



CHARLESTON  
COVE, ABERDEEN

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

Milestone  
LOVE WHERE YOU LIVE

## CHARLESTON, COVE

# 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.

A neighbourhood to the south of the city, Charleston blends the best of traditional design with a clean fresh contemporary feel. White exteriors, brick and clad all combine with open green space, as a nod to the fishing heritage of the past.

The highly sought-after development is just a short distance from Cove's historic shingle beach and cliff top walks. At just four miles from Aberdeen city centre, Cove is a popular choice for those working in the city but looking to take advantage of a more rural setting.

Milestone Developments is offering the dream combination of a seaside village with luxurious homes at Charleston, Cove.



## 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.

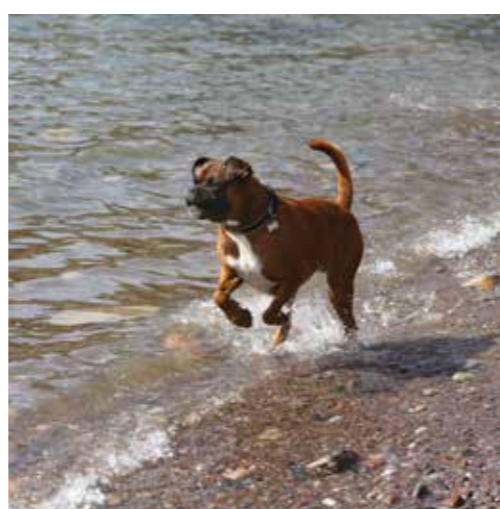
Our carefully considered new home designs have been created to meet the changing needs and changing lifestyles of families today.

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 Charleston in the welcoming community of Cove.





## Cove: Your new neighbourhood.

Surrounded by the beautiful scenery of the north east coastline, and situated just to the west of the picturesque old fishing village of Cove – this is a wonderful place to call home.

Charleston is nestled to the east of Wellington Road, and just to the west of the town of Cove. There is easy access to the A90, and new AWPR linking you to the North and South. Life at Charleston is suited to both those in search of an excellent commuter suburb, with plenty of modern amenities on the doorstep, as well as those in search of tranquillity. This old coastal town can offer plenty of rural and coastal walks which link up directly with the neighbourhood.

Residents benefit from a Sainsbury's on the corner, a coffee shop, gift store and hair salon, creating a high street within a few minutes walk of home.

The beauty of Cove is that whilst you can be in Aberdeen city centre within minutes, or standing in your garden, breathing in the sea air, you really feel as though you are miles away from the hustle and bustle of the city. The town of Cove is far from lacking in terms of its own amenities, with the Cove shopping centre offering a supermarket, pharmacist, takeaway restaurants, as well as the Cove Bay Hotel, which is a popular haunt with locals.

The town also offers a health centre, and dental surgery, and is well served by local schools. Cove has two local nurseries, a primary school and a brand new £47 million state-of-the-art secondary school, including a dance studio, fitness suite, games hall, six lane 25 metre swimming pool, environmental gardens, grass and 3G pitches.

Community spirit is everywhere in Cove, be it supporting one of the two football teams belonging to Cove on a weekend, or attending one of the many community run events, such as the Christmas parade, or the summer gala, you'll be welcomed into an established and friendly community.

For those working in the popular industrial estates at Altens and Tullos, Charleston is just a 5 minute car journey from both. The city centre can be reached in 10-15 minutes by car or by public transport. The area is served by 3 different bus routes, all linking with the city centre.

Nearby towns, cities and facilities:

Altens	1 miles
Aberdeen City	3 miles
Dyce (Airport)	11 miles
Stonehaven	13 miles
Dundee	66 miles



## Charleston: A new home for a new era.

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

The homes at Charleston comprise a choice of 3 bedroom semi-detached homes and 3, 4, 5 and 6 bedroom detached family homes.

These are all homes that have been 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.

Every single aspect of your home has been viewed 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. All homes also include a

utility room with garden access, ideal for muddy boots after a long country walk.

The principal bedrooms are all en suite, while showers are standard in all family bathrooms. And with the need for versatility in mind, now and in the future, all 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 coastal character and picturesque setting of Charleston.



## 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...

Charleston's range of homes has 3, 4, 5 and 6 bedrooms, ranging from luxurious principal suites to cosy single rooms. Every home comes with an excellent specification of finish including built-in or walk-in wardrobes to principal 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 principal 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!



# Charleston: 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		BATHROOM								BEDROOMS								HEATING/ PV*								
	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	Built-in Stainless Steel Microwave/Grill	Integrated Fridge/Freezer	Integrated Dishwasher	1/2 Stainless Steel Sink and Chrome Mixer Tap	Utility Room	Laundry	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	Rain Shower Head and Hand Held Shower (to bath/shower cubicle)	Chrome Towel Rail	Master 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	Vanity Furniture	Chrome Towel Rail	Built-in Wardrobe	
The Nairn	●	●	●	●	●	-	●	●	○	●	○	●	●	-	●	●	●	-	○	●	●	○	●	●	●	●	-	●	●	-	●	-	○	○	○	○	○	○	●	
The Mellor	●	●	●	●	-	●	-	●	●	○	●	○	●	●	-	○	○	●	-	○	●	●	○	○	●	●	●	○	●	-	-	●	●	○	○	○	○	○	○	●
The Lytham	●	●	●	●	●	-	●	●	○	●	○	●	●	-	●	●	●	-	○	●	●	○	○	●	●	●	-	-	●	●	-	-	●	-	-	○	○	○	○	●
The Kendal	●	●	●	●	-	●	-	●	●	○	●	○	●	●	-	○	○	●	-	○	●	●	○	○	●	●	○	●	-	-	●	-	-	-	○	○	○	○	○	●
The Hatton	●	●	●	●	-	●	-	●	●	○	●	○	●	●	-	○	○	●	-	○	●	●	○	○	●	●	○	●	-	-	●	-	-	-	○	-	○	○	○	●
The Harris	●	●	●	●	-	●	-	●	●	○	●	○	●	●	-	○	○	●	-	○	●	●	○	○	●	●	○	●	-	-	●	-	-	-	○	○	-	-	○	●
The Farnham	●	●	●	●	-	●	-	●	●	○	●	○	●	●	-	○	○	●	-	○	●	●	○	○	●	●	○	●	-	-	●	-	-	-	○	○	-	-	○	●
The Elland	●	●	●	●	-	●	-	●	●	○	●	○	●	●	-	○	○	●	-	○	●	●	○	○	●	●	○	●	-	-	●	-	-	-	○	○	-	-	○	●
The Corringham	●	●	●	●	-	●	-	●	●	○	●	○	●	●	-	○	○	●	○	○	-	-	○	○	●	●	○	●	-	-	●	-	-	-	○	-	-	-	○	●
The Cairnhill (SD)	●	●	●	●	-	●	-	●	●	○	●	○	●	-	●	○	○	●	○	○	-	-	○	○	●	●	○	●	-	-	●	-	-	-	○	-	-	-	○	●
The Burford	●	●	●	●	-	●	-	●	●	○	●	○	●	-	●	○	○	●	○	○	-	-	○	○	●	●	○	●	-	-	●	-	-	-	○	-	-	-	○	●

SD = Semi-Detached

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

# Charleston Cove: 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="display: inline-block; width: 15px; height: 15px; background-color: #f080f0; border: 1px solid black;"></span> Nairn  | <span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black;"></span> Farnham    |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #191970; border: 1px solid black;"></span> Mellor | <span style="display: inline-block; width: 15px; height: 15px; background-color: #6495ed; border: 1px solid black;"></span> Elland     |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black;"></span> Lytham | <span style="display: inline-block; width: 15px; height: 15px; background-color: #dc143c; border: 1px solid black;"></span> Corringham |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #a0522d; border: 1px solid black;"></span> Kendal | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4682b4; border: 1px solid black;"></span> Cairnhill  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ff8c00; border: 1px solid black;"></span> Hatton | <span style="display: inline-block; width: 15px; height: 15px; background-color: #20b2aa; border: 1px solid black;"></span> Burford    |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #008000; border: 1px solid black;"></span> Harris |  |



**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 fridge/freezer, stainless steel gas hob and a multi-function oven and hood.. 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 principal 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 principal bedroom
- Walk-in wardrobe to principal 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

