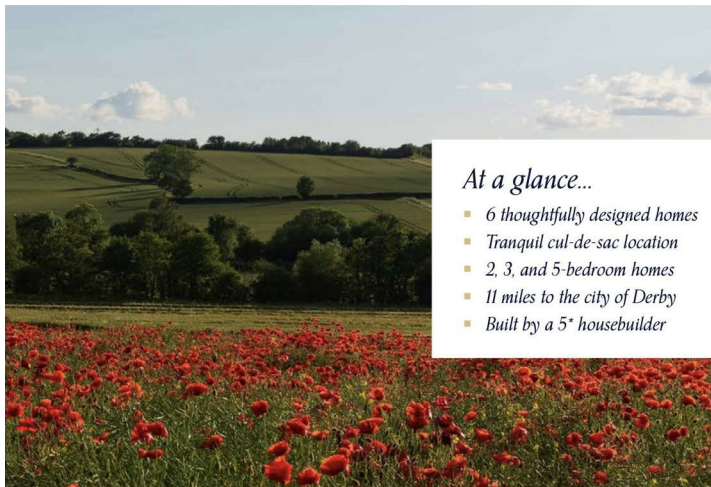






*Homes with heart
and heritage*



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

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.



**** PART EXCHANGE AVAILABLE ****

HIGHWOODS VALE IS AN EXCLUSIVE
DEVELOPMENT OF JUST 6 PLOTS ****

Abode are delighted to be able to offer
for sale THE OAKTHORPE is an
impressive detached five bedroom
family home offering a hall with guest
cloakroom, high specification open plan
living and dining kitchen with doors
onto the garden and a utility room.
Lounge and a dining room/study. The
first floor offers the master bedroom
with 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, gargaie and a drive, solar PV
panels, Air source heat pump,
Underfloor heating. CONTACT ABODE
01332 331010 for more information.

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

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

*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



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.

Oakthorpe

5 BEDROOM HOME

Plot 58

- 5
- 4
- 2,036 sqft
- Energy-efficient home
- 4 spaces

Core characteristics

Open-plan kitchen and family area with two sets of French doors to rear garden
Utility room off the kitchen with side door access
Separate living room
Separate dining room

Five spacious bedrooms over two floors
Solar PV panels
Air Source Heat Pump
Underfloor heating



*A quiet and
characterful cul-de-sac*



A connected, countryside community

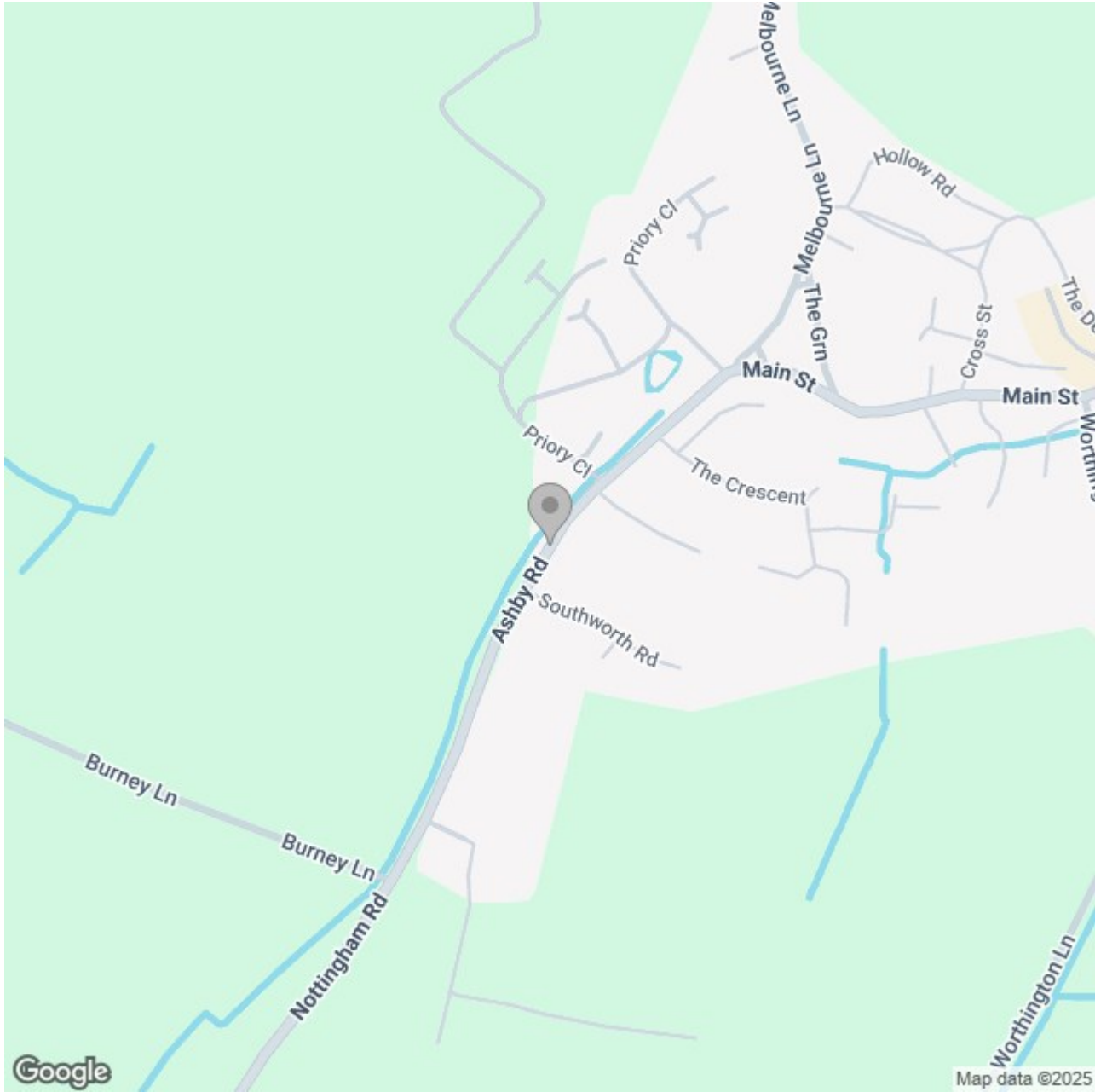
At Highwoods Vale, panoramic views and lush countryside become the backdrop for your everyday life. Perched on a hill five miles north of Ashby-de-la-Zouch, Highwoods Vale has all the charm of a small countryside community with its landscapes, village green, well-respected primary school and choice of 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







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC