



ASHLAWN MEADOWS
RUGBY



LUXURIOUS COUNTRY LIVING

Ashlawn Meadows is a unique collection of 10 individually-designed homes nestled in an idyllic country setting on the outskirts of Rugby. Built in a contemporary style, each luxurious home has its own character, a wealth of architectural features and a large, private garden.

As you turn into the entrance to Ashlawn Meadows, it's like entering your own private sanctuary. Two oak trees flank the drive which curves its way around a beautiful mature ash tree to reach 10 truly individual homes.

Everything at Ashlawn Meadows has a sense of privacy and refinement about it. With plot sizes of up to a quarter of an acre, each property has space to breathe, allowing you to fully escape the stresses and strains of everyday life.

Each luxury property has four or five bedrooms, a vast amount of free-flow living space and a large garden featuring both turfed and landscaped areas. A refined aesthetic continues throughout

the architectural details. Aluminium and timber windows, contemporary cladding and slate roofs complement the brick and render facades, creating a fresh take on a traditional family home. And all around you are soothing views of wild-flower meadows, orchards and rolling fields.

Come moving day, all you have to do is turn your key in the door, step inside and relax. Everything about your new home has been carefully designed and thought through, allowing you to get on with what really matters – enjoying your new life in the country.

It's time to move. It's time to come home to Ashlawn Meadows.



THE PERFECT BLEND OF TOWN & COUNTRY

Bringing you the ideal combination of town and country living, Ashlawn Meadows offers the best of both worlds

Approximate driving distances from Ashlawn Meadows

- Dunchurch - 2 miles
- Hillmorton - 2 miles
- Rugby town centre - 2 miles
- Rugby train station - 3 miles
- M6 - 5 miles
- M1 - 5 miles
- A14 - 8 miles
- Birmingham Airport - 24 miles
- East Midlands Airport - 41 miles
- Coventry - 14 miles
- Northampton - 21 miles
- Leicester - 24 miles
- Birmingham - 36 miles
- Milton Keynes - 37 miles
- London - 85 miles



Located in the heart of Warwickshire's beautiful rolling countryside, this prestigious development allows you to enjoy all the benefits of country life while still having easy access to local amenities and excellent transport links. This peaceful enclave of 10 high specification homes lies just two miles south of Rugby town centre. From there you can catch a train to London Euston in under an hour. If travelling by car, the M45, M1 and M6 are within reach, as are the A14 and the A45, allowing easy access to business hubs such as Birmingham, Leicester and Northampton.

Closer to home, the pretty village of Dunchurch lies just two miles west of Ashlawn Meadows, offering a range of charming eateries, independent shops and cafés. The closest supermarket is just five minutes' drive away.

If outdoor activities are your thing, you'll be spoilt for choice. Rugby itself has a thriving sports scene, with active football, netball, and – of course – rugby clubs in the town. If slower-paced sports are more your thing, Rugby Golf Club has more than 67 acres of greens to master at its 18-hole course. And for walkers there are miles of paths to explore at nearby Cock Robin Wood and Windmill Spinney Nature Reserve.

Great days out can be found at beautiful Draycote Water, where you can enjoy water sports, walking, cycling and fishing. And majestic Kenilworth Castle is the perfect place to take guests to soak up a bit of medieval history.

When it comes to schools, there are a number of excellent options within easy reach. Paddox Primary and Bilton CoE Junior School both have 'Good' OFSTED ratings, and secondary options Ashlawn School and Lawrence Sheriff School are both rated 'Outstanding' by OFSTED. World-renowned Rugby School is only a five-minute drive away, making Ashlawn Meadows the perfect option for parents considering sending their children there as day pupils. And for younger children in the independent sector, both Bilton Grange Preparatory School (2 miles away) and Spratton Hall (15 miles away) are leaders in their field.





CHOOSE A HOME LIKE NO OTHER

We pride ourselves on using only the best possible materials and craftsmanship to create a truly unique home for you and your family

The moment you step inside one of our homes, it's clear something feels different. The rooms are generously proportioned. The large windows are cleverly positioned to make the most of the natural light. All the materials you see around you – from the fireplaces to the quartz kitchen worktops – are of impeccable quality.

At Grace Homes, we are known for creating exceptional properties, and this shows in every corner of every home we build. We put thought and care into all aspects of your new home so that you don't have a to think about a thing.

Not only will everything inside the home be completed to our unflinchingly high standards, the garden will be fully turfed with a generous, sandstone terrace in place, ready for your arrival. So all you have to do on move-in day is get on with enjoying life in your new luxury home.





NORTH

Ashlawn Road

ASHLAWN MEADOWS RUGBY



THE SITE PLAN

A mature ash tree and lush planting greet you as you turn into Ashlawn Meadows, an elegant collection of just 10 luxury homes. Each one is individually designed with contemporary detailing such as anthracite aluminium windows and stylish cladding. With generous gardens and far-reaching countryside views, the over-riding sense is one of a peaceful, rarefied sanctuary.

-  Plot 1: Hardwick House
-  Plot 2: Kilsby House
-  Plot 3: Draycote House
-  Plot 4: Woolscott House
-  Plot 5: Shuckburgh House
-  Plot 6: Grandborough House
-  Plot 7: Newton House
-  Plot 8: Willoughby House
-  Plot 9: Flecknoe House
-  Plot 10: Sawbridge House



HARDWICK HOUSE

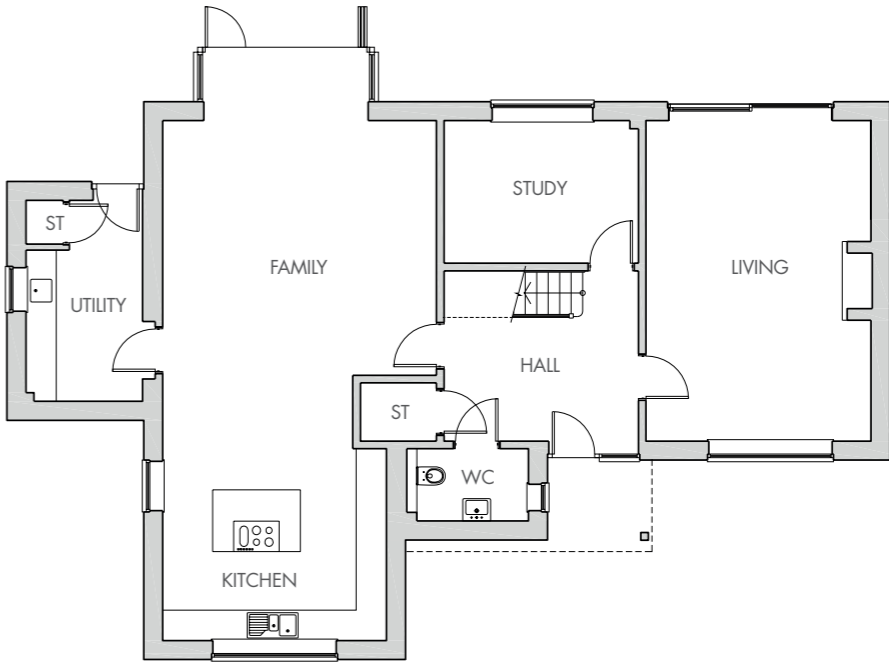
Plot 1: A detached five-bedroom house with double garage

One of the largest properties on the development, Hardwick House is approached by a private drive and offers luxurious living in abundance. Set in a secluded spot and surrounded by established trees, this contemporary home ticks all the boxes in terms of space and privacy.