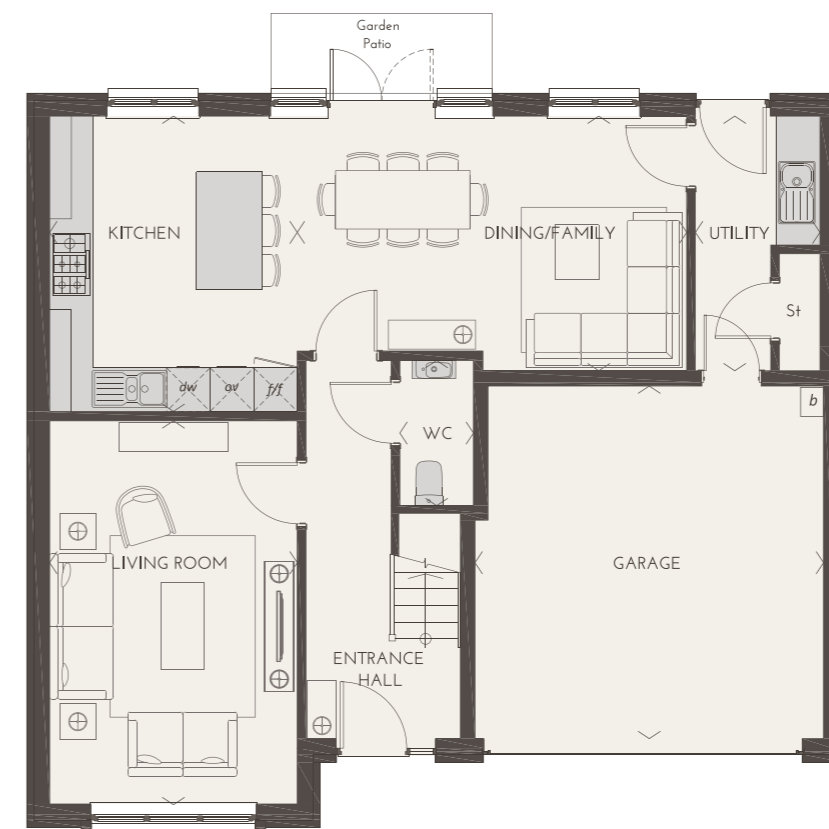
External finishes may vary from shown. Some of our homes are built as a mirror-image (handed) of those shown here. Please do ask your sales consultant for full details.



Legend:  
cyl - hot water storage cylinder  
St - store

**FIRST FLOOR**

Principal 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"



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

**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** 163.51m<sup>2</sup> (1759ft<sup>2</sup>)

Floor area does not include any garages.



PLOTS 400, 401

## 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 fridge/freezer, stainless steel gas hob, multi-function oven 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 principal 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 principal bedroom
- Walk-in wardrobe to principal bedroom
- Private study/home office
- Integral garage, with light and power, has access to the home
- Superb storage

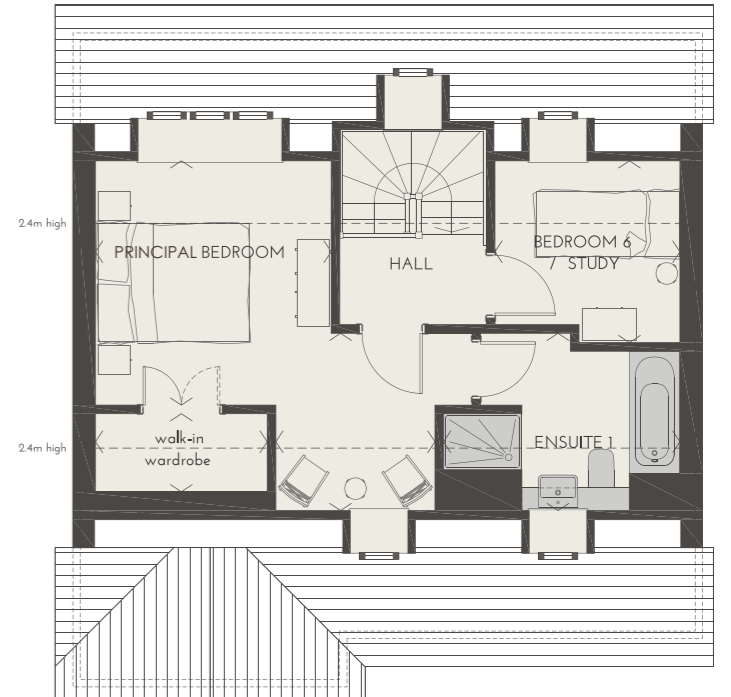
External finishes may vary from shown. Some of our homes are built as a mirror-image (handed) of those shown here. Please do ask your sales consultant for full details.



