



MR

MONARCH'S RISE

*Arbroath*

A distinctive collection of 3, 4 & 5 bedroom family homes.

Milestone

LOVE WHERE YOU LIVE

## MONARCH'S RISE, ARBROATH

# The perfect place for you to call home.

The appeal of coastal living is hard to resist.

Sea breezes, fresh sea air and a real sense of community can all be enjoyed at this popular development. Nestled within the bustling town of Arbroath, Monarchs Rise benefits from both the stunning Angus countryside and beautiful beach and coastline.

Monarch's Rise has been designed with community spirit at its heart. 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. They provide versatile and flexible space, both indoors and in how you will connect with the outdoors while being supremely functional.

Homes at Monarch's Rise benefit from a variety of outlooks, taking in the green spaces, overlooking the expansive communal areas and some homes have views over the town.



## 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 Milestone Developments, we go the extra mile to create special places where people want to live, both now and in the future.

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.

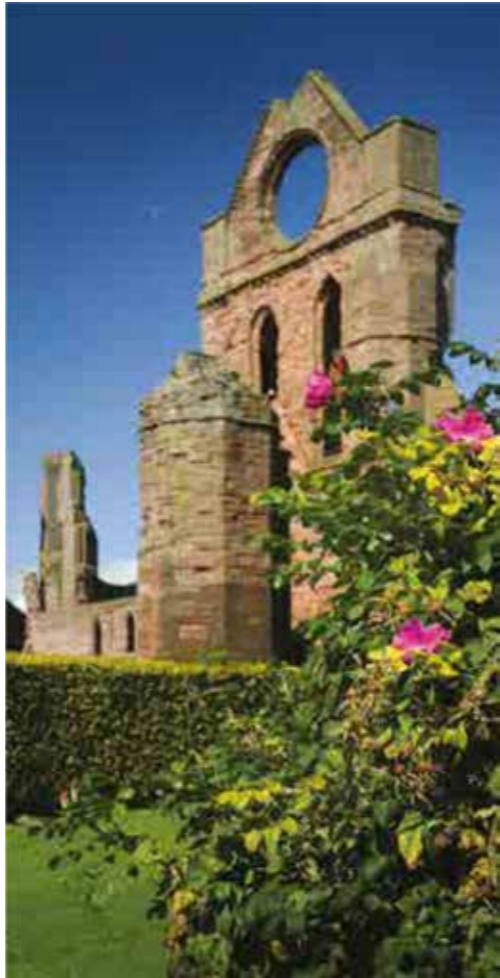
Our carefully considered new home designs have been created to meet the changing needs and changing lifestyles of families today.

Our homes 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 Monarch's Rise in the welcoming community of Arbroath.





# Arbroath: Your new neighbourhood.

Steeped in history, on the edge of the east coast of Scotland – this is a wonderful place to call home.

Milestone's latest collection of family homes, located at Monarch's Rise, Arbroath, enjoys the excellent amenities and convenient transport links that this historic Angus town has to offer. Arbroath has all the amenities of a major town and has easy access to the A92 providing excellent commuter links to both the north and south. Dundee airport is only 20 minutes away from Monarch's Rise and just a short distance is Arbroath railway station.

Leisure is at the heart of Monarch's Rise with plenty of outdoor pursuits to choose from; including walking, cycling and golfing. Ideal for exploring the surrounding countryside, Monarch's Rise is also an ideal location for water sports, fishing and sailing.

Monarch's Rise sits close to the stunning coastline, with easy access to popular sandy beaches, spectacular red sandstone cliffs and caves. Arbroath has long been a key fishing centre and is world renowned for its delicacy the 'Arbroath Smokie' (smoked haddock) which is created in the famous smoke houses of Arbroath. There are also nature trails and lots of historic interest including the ancient ruins of Arbroath Abbey, the Signal Tower Museum and of course, Arbroath Harbour – an ancient port with its origins dating back to Pictish times.

The harbour and the Abbey are connected by a largely pedestrianised high street which, along with the surrounding town centre, offers a wide range of amenities including shops, restaurants and cafés and a popular local theatre.

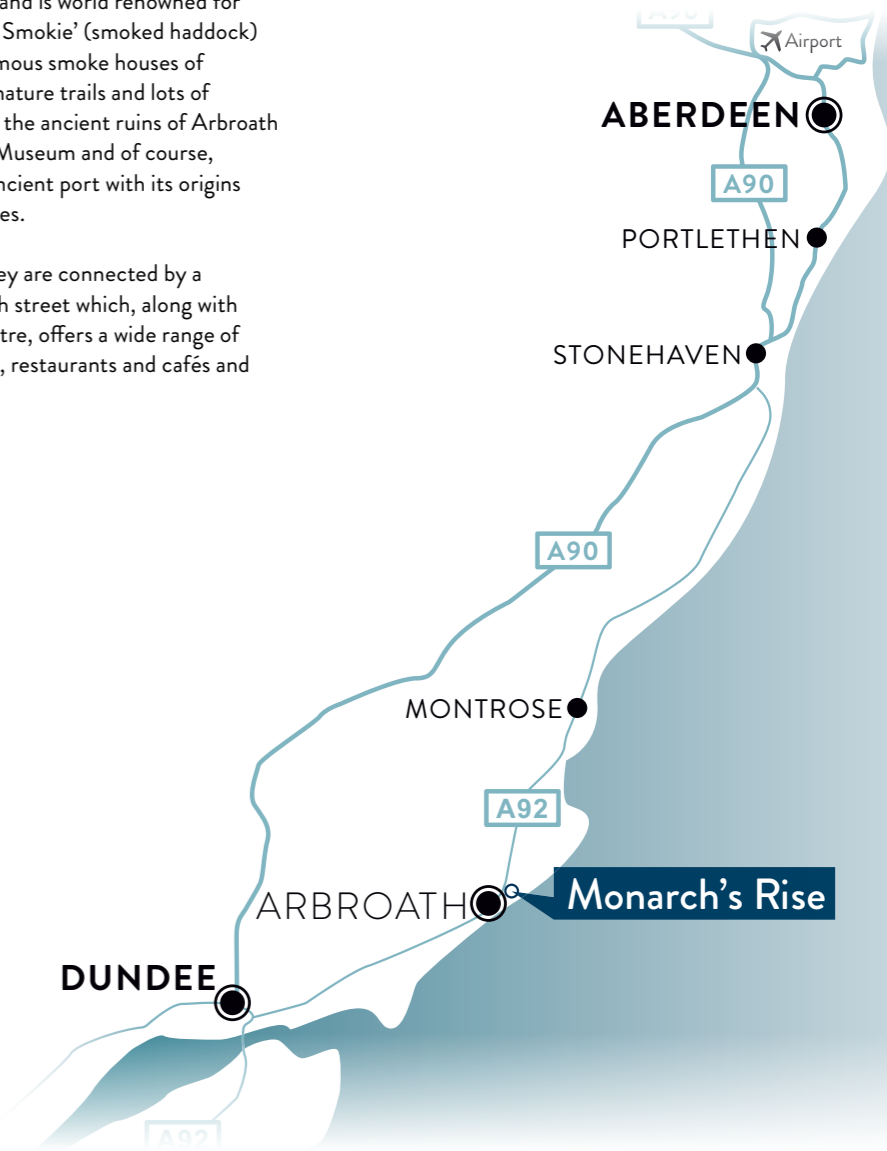
Just a few minutes walk or drive away, there's a great collection of shops, banks and chemists as well as several supermarkets to choose from.

Other facilities include a local library, post office, dry cleaners, pharmacy and a health centre which incorporates medical and dental services.

Monarch's Rise and the surrounding area is well provided for with several primary schools and nurseries in the area, as well as secondary education at Arbroath Academy.

