

PIPER



Byron Place

Ravenshead

We build the house, you make the home

Welcome to Byron Place

Longdale Lane, Ravenshead



Ravenshead

Ravenshead has a long and rich history dating back to before Norman times. After the Conquest in 1066, what is now Sherwood Forest was a popular hunting ground for the Norman kings. A century later, Henry II founded an Augustinian priory at Newstead Abbey, which later became the ancestral home of Lord Byron.

Modern day Ravenshead has a good range of local amenities, including a local convenience store, a Sainsbury's local, a thriving farm shop and several pubs. One of the pubs, The Hutt, occupies a delightful 15th century building, erected on the site of a Royal Hutt,

one of seven built to house the men patrolling Sherwood Forest to protect the King's deer

Adjacent to Byron Place is Ravenshead Leisure Centre, which has two sports halls, tennis courts, a ball court and football pitches. There is also a purpose built Village Hall, which hosts a wide range of activities from badminton and ballroom dancing to yoga and zumba.

Cherubs Longdale Nursery is a short walk from Byron Place. Abbey Gates Primary School, rated "Outstanding" is nearby and Ravenshead Church of England Primary School, rated "Good" is just over a mile away.

Around and about

Byron Place is situated on the southern side of the village, just a short drive from the A60, which connects Mansfield and Nottingham.

Newstead Abbey and its 300 acres of parkland, is a popular tourist destination. The park and gardens are open all year round and the house is open at weekends.

Mansfield, which is just over 5 miles to the north, offers a good choice of retail parks, shopping centres, supermarkets and local shops as well as a wide range of leisure activities. Sherwood Forest is just a few miles to the north east of Mansfield. With nearly 1,000 ancient oak

trees, a visitor centre and café, it is perfect for a family day out.

The city of Nottingham is a creative and vibrant place and a UNESCO City of Literature. Often called the 'Home of English Sport' it can claim a Premier League football team, The National Ice Centre, The Holme Pierrepont National Watersports Centre and Trent Bridge international cricket ground. It is also home to The University of Nottingham, who's famous most famous alumnus is the author D.H.Lawrence.

Development

Layout

- 5 bedroom houses
 - 4 bedroom houses
 - 3 bedroom houses
 - 3 bedroom bungalows
 - 2 bedroom houses
 - 2 bedroom bungalows
 - 2 bedroom maisonettes
- BCP Bin Collection Point
V Visitor Parking Space



The development layout is not to scale and is intended for illustrative purposes only. We reserve the right to alter the layout, building style, landscaping and specification at any time as necessary. Landscaping details are indicative. Please check with our Sales Consultant or Selling Agent.

Getting there

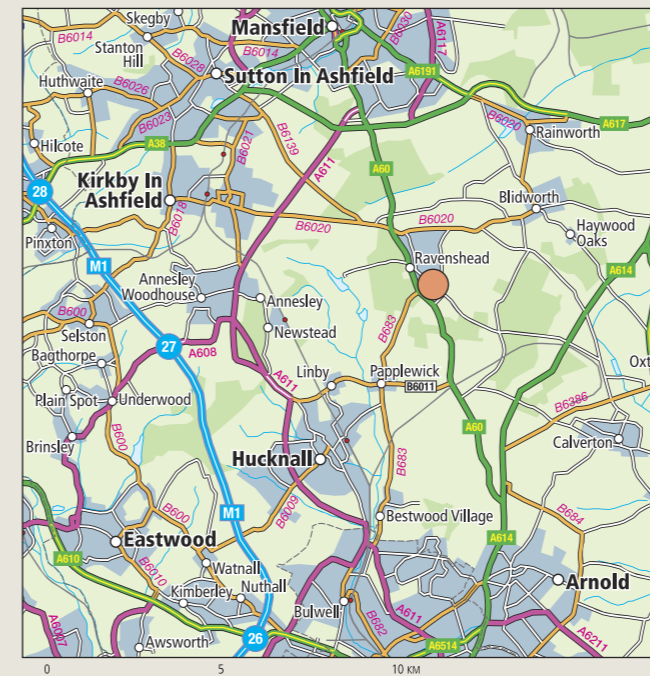
and away

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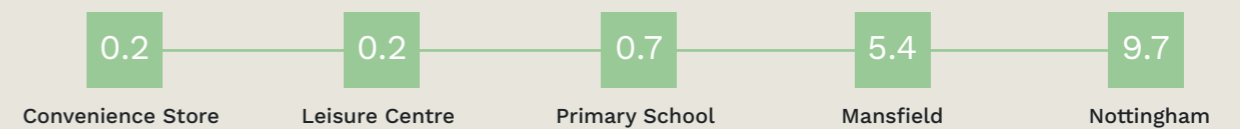
Byron Place is conveniently located for travel and commuting, with excellent transport links to both Nottingham and Mansfield. Junction 27 of the M1 motorway just 6 miles away.

Ravenshead has its own community transport organisation and there are regular commercial bus from Ravenshead to both Mansfield and Nottingham.

The nearest train station is in Mansfield with regular services to Worksop and Nottingham. A little further away, Nottingham train station has regular services to Sheffield, Birmingham and London.



Distance in miles from Byron Place



Fastest direct train times in minutes from Nottingham



Times and distances are for indicative purposes only and sourced from National Rail and Google Maps.

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The Chamberlain

The heart of the Chamberlain is the superb open plan dining kitchen and family room which opens onto the garden through both bi-fold and French doors, making it perfect for entertaining. To the front is a generous living room with a real fireplace. On the first floor, the master bedroom has a Juliet balcony overlooking the garden, a separate dressing room and an en-suite shower room. The family bathroom has both a bath and shower and there is a further shower room on the top floor.

Bedrooms **5**

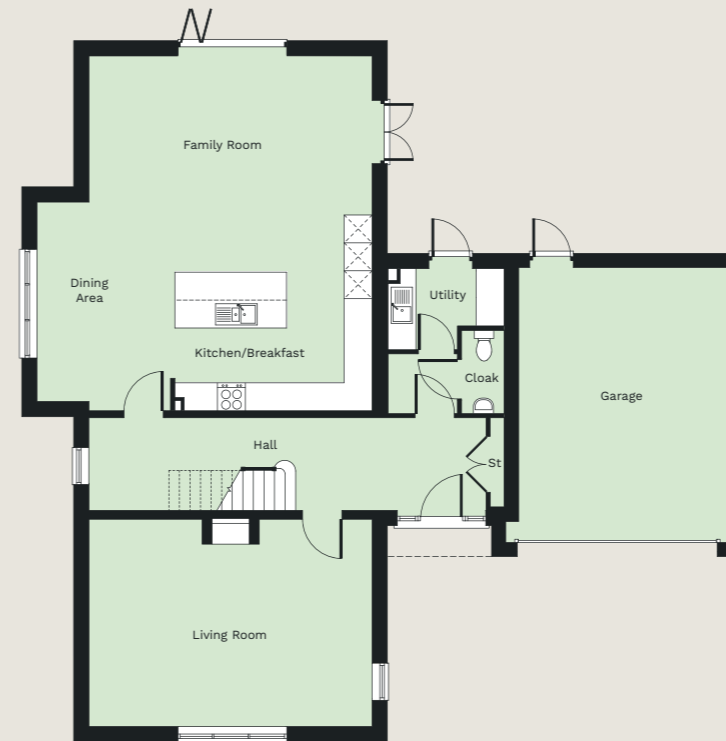
Plots **1** **6**



First Floor



Second Floor



Ground Floor

Dimensions

Living Room	6085mm x 4454mm	20'0" x 147"
Family	6085mm x 3340mm	20'0" x 11'0"
Kitchen/Breakfast/Dining	7200mm x 4285mm	23'7" x 14'1"
Utility	2494mm x 1739mm	8'2" x 5'8"
Cloakroom	1787mm x 912mm	5'10" x 3'0"
Bedroom 1	2913mm x 6085mm	20'0" x 9'7"
En-Suite	2728mm x 1540mm	8'11" x 5'1"
Dressing Room	3446mm x 1741mm	11'4" x 5'9"
Sitting Room	4562mm x 2761mm	15'0" x 9'1"
Bedroom 2	4494mm x 3083mm	14'9" x 10'1"
Bedroom 3	4494mm x 2910mm	14'9" x 9'7"
Bedroom 4	4822mm x 4494mm	15'10" x 14'9"
Bedroom 5	4481mm x 2906mm	14'8" x 9'6"
Dressing/Storage	4479mm x 2913mm	14'8" x 9'7"
Shower Room	2626mm x 2033mm	8'7" x 6'8"
Bathroom	2728mm x 2714mm	8'11" x 8'11"

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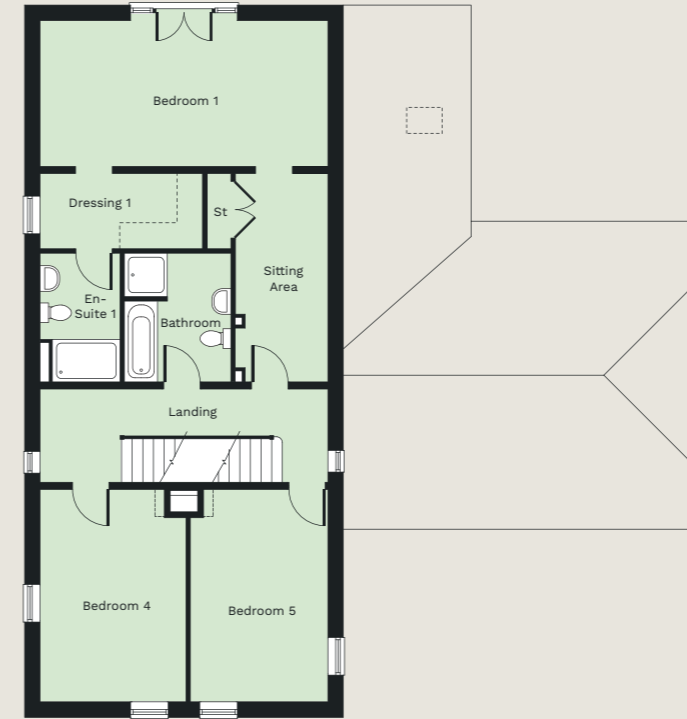


The Edleston

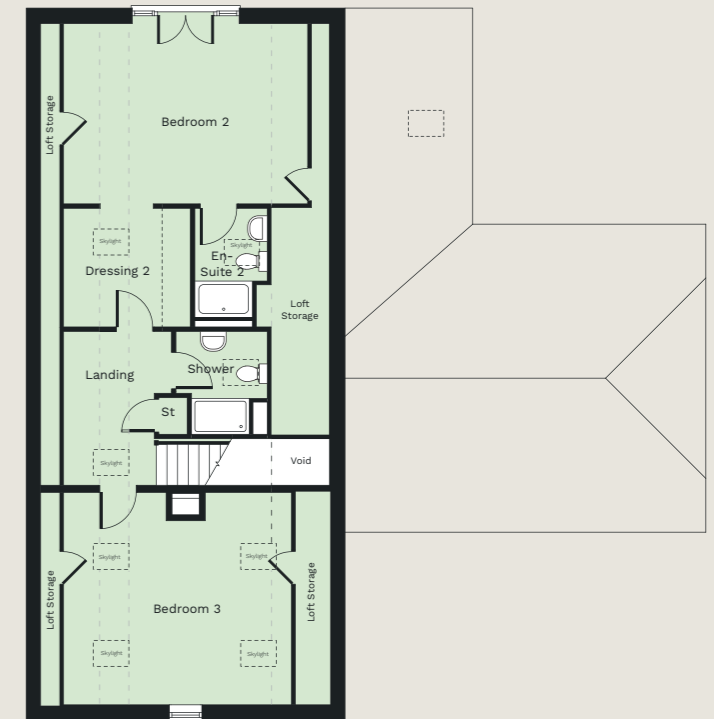
With five double bedrooms, two dressing rooms, three shower rooms and a family bathroom with both bath and shower, the Edleston has space to spare and with a host of separate store rooms, there's space for everything. The family room opens onto the garden through bi-fold doors and the open plan breakfast kitchen has a central island. There is, of course, a fully fitted utility room and a downstairs cloakroom. The attached double garage has a practical door to the garden.

Bedrooms **5**

Plots **2** **3**



First Floor



Second Floor



Ground Floor

Dimensions

Living Room	6085mm x 4457mm	20'0" x 14'7"
Family/Dining	8775mm x 4218mm	28'9" x 13'10"
Kitchen/Breakfast	6085mm x 3425mm	20'0" x 11'3"
Utility	3140mm x 2491mm	10'4" x 8'2"
Cloakroom	1972mm x 1091mm	6'6" x 3'7"
Bedroom 1	6085mm x 3085mm	20'0" x 10'1"
En-Suite 1	2723mm x 1690mm	8'11" x 5'7"
Dressing Room 1	3434mm x 1592mm	11'3" x 5'3"
Sitting Area	4408mm x 1958mm	14'6" x 6'5"
Bedroom 2	5165mm x 3814mm	16'11" x 12'6"
En-Suite 2	2497mm x 1533mm	7'7" x 5'0"
Dressing Room 2	2683mm x 2510mm	8'10" x 8'3"
Bedroom 3	4494mm x 4822mm	15'10" x 14'9"
Bedroom 4	4494mm x 3085mm	14'9" x 10'1"
Bedroom 5	4494mm x 2907mm	14'9" x 9'6"
Shower Room	2177mm x 1933mm	7'2" x 6'4"
Bathroom	2723mm x 2250mm	8'11" x 7'5"

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The Seaton

The main highlight of the Seaton must be the stunning top floor master suite. There's a generous separate dressing room and a fabulous en-suite shower room with his and hers washbasins. On the first floor is a family bathroom with both bath and shower and a second en-suite. Another highlight is the room over the garage, accessed from the first floor landing and lit with four skylights, perfect as a play room or a snug.

Bedrooms **5**

Plot **4**



First Floor



Second Floor



Ground Floor

Dimensions

Living Room	6085mm x 4454mm	20'0" x 14'7"
Kitchen/Family/Dining	7588mm x 6085mm	24'11" x 20'0"
Utility	3117mm x 2504mm	10'3" x 8'3"
Cloakroom	1987mm x 1086mm	6'6" x 3'7"
Snug	7280mm x 3015mm	23'11" x 9'11"
Bedroom 1	4759mm x 3982mm	15'7" x 13'1"
En-Suite 1	3990mm x 3790mm	13'1" x 12'5"
Dressing Room	4759mm x 3553mm	15'7" x 11'8"
Bedroom 2	4798mm x 2978mm	15'9" x 9'9"
Bedroom 3	4494mm x 2909mm	14'9" x 9'7"
Bedroom 4	4494mm x 3082mm	14'9" x 10'11"
En-Suite 2	2561mm x 1666mm	8'5" x 5'6"
Bedroom 5	3689mm x 3014mm	12'1" x 9'11"
Bathroom	2679mm x 2620mm	8'9" x 8'7"

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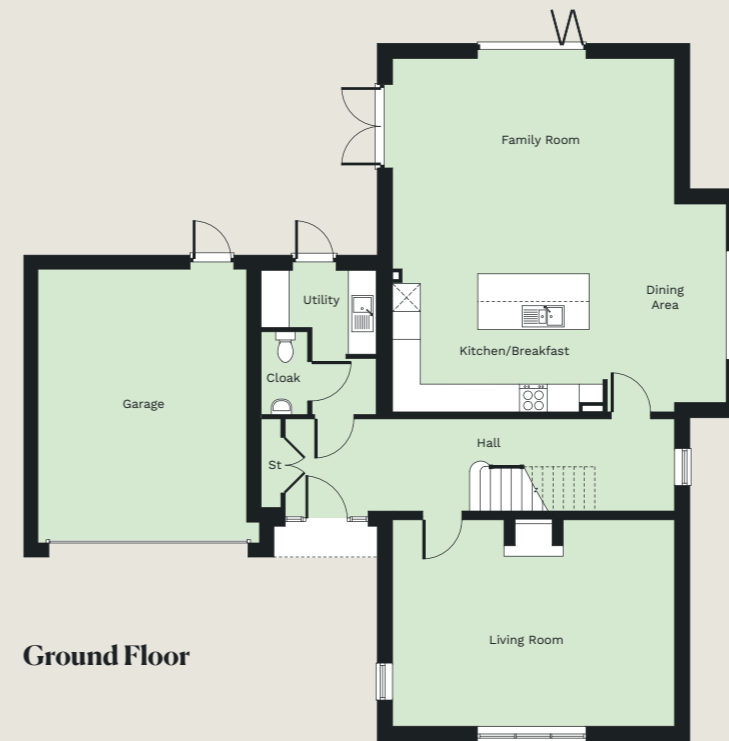
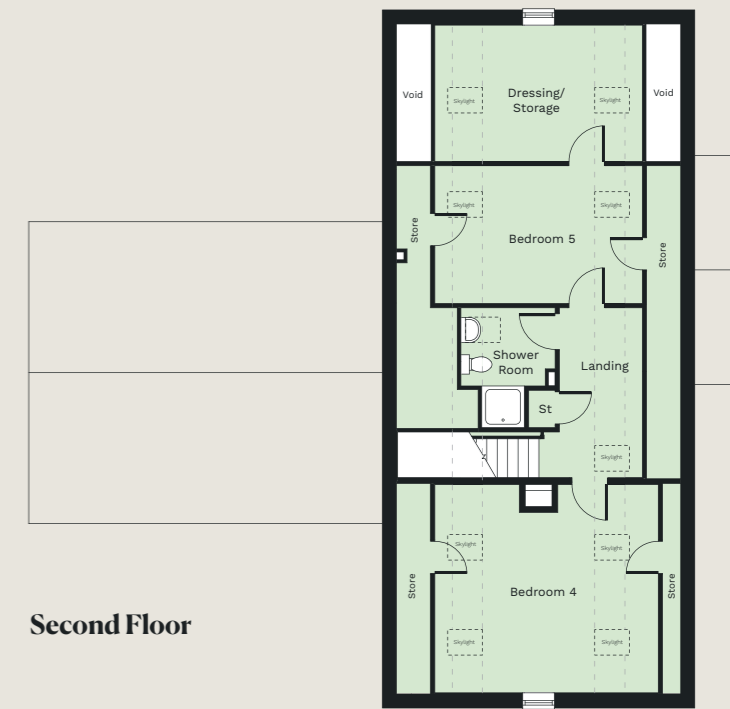


The Wedderburn

With a family room with both French doors and bi-fold doors to the garden, the Wedderburn will be perfect for enjoying the Summer months. In the Winter, the generous front facing living room has a real open fireplace. The first floor master bedroom has a Juliet balcony, a dressing room and an en-suite shower room. The family bathroom has both a bath and shower and there's a further en-suite shower room on the top floor.

Bedrooms 5

Plot 5



Dimensions

Living Room	6085mm x 4454mm	20'0" x 14'7"
Family	6085mm x 3342mm	20'0" x 11'0"
Kitchen/Breakfast/Dining	7200mm x 4285mm	23'7" x 14'1"
Utility	3114mm x 2481mm	10'3" x 8'2"
Cloakroom	1788mm x 1000mm	5'10" x 3'3"
Bedroom 1	6085mm x 2913mm	20'0" x 9'7"
En-Suite	2564mm x 1695mm	8'5" x 5'0"
Dressing Room	3671mm x 1764mm	12'1" x 5'9"
Sitting Area	4564mm x 2743mm	15'0" x 9'0"
Bedroom 2	3088mm x 3001mm	10'2" x 9'10"
Bedroom 3	4494mm x 2904mm	14'9" x 9'6"
Bedroom 4	4822mm x 4494mm	15'10" x 14'9"
Bedroom 5	4479mm x 2973mm	14'8" x 9'9"
Dressing/Storage	4479mm x 2942mm	14'8" x 9'8"
Shower Room	2588mm x 2033mm	8'6" x 6'8"
Bathroom	2708mm x 2368mm	8'11" x 7'9"

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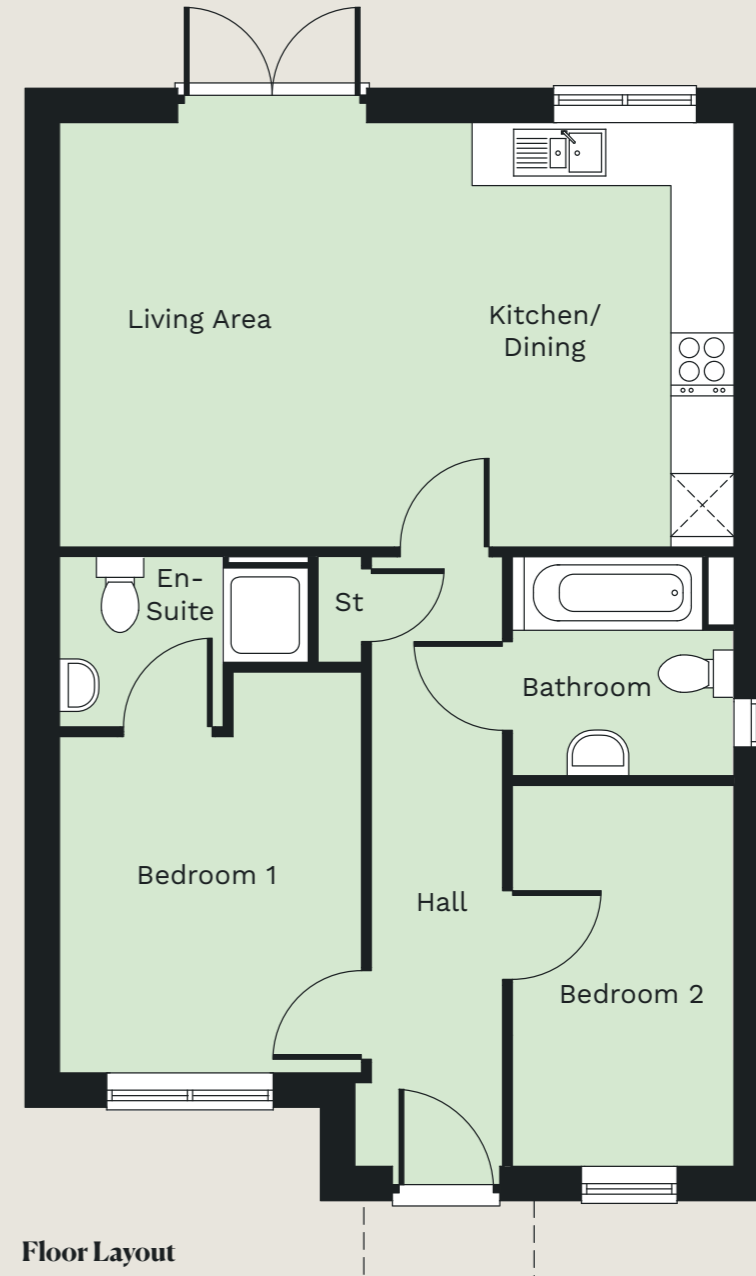
The

Southwell

The Southwell offers all the comfort and convenience of single storey living set within an attractive exterior. To the rear, the fully fitted dining kitchen and adjacent living area open onto the rear garden through French doors. To the front, the main bedroom has an en-suite shower room and there is a fully equipped bathroom for the second bedroom, or for enjoying a soak.