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

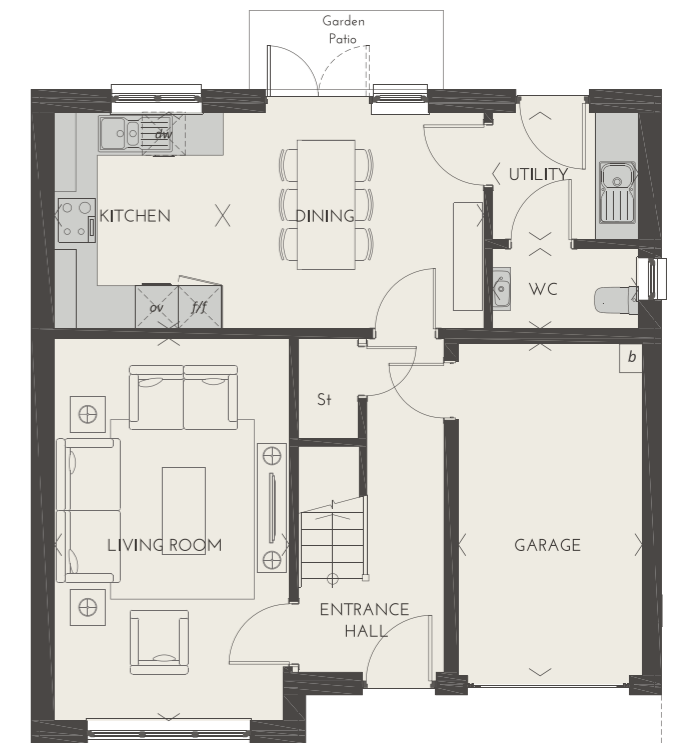
### SECOND FLOOR

Principal Bedroom	3.280m x 3.400m	10' 9" x 11' 2"
Principal 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 optional microwave  
dw - optional integrated dishwasher  
St - store

### FLOOR AREA 158.05m<sup>2</sup> (1701ft<sup>2</sup>)

Floor area does not include any garages.



PLOT 399

## 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 fridge/freezer, stainless steel gas hob, multi-function oven and hood. 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 principal 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

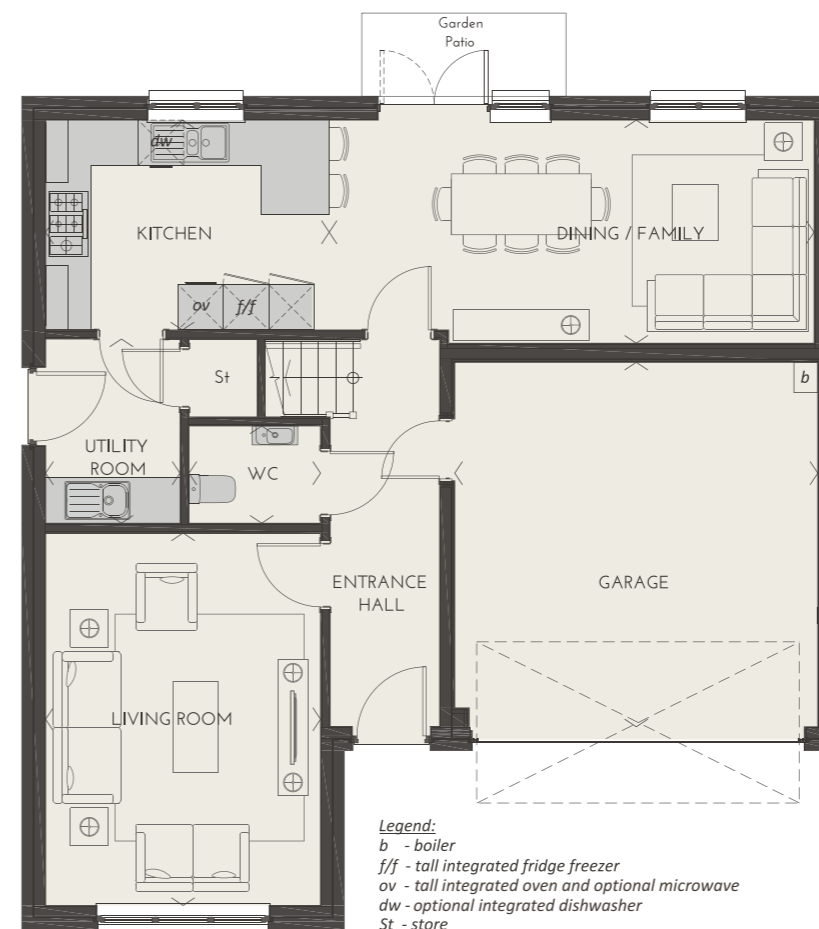
- Five bedroom detached home
- Superb kitchen/dining room with breakfast bar
- French doors to garden
- Utility room
- Guest cloakroom
- En-suite shower room to principal bedroom
- Walk-in wardrobe to principal bedroom
- En-suite shower room to guest bedroom
- Family bathroom with bath and shower
- Double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