As is fitting for a home of this size, a grand hallway welcomes you as you step into the property. This imposing space leads you through to the charming study which is filled with light thanks to the generous-sized windows overlooking the garden. Also leading off the hallway is the stunning kitchen-family room with its beautiful quartz island unit and high-end appliances. The stylish centrepiece of this huge

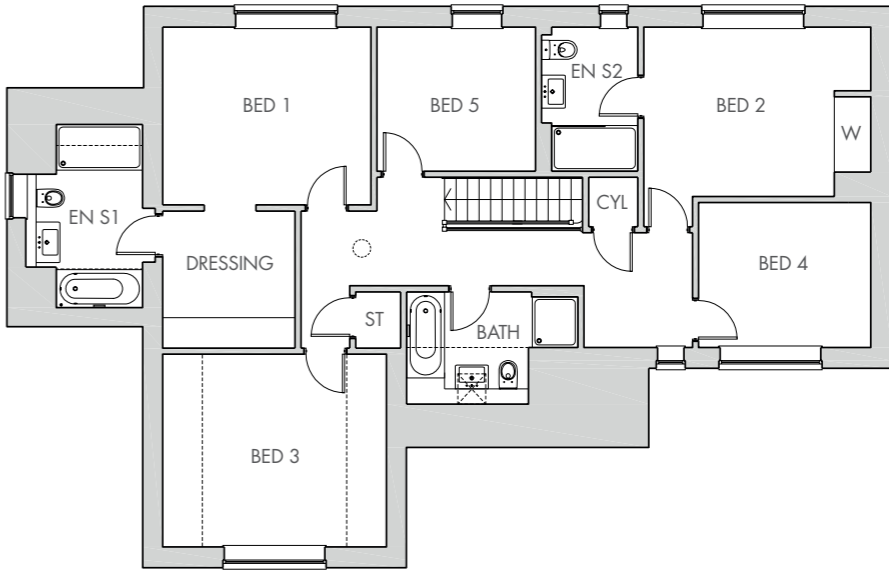
kitchen, the island, creates the perfect focal point when you're relaxing with family and friends at the end of a busy week. The eastern end of this incredible kitchen-family space is fully glazed, extending out onto the terrace and large, private garden. The ground floor also offers underfloor heating throughout and a well-proportioned living room complete with a fireplace and sliding doors opening onto the garden.

Upstairs, the spacious master bedroom has a separate walk-in dressing room as well as an elegant en suite bathroom with vanity unit and high-end fittings. There are a further four, double bedrooms – one of which is en suite – as well as a generous family bathroom.



Ground floor

Room	Metres	Feet
Living	4.44 x 6.33	14'7" x 20'9"
Kitchen/Family	5.40 x 11.61	17'9" x 38'1"
Utility	2.30 x 3.97	7'7" x 13'0"
Study	3.84 x 2.82	12'7" x 9'3"
WC	2.40 x 1.43	7'10" x 4'8"



First floor

Room	Metres	Feet
Bed 1	4.11 x 3.51	13'6" x 11'6"
Dressing	2.61 x 2.71	8'7" x 8'11"
En suite 1	1.95 x 3.62	6'5" x 11'11"
Bed 2	4.48 x 3.34	14'8" x 10'11"
En suite 2	1.90 x 2.85	6'3" x 9'4"
Bed 3	4.42 x 3.81	14'6" x 12'6"
Bed 4	3.40 x 2.86	11'2" x 9'5"
Bed 5	3.13 x 2.85	10'3" x 9'4"
Bathroom	3.38 x 2.22	11'1" x 7'3"





KILSBY HOUSE

Plot 2: A detached four-bedroom home with double garage

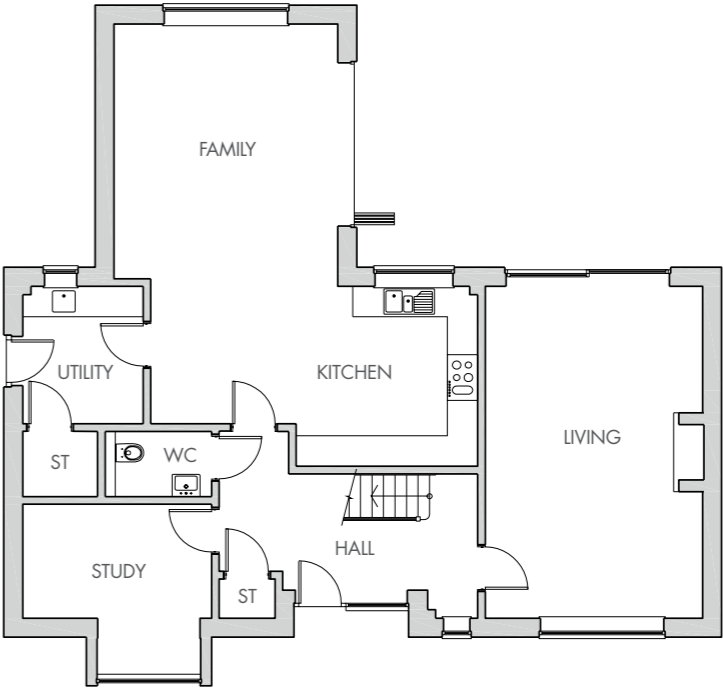
An imposing sight greets you as you approach Kilsby House. Contemporary detailing such as grey cladding and aluminium and timber windows give this substantial property a stylish, modern feel.

As you step inside this luxurious home, you are greeted by a vast, light-filled hallway leading to a generous study and downstairs cloakroom. The huge living room to your right spans the entire property front to back, creating a wonderful space in which to relax with friends or cosy up with a book in front of the fire. Large sliding doors to the rear allow you to open up this space onto the secluded, landscaped garden.

To the rear of the hallway is the impressive kitchen-family room, flooded with light thanks to the long run of folding-sliding doors opening onto the garden.

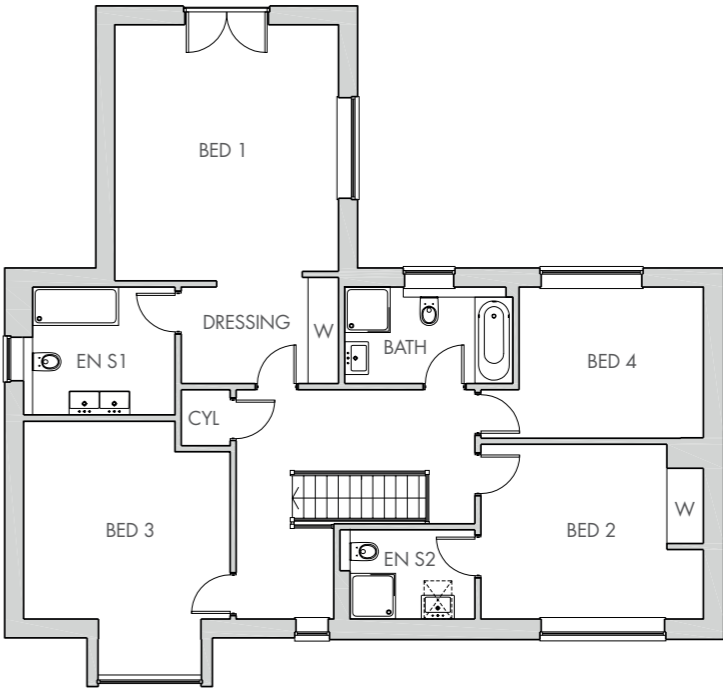
Whether you're cooking for family or friends, the quartz work surfaces and high-quality integrated appliances make this space an absolute pleasure to experience.

On the first floor, the spacious, master bedroom has French doors opening onto a glass Juliet balcony from which you can enjoy amazing early morning views of the sunrise. This attractive room has a dressing area with built-in wardrobes and an en suite bathroom with a double vanity unit. There are a further three double bedrooms, one of which is en suite. In addition, there is a stunning family bathroom with superior fittings and high-quality brassware.