Bedrooms **2**

Plots **17** **30** **31** **33** **34**



Floor Layout

Dimensions

Living/Kitchen/Dining	6423mm x 4043mm	21'1" x 13'3"
Bedroom 1	3818mm x 2877mm	12'6" x 9'5"
En-Suite	2368mm x 1623mm	7'9" x 5'4"
Bedroom 2	3628mm x 2110mm	11'11" x 6'11"
Bathroom	2110mm x 2085mm	6'11" x 6'10"

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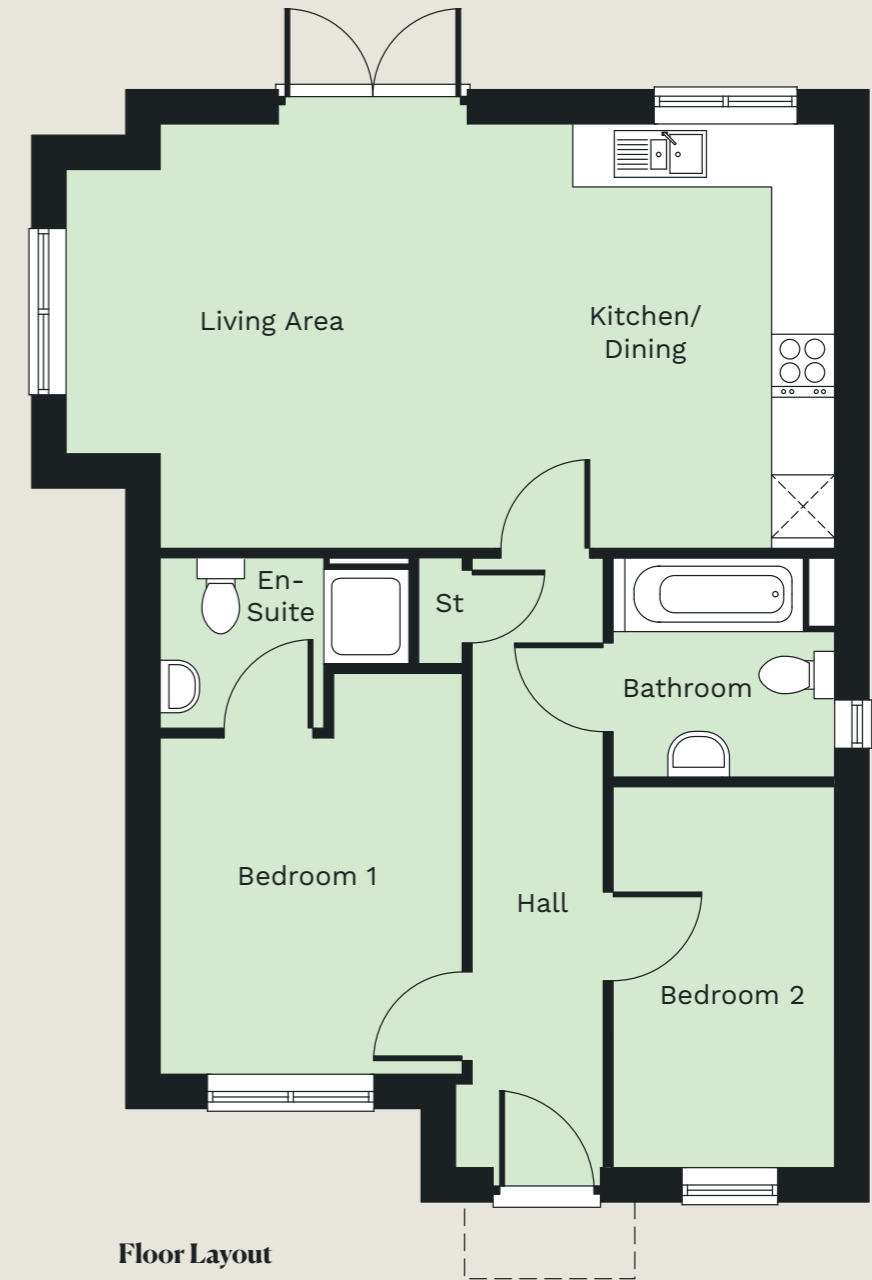


The Woodford

The Woodford offers all the comfort and convenience of single storey living set within a beautiful exterior. To the rear, the fully fitted dining kitchen and adjacent living area with bay window open onto the rear garden through French doors. To the front, the main bedroom has an en-suite shower room and there is a fully equipped bathroom for the second bedroom, or for enjoying a soak.

Bedrooms **2**

Plots **18** **32**



Dimensions

Living/Kitchen/Dining	7313mm x 4043mm	24'0" x 13'3"
Bedroom 1	3818mm x 2877mm	12'6" x 9'5"
En-Suite	2368mm x 1623mm	7'9" x 5'4"
Bedroom 2	3628mm x 2110mm	11'11" x 6'11"
Bathroom	2110mm x 2085mm	6'11" x 6'10"

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The Minerva

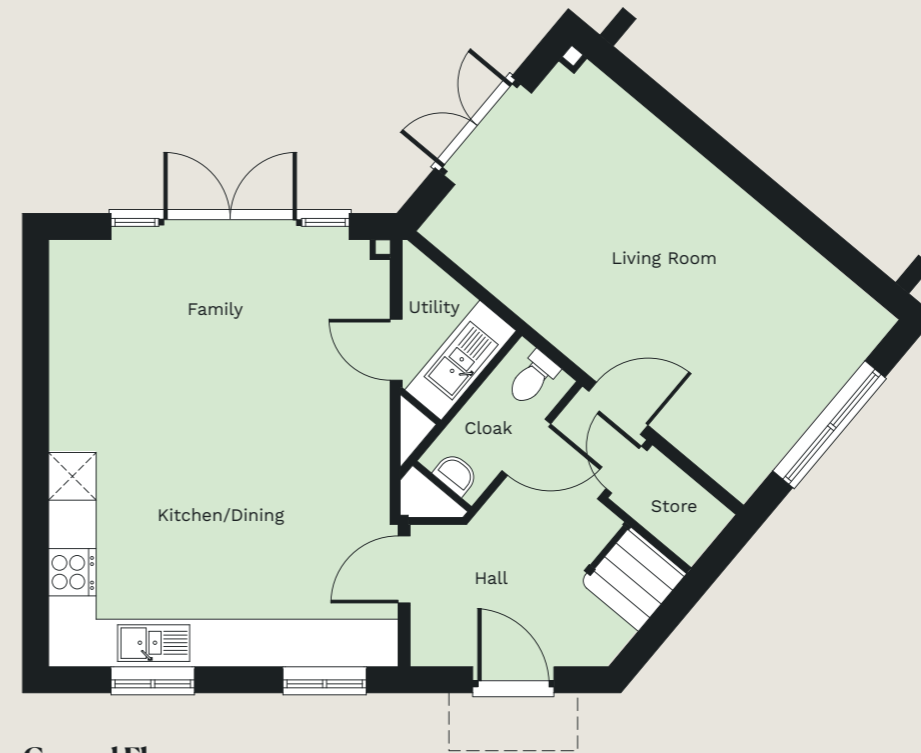
With both the living room and the open plan family dining kitchen opening onto the rear garden through French doors, the Minerva is perfect for entertaining. With a separate utility and downstairs cloakroom, it's practical too. Upstairs, the master bedroom has an en-suite shower room, whilst two further bedrooms share a fully fitted family bathroom. There's also a separate room off the landing, perfect for use as a study.

Bedrooms **3**

Plot **35**



First Floor



Ground Floor

Dimensions

Living Room	5385mm x 3054mm	17'8" x 10'0"
Kitchen/Dining/Family	5385mm x 4404mm	17'8" x 14'5"
Utility	1790mm x 1475mm	5'10" x 4'10"
Cloakroom	2063mm x 900mm	6'9" x 2'11"
Study	2467mm x 1772mm	8'1" x 5'10"
Bedroom 1	3832mm x 3101mm	12'7" x 10'2"
En-Suite	2240mm x 2102mm	7'4" x 6'11"
Bedroom 2	4496mm x 2535mm	14'9" x 8'4"
Bedroom 3	3465mm x 2757mm	11'4" x 9'1"
Bathroom	2099mm x 1751mm	6'11" x 5'8"

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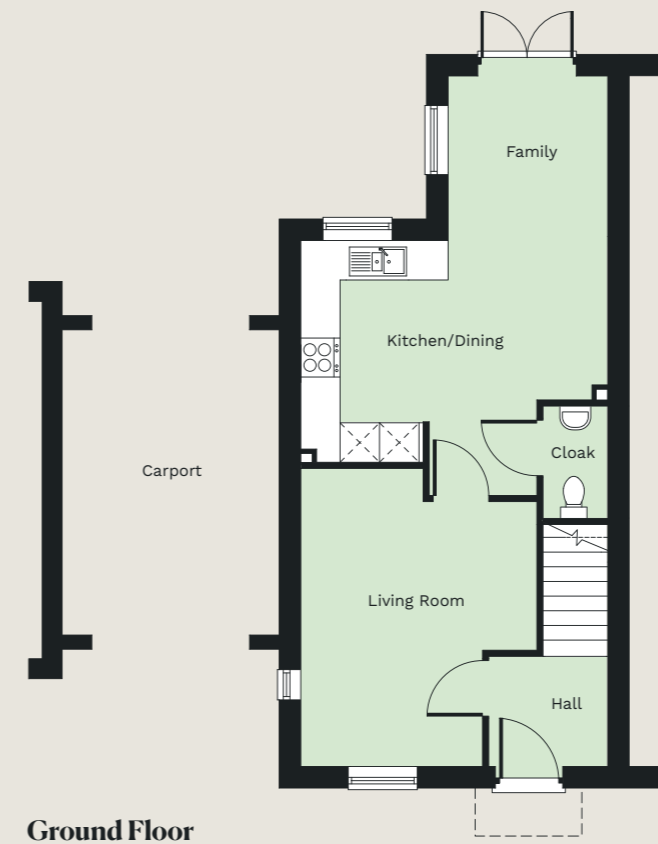
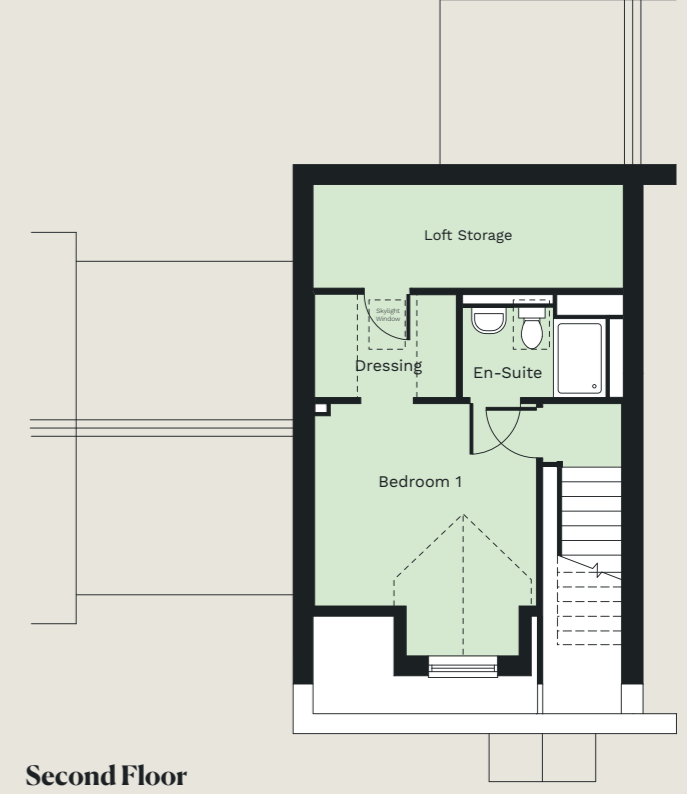
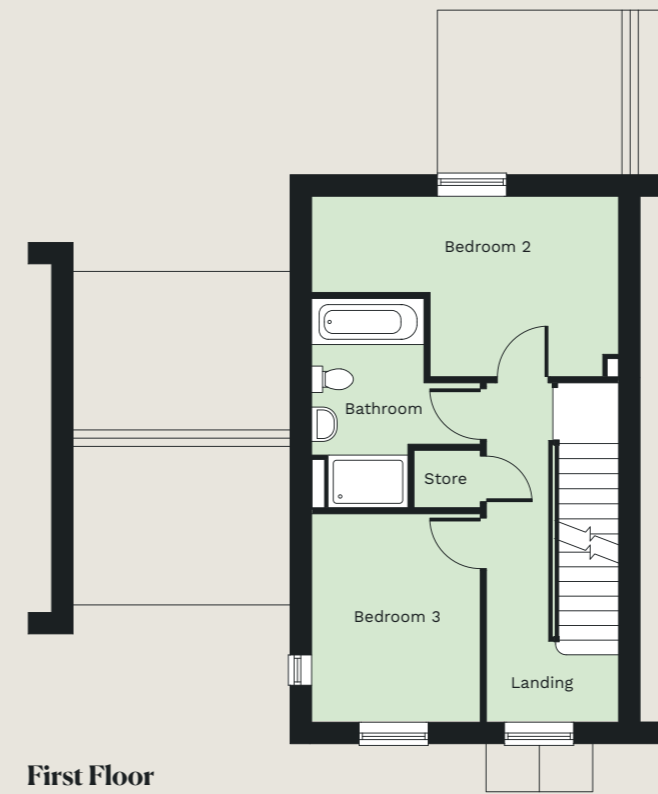


