



| THORPE RISE  
*Oakthorpe*



*Welcome to Thorpe Rise...*



# *Location is Everything*

Oakthorpe is a residential village in the heart of North West Leicestershire, set within the National Forest and offering an abundance of Natural beauty. Nearby Oakthorpe Picnic Site comprises of 14.8 acres of woodland, grassland and wildflower areas with surfaced pathways and pedestrian routes into the neighbouring Willesley Woods.

Oakthorpe village itself boasts a thriving community with a Community Primary School for 4 to 11 year olds and a Community Leisure Centre which offers a wide range of sporting pursuits as well as groups and activities, and a number of walking, cycling and running routes can also be found nearby.

With access to the A42 Trunk Road, the M42, North, and South, is easily accessible for commuting.

## *Luxury homes built to suit the most discerning of needs*

Thorpe Rise is an exclusive development of 3, 4 and 5 bedroom family homes. With 9 individually designed house types to choose from there is a perfect style to suit the needs of everyone.

Built using a range of materials, these homes have an abundance of character and lots of space making them ideal for growing families with the desire for a modern edge. This is a wonderful place to call home.



## THE WIGHTWICK



### GROUND FLOOR



Living Room  
6.3m x 3.6m  
20'8" x 11'10"

Kitchen/Dining Room  
6.5m x 4.8m  
21'4" x 15'9"

### FIRST FLOOR



Master Bedroom  
5.4m x 3.7m  
17'9" x 12'2"

Bedroom Two  
4.2m x 3.5m  
13'9" x 11'6"

Bedroom Four  
3.1m x 2.7m  
10'2" x 8'10"

Dressing Area  
2.6m x 1.8m  
8'6" x 5'11"

Bedroom Three  
3.7m x 3.1m  
12'2" x 10'2"

Bedroom Five  
3m x 2.6m  
9'10" x 8'6"

## THE MOSELEY



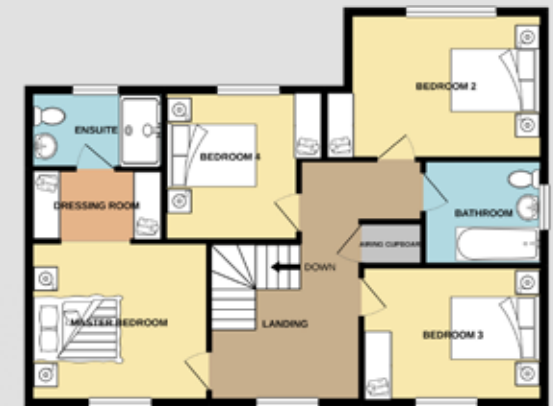
### GROUND FLOOR



Living Room  
6.3m x 3.4m  
20'8" x 11'2"

Kitchen/Dining/Family Room  
7.8m x 3.9m  
25'7" x 12'9"

### FIRST FLOOR



Master Bedroom  
3.7m x 3.2m  
12'2" x 10'6"

Bedroom Two  
4.6m x 2.9m  
15'1" x 9'6"

Bedroom Four  
3.3m x 3m  
10'10" x 9'10"

Dressing Area  
2.7m x 1.4m  
8'10" x 4'7"

Bedroom Three  
3.5m x 2.7m  
11'6" x 8'10"



# THE UPTON



## GROUND FLOOR



Living Room  
4.2m x 3.8m  
13'9" x 12'6"

Kitchen/Dining/Family Room  
6.4m x 5.9m  
20'12" x 12'6"

## FIRST FLOOR



Master Bedroom  
3.9m x 2.8m  
12'9" x 9'2"

Bedroom Three  
3.4m x 2.6m  
11'2" x 8'6"

Bedroom Two  
3.7m x 2.6m  
12'1" x 8'6"

Bedroom Four  
2.6m x 2m  
8'6" x 6'7"

# THE BADDESLEY



## GROUND FLOOR



Living Room  
5.5m x 3m  
18'1" x 9'10"

Kitchen/Dining/Family Room  
9.1m x 3.8m  
29'10" x 12'6"

## FIRST FLOOR



Master Bedroom  
3.9m x 3m  
12'9" x 9'10"

Bedroom Three  
4.3m x 3.2m  
14'1" x 10'6"

Bedroom Two  
4.6m x 3m  
15'1" x 9'10"

Bedroom Four  
2.9m x 2.9m  
9'6" x 9'6"



# THE BELVOIR



## GROUND FLOOR



Living Room  
4.4m x 4.2m  
14'5" x 13'9"

Kitchen/Dining/Family Room  
6.6m x 5.9m  
21'8" x 19'4"

## FIRST FLOOR



Master Bedroom 3.8m x 3.3m  
12'6" x 10'10"

Bedroom Three 3.5m x 3.4m  
11'6" x 11'2"

Study/Bedroom Five 2.7m x 2.1m  
8'10" x 6'10"

Bedroom Two 4.4m x 3m  
14'5" x 9'10"

Bedroom Four 3.4m x 3m  
11'2" x 9'10"

# THE SNOWSHILL



## GROUND FLOOR



Living Room  
6.6m x 4.2m  
21'8" x 13'9"

Kitchen/Dining Room  
6.6m x 3.7m  
21'8" x 12'2"

## FIRST FLOOR



Master Bedroom 4.9m x 3.8m  
16'1" x 12'6"

Bedroom Three 4.9m x 3.6m  
16'1" x 11'10"

Bedroom Two 4.4m x 3m  
14'5" x 9'10"

Bedroom Four 3.6m x 3.6m  
11'10" x 11'10"



# THE CLAYDON



## GROUND FLOOR



Living Room  
6.6m x 3.7m  
21'8" x 12'2"