Legend:  
cyl - hot water storage cylinder  
St - store

### FIRST FLOOR

Principal 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:  
b - boiler  
f/f - tall integrated fridge freezer  
ov - tall integrated oven and optional microwave  
dw - optional integrated dishwasher  
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"

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

Floor area does not include any garages.



PLOT 403

## 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 fridge/freezer, stainless steel gas hob, multi-function oven and hood. 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 principal 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

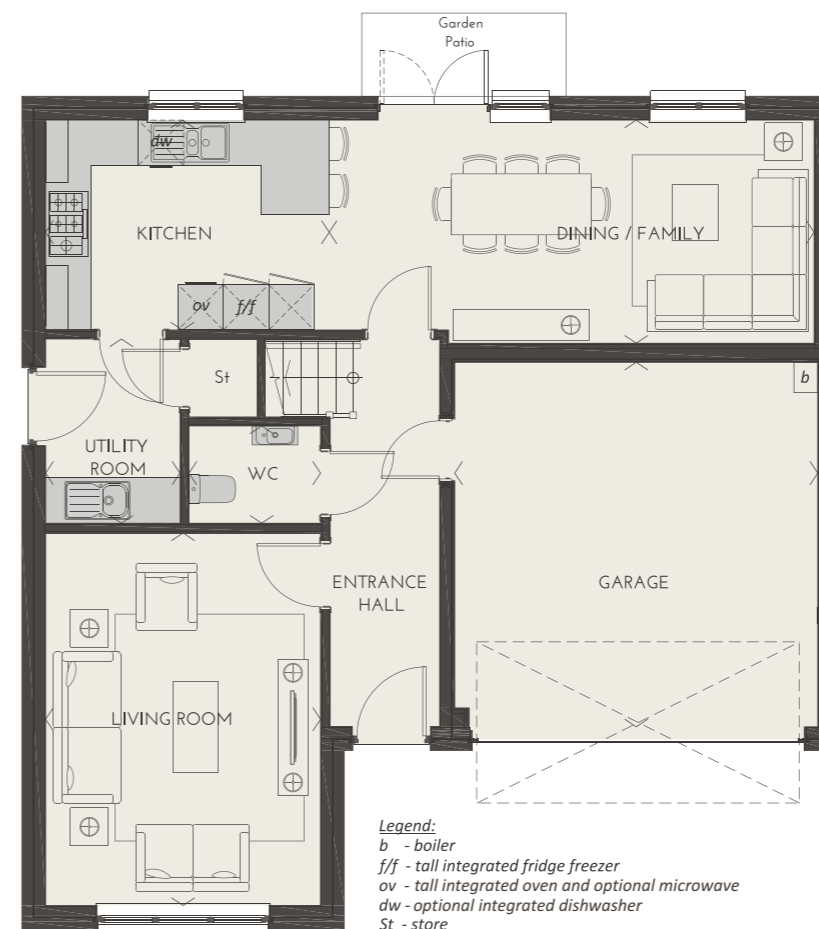
- Five bedroom detached home
- Superb kitchen/dining room with breakfast bar
- French doors to garden
- Utility room
- Guest cloakroom
- En-suite shower room to principal bedroom
- Walk-in wardrobe to principal bedroom
- En-suite shower room to guest bedroom
- Family bathroom with bath and shower
- Double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



Legend:  
cyl - hot water storage cylinder  
St - store

### FIRST FLOOR

Principal 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:  
b - boiler  
f/f - tall integrated fridge freezer  
ov - tall integrated oven and optional microwave  
dw - optional integrated dishwasher  
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"

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

Floor area does not include any garages.



PLOT 432

## 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 fridge/freezer, stainless steel gas hob, multi-function oven 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 principal 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 principal bedroom
- Walk-in wardrobe to principal 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

Principal 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  
fff - tall integrated fridge freezer  
ov - tall integrated oven and optional microwave  
dw - optional 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.