Ground floor

Room	Metres	Feet
Living	4.29 x 6.55	14'1" x 21'6"
Kitchen/Family	6.45 x 7.89	21'2" x 25'11"
Utility	2.38 x 2.71	7'10" x 8'11"
Study	3.73 x 3.36	12'3" x 11'0"
WC	2.10 x 1.29	6'11" x 4'3"



First floor

Room	Metres	Feet
Bed 1	4.42 x 5.06	14'6" x 16'7"
Dressing	3.11 x 2.10	10'2" x 6'11"
En suite 1	2.82 x 2.52	9'3" x 8'3"
Bed 2	4.39 x 3.45	14'5" x 11'4"
En suite 2	2.47 x 1.76	8'1" x 5'9"
Bed 3	4.08 x 5.01	13'5" x 16'5"
Bed 4	3.64 x 2.98	11'11" x 9'9"
Bathroom	3.32 x 1.91	10'11" x 6'3"





DRAYCOTE HOUSE

Plot 3: A detached four-bedroom home with double garage

If you're looking for a luxury home built with superb attention to detail and contemporary styling then Draycote House could be the property for you.

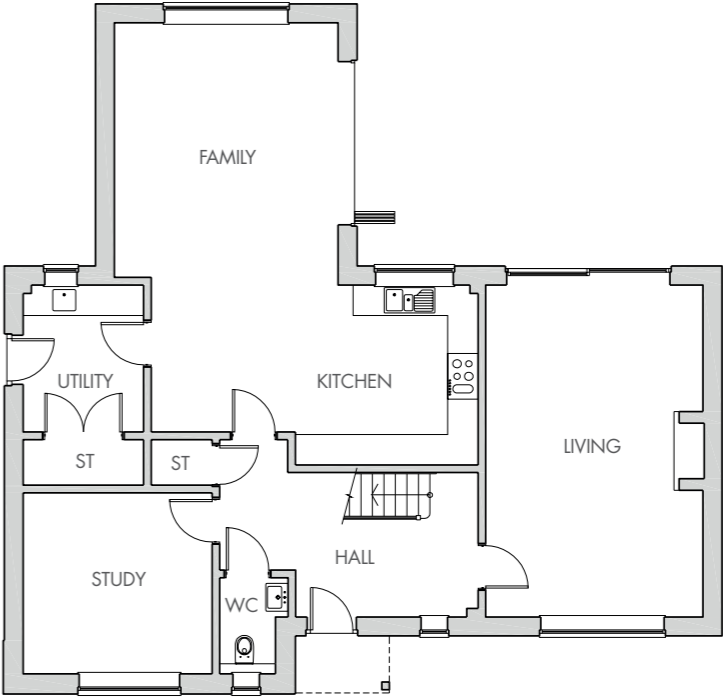
As you step into the spacious hallway, your eye is drawn to the impressive staircase with its oak handrails and beautiful glass balustrades. To your left is a well-proportioned study with views to the front of the property and there is also a downstairs cloakroom with stylish vanity unit.

The light and airy living room offers access to the elegant sandstone terrace and garden via sliding doors to the rear. With lots of space for comfy sofas, this room is the ideal living area in which to relax with friends in front of the fire.

Heading towards the rear of the property, the L-shaped kitchen-family room lends itself perfectly either to dinner parties or to simple family meals. Quartz worktops and top brand appliances make this space a joy to experience and the folding-sliding doors opening onto the garden allow you to bring the outside in on warmer days.

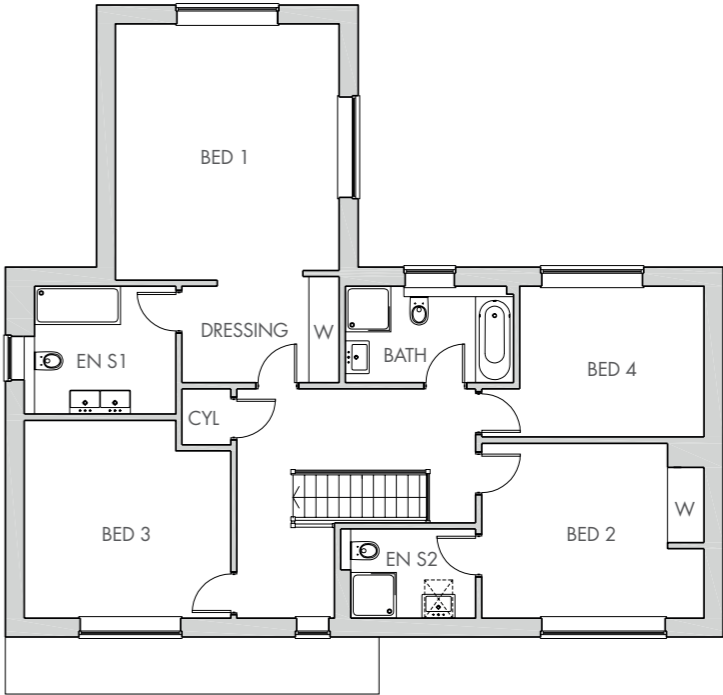
Upstairs, the luxurious master bedroom has two large windows overlooking the garden and an en suite with double vanity unit. There are a further three, double bedrooms – one of which is en suite – as well as a generous family bathroom.

The large, private walled garden offers exceptional privacy and character, making it the perfect spot to enjoy a chilled glass of wine during the summer months.



Ground floor

Room	Metres	Feet
Living	4.29 x 6.55	14'1" x 21'6"
Kitchen/Family	6.45 x 8.08	21'2" x 26'6"
Utility	2.38 x 2.90	7'10" x 9'6"
Study	3.73 x 3.58	12'3" x 11'9"
WC	1.10 x 1.90	3'7" x 6'3"



First floor

Room	Metres	Feet
Bed 1	4.42 x 5.06	14'6" x 16'7"
Dressing	3.11 x 2.10	10'2" x 6'11"
En suite 1	2.79 x 2.52	9'2" x 8'3"
Bed 2	4.39 x 3.45	14'5" x 11'4"
En suite 2	2.47 x 1.76	8'1" x 5'9"
Bed 3	4.08 x 3.90	13'5" x 12'10"
Bed 4	3.64 x 2.98	11'11" x 9'9"
Bathroom	3.32 x 1.91	10'11" x 6'3"





WOOLSCOTT HOUSE

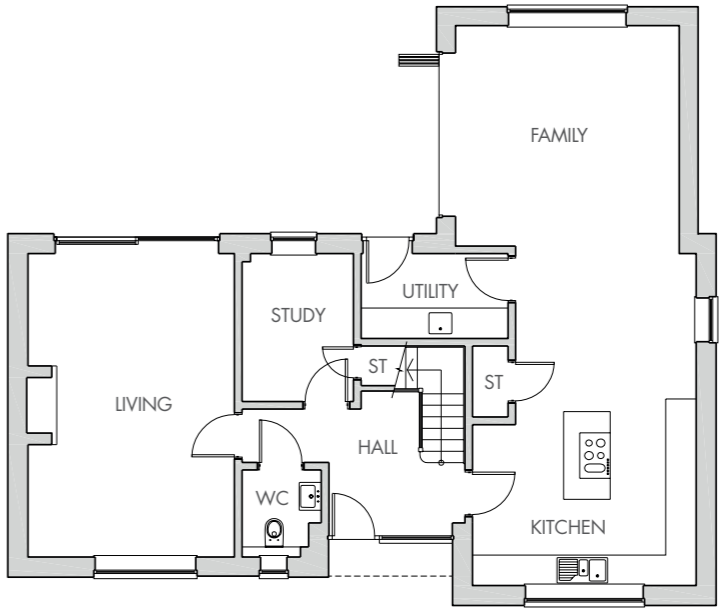
Plot 4: A detached four-bedroom home with double garage

Lying at the heart of Ashlawn Meadows, Woolscott House combines luxurious detailing with impeccable style. This carefully-designed property offers a vast amount of free-flow living space with a beautiful, south-facing walled garden.

Leading off the generous hallway is the hub of the home, the impressive kitchen-family room complete with folding-sliding doors that open onto the garden to bring the outside in. This enormous, dual aspect room has a exquisite quartz island unit and top-end integrated appliances. Whether you're cooking a simple meal for the family or entertaining friends in style, this kitchen has it all.

