





**** LUXURY UPGRADES WORTH OVER £10,000 & STAMP DUTY PAID £10,500 IF RESERVED BEFORE THE END OF SEPTEMBER **** HIGHWOODS VALE IS AN EXCLUSIVE DEVELOPMENT OF JUST 6 PLOTS **** Abode are delighted to be able to offer for sale THE CHAPMAN. This is a well proportioned, double fronted detached property offering a hall with guest cloakroom, high specification kitchen diner with utility room and a sitting room with doors onto the garden. Three good size bedrooms, ensuite shower room and a family bathroom. Enclosed garden and a drive, solar PV panels, Air source heat pump, Underfloor heating. CONTACT ABODE 01332 331010 for more information. READY IN 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



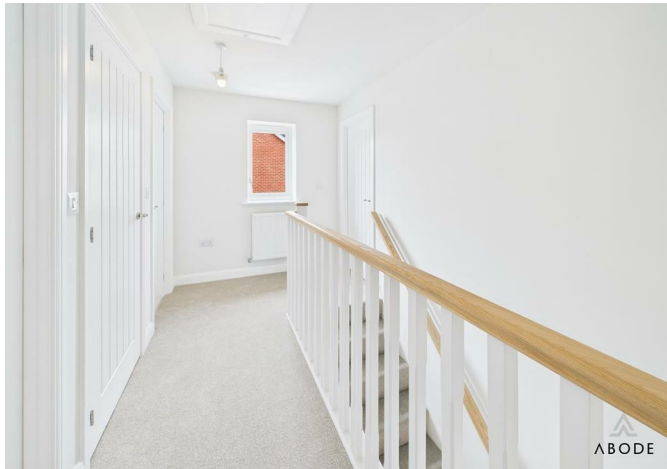
* The photographs and virtual tour are a version of a Chapman from another site.

* Incentives are subject to T&C's

* Management/service charges per plot £312.68 per annum









Chapman

3 BEDROOM HOME

Plot 53



3



2



1,009 sqft



Energy-efficient home



2 spaces

Core characteristics

Open-plan kitchen and dining area

Separate living room with French doors onto rear garden

Utility store off the kitchen with side door access

Solar PV panels

En suite to master bedroom

Air Source Heat Pump

Underfloor heating



Homes with heart and heritage



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.



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



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 rolling 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