### Nearby towns and cities:

Dundee	18 miles
St Andrews	31 miles
Perth	41 miles
Aberdeen	50 miles



## Monarch's Rise: A new home for a new era.

Within Monarch's Rise we've created a new and exclusive selection of homes that have all been carefully designed to ensure each home meets your aspirations.

The homes at Monarch's Rise comprise a choice of 3 bedroom terraced, 3 and 4 bedroom semi-detached homes, and 3, 4 and 5 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. Many homes also include a utility room with garden access, ideal for muddy boots after a long country walk.

In the larger homes master bedrooms are en-suite and also feature separate showers in the family bathroom. And with the need for versatility in mind, now and in the future, many homes include options for a home office, study or playroom.

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 rural character and picturesque setting of Monarch's Rise.



## Inside your new home: A closer look...

As soon as you step inside a Milestone 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, a utility space, or access to the garden through French doors 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 fully beautifully-designed stainless steel gas hob, multi-function oven, cooker hood and integrated fridge/freezer.

Of course, your home needs to be functional as well as comfortable so many homes have a handy laundry zone or separate utility room with 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 sales consultants. The specification included in 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 consultants 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 and, in selected homes, French doors that open out onto a patio to provide a lovely inside-outside living space.





## Moving on to the upstairs now...

The Monarchs Rise range of homes has 3, 4 & 5 bedrooms ranging from generous principle suites to cosy single rooms. Every home comes with an excellent specification of finish including built-in or walk-in wardrobes to principle bedrooms and bathrooms and ensuites 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 time to mature and look its best.

To ensure that the common landscaped areas are kept in pristine condition, a factor will be appointed. 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 Milestone home.

### 1. The quality of the build

At Milestone, 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 quality 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 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 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. We 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, and the option of a home office on the ground floor. 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, environmentally responsible gas boiler, while thermostatic radiators provide independent control in every room. Many of our homes now feature energy-efficient PV solar panels fitted to the roof.

### 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!





**Monarch's Rise: 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.

HOUSETYPES	KITCHEN															UTILITIES		WC	BATHROOM										BEDROOMS								HEATING/ PV*		
	Choice of Kitchen Unit Door Finish	Choice of Worktop Finishes	Choice of Upstands	Choice of Kitchen Unit Door Handles	Island Unit	Breakfast Bar	Stainless Steel 4 Burner Hob 60cm	Stainless Steel 5 Burner Hob 75cm	Stainless Steel 5 Burner Hob 90cm	Stainless Steel Canopy Hood	Stainless Steel (multi-function) Single Oven	Built-in Stainless Steel Microwave/Grill	Integrated Fridge/Freezer	Integrated Dishwasher	1/2 Stainless Steel Sink and Chrome Mixer Tap	300mm Wine Cooler	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	Principal Bedroom				Guest Bedroom (Bedroom 2)		Bedroom 3 Built-in Wardrobe	Bedroom 4 Built-in Wardrobe	Gas Boiler (& PV Solar Panels*)	
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	Chrome Towel Rail	Built-in Wardrobe	Bedroom 3 Built-in Wardrobe	Bedroom 4 Built-in Wardrobe																											
The Nairn	●	●	●	●	●	-	-	-	●	●	●	●	●	●	○	●	-	-	●	●	●	-	○	●	●	○	○	-	●	●	○	○	○	○	○	○	○	●	
The Lytham	●	●	●	●	-	●	-	-	●	●	●	●	●	●	○	●	-	○	●	●	●	-	○	●	●	○	-	●	●	○	○	○	○	○	○	○	○	●	
The Leven	●	●	●	●	-	○	-	-	●	●	●	●	●	●	○	●	-	○	●	●	●	-	○	●	●	○	-	●	-	-	○	○	○	○	○	○	○	●	
The Kingsley	●	●	●	●	-	-	-	-	●	●	●	●	●	●	○	●	-	○	●	●	●	-	○	●	●	○	-	●	-	-	○	-	○	-	○	○	○	●	
The Kendal	●	●	●	●	-	-	●	○	-	●	●	●	●	●	○	●	-	○	○	○	●	-	○	●	●	○	-	○	●	●	○	○	○	○	○	○	○	●	
The Hatton	●	●	●	●	-	-	●	○	-	●	●	●	●	●	○	●	-	○	○	○	●	-	○	●	●	○	-	○	●	●	○	○	○	○	○	○	○	●	
The Harris	●	●	●	●	-	-	●	○	-	●	●	●	●	●	○	●	-	○	○	○	●	-	○	●	●	○	-	○	●	●	○	○	○	○	○	○	○	●	
The Glencoe	●	●	●	●	-	-	●	○	-	●	●	●	●	●	○	●	-	○	○	○	●	-	○	●	●	○	-	○	●	●	○	○	○	○	○	○	○	●	
The Farnham	●	●	●	●	-	-	●	○	-	●	●	●	●	●	○	●	-	-	○	○	●	-	○	●	●	○	-	○	●	●	○	○	○	○	○	○	○	●	
The Elland	●	●	●	●	-	-	●	○	-	●	●	●	●	●	○	●	-	○	○	○	●	-	○	●	●	○	-	○	●	●	○	○	○	○	○	○	○	●	
The Dewsbury (SD)	●	●	●	●	-	-	●	○	-	●	●	●	●	●	○	●	-	○	○	○	●	●	○	-	-	-	○	○	●	●	○	○	○	○	○	○	○	●	
The Corringham	●	●	●	●	-	○	●	○	-	●	●	-	●	○	○	○	-	○	○	○	●	○	○	-	-	-	○	○	●	○	○	○	○	○	○	○	○	○	●
The Cairnhill (SD)	●	●	●	●	-	○	●	○	-	●	●	-	●	○	○	-	●	○	○	○	●	○	○	-	-	-	○	○	●	-	-	●	-	-	○	-	-	●	
The Burford	●	●	●	●	-	-	●	○	-	●	●	-	●	○	○	-	●	○	○	○	●	○	○	-	-	-	○	○	●	○	○	○	○	○	○	○	○	○	●
The Berwick (MT)	●	●	●	●	-	○	●	○	-	●	●	-	●	○	-	-	-	○	○	○	○	○	○	-	-	-	○	○	●	○	-	○	○	○	○	○	○	○	●

SD = Semi-Detached  
 MT = Mid Terraced

● Denotes fitted as standard ○ Denotes optional - Denotes not available  
 ●¹ Wall mounted vanity \*PV Solar Panels are plot specific

# Monarch's Rise: 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.

- |  |  |
|--|--|
| <span style="background-color: #f08080; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> NA Nairn    | <span style="background-color: #90ee90; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> FH Farnham    |
| <span style="background-color: #8a2be2; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> LY Lytham   | <span style="background-color: #6495ed; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> EL Elland     |
| <span style="background-color: #ff4500; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> LV Leven    | <span style="background-color: #d2691e; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> DY Dewsbury   |
| <span style="background-color: #ffa500; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> KG Kingsley | <span style="background-color: #dc143c; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> CM Corringham |
| <span style="background-color: #a0522d; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> KD Kendal   | <span style="background-color: #4682b4; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> CL Cairnhill  |
| <span style="background-color: #ff8c00; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HN Hatton   | <span style="background-color: #20b2aa; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> BU Burford    |
| <span style="background-color: #008000; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> HR Harris   | <span style="background-color: #ff8c00; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> BK Berwick    |
| <span style="background-color: #90ee90; border: 1px solid black; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> GC Glencoe  |  |