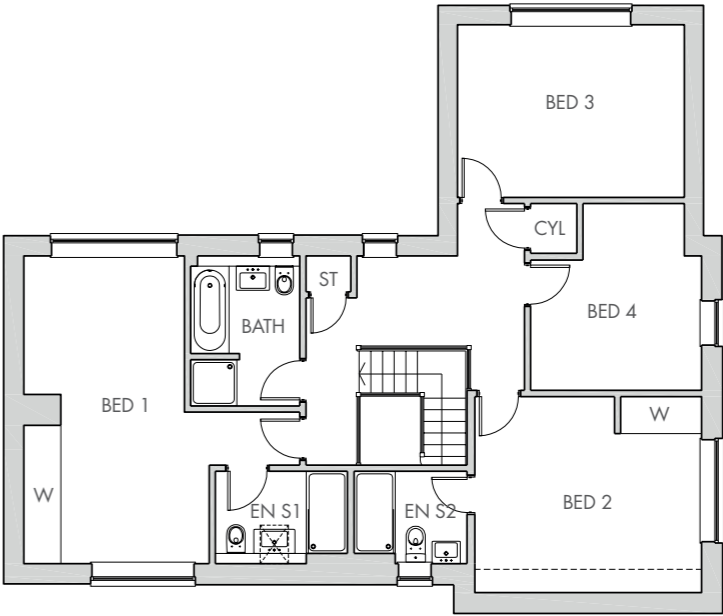
The spacious living room also provides lots of space for the whole family to enjoy. The handsome fireplace with its oak mantel provides a welcome focal point. Sat in front of the fire with a good book or a board game is the perfect place to be on a cold winter's evening.

Upstairs, the master bedroom enjoys lovely views over the garden as well as an en suite bathroom and a generous run of built-in wardrobes. Woolscott House has three further bedrooms – one of which is en suite – as well as an exceptional family bathroom.



Ground floor

Room	Metres	Feet
Living	4.08 x 5.99	13'5" x 19'8"
Kitchen/Family	4.42 x 11.05	14'6" x 36'3"
Utility	2.90 x 1.68	9'6" x 5'6"
Study	2.20 x 2.92	7'3" x 9'7"
WC	1.57 x 1.72	5'2" x 5'8"



First floor

Room	Metres	Feet
Bed 1	3.61 x 5.99	11'10" x 19'8"
En suite 1	2.57 x 1.80	8'5" x 5'11"
Bed 2	4.42 x 3.82	14'6" x 12'6"
En suite 2	2.20 x 1.80	7'3" x 5'11"
Bed 3	4.42 x 3.36	14'6" x 11'0"
Bed 4	3.33 x 3.64	10'11" x 11'11"
Bathroom	2.13 x 2.92	7'0" x 9'7"





SHUCKBURGH HOUSE

Plot 5: A detached four-bedroom home with double garage

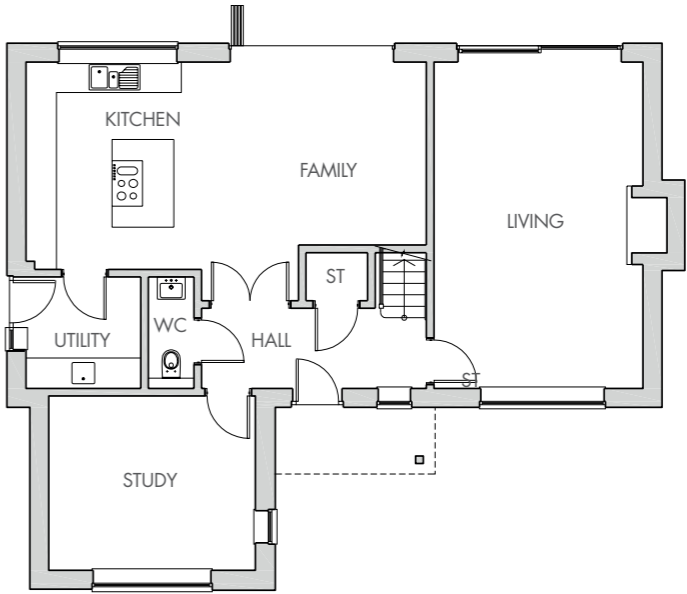
Tucked away in a prime corner plot, this exquisite home offers both privacy and space in abundance. With its light-filled interiors and generous, south-facing garden, Shuckburgh House presents the pinnacle in luxury living.

As you enter the property via the light and airy hallway, there is a large study to your left, presenting the ideal space for working from home.

Through a pair of oak doors is the perfect entertaining space - a vast kitchen-family room with a beautiful quartz island unit, plenty of storage and integrated appliances. This huge room offers a wonderful space for both weekday family meals and sophisticated weekend dinner parties. Folding-sliding doors provide a seamless link from this impressive kitchen onto the sandstone terrace and garden.

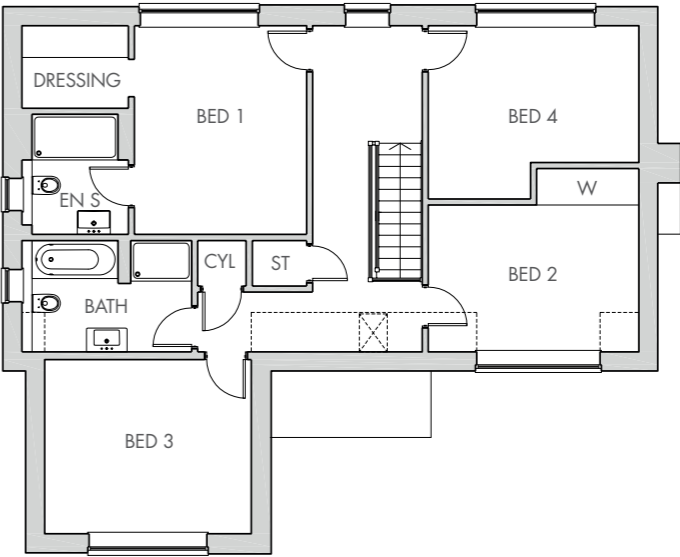
With underfloor heating throughout, the ground floor is also home to a lovely, dual aspect living room with working fireplace and stylish oak mantel. Be certain to grab your spot by the fire as you relax with a good book after a hard day. And in the summer, pull back the sliding doors to open up this elegant room to the garden.

On the first floor, the spacious master bedroom provides a much-needed retreat from the stresses and strains of every day life. With gorgeous countryside views, a dressing area and an en suite, this bedroom really is the ultimate in sophisticated living. This property has three further double bedrooms and a good-sized family bathroom.



Ground floor

Room	Metres	Feet
Living	4.13 x 6.44	13'7" x 21'2"
Kitchen/Family	7.90 x 4.71	25'11" x 15'5"
Utility	2.27 x 2.20	7'5" x 7'3"
Study	4.08 x 3.44	13'5" x 11'3"
WC	0.90 x 2.20	2'11" x 7'3"



First floor

Room	Metres	Feet
Bed 1	3.40 x 4.12	11'2" x 13'6"
Dressing	2.10 x 1.63	6'11" x 5'4"
En suite	2.10 x 2.37	6'11" x 7'9"
Bed 2	4.16 x 3.62	13'8" x 11'11"
Bed 3	4.08 x 3.44	13'5" x 11'3"
Bed 4	4.16 x 3.42	13'8" x 11'3"
Bathroom	3.35 x 2.20	11'0" x 7'3"