The Birkin

There are just two Birkins at Byron Place and both offer superb three bedroom family accommodation across three floors. On the top floor, the master bedroom has a separate dressing room and an en-suite shower room. On the first floor, two further double bedrooms share a family bathroom with both bath and shower. There's a front facing living room and an open plan family dining kitchen opening onto the garden through French doors.

Bedrooms **3**

Plots **36** **37**



Dimensions

Living Room	4533mm x 3590mm	14'10" x 11'9"
Kitchen	3372mm x 2240mm	11'1" x 7'4"
Family/Dining	6380mm x 2428mm	20'11" x 8'0"
Cloakroom	1709mm x 985mm	5'7" x 3'3"
Bedroom 1	3836mm x 3375mm	12'7" x 11'1"
Dressing Room	2154mm x 1562mm	7'1" x 5'2"
En-Suite	2283mm x 1373mm	7'6" x 4'6"
Bedroom 2	4668mm x 2745mm	15'4" x 9'0"
Bedroom 3	3169mm x 2565mm	10'5" x 8'5"
Bathroom	3181mm x 2565mm	10'5" x 8'5"

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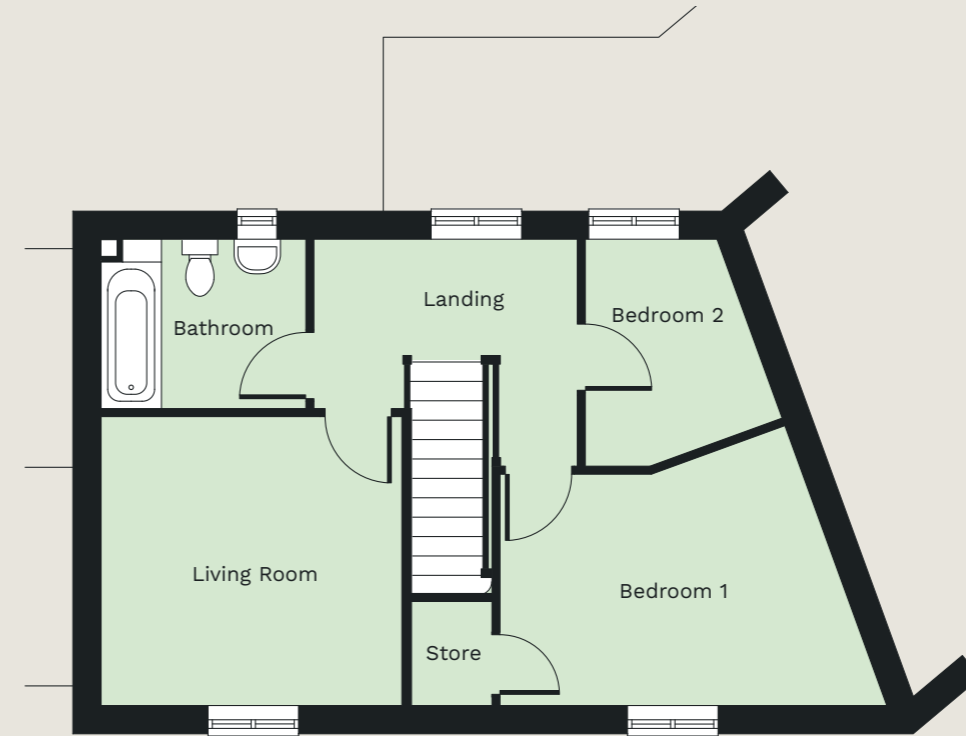


The Shelley

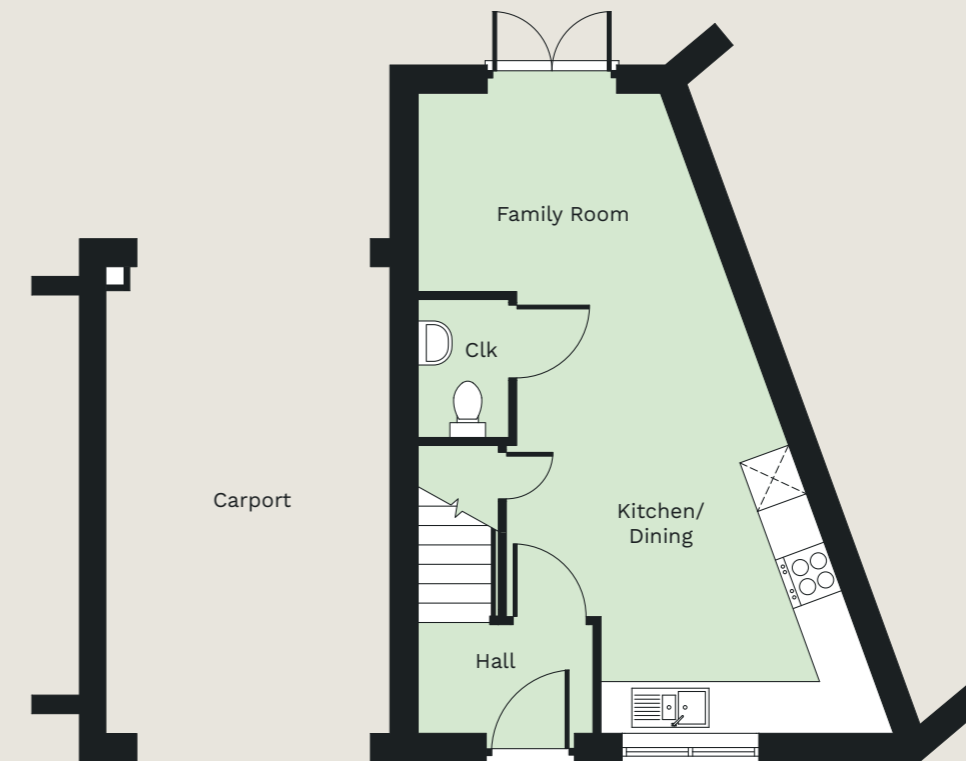
The ground floor of the one and only Shelley at Byron Place is taken up by an open plan dining kitchen and family room opening onto the garden through French doors. Off the main room is a downstairs cloakroom. Upstairs are two bedrooms and a fully fitted family bathroom. A third room can be used as a generous sized living room.

Bedrooms **2**

Plot **38**



First Floor



Ground Floor

Dimensions

Living Room	3488mm x 3352mm	11'5" x 11'0"
Kitchen/Dining	5125mm x 3392mm	16'10" x 11'2"
Family	2809mm x 2300mm	9'3" x 7'7"
Cloakroom	1600mm x 1050mm	5'3" x 3'5"
Bedroom 1	4486mm x 3455mm	14'9" x 11'4"
Bedroom 2	2633mm x 2282mm	8'8" x 7'6"
Bathroom	2400mm x 1965mm	7'10" x 6'5"

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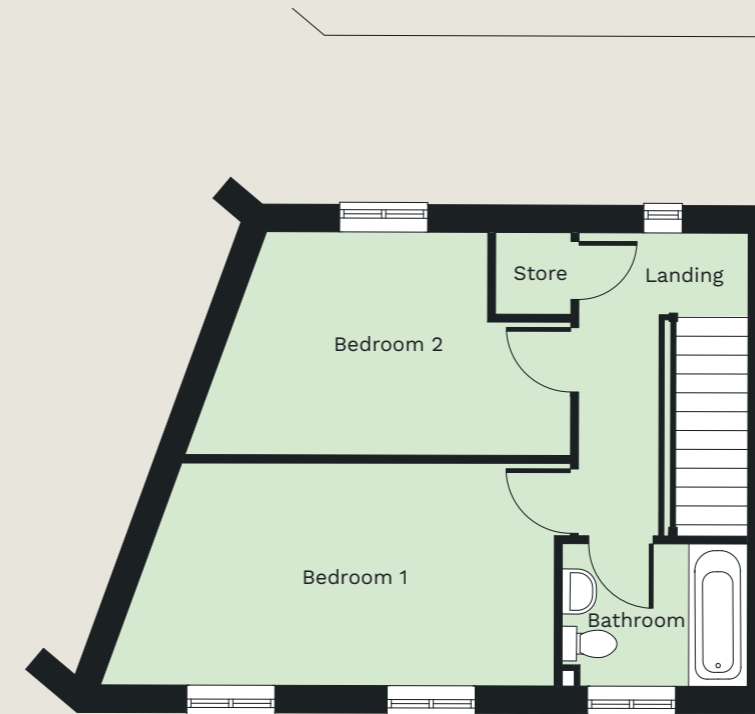


The Scarlet

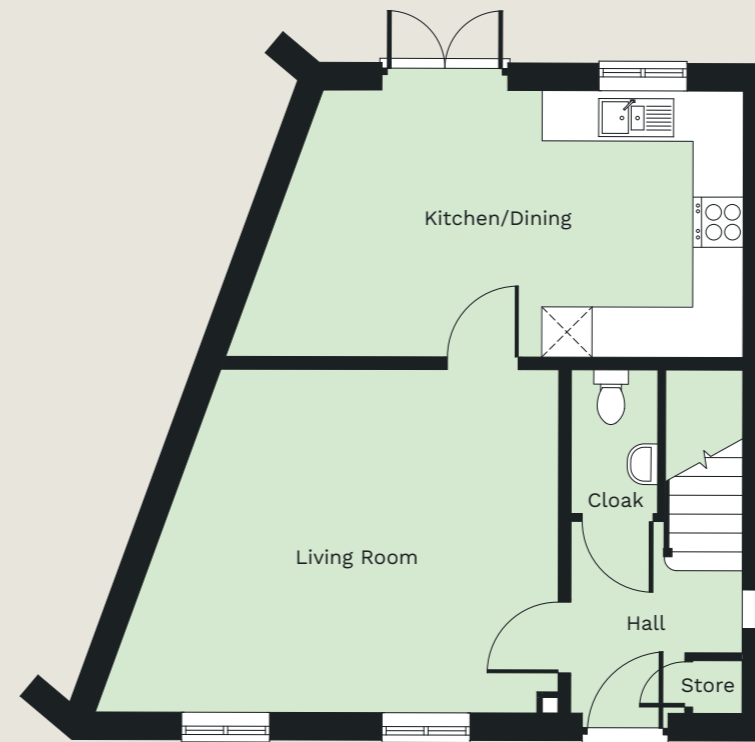
Entered through a separate entrance hall, the Scarlet has a front facing living room which leads to a fully fitted kitchen and dining room to the rear, with French doors to the garden. Off the hall is a separate downstairs cloakroom and a useful store room. Upstairs are two double bedrooms and a fully equipped family bathroom.