## 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

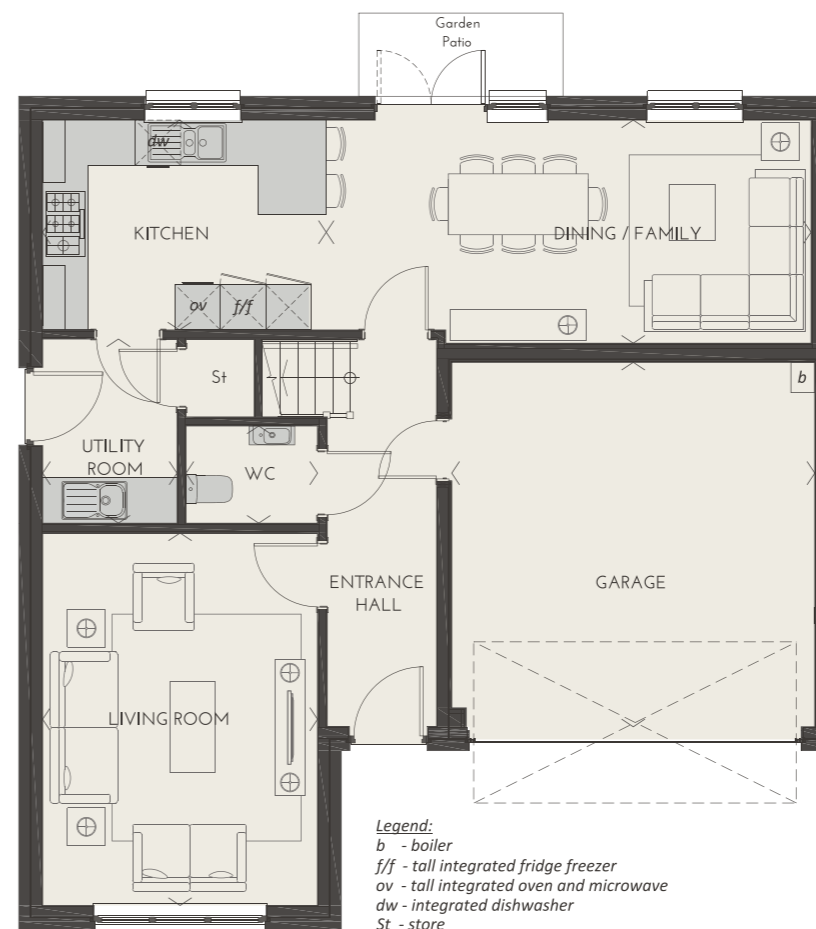
External finishes may vary from shown. Some of our homes are built as a mirror-image (handed) of those shown here. Please do ask your sales consultant for full details.



### FIRST FLOOR

Master Bedroom	3.635m 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"

Legend:  
cyl - hot water storage cylinder  
St - store



### 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"

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

**FLOOR AREA** 155m<sup>2</sup> (1668ft<sup>2</sup>)

Floor area does not include any garages.



## THE LEVEN A REMARKABLE 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 access to house
- 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 151.51m<sup>2</sup> (1630ft<sup>2</sup>)

Floor area does not include any garages.



## THE KINGSLEY A DISTINCTIVE FIVE BEDROOM HOME

This very spacious detached home offers many exceptional features including a home office/playroom and a detached double garage.

The Kingsley is a perfectly proportioned five bedroom detached home with its own home/office study (or playroom) and detached double garage for extra storage. Its spacious and welcoming entrance hall leads directly to an impressive living room with French doors opening to the rear garden. There is an open-plan kitchen/family room with generous space for family dining. The dining area also has French doors, and both sets of French doors are fitted with extra side screens to enhance the views and allow a lot more light throughout. The kitchen is fully 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. A separate utility room enjoys direct access to the garden, and the ground floor is completed by a large cloakroom.

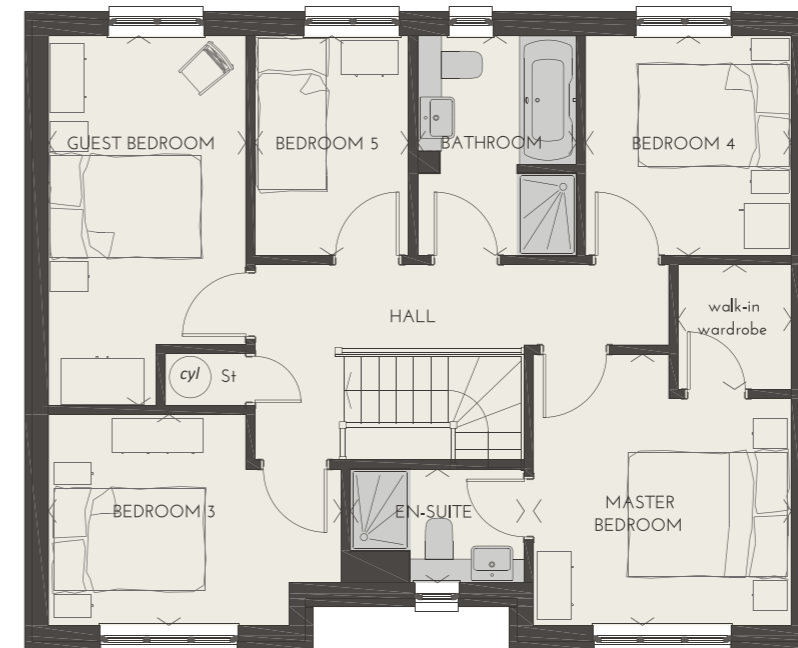
Upstairs, there are five bedrooms all leading from the attractive galleried landing, four of them large double-size rooms. The master bedroom has a walk-in wardrobe, an en-suite shower room with spacious 1100mm rain shower, chrome heated towel rail and fitted vanity-furniture. The other four bedrooms include a spacious guest

room, and there is a very well-appointed family bathroom fitted with a double-ended bath, shower and chrome heated towel rail.

### KEY FEATURES

- Five bedroom detached home
- Imposing living room with French doors to garden
- Large kitchen/family room also with French doors
- Home office/playroom
- Utility room
- Guest cloakroom
- En-suite shower room to master bedroom
- Walk-in wardrobe to master bedroom
- Family bathroom with bath and separate shower
- Detached double garage with light and power
- Superb storage

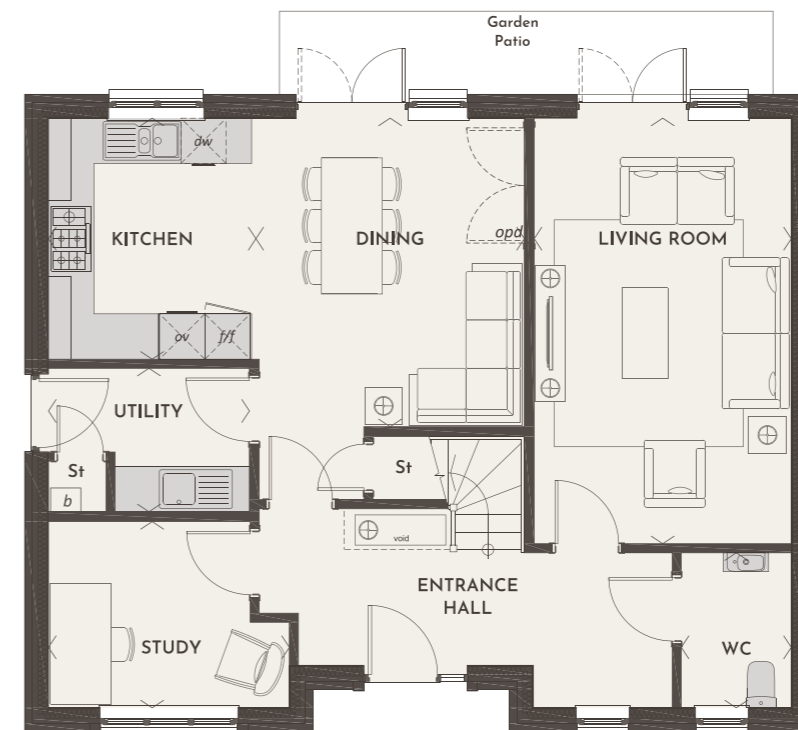
External finishes may vary from shown. Some of our homes are built as a mirror-image (handed) of those shown here. Please do ask your sales consultant for full details.