GRANDBOROUGH HOUSE

Plot 6: A detached five-bedroom home with integrated double garage

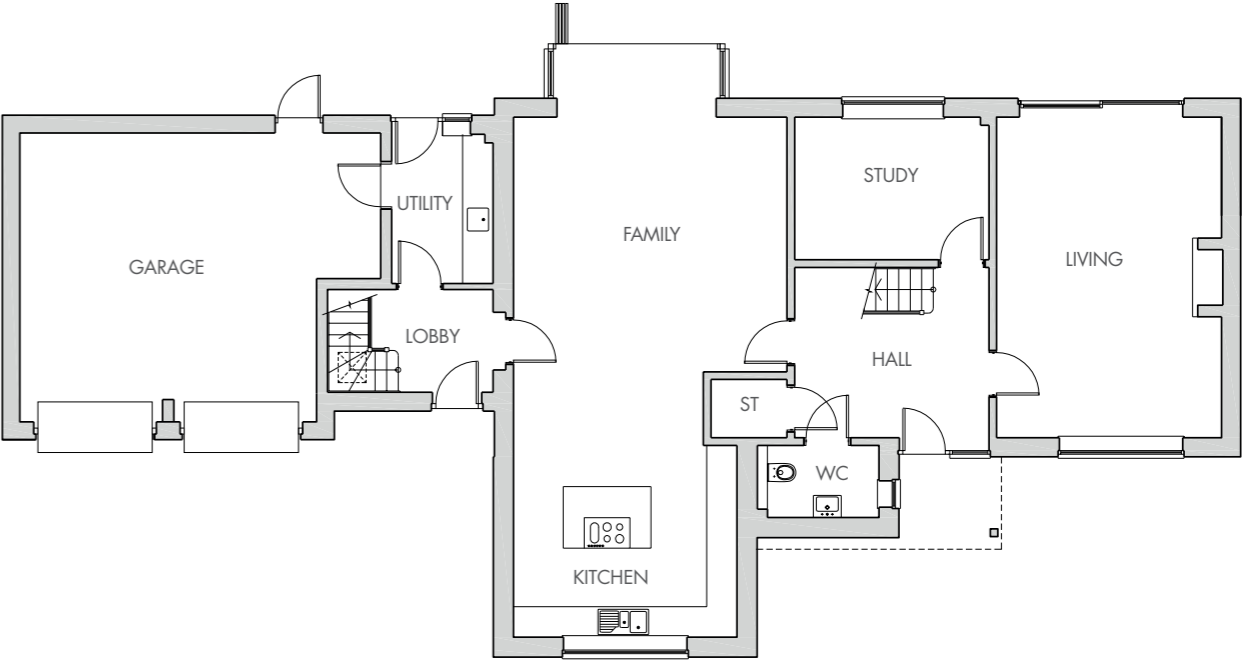
This beautiful home occupies one of the largest plots at Ashlawn Meadows, offering luxurious living with a vast, south-facing garden.

Leading off the spacious hallway is the stunning, kitchen-family room with its impressive quartz island, underfloor heating and top-end integrated appliances. Very much the heart of the home, this huge room has plenty of space for both dining and relaxing. Overlooking the garden, the southern end of this light-filled kitchen is fully glazed, extending out to make the most of the views across the rolling fields of the Rainsbrook Valley.

On the other side of the hallway lies a double aspect living room with a working fireplace and sliding doors opening onto the sandstone terrace and large, private garden.

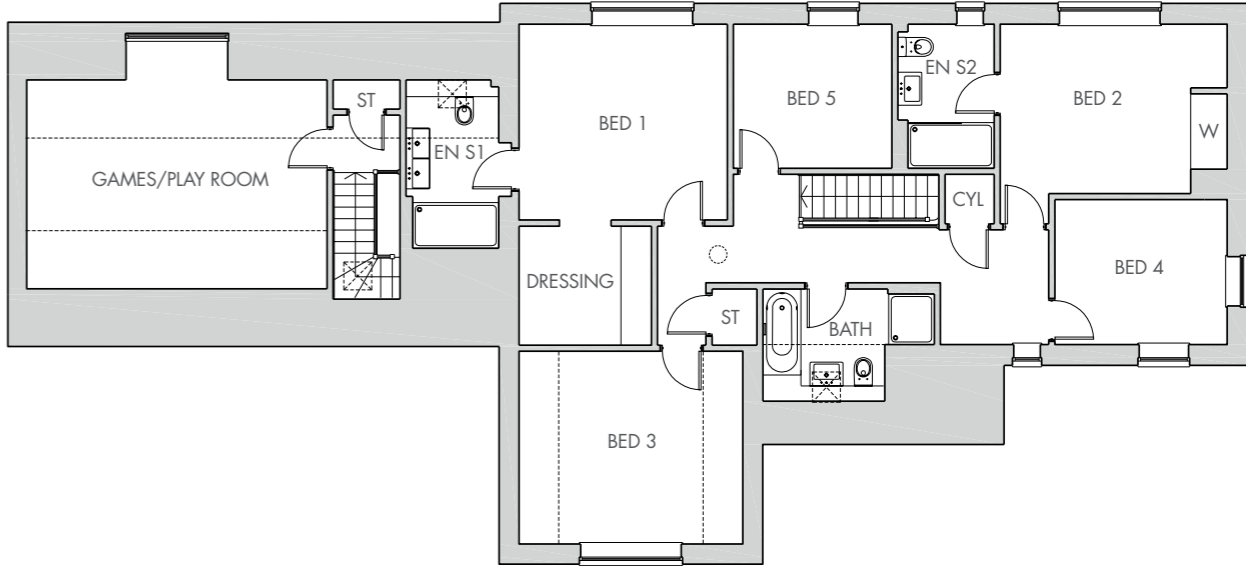
Upstairs, the wonderful master bedroom has a separate walk-in dressing room as well as an en suite with twin basins and high quality fittings. There are a further four, double bedrooms – one of which is en suite – as well as a generous family bathroom.

Grandborough House also has a hidden gem above the double garage. Accessed via a dedicated staircase, this giant room feels completely separate to the rest of the house, making it perfect for use as a games room, gym or home cinema.



Ground floor

Room	Metres	Feet
Living	4.40 x 6.33	14'5" x 20'9"
Kitchen/Family	5.40 x 11.61	17'9" x 38'1"
Utility	2.01 x 2.95	6'7" x 9'8"
Study	3.84 x 2.82	12'7" x 9'3"
WC	2.40 x 1.43	7'10" x 4'8"



First floor

Room	Metres	Feet
Bed 1	4.11 x 3.87	13'6" x 12'8"
Dressing	2.61 x 2.35	8'7" x 7'9"
En suite 1	1.83 x 3.32	6'0" x 10'11"
Bed 2	4.48 x 3.34	14'8" x 10'11"
En suite 2	1.90 x 2.85	6'3" x 9'4"
Bed 3	4.42 x 3.81	14'6" x 12'6"
Bed 4	3.40 x 2.86	11'2" x 9'5"
Bed 5	3.13 x 2.85	10'3" x 9'4"
Games Room	5.92 x 4.88	19'5" x 16'0"
Bathroom	3.38 x 2.22	11'1" x 7'3"





NEWTON HOUSE

Plot 7: A detached four-bedroom home with a double garage

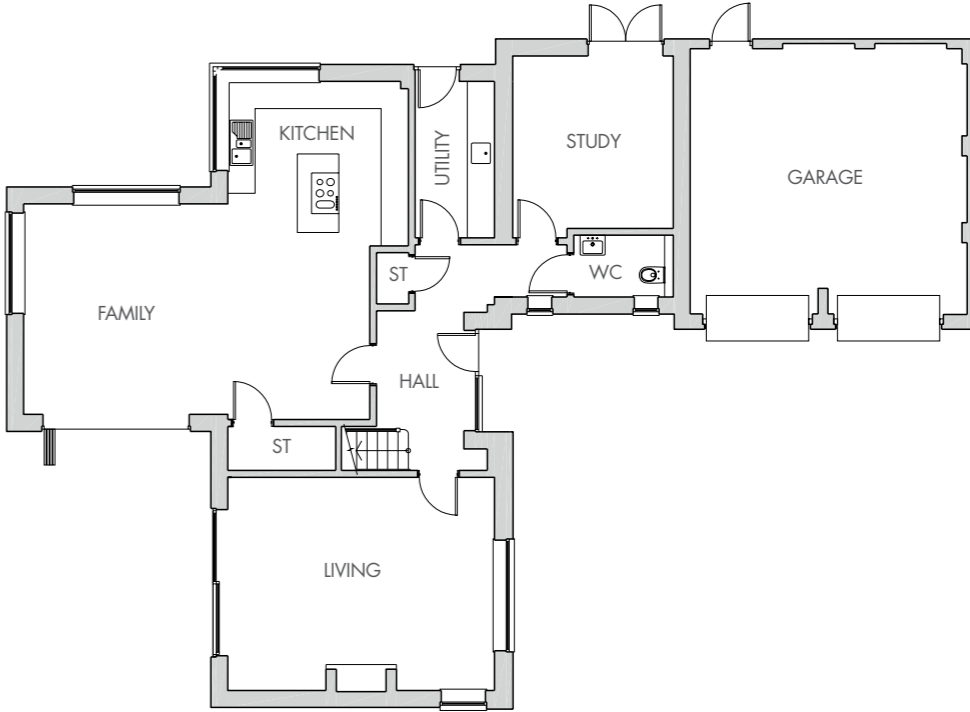
Occupying a substantial corner plot at the southern end of Ashlawn Meadows, Newton House offers contemporary living at its finest.