PLOTS 405, 474

## 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 stainless steel gas hob, multi-function oven, cooker hood 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.

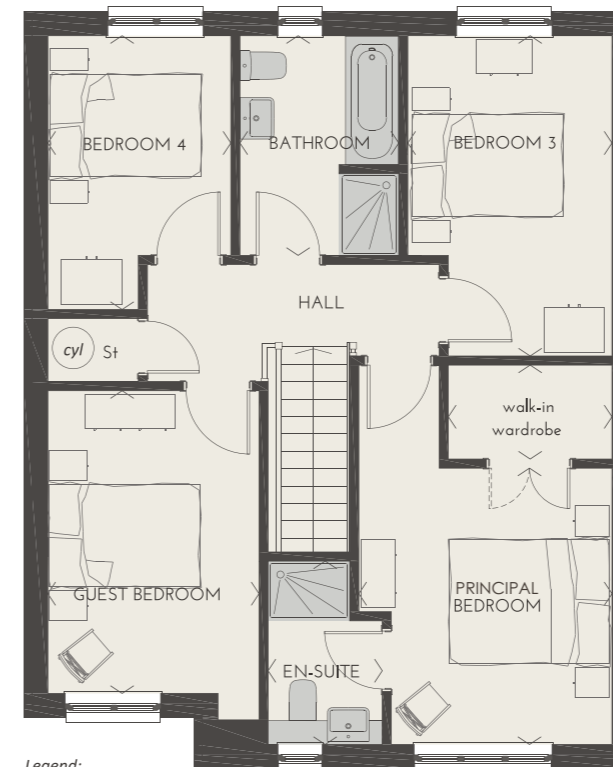
Upstairs, there are four generous double bedrooms, and a stylish, modern family bathroom with its own large separate shower. The principal bedroom is a lovely space that includes a very large walk-in wardrobe and en-suite shower room complete with generous shower,

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 principal bedroom
- Walk-in wardrobe to principal bedroom
- Family bathroom with separate shower
- Detached single garage with light and power
- Excellent storage

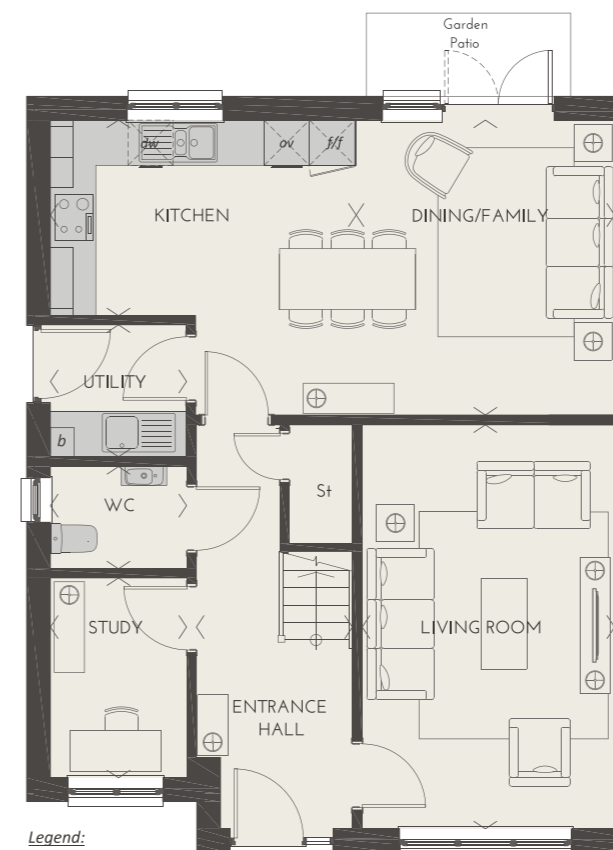
External finishes may vary from shown. Some of our homes are built as a mirror-image (handed) of those shown here. Please do ask your sales consultant for full details.