Legend:  
cyl - hot water storage cylinder  
St - store

### FIRST FLOOR

Master Bedroom	3.410m x 3.587m 11' 2" x 11' 9"
En-suite	2.300m x 1.505m 7' 7" x 4' 11"
Walk-in Wardrobe	1.500m x 1.653m 4' 11" x 5' 5"
Guest Bedroom	2.609m x 4.888m 8' 7" x 16' 0"
Bedroom 3	3.873m x 2.790m 12' 8" x 9' 2"
Bedroom 4	2.720m x 2.905m 8' 11" x 9' 6"
Bedroom 5	2.034m x 2.905m 6' 8" 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  
opd - optional double door

### GROUND FLOOR

Living Room	3.400m x 5.628m 11' 2" x 18' 6"
Kitchen	2.743m x 3.188m 9' 0" x 10' 5"
Family/Dining Area	3.550m x 4.080m 11' 8" x 13' 5"
Study	3.185m x 2.463m 10' 5" x 8' 1"
WC	1.455m x 2.050m 4' 9" x 6' 9"
Utility	2.657m x 1.898m 8' 9" x 6' 3"
Detached Garage*	5.072m x 5.072m 16' 8" x 16' 8"

\*Please refer to site specific detached garage details.

**FLOOR AREA** 149.54m<sup>2</sup> (1609ft<sup>2</sup>)

Floor area does not include any garages.



## 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

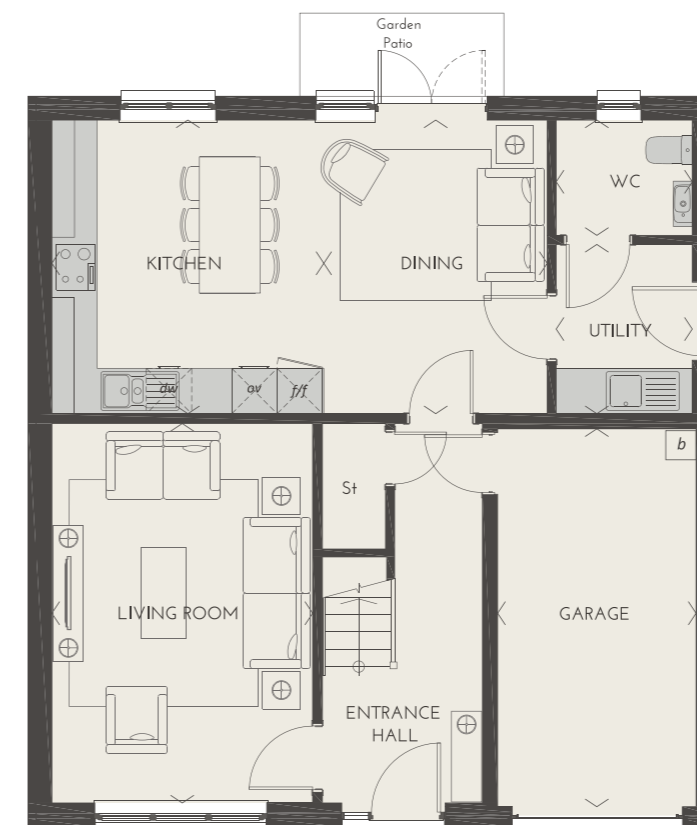
- Five bedroom detached home
- Attractive, bright living room
- Large open plan kitchen/dining/family room
- Wide French doors to rear garden
- Utility room and cloakroom
- En-suite shower room to master bedroom
- Walk-in wardrobe to master bedroom
- Family bathroom with large separate shower
- Integral garage with access to entrance hall
- 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  
ff - 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 138.79m<sup>2</sup> (1493ft<sup>2</sup>)

Floor area does not include any garages.



## THE HATTON AN ELEGANT AND VERSATILE FOUR BEDROOM HOME

This large and unique four bedroom home comes with a detached garage, which has enabled the designers to create a spacious ground floor to include a study or library for extra versatility.

With its detached garage, the Hatton presents itself beautifully onto the street. Its wide front door and side screen allow light to flood into the wide entrance hall. The hall leads to a formal living room with a large window onto the front of the property. It leads to a study, which also looks onto the front garden. To the rear, a large open plan kitchen/dining/family room extends right across the full width of the house. This striking space is the heart of the house, and is generously sized to accommodate a large dining table and lounging area. The French doors are complete with additional side windows for allow more light. The kitchen itself comes with a fine range of premium appliances including dishwasher, stainless steel gas hob, multi-function oven, cooker hood, microwave/grill and integrated fridge/freezer. There is a good-sized utility room off the kitchen, which can be conveniently accessed from the side of the property too.

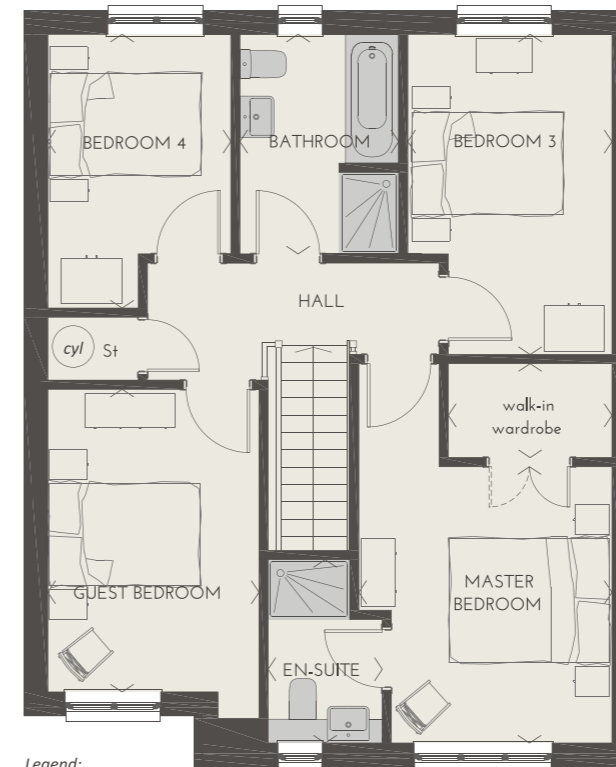
Upstairs, there are four generous double bedrooms, and a stylish, modern family bathroom with its own large separate shower. The master bedroom is a lovely space that includes a very large walk-in

wardrobe and en-suite shower room complete with generous shower, fitted vanity furniture, heated towel rail and wall mirror. The three additional double bedrooms include a more spacious guest room, and there is also ample storage on this floor.

