



# The Orchards

Scraptoft, Leicester



In the village of Scraptoft, on the eastern outskirts of the historic city of Leicester, Five Oak Homes are creating a select development of three and four bedroom luxury homes.

**Five Oak Homes are an environmentally aware company who aim to create sustainable communities and distinctive new homes.**

**Our company prides itself on its excellent working relationships with all parties involved within its developments. We continually work to ensure that we offer the highest quality service and homes.**

### **Sustainability**

Five Oak Homes are committed to creating responsible sustainable developments, making best use of brownfield and previously developed land to meet the increasing demand for new homes. This ensures that open countryside and important green spaces are preserved.

On all our projects we work closely with specialist ecologists to ensure that the existing environment and habitats are protected.

At all stages of our schemes we ensure that best environmental practices are implemented, along with rigorous recycling policies. This results in minimal waste and consumption.

All Five Oak Homes are designed to be highly sustainable and come with an EcoHomes 'Very Good' rating, which offers costs savings for the life of your new home and benefits the environment.

### **Personalisation service**

In addition to the comprehensive luxury specification detailed with each dwelling, Five Oak Homes are able to tailor the internal finish to enable you to create your ideal new home.

Please discuss your individual requirements with your Sales Advisor who, subject to the stage of build, will be able to assist with the personalisation service.



**The Orchards** offers a range of luxury houses with exceptional interiors in a unique setting. The village location is ideal for those who want the benefits of being close to the city but live in a countryside setting with excellent transport connections.

### Lifestyle

Scraptoft is set within Leicestershire and Rutland's rural landscape of small towns and open countryside. The village of Scraptoft offers a convenient local supermarket, post office, doctors and dental surgeries along with several local pubs, all within walking distance of The Orchards.

Within the surrounding area there are a number of market towns such as Bushby, Oakham, Uppingham and Market Harborough, with exclusive restaurants, shops, farmers markets and village pubs.

Local family attractions in the area include the award winning Wistow Maze, Halstead House Farm and gardens, Foxton Locks and museum, the Abbey Pumping Station, National Space museum and many more.

Abbey park and Watermead Country park are wildlife havens closely located to The Orchards.

Leicester city centre offers shopping, theatre and dining.

Scraptoft Golf Course located just minutes from The Orchards offers a parkland course set in the beautiful east Leicestershire countryside.

### Transport

Scraptoft is located 4 miles from the city of Leicester, just off the A47. There are excellent connections to the rest of the country with easy access to the M69, M1, A1 and M6.

The development is within 30 minutes of East Midlands Airport allowing convenient flights to Europe.

There are buses every 15 minutes which run to the city centre and the City Station is just four miles from The Orchards with journey times to London St Pancras just 90 minutes; Birmingham 60 minutes, Nottingham 45 minutes and Derby 30 minutes.

### Investment

Scraptoft is located four miles east of Leicester. The city is currently undergoing a £3 billion regeneration. There are a number of major blue chip companies established in the city, including HSBC, Alliance and Leicester, Wallmart and Next.

Leicester has a wide range of industries including new technology, healthcare and biotechnology, financial services, engineering and food and drink.

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The development's name reflects the historical use of the area. Each home is named after the species of fruit trees which once populated the site. A number of the original trees still remain and have been incorporated into the extensive landscape design.



The Bramley Plot 1,2 and 3



The Ashmead Plot 4 and 25



The Allington Plot 5,6,7,8,12 and 13



The Rochester Plot 9,10 and 11



The Blenheim Plot 15,16 and 17



The Farleigh Plot 19



Specifications



Location / Contact





## The Ashmead - Plot 4

**A four bedroom detached luxury home with attached garage and driveway for two cars, with generous front garden and private rear garden.**

**The home comes with an EcoHomes 'very good' rating and incorporates a number of highly sustainable features.**

The home benefits from a large fully fitted kitchen with range cooker, granite worktops and a family breakfast area. The large living room with gas fire connects to the dining area. The living room and breakfast area have french doors leading to the rear garden.

The master bedroom has full height fitted wardrobes and an en suite shower room.

Bedrooms two and three are designed to accommodate double beds. Bedroom four

comes with the additional benefit of being equipped for use as a home office, with dedicated telephone and power points.

The property has high quality timber double glazed sash windows, with high quality stone features.