Legend:  
cyl - hot water storage cylinder  
St - store

### FIRST FLOOR

Principal 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 optional microwave  
dw - optional integrated dishwasher  
St - store

### 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.

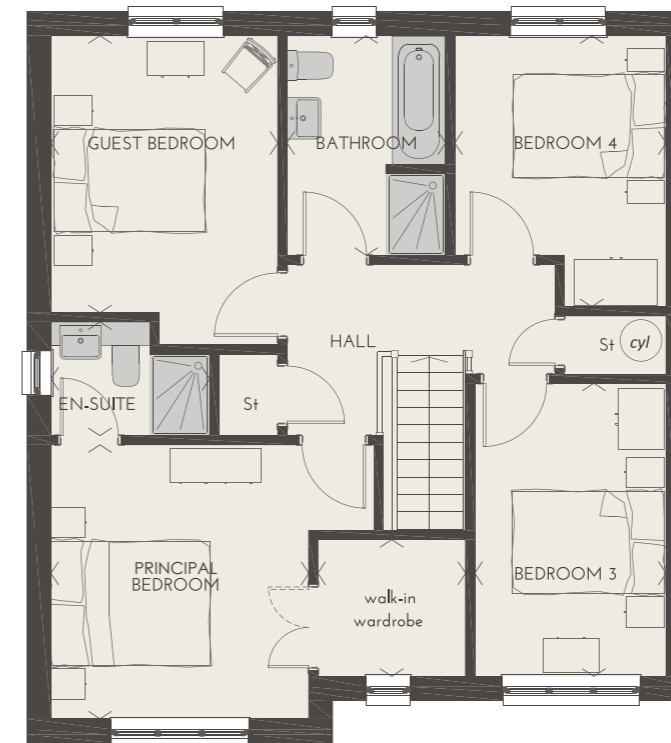
The Harris is an impressive four bedroom detached family home that has been designed to make the very best of the generous space within each room. The formal living room is bright and airy, with a large window to the front, while to the rear the open-plan kitchen/dining area boasts wide full height glazing which includes French doors onto the rear garden. The large well appointed kitchen includes a fine range of premium appliances including fridge/freezer, multi-function oven, 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 principal 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 principal bedroom
- Walk-in wardrobe to principal bedroom
- Family bathroom with separate shower
- Integral garage with access from entrance hall
- Excellent storage

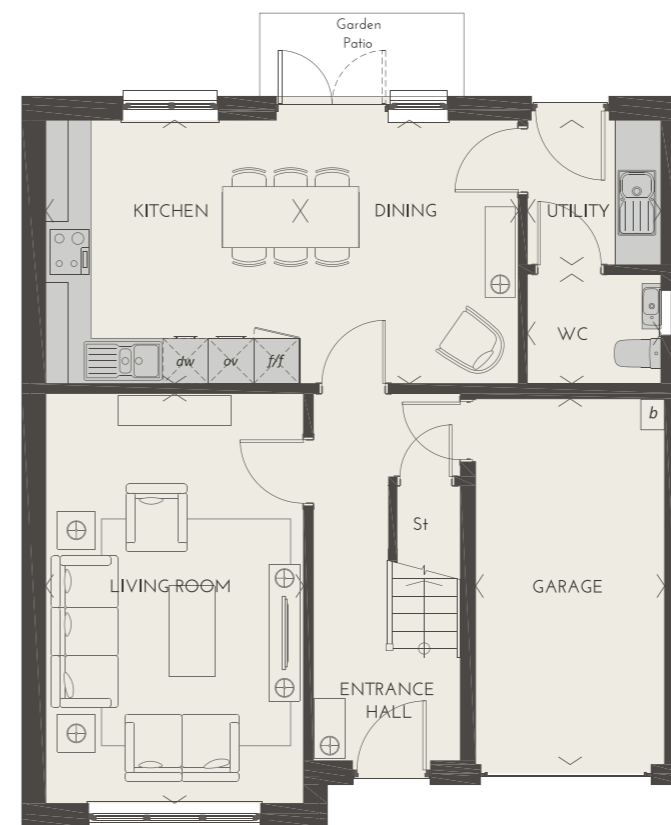
External finishes may vary from shown. Some of our homes are built as a mirror-image (handed) of those shown here. Please do ask your sales consultant for full details.



Legend:  
cyl - hot water storage cylinder  
St - store

### FIRST FLOOR

Principal 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 optional microwave  
dw - optional 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.



PLOTS 433, 438, 469, 470

## 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 fridge/freezer, multi-function oven, 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 principal 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 principal bedroom
- Walk-in wardrobe to principal 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

Principal 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 optional microwave  
dw - optional 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 117.67m<sup>2</sup> (1266ft<sup>2</sup>)

Floor area does not include any garages.