On the ground floor, the huge, L-shaped kitchen-family room takes centre stage, creating the ideal entertaining space with its stylish units, integrated appliances and beautiful quartz island unit. Whether you're cooking for the family or impressing guests with a dinner party, this stunning kitchen has it all. On sunny days, you can open up the folding-sliding doors to allow easy access to the lawned, south-facing garden.

Spanning the full width of the property, the vast living room has an attractive fireplace and sliding doors opening onto the private, sunny garden.

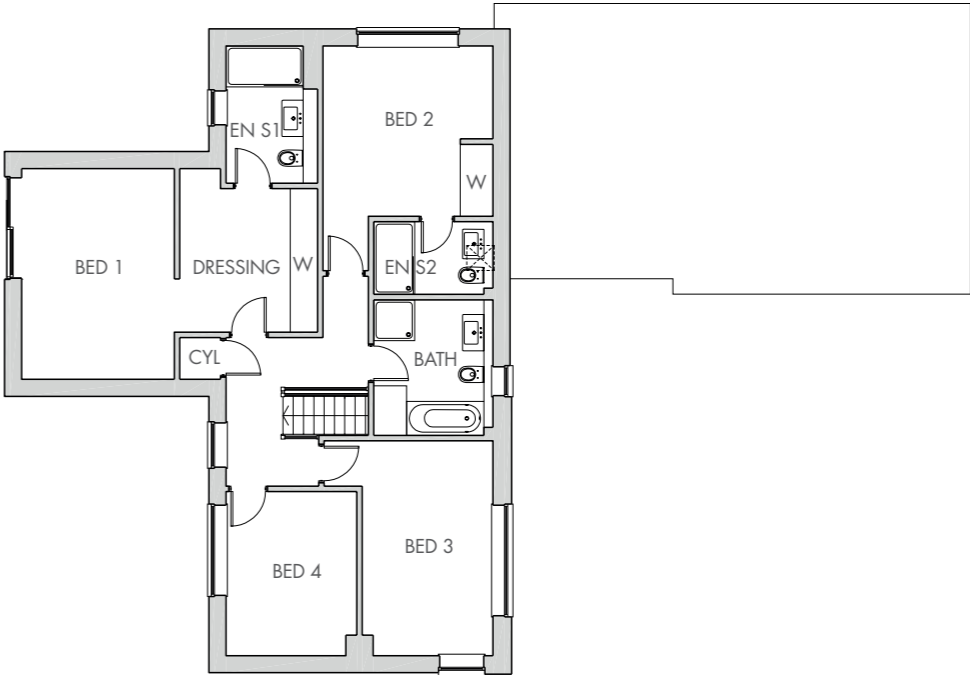
The large, ground floor study has plenty of light thanks to the pair of French doors opening into the garden. The perfect place to find inspiration whether you are working or studying.

On the first floor, the spacious master bedroom has a glass Juliet balcony with wonderful views across the rolling fields of the Rainsbrook Valley. This room also has its own dressing area with built-in wardrobes and an en suite with elegant fittings and high quality brassware. There are a further three, double bedrooms – one of which is en suite – as well as a luxurious family bathroom.



Ground floor

Room	Metres	Feet
Living	5.88 x 4.70	19'3" x 15'5"
Kitchen/Family	8.48 x 7.45	27'10" x 24'5"
Utility	1.75 x 3.45	5'9" x 11'4"
Study	3.54 x 3.80	11'7" x 12'6"
WC	2.19 x 1.36	7'2" x 4'6"



First floor

Room	Metres	Feet
Bed 1	3.36 x 4.64	11'0" x 15'3"
Dressing	3.04 x 3.60	10'0" x 11'10"
En suite 1	2.02 x 3.02	6'8" x 9'11"
Bed 2	3.74 x 3.75	12'3" x 12'4"
En suite 2	2.63 x 1.60	8'8" x 5'3"
Bed 3	2.88 x 4.73	9'5" x 15'6"
Bed 4	2.88 x 3.61	9'5" x 11'10"
Bathroom	2.63 x 2.99	8'8" x 9'10"



WILLOUGHBY HOUSE

Plot 8: A detached four-bedroom home with double garage

This impressive property offers the very best in luxury living with exquisite detailing and a lovely, southwest-facing garden.

Leading off the spacious hallway is the stunning kitchen-family room with its elegant quartz island unit, underfloor heating and top-end integrated appliances. Whether you're cooking for the family or preparing drinks for friends, this room is absolutely the heart of the home. And when warm weather arrives, the generous run of folding-sliding doors allows you to open up the kitchen to the pretty garden with its established trees and orchard views.

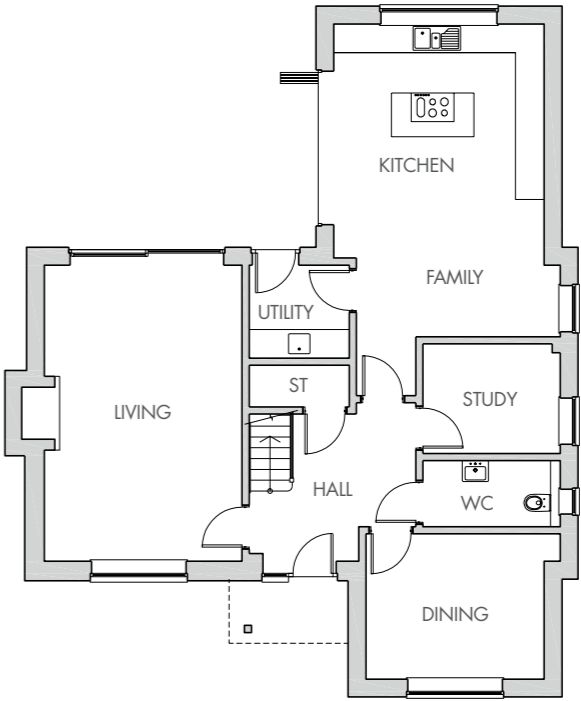
The large living room reaches from the front to the back of this substantial property, allowing lots of space for comfy sofas and chairs. Sliding doors opening onto the garden allow this space to be flooded with light.

The charming fireplace with its oak mantel and exposed brick detailing creates a wonderful focal point for this room.

Willoughby House also has the welcome addition of a dedicated dining room on the ground floor, as well as a substantial study, cloakroom and utility room.