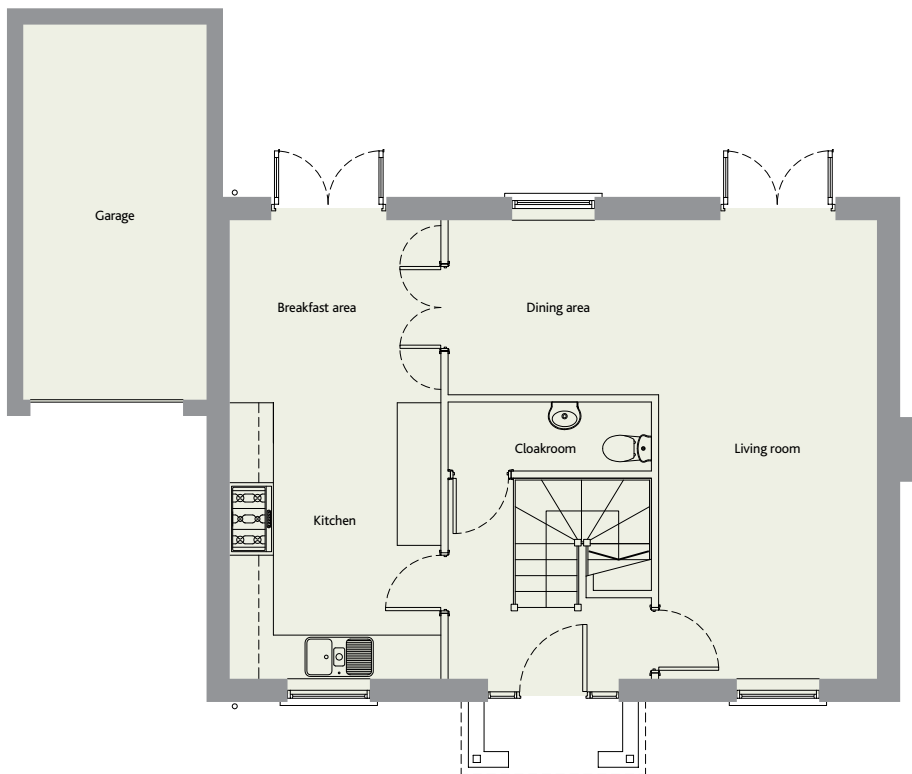
Five Oak Homes can also tailor your new home to suit your requirements, for further details about our Personalisation service, please speak to one of our sales advisors.



Plot 4  
The Ashmead

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# The Ashmead - plot 4



## Ground Floor

### Reception

2.8m x 2.76m

### Living room

6.3m x 3m

### Dining area

2.9m x 2.45m

### Kitchen

6.3m x 3m



## First Floor

### Hallway

3.75m x 2.8m

### Master bedroom

3.54m x 3m (excludes fitted wardrobes)

### Family bathroom

2.45m x 1.83m

### Bedroom two

3.49m x 2.6m (2.9m at widest point)

### Bedroom three

2.9m x 2.72m

### Bedroom four

3.03m x 2.08m (2.68m at widest point)

**Purchase off plan now and Five Oak Homes will pay the Stamp Duty and Legal fees.**

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## The Ashmead - Plot 25

**A four bedroom detached luxury home with garage and driveway for two cars, with generous front garden and private rear garden.**

**The home comes with an EcoHomes 'very good' rating and incorporates a number of highly sustainable features.**

The home benefits from a large fully fitted kitchen with range cooker, granite worktops and a family breakfast area. The large living room with gas fire connects to the dining area. The living room and breakfast area have french doors leading to the rear garden.

The master bedroom has full height fitted wardrobes and an en suite shower room.

Bedrooms two and three are designed to accommodate double beds. Bedroom four

comes with the additional benefit of being equipped for use as a home office, with dedicated telephone and power points.

The property has high quality timber double glazed sash windows, with high quality stone features.

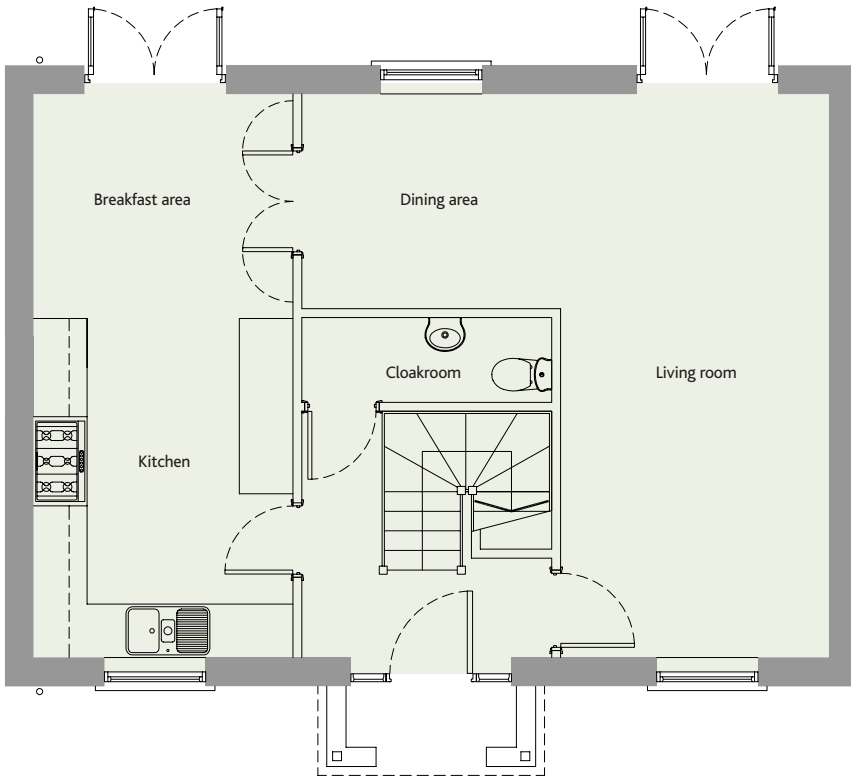
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Plot 25  
The Ashmead