Bedrooms **2**

Plot **39**



First Floor



Ground Floor

Dimensions

Living Room	5495mm x 4097mm	18'0" x 13'5"
Kitchen/Dining	6144mm x 3178mm	20'2" x 10'5"
Cloakroom	1715mm x 1032mm	5'8" x 3'5"
Bedroom 1	5387mm x 2658mm	17'8" x 8'9"
Bedroom 2	4575mm x 2659mm	15'0" x 8'9"
Bathroom	2210mm x 1700mm	7'3" x 5'7"

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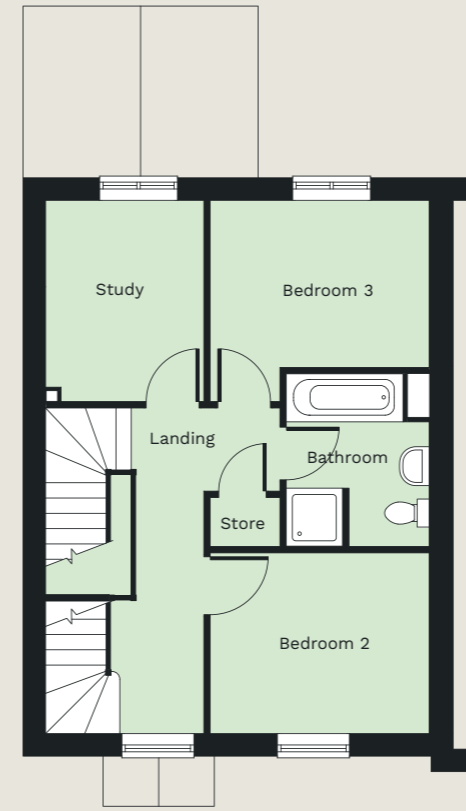


The Bonnington

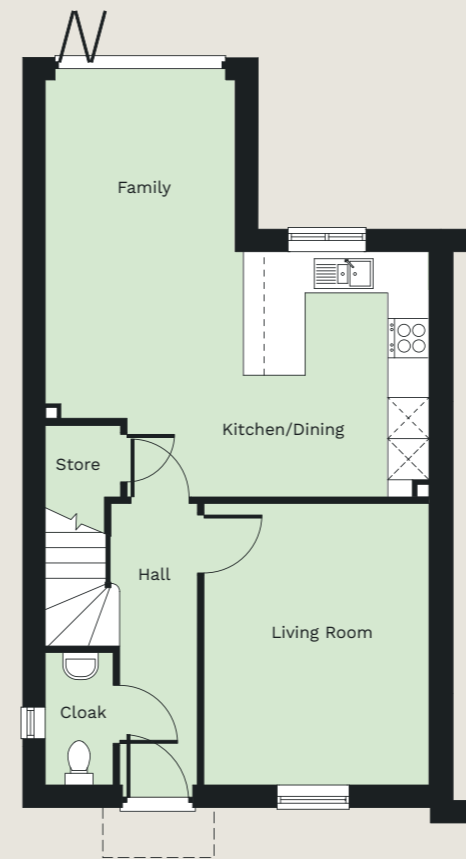
With a top floor master suite with a separate dressing room and an en-suite with both bath and shower, the Bonnington will spoil its owners. But everyone else will be well looked after too, as the two first floor double bedrooms share a generous family bathroom with both bath and shower. The superb kitchen diner has a family area with bi-fold doors to the garden and there's also a downstairs cloakroom and a useful store room.

Bedrooms **3**

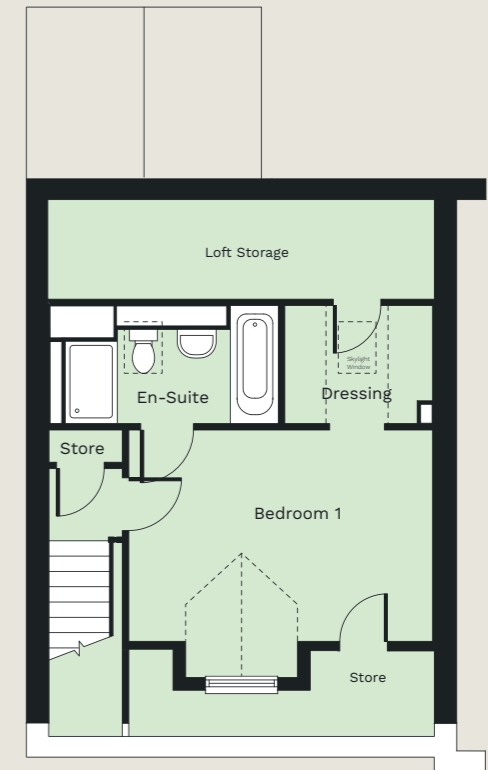
Plot **40**



First Floor



Ground Floor



Second Floor

Dimensions

Living Room	4104mm x 3281mm	13'6" x 10'9"
Kitchen/Dining	3575mm x 2821mm	11'9" x 9'3"
Family	4931mm x 2769mm	16'2" x 9'1"
Study	2933mm x 2306mm	9'7" x 7'7"
Cloakroom	1932mm x 990mm	6'4" x 3'3"
Bedroom 1	4427mm x 3607mm	14'6" x 11'10"
En-Suite	3206mm x 1720mm	10'6" x 5'8"
Dressing Room	2154mm x 1720mm	7'1" x 5'8"
Bedroom 2	3191mm x 2634mm	10'6" x 8'8"
Bedroom 3	3191mm x 2933mm	10'6" x 9'7"
Bathroom	2516mm x 2083mm	8'3" x 6'10"

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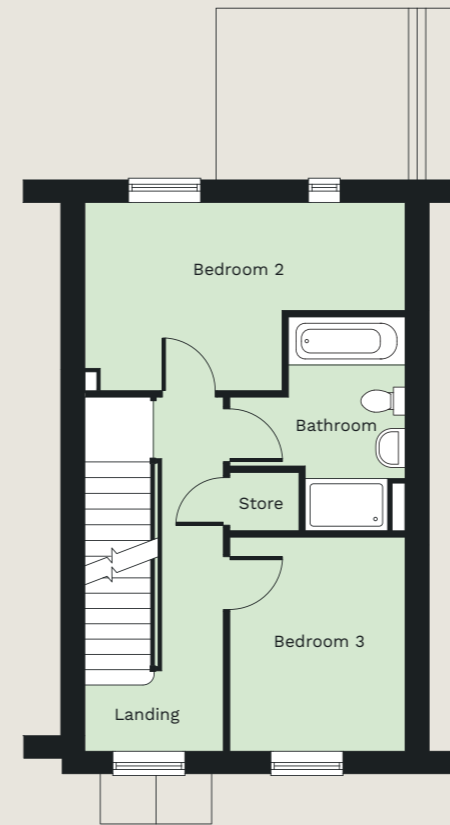


The Medora

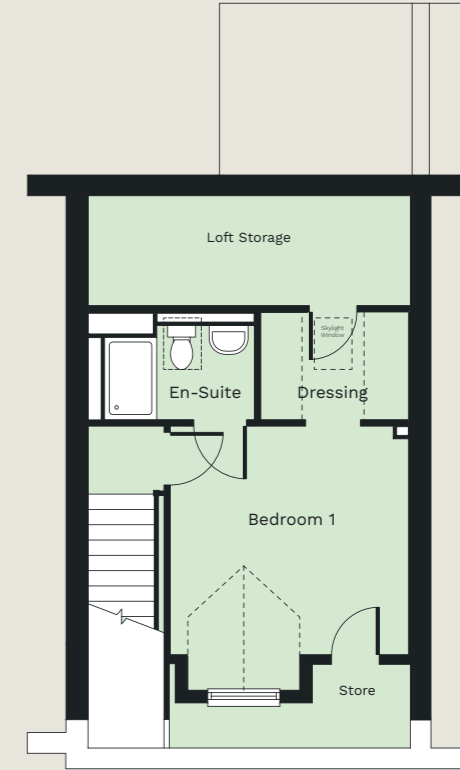
The Medora's hall leads to the front facing living room as well as to stairs to the first floor. Off the living room is a downstairs cloakroom and an open plan dining kitchen and family room with French doors to the rear garden. On the first floor, two double bedrooms share a superb family bathroom with both bath and shower. The top floor is taken up by the master suite with a dressing room, an en-suite and extensive storage.

Bedrooms **3**

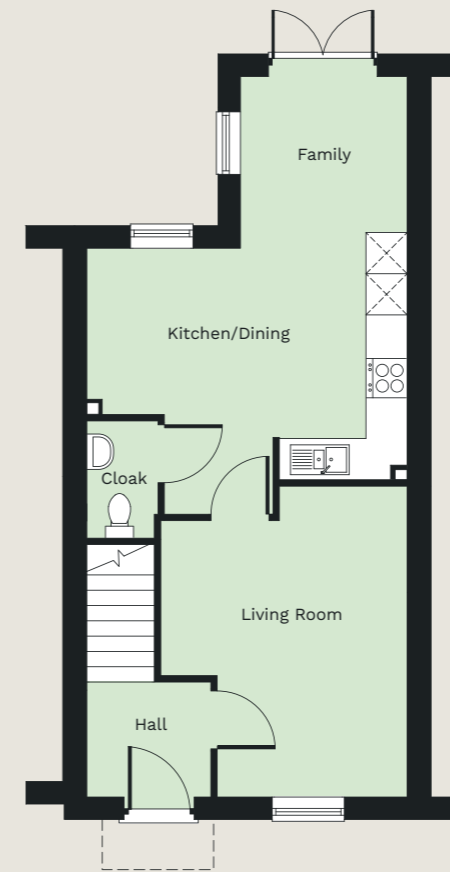
Plot **41**



First Floor



Second Floor



Ground Floor

Dimensions

Living Room	4531mm x 3590mm	14'10" x 11'9"
Kitchen/Family	5877mm x 2428mm	19'3" x 8'0"
Dining Area	2424mm x 2240mm	7'11" x 7'4"
Cloakroom	1709mm x 1038mm	5'7" x 3'5"
Bedroom 1	3848mm x 3472mm	12'8" x 11'5"
En-Suite	2283mm x 1373mm	7'6" x 4'6"
Dressing Room	2154mm x 1570mm	7'1" x 5'2"
Bedroom 2	4668mm x 2744mm	15'4" x 9'0"
Bedroom 3	3120mm x 2555mm	10'3" x 8'5"
Bathroom	3116mm x 2555mm	10'3" x 8'5"