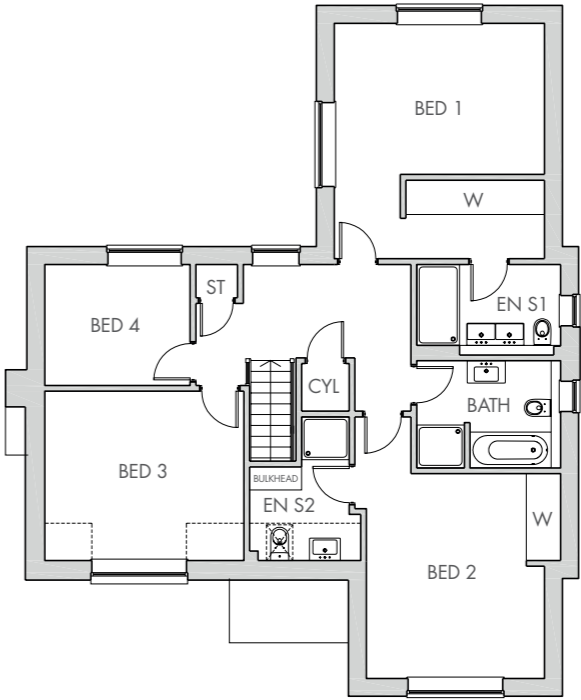
Upstairs, the luxurious master bedroom is your own private sanctuary. The perfect place to retreat to after a long, hard day. With a separate dressing area and en suite bathroom with double basins, this room is the ultimate peaceful haven.

There are a further three bedrooms at the property – one of which is en suite – as well as a beautiful family bathroom with top brand brassware and fittings.



Ground floor

Room	Metres	Feet
Living	4.15 x 6.22	13'7" x 20' 5"
Kitchen/Family	4.42 x 6.55	14'6" x 21'6"
Utility	2.10 x 1.95	6'11" x 6'5"
Dining	3.74 x 3.05	12'3" x 10'0"
Study	2.88 x 2.30	9'5" x 7'7"
WC	2.88 x 1.36	9'5" x 4'6"



First floor

Room	Metres	Feet
Bed 1	4.42 x 3.17	14'6" x 10'5"
Dressing	3.03 x 1.65	9'11" x 5'5"
En suite 1	3.02 x 1.90	9'11" x 6'3"
Bed 2	4.08 x 4.30	13'5" x 14'1"
En suite 2	2.33 x 3.02	7'8" x 9'11"
Bed 3	4.18 x 3.55	13'9" x 11'8"
Bed 4	3.05 x 2.54	10'0" x 8'4"
Bathroom	3.02 x 2.25	9'11" x 7'5"





FLECKNOE HOUSE

Plot 9: A detached four-bedroom home with double garage

This one of a kind home offers an elegant, free-flowing living space and a top-quality finish throughout.

Leading off the spacious hallway is the huge, light-filled living room which has large windows to the front as well as sliding doors opening onto the garden. In the winter months it is the perfect retreat where you can cosy up by the fire with a mug of hot chocolate.

The large, ground floor study has plenty of light thanks to the generous windows overlooking the front garden. The perfect retreat, whether you are working or studying.

At the heart of the home is the stunning, kitchen-family room with its, beautiful quartz island and top-end integrated appliances. It's the perfect entertaining space, but also lends itself to family meals and catch-ups around the kitchen table.

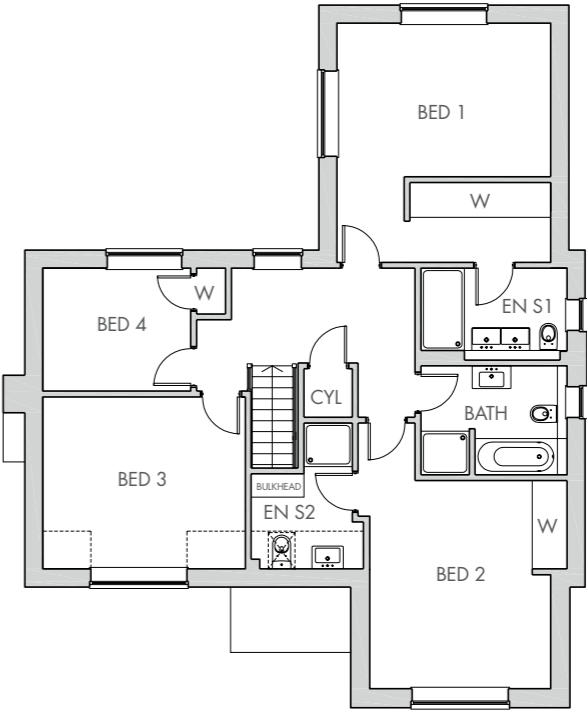
In the summer, the folding-sliding doors can be opened up to the impressive, west-facing garden to create a wonderful indoor-outdoor living space.

Upstairs, there are four generous bedrooms including a master with separate dressing area, an en suite bathroom and lovely views of the garden. Of the three additional bedrooms, one has an en suite and there is also a luxurious family bathroom with top end fixtures and fittings.



Ground floor

Room	Metres	Feet
Living	4.15 x 6.22	13'7" x 20'5"
Kitchen/Family	6.53 x 7.73	21'5" x 25'4"
Utility	2.86 x 1.80	9'5" x 5'11"
Study	3.74 x 2.33	12'3" x 7'8"
WC	2.86 x 1.45	9'5" x 4'9"



First floor

Room	Metres	Feet
Bed 1	4.42 x 3.17	14'6" x 10'5"
Dressing	2.91 x 1.65	9'7" x 5'5"
En suite 1	3.02 x 1.90	9'11" x 6'3"
Bed 2	4.08 x 4.30	13'5" x 14'1"
En suite 2	2.32 x 3.02	7'7" x 9'11"
Bed 3	4.18 x 3.55	13'9" x 11'8"
Bed 4	3.05 x 2.54	10'0" x 8'4"
Bathroom	3.02 x 2.25	9'11" x 7'5"





SAWBRIDGE HOUSE

Plot 10: A detached four-bedroom home with double garage

Surrounded by established trees, this spacious property offers elegant living and a large, south-facing garden.

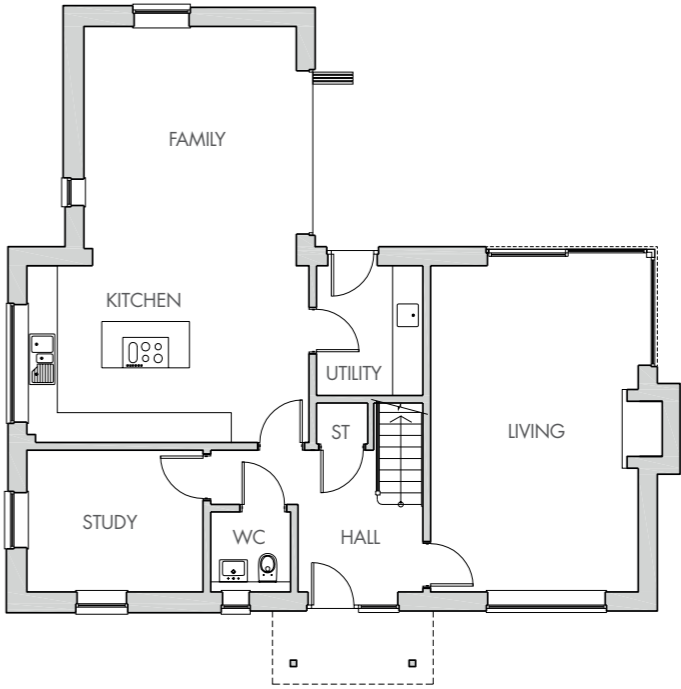
As you enter Sawbridge House via the light and bright hallway, your eye is drawn to the magnificent staircase with its oak handrails and impressive glass balustrades. To your left is the well-proportioned study overlooking the orchard, creating the ideal home office with plenty of natural light.

To the rear lies the sleek and stylish kitchen-family room which has plenty of space for dining, cooking and relaxing. The star of the show here is the giant, quartz island unit which will become the centre of countless gatherings as you catch up with friends in this amazing space. High end cabinetry and premium integrated appliances complete this incredible living

space. And a set of contemporary folding-sliding doors leads you from the kitchen into the lovely private garden.