### KEY FEATURES

- Large four bedroom detached home
- Spacious living room
- Study/playroom on ground floor
- Full width, open-plan kitchen/dining/family room
- Premium integrated appliances
- Wide glazing and French doors to the garden
- Utility room complete with sink and storage
- En-suite shower room to master bedroom
- Walk-in wardrobe to master bedroom
- Family bathroom with separate shower
- Detached single garage with light and power
- Excellent storage

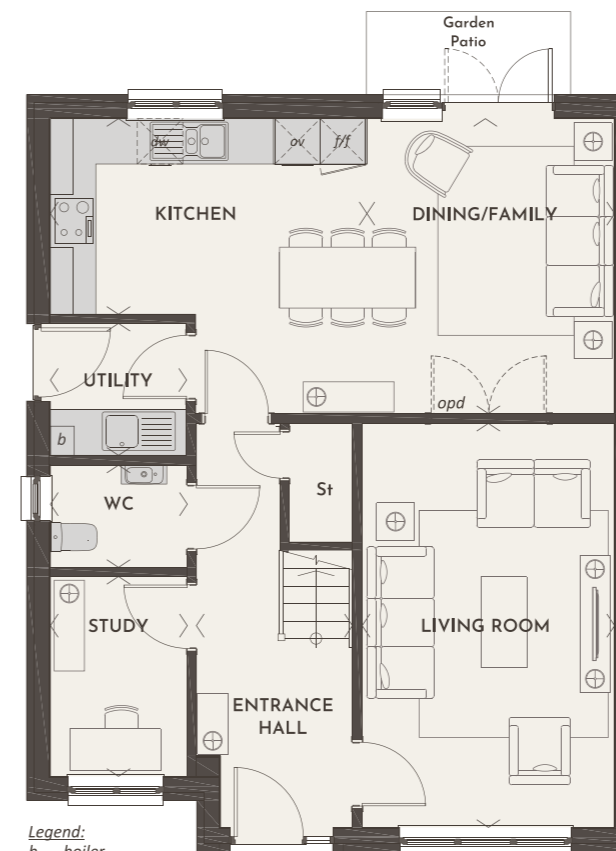
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Legend:  
cyl - hot water storage cylinder  
St - store

### FIRST FLOOR

Master Bedroom	3.348m x 3.654m 11' 0" x 12' 0"
En-suite	1.510m x 2.425m 4' 11" x 7' 11"
Walk-in Wardrobe	2.163m x 1.243m 7' 1" x 4' 1"
Guest Bedroom	2.793m x 4.000m 9' 2" x 13' 2"
Bedroom 3	2.700m x 4.235m 8' 10" x 13' 11"
Bedroom 4	2.420m x 3.621m 7' 11" x 11' 11"
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  
opd - optional double door

### GROUND FLOOR

Living Room	3.338m x 5.343m 10' 11" x 17' 6"
Kitchen	4.043m x 2.588m 13' 3" x 8' 6"
Dining/Family Area	3.417m x 3.900m 11' 3" x 12' 10"
Study	1.810m x 2.643m 5' 11" x 8' 8"
WC	1.810m x 1.352m 5' 11" x 4' 5"
Utility	1.800m x 1.745m 5' 11" x 5' 9"
Detached Garage*	5.072m x 2.710m 16' 8" x 8' 11"

\*Please refer to site specific detached garage details.

### FLOOR AREA 136.8m<sup>2</sup> (1472ft<sup>2</sup>)

Floor area does not include any garages.





## 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 access from entrance hall
- Excellent storage

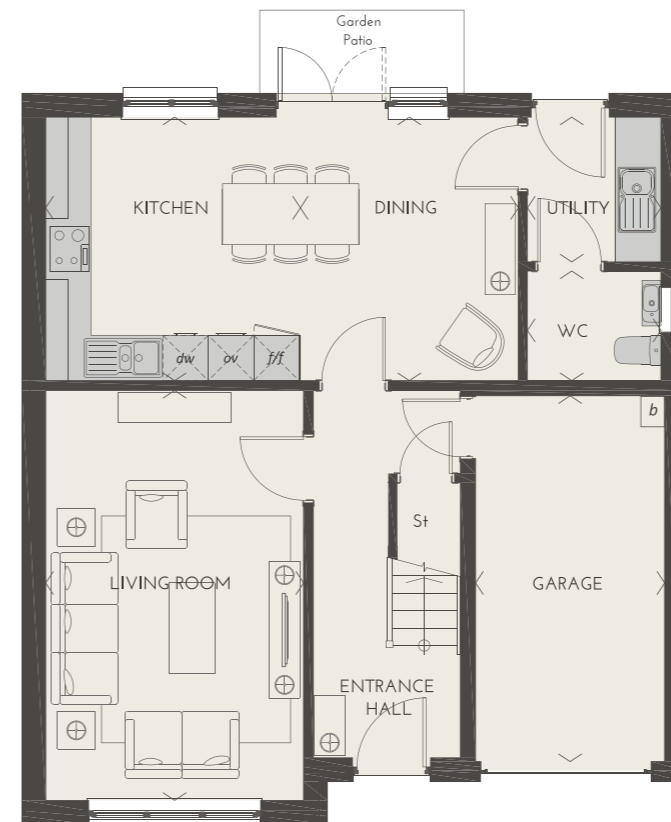
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Legend:  
cyl - hot water storage cylinder  
St - store

### 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  
fff - 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** 128.47m<sup>2</sup> (1382ft<sup>2</sup>)

Floor area does not include any garages.



## THE GLENCOE A DELIGHTFUL FOUR BEDROOM HOME

This is a spacious, attractive, welcoming four bedroom family home that combines convenience and comfort to meet your expectations.

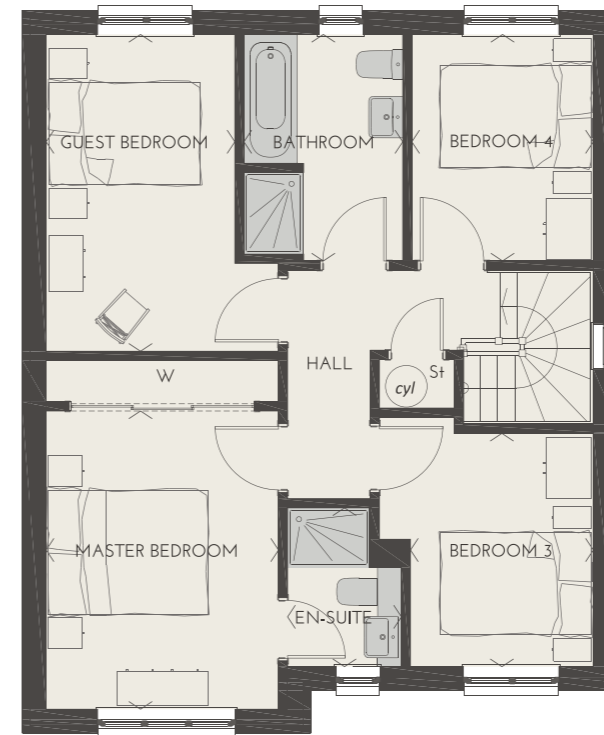
The Glencoe is an impressive four bedroom detached home that also includes a detached single garage. On the ground floor, the living room offers a light and airy family space perfect for relaxation, and there is also a study that could be used as a private and quiet home office. To the rear, the open-plan kitchen/dining area is fitted with French doors that lead to the garden for alfresco summer dining. The kitchen comes complete with a range of premium appliances including dishwasher, fridge/freezer, stainless steel gas hob, multi-function oven, microwave and cooker hood. A convenient utility room off the kitchen is handily all set up for a washing machine and tumble drier, and it also provides direct access to the rear garden and adjacent ground floor cloakroom.

Upstairs, the spacious and comfortable master bedroom is complete with fitted wardrobe and a luxury en-suite, including an extra wide shower enclosure. There are three other double bedrooms including a spacious guest room, and a family bathroom complete with separate shower enclosure.