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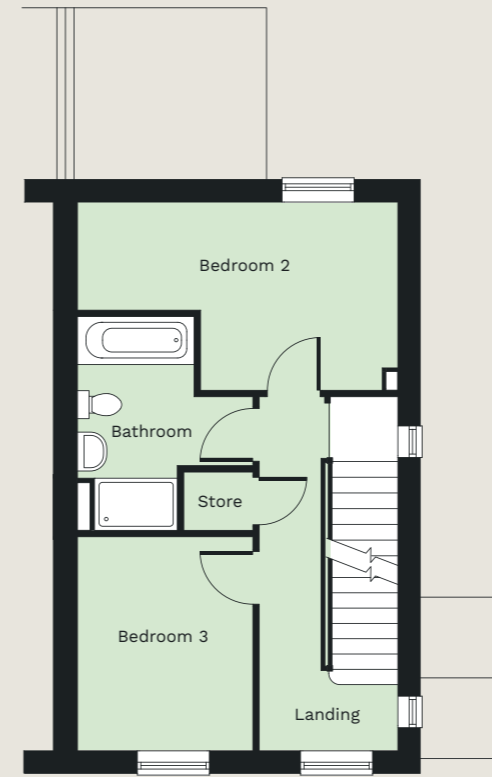


The Milbanke

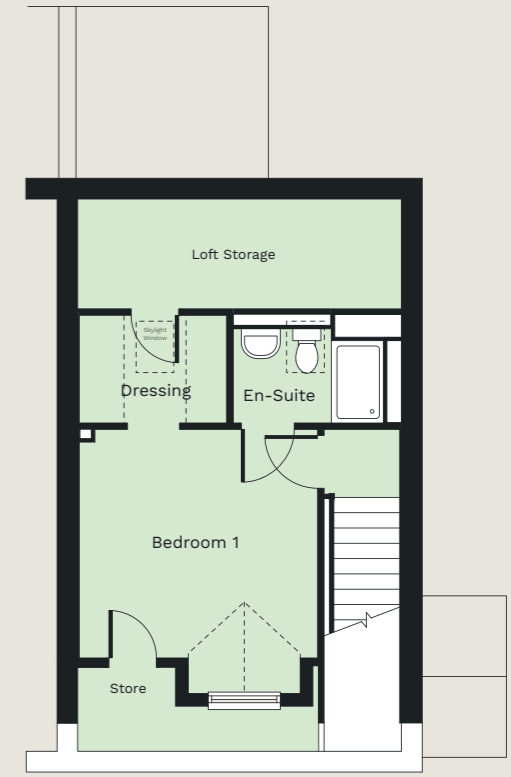
The side entrance of the Milbanke leads to a separate hall opening into the front facing living room. Through the living room is a generous dining kitchen and family room with doors to the garden. On the first floor are two double bedrooms and a family bathroom with separate bath and shower. On the top floor, the master bedroom has a shower room and a dressing room and there is also extensive storage space.

Bedrooms **3**

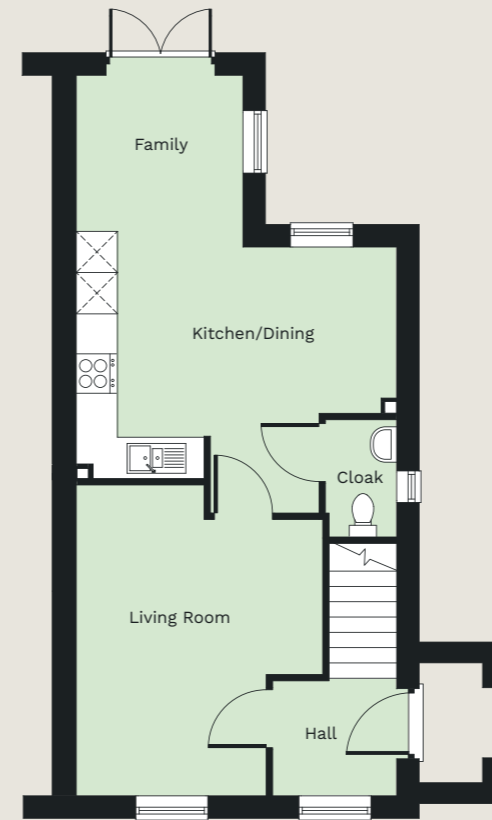
Plot **42**



First Floor



Second Floor



Ground Floor

Dimensions

Living Room	4531mm x 3590mm	14'10" x 11'9"
Kitchen/Family	5877mm x 2428mm	19'3" x 8'0"
Dining Area	2424mm x 2240mm	7'11" x 7'4"
Cloakroom	1709mm x 1038mm	5'7" x 3'5"
Bedroom 1	3848mm x 3472mm	12'8" x 11'5"
En-Suite	2283mm x 1373mm	7'6" x 4'6"
Dressing Room	2154mm x 1570mm	7'1" x 5'2"
Bedroom 2	4668mm x 2744mm	15'4" x 9'0"
Bedroom 3	3120mm x 2555mm	10'3" x 8'5"
Bathroom	3116mm x 2555mm	10'3" x 8'5"

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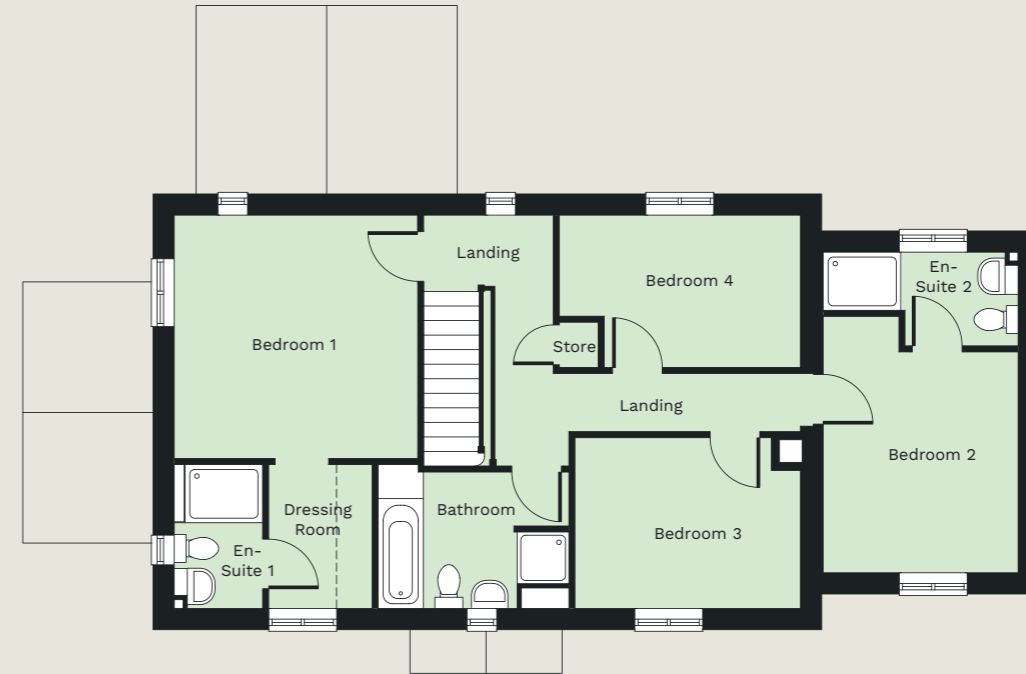


The Hawksmoor

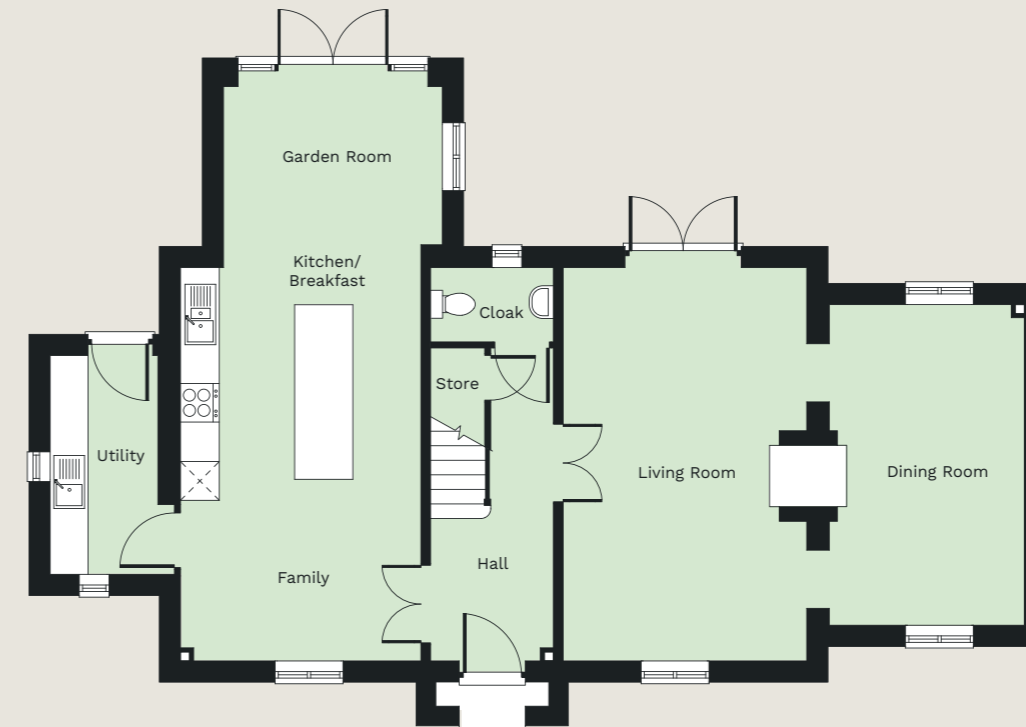
With a wide frontage and a stepped elevation, the Hawksmoor has a real presence. On the inside it is even more impressive. The magnificent kitchen with central island has double doors to the garden as well as a separate utility room. The living room and dining room share a central open fireplace. Upstairs, two of the bedrooms have their own en-suite shower rooms and a further two bedrooms share a family bathroom with both bath and shower.

Bedrooms **4**

Plot **43**



First Floor



Ground Floor

Dimensions

Living Room	6085mm x 3767mm	20'0" x 12'4"
Dining Room	4960mm x 3015mm	16'3" x 9'11"
Kitchen/Breakfast/Family	6437mm x 3717mm	21'1" x 12'2"
Garden Room	3385mm x 2448mm	11'1" x 8'0"
Utility	3386mm x 1665mm	11'1" x 5'6"
Cloakroom	1900mm x 1150mm	6'3" x 3'9"
Bedroom 1	3775mm x 3765mm	12'5" x 12'4"
En-Suite 1	2227mm x 1367mm	7'4" x 4'6"
Dressing Room	2227mm x 1600mm	7'4" x 5'3"
Bedroom 2	3967mm x 3015mm	13'0" x 9'11"
En-Suite 2	3014mm x 1450mm	9'11" x 4'9"
Bedroom 3	3489mm x 2643mm	11'5" x 8'8"
Bedroom 4	3729mm x 2356mm	12'3" x 7'9"
Bathroom	2950mm x 2227mm	9'8" x 7'4"