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# The Ashmead - plot 25



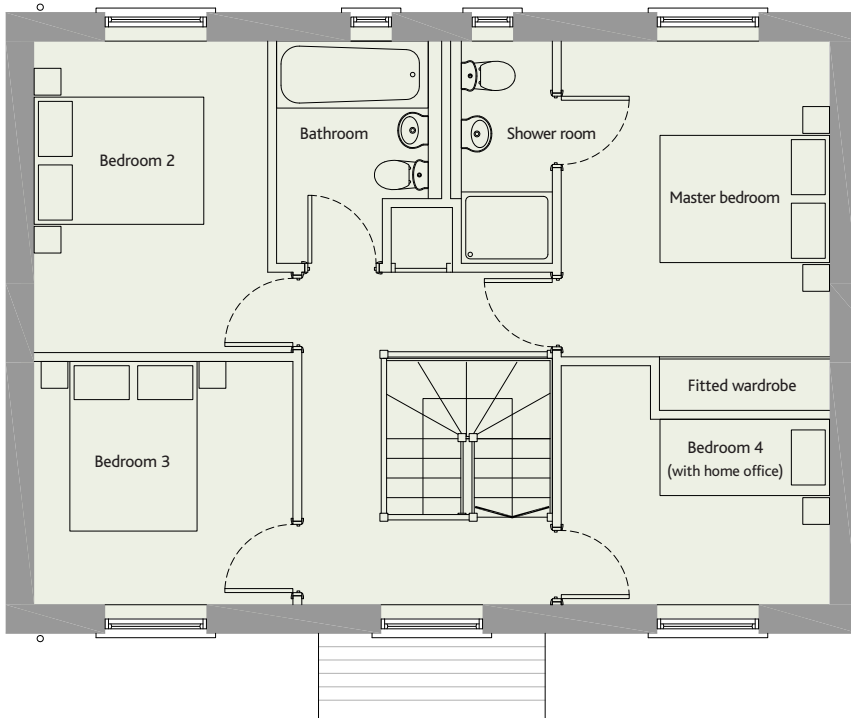
## Ground Floor

**Reception**  
2.8m x 2.76m

**Living room**  
6.3m x 3m

**Dining area**  
2.9m x 2.45m

**Kitchen**  
6.3m x 3m



## First Floor

**Hallway**  
3.75m x 2.8m

**Master bedroom**  
3.54m x 3m (excludes fitted wardrobes)

**Family bathroom**  
2.45m x 1.83m

**Bedroom two**  
3.49m x 2.6m (2.9m at widest point)

**Bedroom three**  
2.9m x 2.72m

**Bedroom four**  
3.03m x 2.08m (2.68m at widest point)

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# Specifications

All Five Oak Homes are designed to be highly sustainable, achieving a BRE EcoHomes 'Very Good' rating, which benefits the environment as well as offering excellent cost savings in your new home.

## General

All homes at The Orchards benefit from the following specification;

Timber double glazed sash windows which offer a traditional image with excellent performance. All homes come with double glazed French doors leading onto the garden. The windows and doors incorporate feature stonework to create a distinctive high quality style.

All Five Oak Homes have high levels of insulation throughout the dwelling to offer excellent thermal performance.

The front and rear gardens come turfed with stone paving to footpaths and patios. For your convenience an external tap is provided outside the kitchen.

All homes come with a secure shed with room for bicycles and general storage.

## Kitchen

All homes come with fully fitted kitchens from our extensive range which includes Bosch stainless steel oven, gas hobs, designer extractor hood, with concealed integrated fridge freezer, dishwasher and washing machine as standard.

The Ashmead comes with a stainless steel range cooker. The Allington, Bramley and Rochester come with a stainless steel six burner gas hob and integrated cooker as standard. The Blenheim and Farleigh come with a stainless steel four burner gas hob and integrated cooker

All the standard fitted appliances are A or A\* rated for energy efficiency to offer excellent performance with minimal annual running costs.