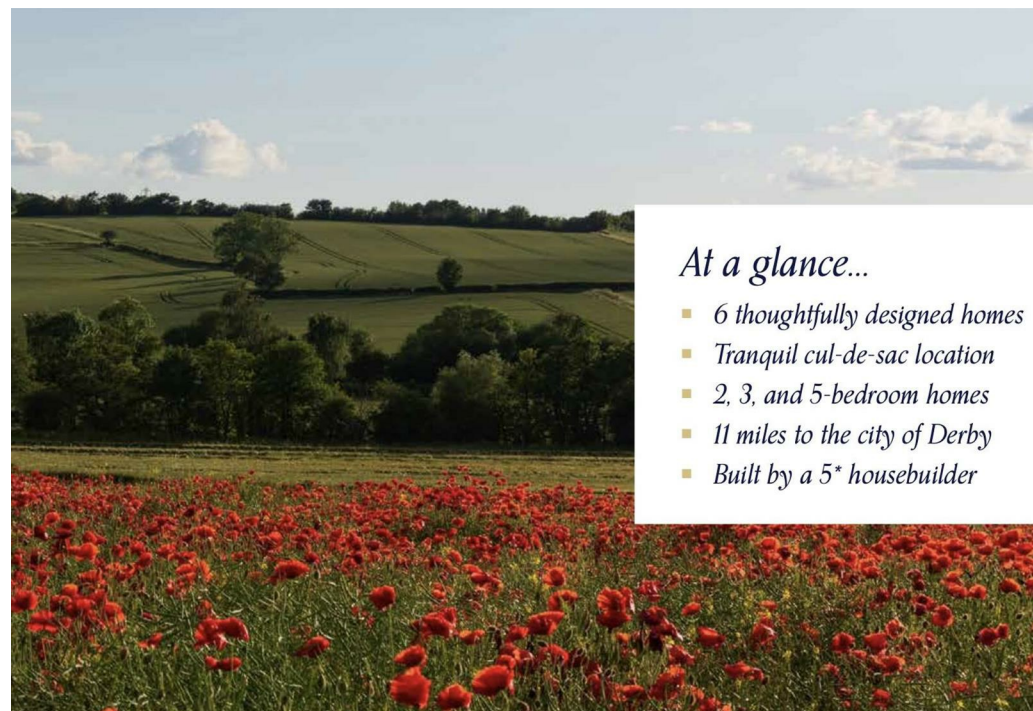


Flexible living for every lifestyle

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*



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


HIGHWOODS VALE
BREEDON



Chapman

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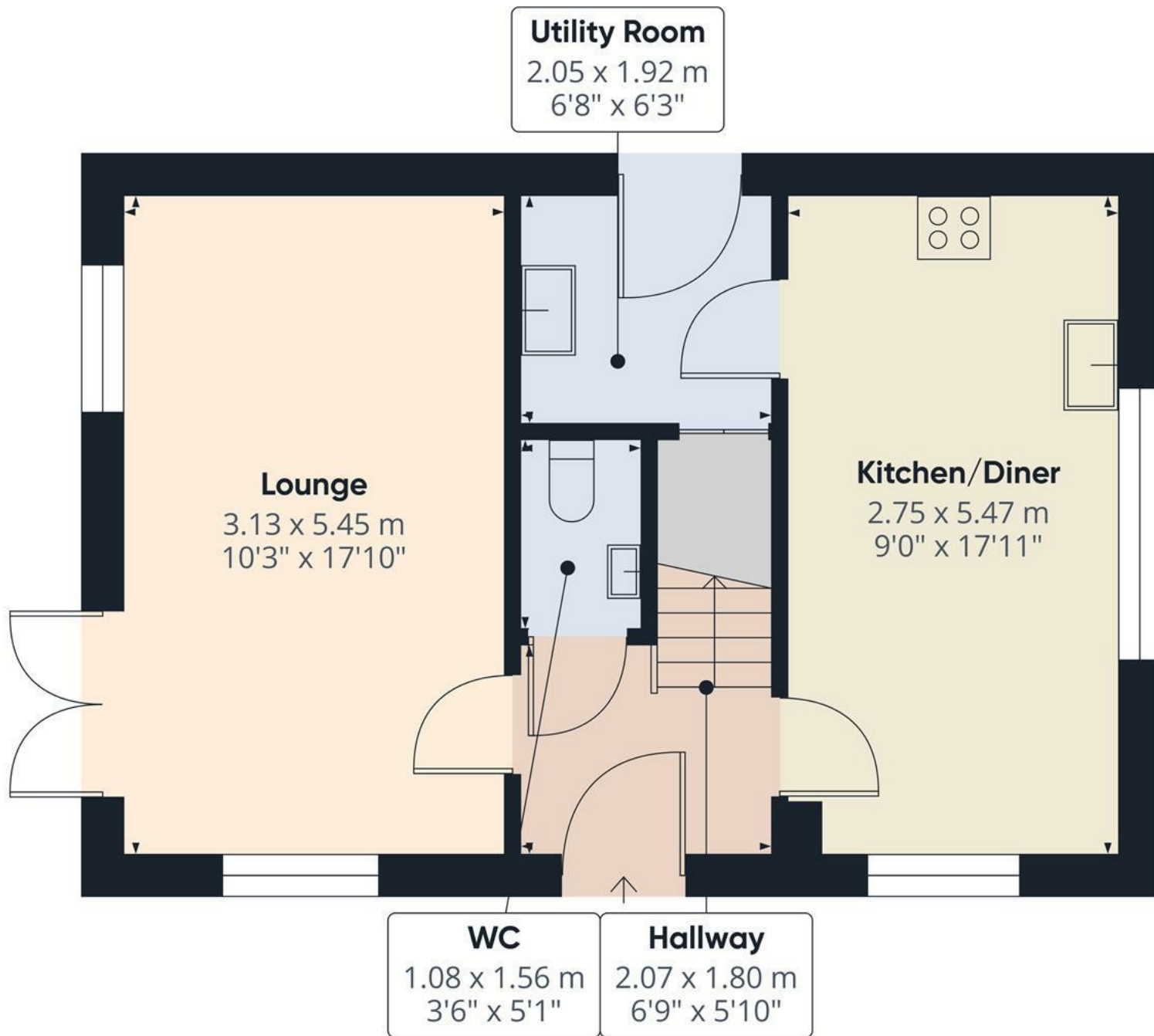
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Floor 0