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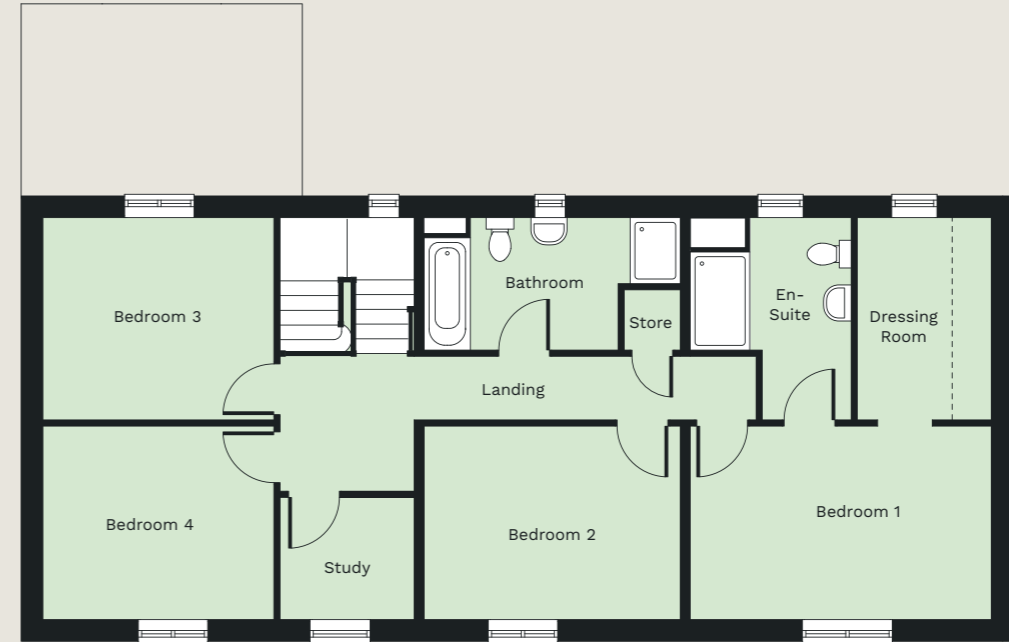


The Hind

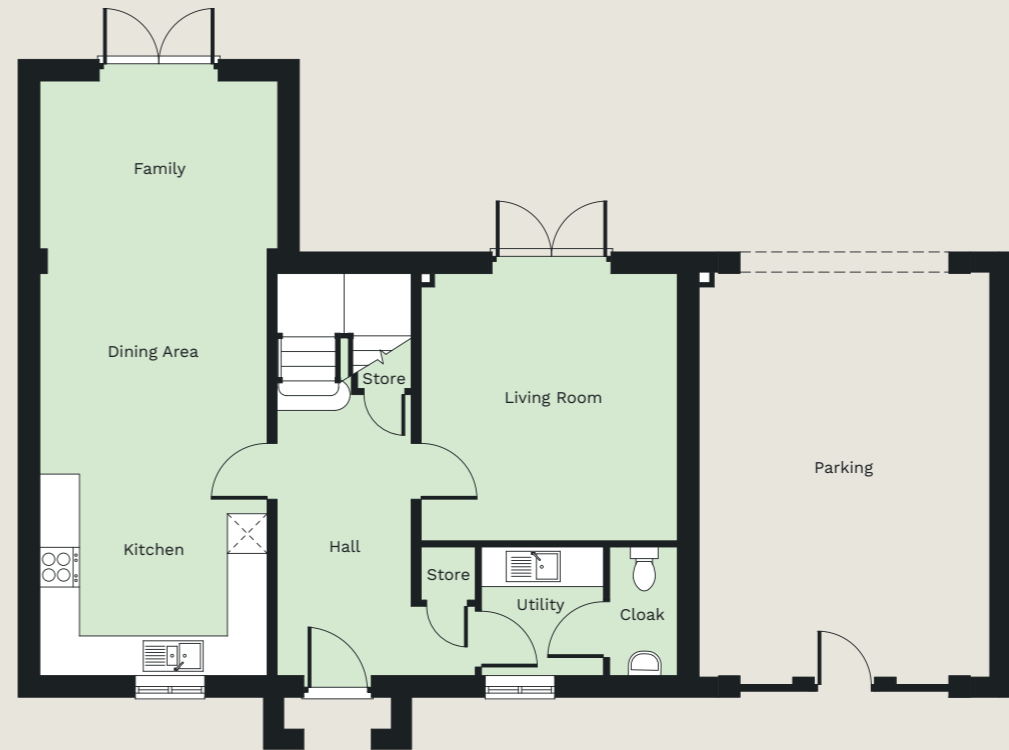
The Hind's charming exterior reveals an equally delightful interior, with a generous kitchen with dining and family areas that opens onto the garden through French doors. The separate living room also has French doors to the garden. Upstairs the main bedroom has both a dressing room and an en-suite shower room. Three further bedrooms share a fully equipped family bathroom with a separate bath and shower.

Bedrooms **4**

Plot **44**



First Floor



Ground Floor

Dimensions

Living Room	4045mm x 3877mm	13'3" x 12'9"
Kitchen/Dining	6460mm x 3440mm	21'2" x 11'3"
Family Room	3600mm x 2540mm	11'10" x 8'4"
Utility	1947mm x 1846mm	6'5" x 6'1"
Cloakroom	1947mm x 1025mm	6'5" x 3'4"
Study	2031mm x 1851mm	6'8" x 6'1"
Bedroom 1	4555mm x 2930mm	14'11" x 9'7"
En-Suite	3062mm x 2455mm	10'1" x 8'0"
Dressing Room	3062mm x 2027mm	10'1" x 6'8"
Bedroom 2	3877mm x 2930mm	12'9" x 9'7"
Bedroom 3	3497mm x 3062mm	11'6" x 10'1"
Bedroom 4	3497mm x 2930mm	11'6" x 9'7"
Bathroom	3878mm x 2006mm	12'9" x 6'7"

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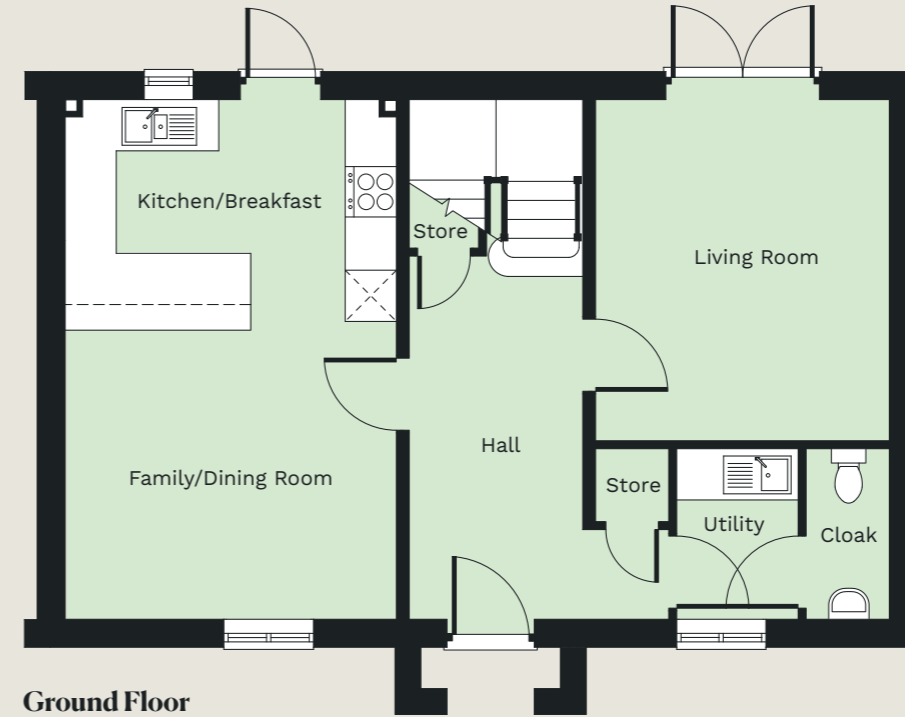
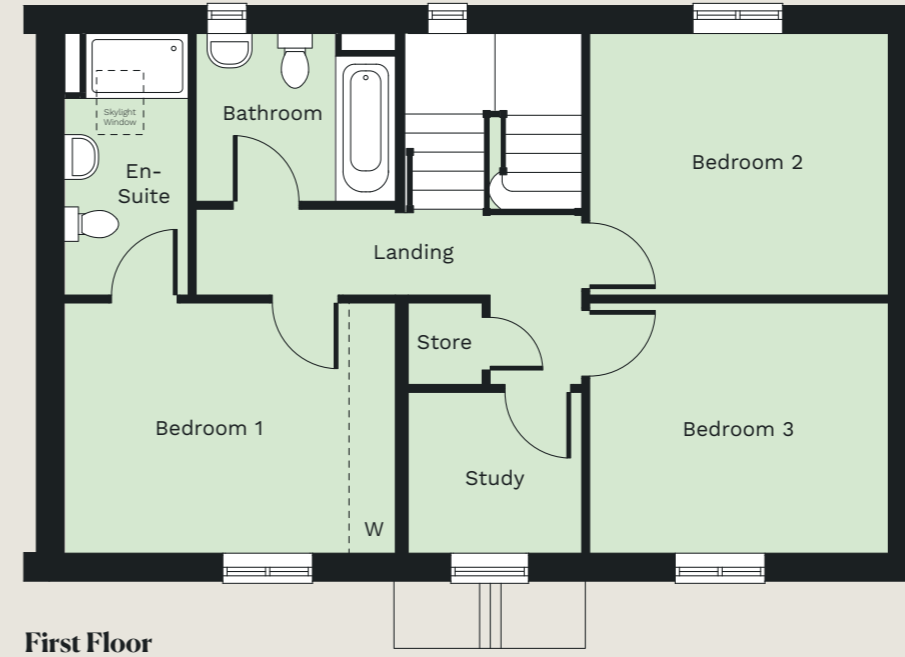


The Sandby

The central entrance hall of the Sandby gives access to all the downstairs accommodation and the staircase, making for efficient use of the space. There is a store and a utility room and a downstairs cloakroom. The dining room and kitchen have a door to the garden, whilst the separate living room has French doors. Upstairs are three double bedrooms and a fourth children's room or study.

Bedrooms 3

Plot 45



Dimensions

Living Room	3995mm x 3439mm	13'1" x 11'3"
Kitchen/Dining/Family	6085mm x 3878mm	20'0" x 12'9"
Utility	1997mm x 1422mm	6'7" x 4'8"
Cloakroom	1997mm x 975mm	6'7" x 3'2"
Study	2031mm x 1833mm	6'8" x 6'2"
Bedroom 1	3877mm x 2930mm	12'9" x 9'7"
En-Suite	3062mm x 1452mm	10'1" x 4'9"
Bedroom 2	3496mm x 3062mm	11'6" x 10'1"
Bedroom 3	3496mm x 2930mm	11'6" x 9'7"
Bathroom	2333mm x 1965mm	7'8" x 6'5"

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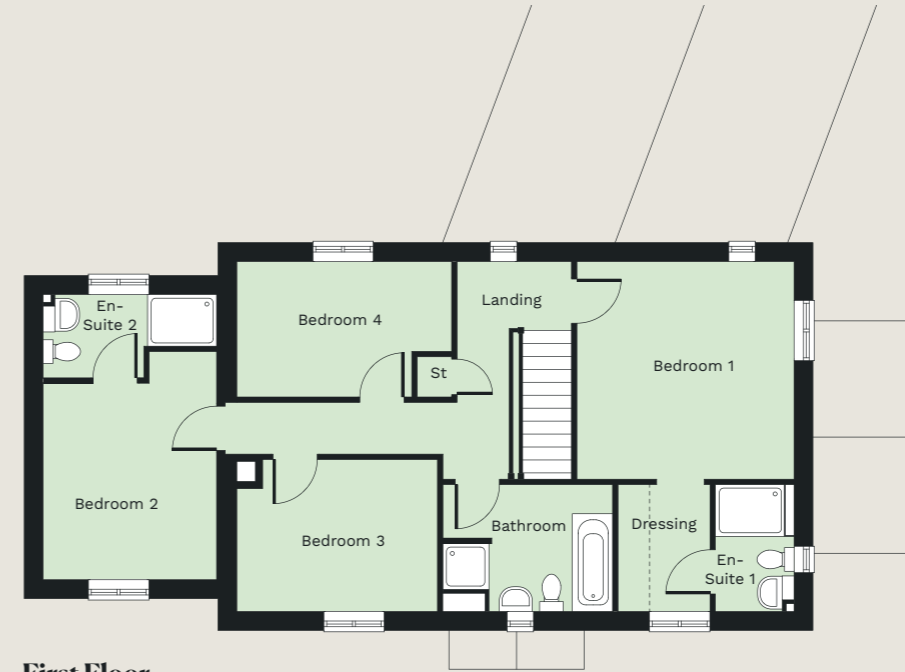


The Melbourne

The heart of the Melbourne is the spectacular breakfast kitchen, entered through double doors from the central hall. The adjoining family room has bi-fold doors opening onto the rear terrace and there is a separate fitted utility room. The living room, which is also entered through double doors, has French doors to the terrace. Upstairs, the two largest bedrooms both have an en-suite shower room and two further bedrooms share a bathroom fitted with both a bath and separate shower.