Granite worktops are fitted as standard on the Ashmead and can be offered as an option on all homes. Contemporary stainless steel sinks with chrome mixer taps provided throughout.

A choice of ceramic wall and floor tiles is available from our extensive range.

Contemporary chrome sockets, switches and fittings are provided throughout the home.

## Bathroom and En Suite

All homes come with fully fitted white sanitary ware to all bathrooms, en suites and cloakrooms with Hansgrohe chrome taps and shower mixers. All our bathrooms come fitted with water saving devices which allow excellent performance with minimal water consumption.

A choice from our standard range of ceramic tiles is available. Full height tiling is provided around the showers, with half height tiling to other walls. Please ask your Sales Advisor for details.

## Decoration

Smooth emulsion ceilings finished in white complement the emulsion finish of the internal walls. Coving is provided to hallways, landings, living, dining and family rooms.

## Joinery and doors

Timber architraves and skirting boards, finished in white create a distinctive interior feel. All internal doors are six panel Georgian style with high quality contemporary chrome door handles and hinges.

## Electrical

As part of the sustainable specification all homes contain 75% low energy usage lighting which benefit the environment and offer minimal annual running costs for your new home. These include flush fitted downlighters to kitchens, cloakrooms, bathrooms and en suites.

FM / TV points are provided within the kitchen, living rooms and selected bedrooms.

A provision for a home office is provided within all homes. This includes an allocated space for a desk along with two dedicated telephone points and sockets to enable you the flexibility to work from home.

External lights are provided to the front and rear of each home which come with daylight sensors as standard.

## Central heating

All homes come fitted with highly efficient mains pressure gas fired central heating with immersion back up. The system has been designed to be exceptionally environmentally friendly, offering all the comfort you will need with minimal annual running costs.

## Fireplaces

A choice of fireplace surrounds including gas fires from a selected range are available in the Ashmead and the Rochester. Please speak to your sales advisor for details.

## Home Security

All homes come wired and prepared ready to accept an alarm system from your chosen company. The doors and windows come fitted with security locks to the latest NHBC standards, including multi point locks and security hinges.

The timber gates to all gardens are fitted with Suffolk latches as well as two coach bolts.

## Peace of Mind

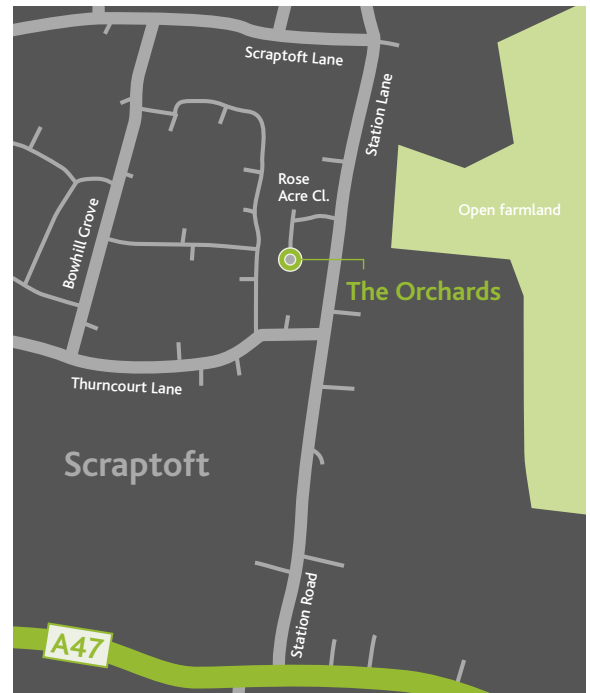
To offer complete peace of mind, your new home comes with an NHBC 10 year 'Buildmark' warranty as standard. Each home is thoroughly inspected throughout its construction and before being handed over. A new home guide is provided which each home which offers advice on the best way to look after your new home.

## Disclaimer

Please note that all stated dimensions are subject to tolerances, we would advise not to order carpets, appliances or any other goods which depend on accurate dimensions before carrying out a check measurement in your reserved plot. All specifications are correct at present, however Five Oak Homes reserve the right to amend these if necessary.

# Location

The Orchards are located within the village of Scraptoft on the eastern outskirts of the historic city of Leicester. Ideal for those who want the benefits of being close to the city but live in a countryside setting with excellent transport connections.



To find out more information about this development please contact a member of our sales team on:

**Tel:** 01707 328 523

**Fax:** 01707 393 759

**Email:** [am@fiveoakhomes.co.uk](mailto:am@fiveoakhomes.co.uk)

All images shown are for illustration purposes only. Brick and tile colours, window and door styles and external treatments including landscaping may vary from plot to plot. This brochure is for guidance only and not intended to form part of any contract.

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