### KEY FEATURES

- Four bedroom detached home
- Spacious dining kitchen with French doors
- Premium integrated appliances
- Study/home office
- Utility room and cloakroom
- Master bedroom with en-suite shower room
- Fitted wardrobe to master bedroom
- Family bathroom with separate shower
- Detached garage with light and power
- Excellent storage

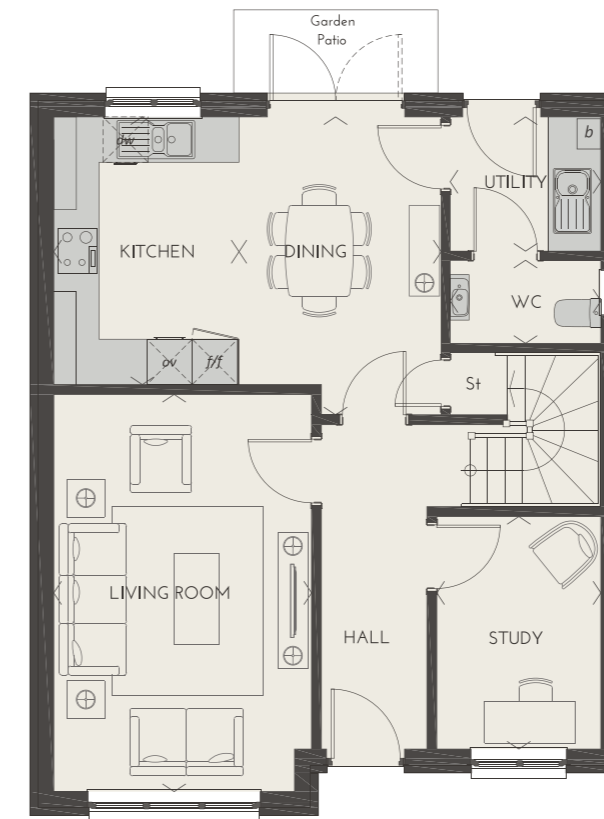
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**Legend:**  
 cyl - hot water storage cylinder  
 St - store  
 W - built-in wardrobe

### FIRST FLOOR

Master Bedroom	3.073m x 3.944m 10' 1" x 12' 11"
En-suite	1.505m x 2.100m 4' 11" x 6' 11"
Guest Bedroom	2.495m x 4.189m 8' 2" x 13' 9"
Bedroom 3	2.418m x 3.085m 7' 11" x 10' 1"
Bedroom 4	2.400m x 2.995m 7' 10" x 9' 10"
Bathroom	2.100m x 2.995m 6' 11" x 9' 10"



**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 5.253m 11' 2" x 17' 3"
Kitchen	2.450m x 3.540m 8' 0" x 11' 7"
Dining Area	2.672m x 3.940m 8' 9" x 12' 11"
WC	1.992m x 1.099m 6' 6" x 3' 7"
Utility	1.992m x 1.776m 6' 6" x 5' 10"
Study	2.170m x 3.075m 7' 1" x 10' 1"
Detached Garage*	5.072m x 2.710m 16' 8" x 8' 11"

\*Please refer to site specific detached garage details.

**FLOOR AREA** 124.54m<sup>2</sup> (1340ft<sup>2</sup>)

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 handily 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

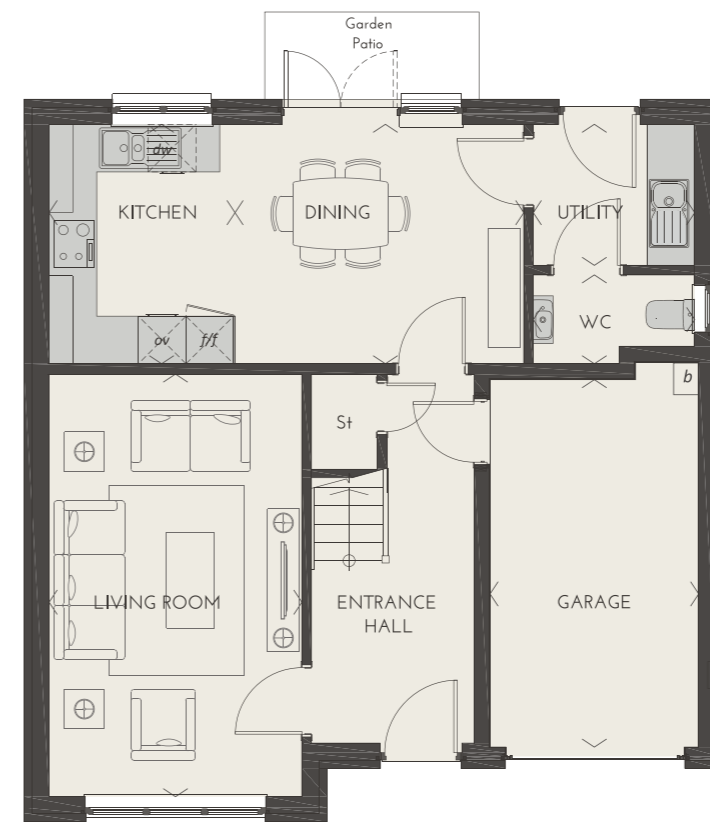
- Four bedroom detached home
- Contemporary open-plan kitchen/dining room
- Premium integrated appliances
- French doors to rear garden
- Utility room and cloakroom
- En-suite shower room to master bedroom
- Walk-in wardrobe to master bedroom
- Family bathroom with separate shower
- Integral garage with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



Legend:  
cyl - hot water storage cylinder  
st - stairs

### 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 - stairs

### 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 117.67m<sup>2</sup> (1266ft<sup>2</sup>)

Floor area does not include any garages.



## 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.

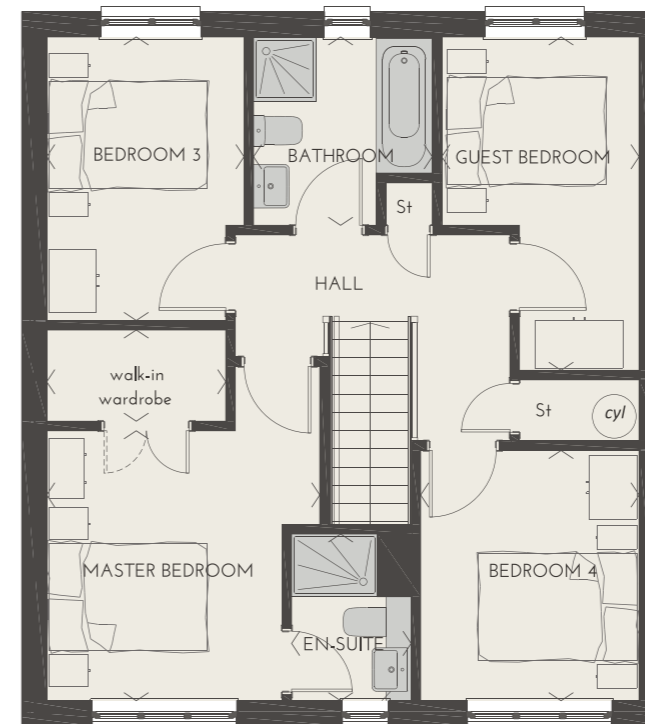
The Elland is a welcoming four bedroom detached home that boasts a light and airy living room, ground floor storage and an expansive open-plan kitchen/dining room. The attractive dining area has French doors that lead to a private garden, and the stylish kitchen is fitted with a range of premium appliances. 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 access to kitchen
- 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 - stairs

### 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 - stairs

### 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 110.37m<sup>2</sup> (1188ft<sup>2</sup>)

Floor area does not include any garages.



## THE DEWSBURY A SINGULAR FOUR BEDROOM HOME

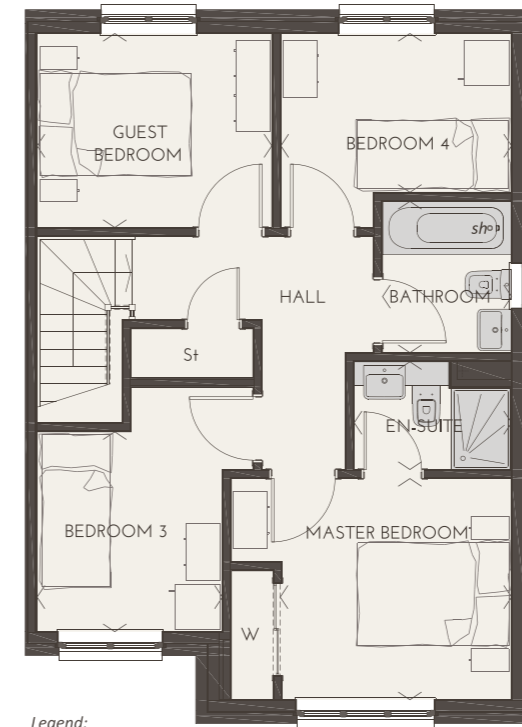
This stylish and appealing four bedroom family home provides flexible accommodation options with its own contemporary spin.