Bedrooms **4**

Plot **46**



First Floor



Ground Floor

Dimensions

Living Room	6085mm x 3767mm	20'0" x 12'4"
Dining Room	4960mm x 3015mm	16'3" x 9'11"
Kitchen/Breakfast	6085mm x 3717mm	20'0" x 12'2"
Family Room	5423mm x 4960mm	17'10" x 16'3"
Utility	3385mm x 1665mm	11'1" x 5'6"
Cloakroom	1900mm x 1150mm	6'3" x 3'9"
Bedroom 1	3785mm x 3775mm	12'5" x 12'5"
En-Suite 1	2207mm x 1367mm	7'3" x 4'6"
Dressing Room	2207mm x 1600mm	7'3" x 5'3"
Bedroom 2	3967mm x 3015mm	13'0" x 9'11"
En-Suite 2	3015mm x 1450mm	9'11" x 4'9"
Bedroom 3	3489mm x 2643mm	11'5" x 8'8"
Bedroom 4	3734mm x 2356mm	12'3" x 7'9"
Bathroom	2950mm x 2207mm	9'8" x 7'3"

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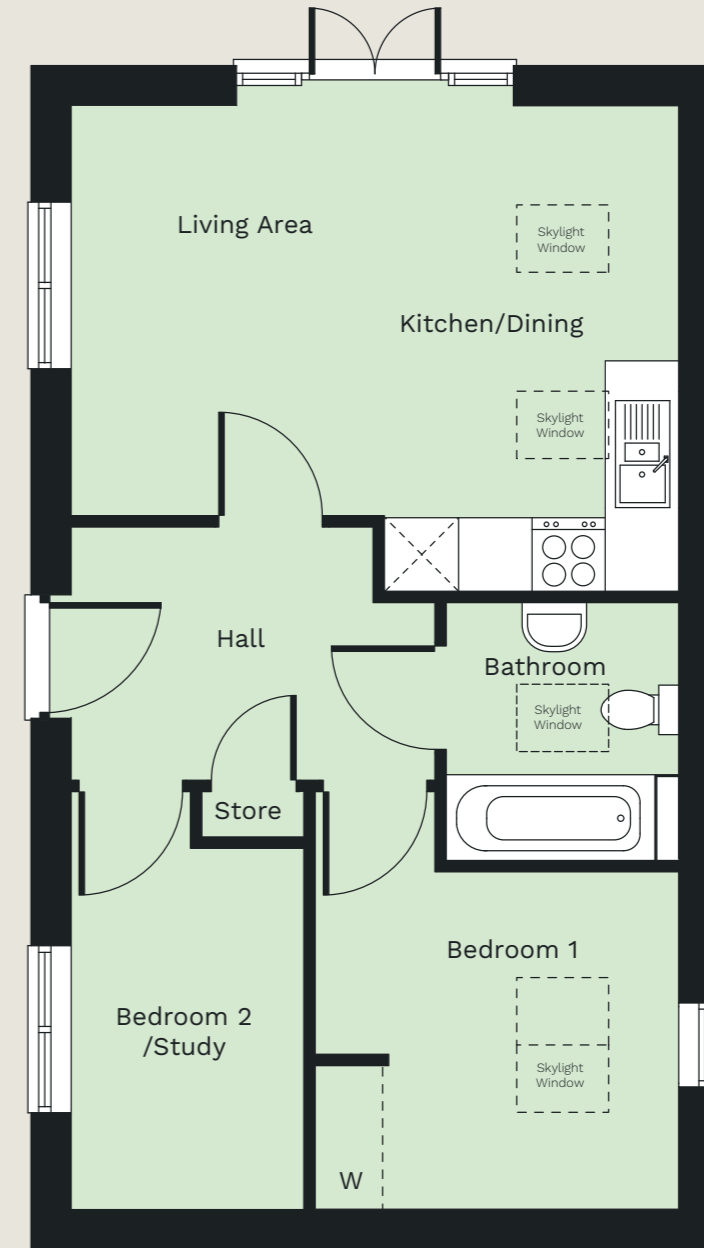


The Arderne

The adorable Arderne offers single storey living at its best, with a central hall giving direct access to all of the extensive accommodation. The open plan kitchen diner has a separate living area with French doors to the garden and two skylights to let in extra light. The main bedroom has a built in wardrobe and there is a second bedroom or study.

Bedrooms **2**

Plot **47**



Floor Layout

Dimensions

Living/Kitchen/Dining	4959mm x 3964mm	16'3" x 13'0"
Bedroom 1	3409mm x 2967mm	11'2" x 9'9"
Bedroom 2/Study	3412mm x 1899mm	11'2" x 6'3"
Bathroom	2105mm x 1897mm	6'11" x 6'3"

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Specification

Each home at Byron Place has been designed with an exacting standard specification. Upgrades may be available.

The Arderne, Birkin, Bonnington
Medora, Milbanke, Minerva,
Scarlet, Shelley, Southwell,
Woodford

The Hawksmoor, Hind, Sandby

The Chamberlain, Edleston,
Melbourne, Seaton,
Wedderburn

The Arderne, Birkin, Bonnington
Medora, Milbanke, Minerva,
Scarlet, Shelley, Southwell,
Woodford

The Hawksmoor, Hind, Sandby

The Chamberlain, Edleston,
Melbourne, Seaton,
Wedderburn

KITCHENS

Symphony Cranbrook, New York or Princeton Gallery kitchen with soft close doors & drawers	●	●	●
Symphony Alta Gallery kitchen with soft close doors and drawers			●
20mm Quartz worktops with matching upstands	●	●	
40mm Laminate worktops			●
LED plinth lights and under counter LED lights	●		
Integrated microwave & double oven. 900mm induction hob with glass chimney hood.	●		
Compact oven & microwave, integrated single oven. Induction hob with 60cm chimney hood		●	
Electric fan double oven with grill. Induction hob with 60cm chimney hood			●
Integrated 50:50 fridge freezer, 30cm wine cooler and integrated dishwasher	●	●	
Integrated 50:50 fridge freezer			●
Stainless steel undermount 1.5 bowl sink with drainage grooves to granite countertop	●		
Chrome mixer spray tap	●		
Stainless steel Inset 1.5 bowl sink and single drainer in stainless steel with chrome mixer tap		●	●
Plumbing and space for washing machine (where there is no utility)		●	●

BATHROOMS

Ideal Standard Ceraplan single lever basin mixer in chrome	●	●	●
Ideal Standard i.life 170cm x 75cm double-ended idealform bath	●	●	●
Ideal Standard i.life A 60cm floor standing Matt White vanity unit with 64cm washbasin	●	●	
Ideal Standard i.life S guest full pedestal with 55cm washbasin			●
Ideal Standard i.life S Compact WC bowl with RimLS+ technology & slow close seat	●	●	●
Single Colour LED Plinth & Floor Light (Waterproof IP67) with motion sensor	●		
Porcelanosa Platinum full height tiling to bath, half height tiling to basin wall, tiled cills	●	●	
Porcelanosa Gold full height tiling to bath, half height tiling to basin wall, tiled cills			●

EN-SUITE (where applicable)

Ideal Standard Ceratherm exposed thermostatic shower with 200mm square rainshower	●	●	●
Ideal Standard Simplicity low profile upstand shower tray (except Plot 4)	●	●	●
Ideal Standard i.life 60cm floor standing Matt White vanity unit with 64cm washbasin	●	●	●
Ideal Standard i.life S Compact WC bowl with RimLS+ technology & slow close seat	●	●	●
Single Colour LED Plinth & Floor Light (Waterproof IP67) with motion sensor (main en-suite only)	●		
Porcelanosa Platinum full height tiling to shower, half height tiling to basin wall, tiled cills	●	●	
Porcelanosa Gold full height tiling to shower, half height tiling to basin wall, tiled cills			●

ELECTRICAL

Flush mounted white pvc sockets and switches	●	●	●
Media panel with 4 main sockets, tv, satellite, network and BT point.	●	●	●
Telephone point in Lounge, Study (where applicable) and Bedroom 1	●	●	●
Fire rated chrome downlights to Kitchen area, Bathroom & En-suites.	●	●	●
Mains operated smoke detectors and heat detectors	●	●	●
Honeywell XC70 battery operated carbon monoxide detectors	●	●	●
Shaver socket	●	●	●
External light with a movement sensor and photocell	●	●	●

HEATING

Full central heating with compact radiators and thermostatic valves	●	●	●
WiFi Enabled Smart Thermostat	●	●	
Honeywell T3 Programmable Thermostat			●
Stelrad Aqua Classic straight chrome heated towel rail to bathroom	●	●	●

DECORATION

White painted walls & ceilings	●	●	●
Brilliant white gloss finish to all woodwork	●	●	●

JOINERY AND DOORS

Oak veneer 5 vertical panel grained finish doors	●		
Gloss white painted 5 panel grain finish doors		●	●
Chrome ironmongery	●	●	●
White painted staircase with oak handrail and newel caps	●	●	●
1W LED Marker Light Matt White. 1No. light every two treads (6No. for 13 tread flight)	●		
Fitted wardrobe to bedroom one	●	●	●

EXTERNAL

Turfed front and rear gardens	●	●	●
External water supply	●	●	●
IP66 rated external socket	●	●	●
32mm buff concrete paving slabs	●	●	●
1.8m Close boarded or panel fence to rear garden	●	●	●



Purchasing a home is one of the most important investments that you will make in your lifetime

About

Piper Homes

At Piper Homes, we understand that a home is one of the most important investments that you will make. We have over 50 years' experience providing over 1,000 quality homes across the Midlands region and we strive to ensure that our construction and craftsmanship comes second to none.

We build with care, not only for the needs of our home owners, but also with energy conservation and environmental protection in mind.

Our team are individually selected and highly skilled in their areas of expertise, ensuring we retain our position as industry leaders.

Our goal is to provide a dream home and lifestyle for clients as well as a seamless purchase and after-care experience.

All our homes come with a ten-year Premier guarantee to give you complete peace of mind.

Piper Homes are committed to supporting the communities in which we work and build.

Working together with local councils we are proud to



assist with initiatives that ensure local communities continue to flourish once our developments are complete.

Our ultimate aim is to work in partnership to generate stability and sustainability for local residents.

We're proud of our ability to produce residences of distinction, whether in the construction of bespoke new homes or in the restoration of historical buildings. We care about creating inspirational designs, dream homes and the environment and communities in which we build.

We help provide what is most-needed in each specific community, supporting areas such as Education, Community Facilities, Parks and Play areas, Sustainable Transport and Affordable Homes.



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We build the house, you make the home

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