PLOTS 435

## 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 fridge/freezer, multi-function oven, 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 principal 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 principal bedroom
- Walk-in wardrobe to principal 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

Principal 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 optional microwave  
dw - optional 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 117.67m<sup>2</sup> (1266ft<sup>2</sup>)

Floor area does not include any garages.



PLOT 471

## 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 fridge/freezer, multi-function oven, 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 principal 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 principal bedroom
- Walk-in wardrobe to principal 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

Principal 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 optional microwave  
dw - optional 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 117.67m<sup>2</sup> (1266ft<sup>2</sup>)

Floor area does not include any garages.



PLOT 434

## 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.

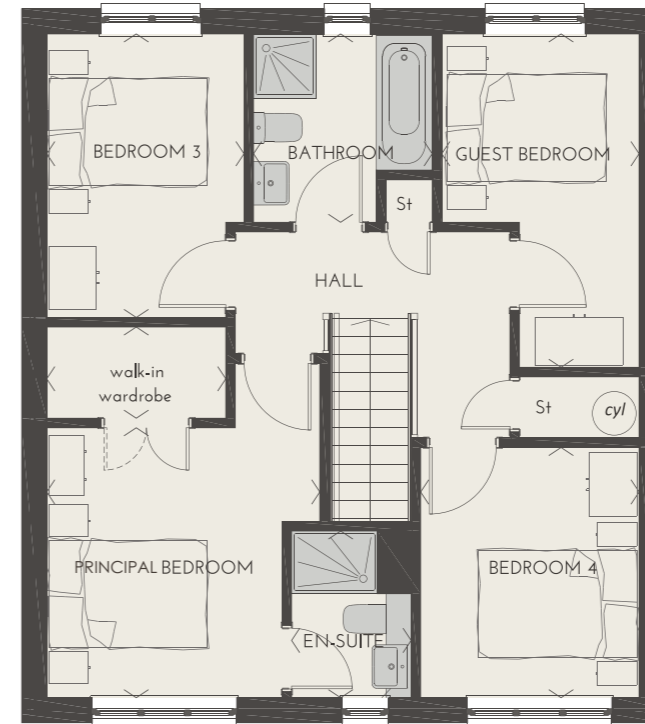
The Elland is a welcoming four bedroom detached home that boasts a light and airy living room, ground floor storage and an expansive open-plan kitchen/dining room. The attractive dining area has French doors that lead to a private garden, and the stylish kitchen is fitted with a range of premium appliances. These include fully integrated fridge/freezer, stainless steel gas hob, multi-function oven, 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 principal 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 principal bedroom
- Walk-in wardrobe to principal 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 - store

### FIRST FLOOR

Principal 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 optional microwave  
dw - optional 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 110.37m<sup>2</sup> (1188ft<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
- Dishwasher
- Wine cooler
- Washing machine
- Under-unit lighting

**Security:**

- Intruder alarms

**Miscellaneous:**

- Landscaped gardens
- Fencing to rear garden
- Fitted wardrobes

**Flooring:**

- Choose from carpets, ceramic tiling or luxury vinyl tiling where applicable

**Electrical:**

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

**Tiling:**

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

**Plumbing:**

- Chrome towel warmers

*\*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 Charleston

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

Charleston 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 Charleston 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.



## Charleston: Here's how to find us...

Sat Nav reference: AB15 8FJ

### Travel directions from Aberdeen

From Anderson Drive (A90) head south to South Anderson Drive (A90), to the Garthdee roundabout. Take the second turning at the roundabout (still A90). Turn left (signposted to Cove Bay) onto the West Tullos Road (B9077), follow this road to the traffic lights at the MINI dealership. The development will be sign-posted on the right.

### Travel directions from Stonehaven

From Stonehaven take the A90 towards Aberdeen. Take the exit onto Wellington Road (A956) toward Aberdeen/Harbour. On the Wellington Road (A956), turn right at the new junction into the development Charleston, Cove and the marketing suite is sign posted on the left.



# Charleston Cove: 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.



BlueSky Business Space, Arnhall Business Park,  
FF17, Prospect Rd, Westhill AB32 6FJ  
[www.remax-scotland.net](http://www.remax-scotland.net) | [info@remax-aberdeen.net](mailto:info@remax-aberdeen.net) | 01224 057300

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**Milestone**  
LOVE WHERE YOU LIVE

## Specifications

All homes designed and built as part of Charlston Cove, Aberdeen can be subject to design and specification amends 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.

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