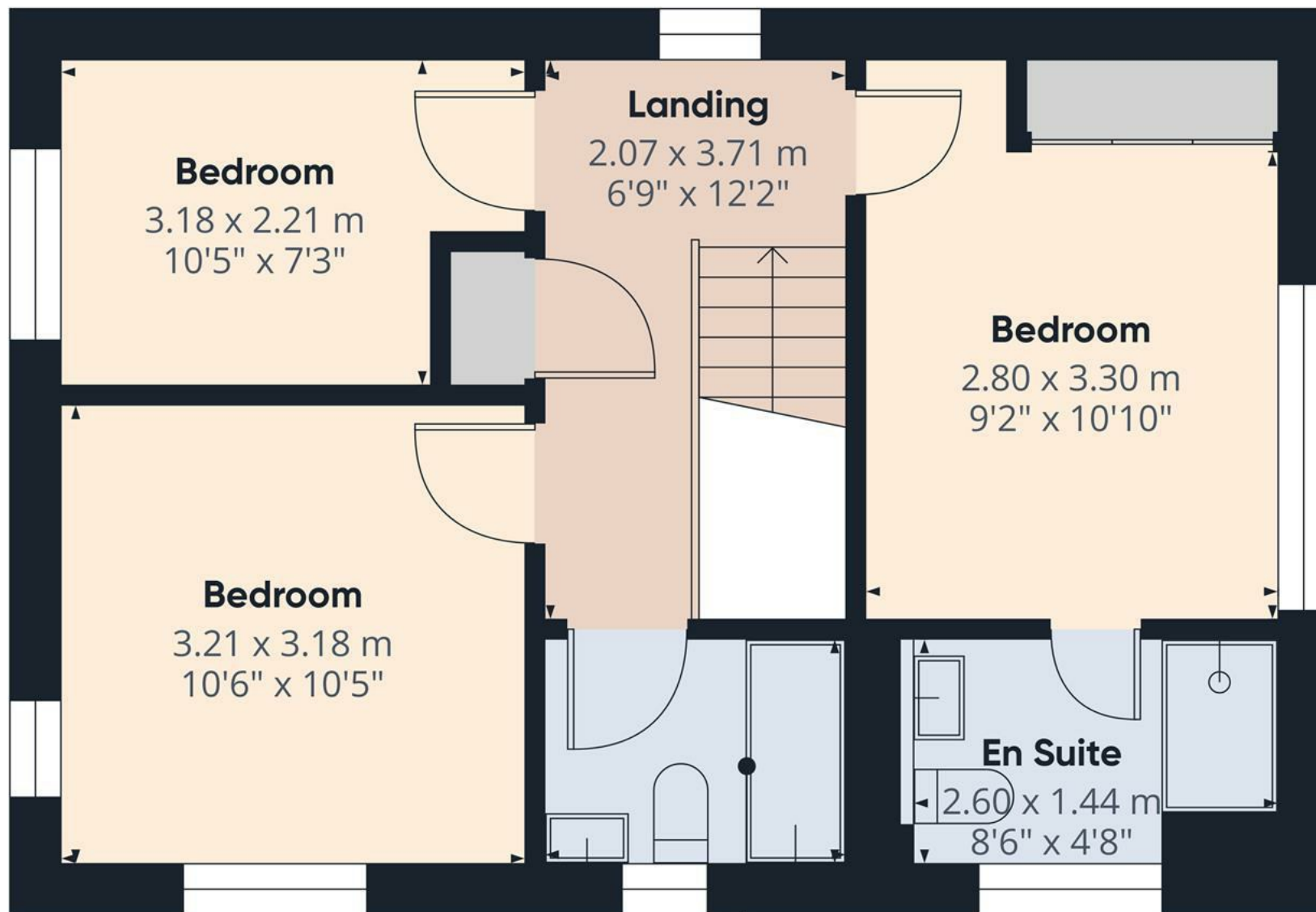
Approximate total area⁽¹⁾

44.5 m²
479 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Bathroom

2.06 x 1.68 m
6'9" x 5'6"