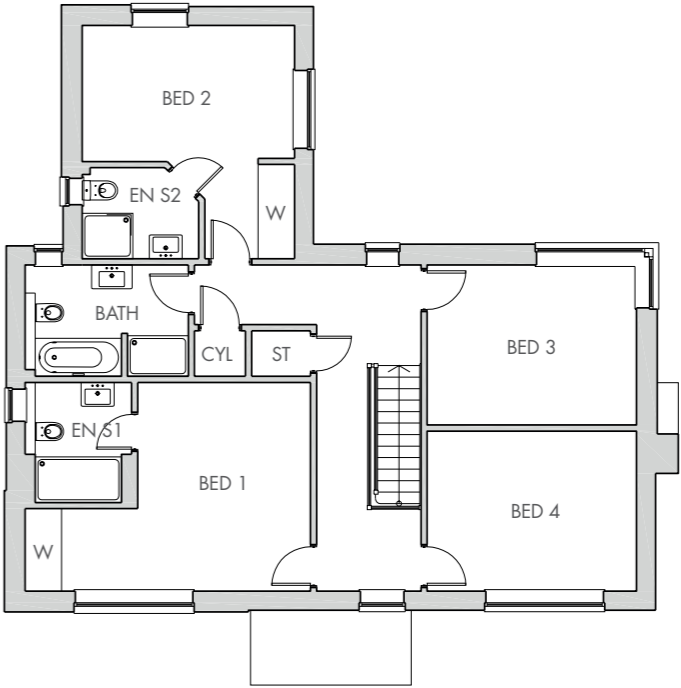
With underfloor heating throughout the ground floor, the vast living room will always be cosy, but when winter comes the prime spot will be a seat close to the fire. It's the perfect place to relax with a good book after a long day. The southern corner of this room is fully glazed with sliding doors and a large window designed to flood the room with light and make the most of the lovely garden views.

On the first floor, there are two en suite bedrooms with built-in wardrobes as well as two additional double bedrooms. There is also a well-proportioned family bathroom with high end fixtures and fittings.



Ground floor

Room	Metres	Feet
Living	4.10 x 6.44	13'5" x 21'2"
Kitchen/Family	5.57 x 8.22	18'3" x 27'0"
Utility	2.10 x 2.56	6'11" x 8'5"
Study	3.48 x 2.80	11'5" x 9'2"
WC	1.58 x 1.58	5'2" x 5'2"



First floor

Room	Metres	Feet
Bed 1	3.41 x 4.12	11'2" x 13'6"
Dressing	2.22 x 1.63	7'3" x 5'4"
En suite 1	2.10 x 2.37	6'11" x 7'9"
Bed 2	4.19 x 4.61	13'9" x 15'1"
En suite 2	2.30 x 1.80	7'7" x 5'11"
Bed 3	4.13 x 3.16	13'7" x 10'4"
Bed 4	4.13 x 3.16	13'7" x 10'4"
Bathroom	3.22 x 2.20	10'7" x 7'3"





THE SPECIFICATION

You can trust Grace Homes to settle for nothing but the best when it comes to the fixtures and fittings in your new home. We specify top-of-the-range appliances, fittings from prestige brands, and materials are chosen with an eye to the architectural heritage of the area and given a modern twist.

To make your home truly your own, we offer the chance to personalise it with a wide choice of kitchen furniture, tiling, work surfaces and decoration *.

Kitchen

- Silestone quartz surfaces and upstand*
- Porcelanosa floor tiles*
- Appliances by Siemens:
 - Large induction hobs
 - Integrated multi-function double oven
 - Integrated fridge freezer
 - Integrated dishwasher
- Quooker tap dispensing instant boiling water
- Undercounter wine cooler

Utility

- Porcelanosa floor tiles*
- Silestone quartz work surfaces and upstand*
- Plumbing and electrics for a washing machine and tumble dryer

Bathrooms, en-suites and cloakroom

- Villeroy & Boch basins, baths and WCs
- Vanity units to all bathrooms, master en-suites and cloakrooms
- Wall hung WC to cloakroom, bathroom and en-suite 1
- Hansgrohe brassware throughout
- Porcelanosa tiling to floors and specified wall areas*

Heating and hot water

- Gas central heating system with the latest generation condensing boiler
- Solar panels on the roofs help to heat the hot water
- Fully programmable underfloor heating on the ground floor
- Thermostatically-controlled radiators upstairs
- Working fireplaces ready for a multi-fuel or wood burning stove

Media and electrical

- Smart TV/ HD distribution to each TV point
- Low energy lighting throughout with recessed LED downlights in kitchen and bathrooms
- USB charging points in kitchen, study and bedrooms
- Superfast fibre broadband

Windows and doors

- High-quality aluminium/timber composite double glazed windows and doors with energy- efficient argon filled double glazed units
- Folding sliding doors linking the kitchen-family room to the garden
- Large sliding doors linking the lounge to the garden
- Double garage with automatic sectional doors from British Manufacturer SWS

Internal joinery

- Oak internal doors with brushed stainless-steel ironmongery
- Stylish staircases with glass balustrading and oak handrails and newels

Security

- NSI Gold certified security alarms
- Window locks to non-escape windows
- Multi-point locking system to external doors

Outside

- Landscaped and turfed front gardens with rear gardens laid to lawn
- Patio and paths in natural sandstone
- Tegula paving to parking areas (please refer to the site plan for the specific locations of garages and parking)
- Electric car charging points
- Outside tap

Peace of mind

- 10-year Warranty provided by LABC New Homes Warranty
- We subscribe to the Consumer Code for Homebuilders

* Choice available dependent on the stage of build





A REPUTATION FOR EXCELLENCE

*We pride ourselves in putting you, the customer, at the heart of everything we do.
The result? A reputation for excellence and quality which is second to none.*

At Grace Homes we care about our customers and we care about the homes we build for them. We specialise in small-scale projects of impeccable quality. Through the use of carefully-sourced materials and expert craftsmanship, the homes we build not only look beautiful, but have superior build quality and stunning finishes throughout.

We only ever build a handful of developments at any one time, and all the locations we choose are carefully selected by our small and dedicated team. Every potential site has to pass the 'Would we live here ourselves?' test. If it doesn't, we move on by.

But it is our customers who really know what we are about. In 2019, when we asked our home-owners whether they would recommend Grace Homes to their friends and family, an incredible 100% of those who responded said yes. We couldn't ask for a better endorsement than that.

Our aim is to create a property for you which is truly unique and exceeds all your expectations. To put it simply, we want to build your perfect home.

For more information about the Consumer Code for Homebuilders please visit this website: [consumercode.co.uk](https://www.consumercode.co.uk)



AN AWARD-WINNING BUILDER

We are delighted to have been recognised for our industry-leading craftsmanship, excellence and expertise.

- Winner: Development of The Year, Worcester Bosch Environment 2020 Awards
- Winner: Service Excellence, SME Northamptonshire Business 2019 Awards
- Long list: Premier Guarantee Excellence Awards, 2019
- Finalist: Preservation & Rejuvenation category, East Midlands Celebrating Construction Awards, 2018



HOW TO FIND US



CV22 5QE

Specification Changes

We reserve the right to make changes to the specification during the course of the construction process. To ensure that you have the most up-to-date specification for a specific home please call us on 01536 740019 or check at the point of reservation.

Site Plan

The Site Plan is intended for illustrative purposes only, construction and landscaping details can change during the course of the development. Trees and planting shown are indicative and actual numbers and positions may vary. The Site Plan does not form any part of a warranty or contract.

Images

The photographs used in this brochure are intended to reasonably convey the lifestyle offered by a Grace Homes property. Whilst they give a good indication of the look and feel of a completed property, they do not directly represent any particular home.

CGIS and Floorplans

Elevations and individual features such as windows, building materials and soft landscaping may vary. Any photographs used are intended to reasonably convey the lifestyle offered by a Grace Homes property. Whilst they give a good indication of the look and feel of a completed property, they do not directly represent any particular home. Please note floor plans are not strictly to scale, and all dimensions are maximum room sizes accurate to within 100mm. These dimensions should not be used for appliance, furniture or carpet measurements.





TIMELESS DESIGN. EXCEPTIONAL QUALITY.

For more information or to arrange an appointment to view Ashlawn Meadows, please contact our sales team on:
01536 740019 | sales@gracehomes.co.uk | gracehomes.co.uk