The Dewsbury is a four bedroom home that boasts a light and airy living room and an expansive open-plan kitchen/dining room with French doors leading out to the private garden. The stylish kitchen has a range of premium appliances fitted as standard including fully integrated dishwasher, fridge/freezer, stainless steel gas hob, multi-function oven, microwave/grill and cooker hood. A handy utility room has its own external access to garden and is fully plumbed and wired for a washing machine and tumble drier, while the accommodation on the ground floor also includes a guest cloakroom.

Upstairs, there are four good-sized bedrooms and a well-appointed family bathroom plus more than ample storage. The master bedroom comes complete with a built-in wardrobe and en-suite shower room. The latter has a range of stylish vanity furniture fitted throughout, a chrome heated towel rail for extra comfort and a mounted wall mirror that helps to add extra light to the room.

### KEY FEATURES

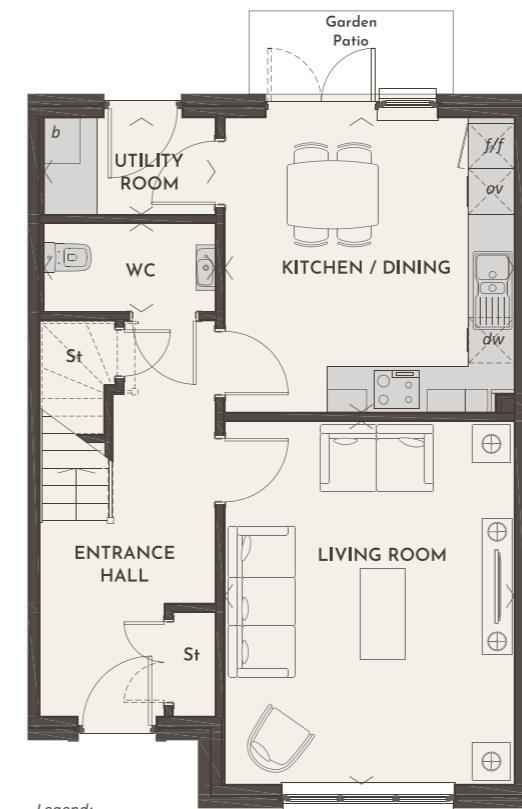
- Four bedroom family home
- Contemporary open-plan kitchen/dining room
- Premium integrated appliances
- French doors to private garden
- Utility room and cloakroom on ground floor
- En-suite shower room to master bedroom
- Built-in wardrobe to master bedroom
- Excellent storage



**Legend:**  
 cyl - hot water storage cylinder  
 sh - shower & screen over bath as standard  
 St - store  
 W - built-in wardrobe

### FIRST FLOOR

Master Bedroom	3.033m x 2.924m 9' 11" x 9' 7"
En-suite	2.080m x 1.425m 6' 10" x 4' 8"
Guest Bedroom	3.122m x 2.565m 10' 3" x 8' 5"
Bedroom 3	2.469m x 2.643m 8' 1" x 8' 8"
Bedroom 4	3.050m x 2.100m 10' 0" x 6' 11"
Bathroom	1.705m x 2.000m 5' 7" x 6' 7"



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

### GROUND FLOOR

Living Room	3.825m x 4.800m 12' 7" x 15' 9"
Kitchen/Dining Area	3.825m x 3.890m 12' 7" x 12' 9"
WC	2.337m x 1.170m 7' 8" x 3' 10"
Utility room	2.337m x 1.275m 7' 8" x 4' 2"

**FLOOR AREA** 106.02m<sup>2</sup> (1141ft<sup>2</sup>)

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 and good family accommodation.

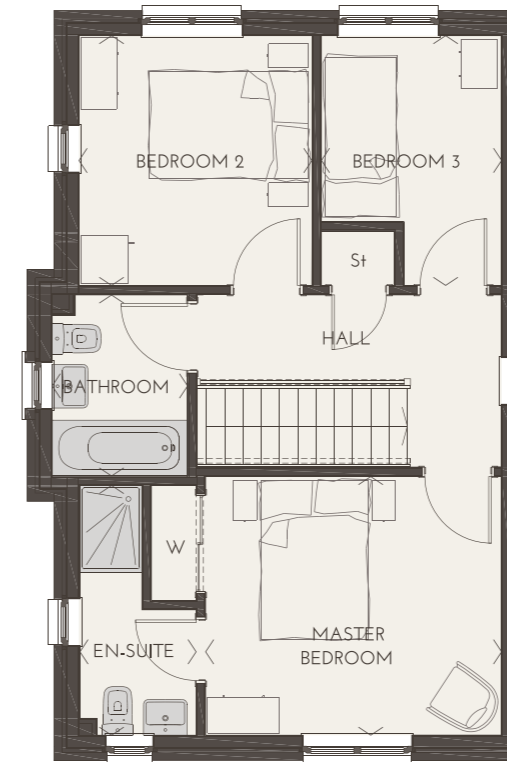
The Corringham has a most welcoming entrance hall that opens to the right into a spacious, light and airy living room with dual-aspect windows. The eat-in kitchen comes fully fitted with premium, integrated appliances including an fridge/freezer, stainless steel gas hob, multi-function oven and cooker 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
- Excellent storage

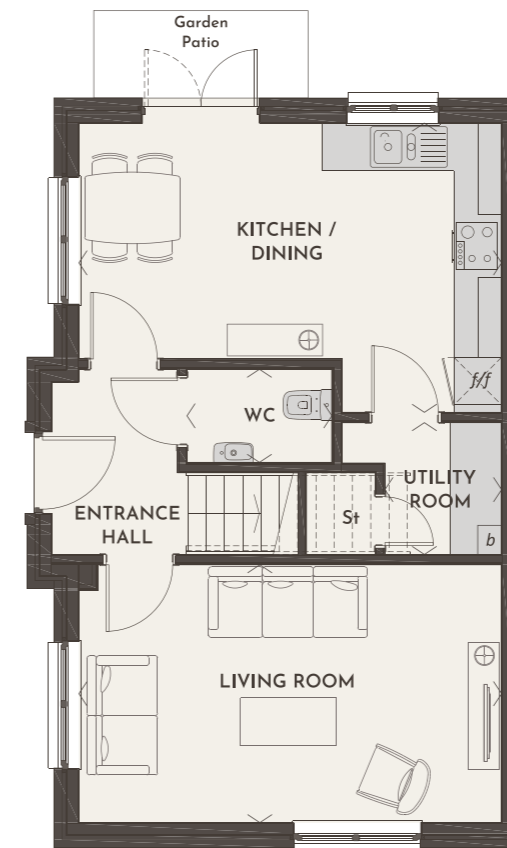
External finishes may vary from shown. Some of our homes are built as a mirror-image (handed) of those shown here. Please do ask your sales consultant for full details.



Legend:  
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 95.32m<sup>2</sup> (1026ft<sup>2</sup>)

Floor area does not include any garages.



## THE CAIRNHILL AN ELEGANT THREE BEDROOM HOME

This is a highly functional semi-detached/end terrace home that offers ample space for family living and/or entertaining friends.