Floor 1

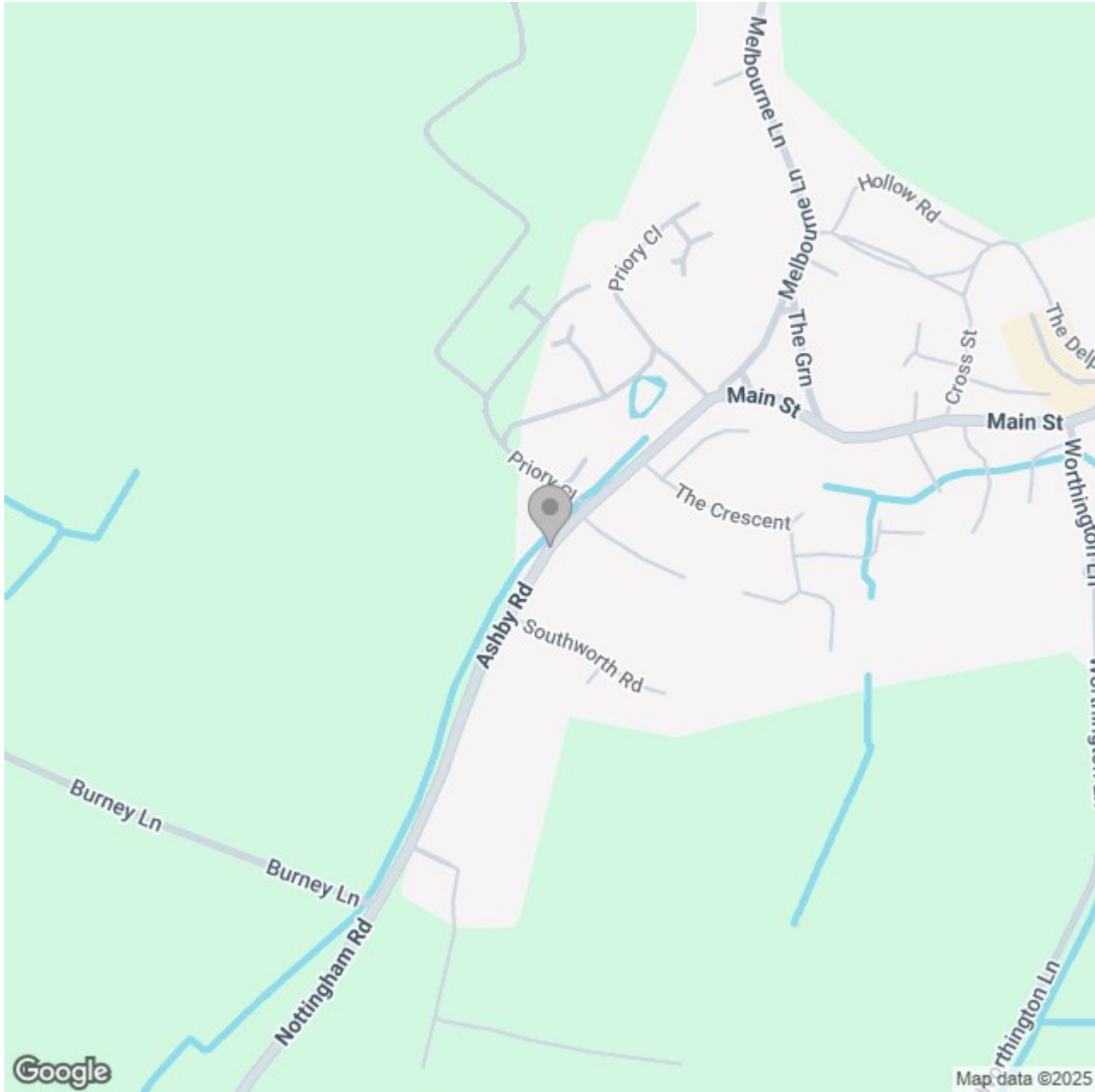
Approximate total area⁽¹⁾

40.3 m²
435 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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