Kitchen/Dining/Family Room  
10m x 6m  
32'10" x 19'8"

## FIRST FLOOR



Master Bedroom  
4.9m x 3.8m  
16'1" x 12'6"

Bedroom Three  
3.6m x 3.6m  
11'10" x 11'10"

Bedroom Two  
4.4m x 3m  
14'5" x 9'10"

Bedroom Four  
3.6m x 3.6m  
11'10" x 11'10"

# THE COUGHTON



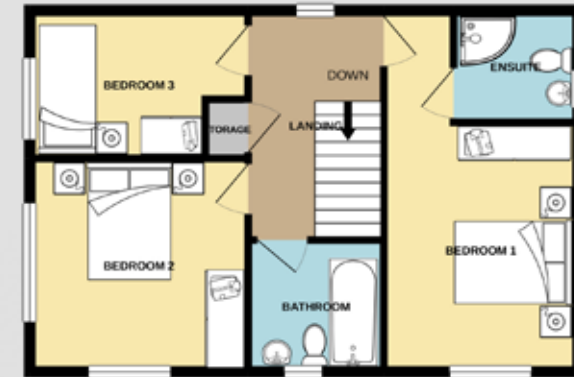
## GROUND FLOOR



Living Room  
5.5m x 3.3m  
18'1" x 10'10"

Kitchen/Dining Room  
5.5m x 2.6m  
18'1" x 8'6"

## FIRST FLOOR



Master Bedroom  
3.7m x 2.9m  
12'2" x 9'6"

Bedroom Three  
3.2m x 2.2m  
10'6" x 7'3"

Bedroom Two  
3.2m x 3.2m  
10'6" x 10'6"

# THE STONELEIGH



## GROUND FLOOR



Kitchen/Dining/Family Room  
8.9m x 5.6m  
29'2" x 18'4"

Living Room  
6.3m x 3.6m  
20'8" x 11'10"

## SECOND FLOOR



Bedroom Four  
4.7m x 3.4m  
15'5" x 11'2"  
(restricted head height in places)

Bedroom Five  
4.7m x 3.6m  
15'5" x 11'10"  
(restricted head height in places)

## FIRST FLOOR



Master Bedroom  
4.3m x 3.8m  
14'1" x 12'6"

Bedroom Two  
4.4m x 3.5m  
14'5" x 11'6"

Bedroom Three  
3.7m x 3.5m  
12'2" x 11'6"











# SPECIFICATION

## Kitchens

- A fitted kitchen with up stands with stainless steel sink top and chrome tap
- A choice of colour specification may be available, dependant on build stage at time of purchase

## Appliances

- Zanussi stainless steel electric double ovens
- Zanussi stainless steel gas hob
- Stainless steel cooker hoods; style varies depending on kitchen design
- Integrated 50/50 fridge freezer
- Integrated 13 place dish washer
- A space only will be left for a washing machine and dryer

## Bathrooms

- Ideal standard Tempo range
- Ideal standard Tesi single lever basin and bath taps
- Ideal standard Ceratherm exposed thermostatic shower in main en - suite
- Other showers will be Triton Aspirante (electric)
- Shower screens - Ideal Standard Connect Kubo range

## Internal Finishes

- Bathroom walls will be partially tiled
- Depending on the stage of the build a choice from the tile ranges offered may be available
- Plaster walls will receive vinyl matt emulsion, colour Gardenia
- Ceilings will receive a plaster skim finish, and matt white emulsion
- Joinery (including staircase) will have white satin wood paint finish

## Internal Joinery

- Vertical 5 panel moulded internal doors
- Skirting boards - profile moulded MDF
- Architraves - profile moulded MDF
- MDF internal door frame linings



Thorpe Rise, Main Street, Oakthorpe, Derbyshire, DE12 7QY

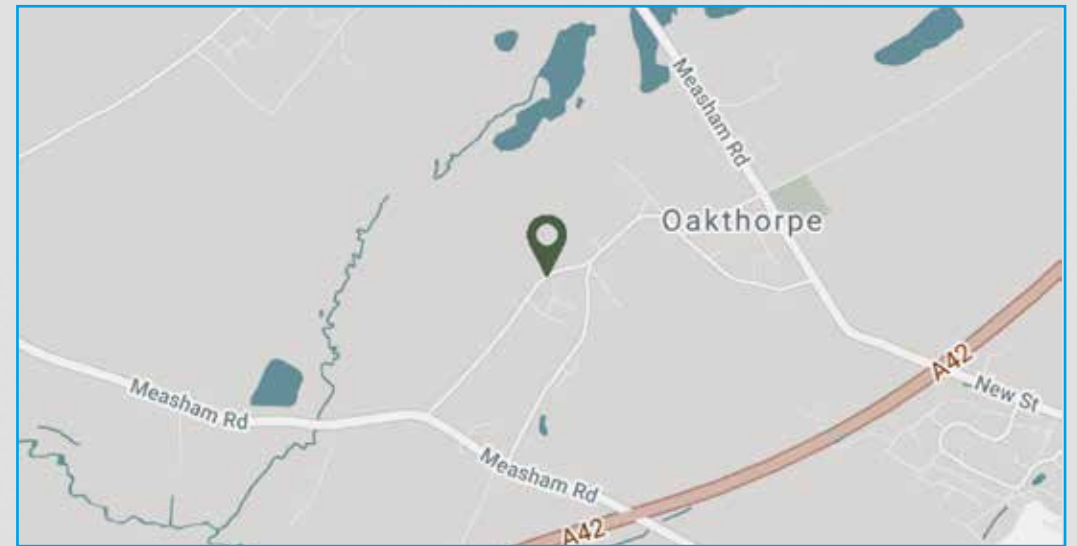


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#### Disclaimer

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