The Cairnhill is an attractive and welcoming modern family home. To the front, the entrance hall leads directly to a spacious living room, which continues through to an impressive kitchen/dining room that stretches across the full width of the house at the rear. The kitchen comes with superb range of cabinets and worktops to choose from, and is fully fitted with premium appliances including a multifunction oven, gas hob, cooker hood and integrated fridge/freezer. The dining area has French doors that lead directly into the garden and bring the light back in. The ground floor also includes a handy cloakroom, understairs storage, and a laundry zone that is tucked away off the kitchen/dining area and is all 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 family 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

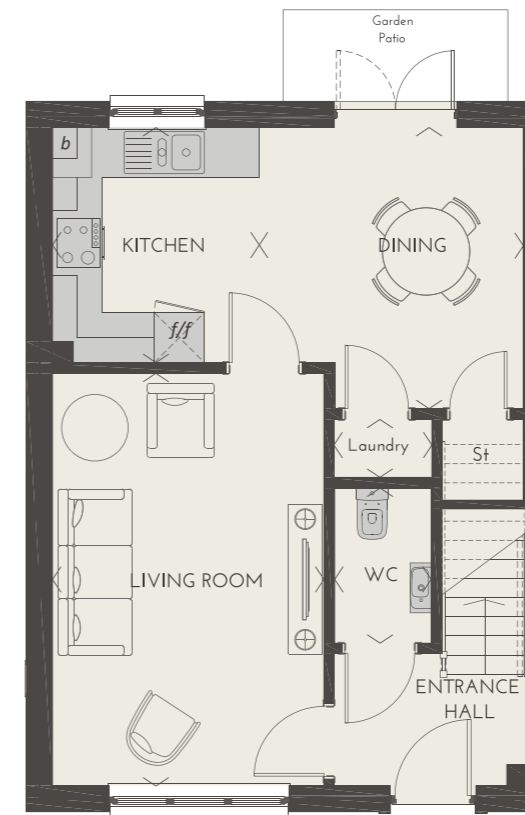
External finishes may vary from shown. Some of our homes are built as a mirror-image (handed) of those shown here. Please do ask your sales consultant for full details.



Legend:  
St - store

### FIRST FLOOR

Master Bedroom	3.447m x 3.096m 11' 4" x 10' 2"
En-suite	2.128m x 1.500m 7' 0" x 4' 11"
Walk-in Wardrobe	1.406m x 1.659m 4' 7" x 5' 5"
Bedroom 2	3.322m x 2.528m 10' 11" x 8' 4"
Bedroom 3	2.268m x 2.528m 7' 5" x 8' 4"
Bathroom	1.705m x 2.045m 5' 7" x 6' 9"



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

### 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	3.173m x 3.379m 10' 5" x 11' 1"
Laundry	1.178m x 0.695m 3' 10" x 2' 3"
WC	1.159m x 1.864m 3' 10" x 6' 1"

### FLOOR AREA 90.34m<sup>2</sup> (972ft<sup>2</sup>)

Floor area does not include any garages.



## YOUR HOME, YOUR CHOICE

Choose from our range of additional options covering:

### Kitchens:

- Silestone worktops
- Integrated appliances
- Fridge/freezer
- Dishwasher
- Wine cooler
- Washing machine
- Under-unit lighting

### Tiling:

- Porcelanosa full and half-height wall tiling
- Comprehensive upgrade options

### Plumbing:

- Chrome towel warmers

### Security:

- Intruder alarms

### Miscellaneous:

- Landscaped gardens
- Fencing to rear garden
- Fitted wardrobes

### Electrical:

- Additional sockets
- Additional switches
- Chrome sockets
- Chrome switches
- Shaver socket
- Recessed lighting
- BT and TV points

*\*Although we make every effort to ensure that as many additional choices as possible are available to you, range shown. Please be aware that orders can only be accepted up to certain stages of the construction process. Therefore, we recommend that you consult with our Sales Executive.*

## Milestone Developments: Finishing touches...

Every Milestone home comes with high quality fittings as standard, but to add that personal touch you can also choose to upgrade from our range of options to make sure your new home feels distinctly different. Most important of all, because we recognise that you want your new home to reflect your personal taste from day one, we will make sure that all your additional choices are expertly fitted and finished by the time you move in.





## Milestone Developments: A little bit about us...

As a family business, we build good quality, energy efficient homes, while creating sustainable communities in both rural and urban eco-surroundings.

With our trademark features including bright and generously proportioned living areas, superior finishes and excellent value for money, we've quickly established a strong reputation within the house building market.

Continually striving to innovate in design and construction techniques, our homes are built to look good together, mature well over time and fit perfectly within their surroundings.

We recognise that in today's market, home buyers are looking for top quality finishes and comfortable living in a pleasant environment at affordable prices. With our commitment to excellence, we diligently strive to ensure that every home we build surpasses its owner's expectations.

Well-planned and sympathetic landscaping is always carefully incorporated into each Milestone home, helping to create a sustainable and lasting legacy within the wider community.

Whatever you're seeking, be it a first time home, a larger home as your family grows or a delightful bungalow to retire to we would be delighted to assist you in acquiring your dream home.

## LOVE WHERE YOU LIVE

## Milestone Developments: Our promise to you...

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

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 that you are provided 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 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 within normal working hours. We will respect your home and clean up all work areas before leaving.

### We will adhere to professional standards

Our staff will aim 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. 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.



# Milestone Developments: 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. Visit Monarch's Rise

We will have either a show home or a view home available for viewing on all of our developments. All viewings are by Appointment Only. Please call our Sales Agent whose details are on the back of our brochure to confirm a suitable appointment time so that your assigned Sales Consultant can give you their undivided attention.

### 2. Reserve your home first

Monarch's Rise is very desirable, so you do have the chance to reserve your new home now. When you get in touch, a sales advisor will help you choose your new home. Once reserved, a further appointment will be arranged to go through all the details of your new home including selecting your choices and finishes. The amount of choices available to you will depend on the build stage of the property at the time of reservation. At the same time, we will also go through all the information on the development itself and answer any further questions you may have.

### 3. Helping you with your move

Our aim is to make the whole process of moving home as easy as possible for you – our years of experience have proved how vital that is to all our customers. To ensure your move to Monarch's Rise 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 Milestone home is that you'll have nothing to worry about on the day you move in – as a member of the Milestone team 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 is extensive 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 manufacturer's warranty for either 12 months or 24 months depending on the appliance.

### 6. Your long term peace of mind

The National House Building Council 10-year warranty covers all new Milestone 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.



## Monarch's Rise: Here's how to find us...

Sat Nav reference: DD11 5JU

### Travel directions from the North

Travel south on the A92 and after passing Montrose, continue for 11 miles heading south. Just before entering Arbroath turn left into the development clearly marked on the side of the A92.

### Travel directions from the South

Travelling north from Dundee along the A92, continue through Arbroath (signposted Montrose) on the A92 and stay on this road all the way through Arbroath, until you reach Montrose Road. The development is situated to the north of Montrose Road, at the northern edge of Arbroath, the development is clearly seen on the right.



# Monarch's Rise: Call us today...

All viewings are by Appointment to ensure our sales consultants have the time set aside to dedicate to you and answer any questions that you may have. Please call our Sales Agent today to book an appointment convenient to you whether its through the week or at the weekend.



128 High Street, Arbroath, DD11 1HN  
www.vmandp.co.uk  
hello@vmandp.co.uk  
01241 464464

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## Specifications

All homes designed and built as part of Monarch's Rise, Arbroath can be 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 Milestone Developments.

## 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 Milestone Developments. 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.

## Photography

Images shown reflect the varying styles and sizes of typical Milestone 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.

Issue date: August 2024

Telephone: 01292 83 40 40 | Email: [info@milestonedevelopments.co.uk](mailto:info@milestonedevelopments.co.uk) | [milestonedevelopments.co.uk](http://milestonedevelopments.co.uk)