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Welcome to
The Paddocks

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City Lifestyle

Country Living

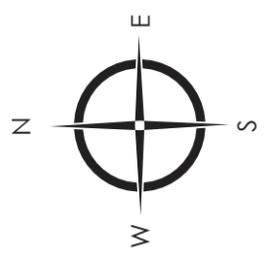




The Paddocks

SADBERGE

Please note all images are CGI and for illustration purposes only



Development Layout

PLOT	HOUSE STYLES	PLOT	HOUSE STYLES	PLOT	HOUSE STYLES
1	THE CHELTENHAM Three bed semi-detached	10	THE CHELTENHAM Three bed end terrace	19	THE SALISBURY * Three bed semi-detached
2	THE CHELTENHAM Three bed terrace	11	THE CHELTENHAM Three bed terrace	20	THE ASCOT Four bed detached
3	THE SALISBURY Three bed terrace	12	THE CHELTENHAM Three bed end terrace	21	THE GOODWOOD Four bed detached
4	THE SALISBURY Three bed terrace	13	THE SALISBURY* Three bed end terrace	22	THE GOODWOOD Four bed detached
5	THE CHELTENHAM Three bed terrace	14	THE SALISBURY* Three bed terrace	23	THE AINTREE Four bed detached
6	THE CHELTENHAM Three bed terrace	15	THE SALISBURY* Three bed end terrace	24	THE GOODWOOD Four bed detached
7	THE SALISBURY Three bed terrace	16	THE CHELTENHAM Three bed semi-detached	25	THE AINTREE Four bed detached
8	THE SALISBURY Three bed terrace	17	THE CHELTENHAM Three bed semi-detached		
9	THE SALISBURY Three bed end terrace	18	THE SALISBURY* Three bed semi-detached		

* Affordable Housing





PLOTS 1, 2, 5, 6, 10, 11, 12, 16 & 17

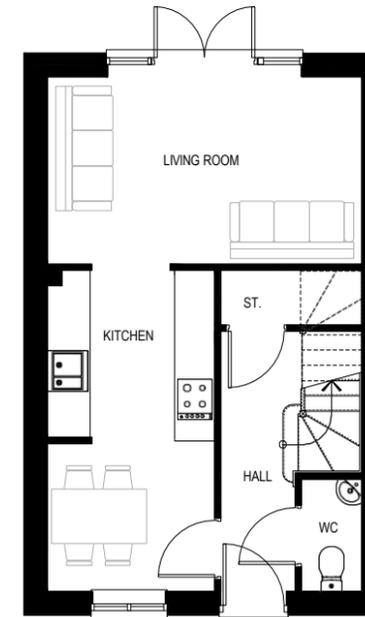
Our Homes

The Cheltenham

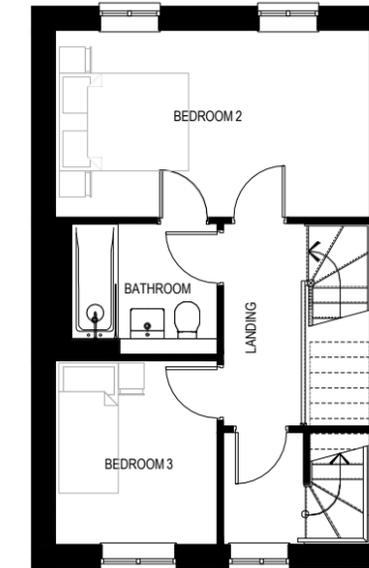
The Cheltenham is a modern three storey town house with flexible living spaces throughout.

The welcoming hallway leads to the bright open- plan kitchen/dining and living room - complete with French doors to the rear garden. A guest W.C. is also found off the entrance hall as well as a storage cupboard.

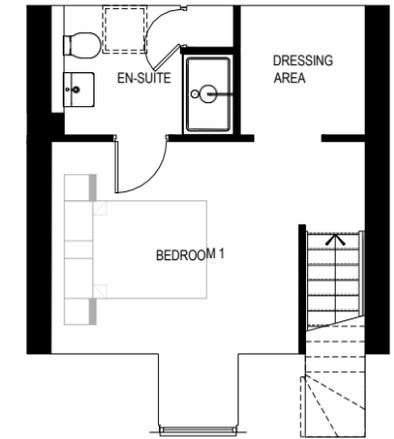
The first floor is home to a generous double bedroom, the family bathroom and a single bed - ideal as a home office or nursery. A stunning master suite is found on the second floor and boasts a dressing room and modern en suite.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Room Dimensions

Kitchen-diner
4.74m x 2.42m | 15'7" x 7'11"

Lounge
4.68m x 2.77m | 15'4" x 9'1"

Cloakroom
1.65m x 0.90m | 5'5" x 2'11"

Bedroom Two
4.68m x 2.77m | 15'4" x 9'1"

Bedroom Three
2.72m x 2.41m | 8'11" x 7'11"

Bathroom
2.41m x 1.93m | 7'11" x 6'4"

Bedroom One
3.69m x 3.13m | 12'2" x 10'3"

En Suite
2.72m x 1.93m | 8'11" x 6'4"



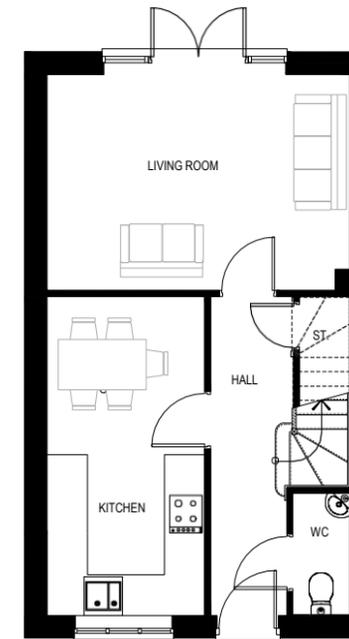
PLOTS 3, 4, 7, 8, 9, 13, 14, 15, 18 & 19

The Salisbury

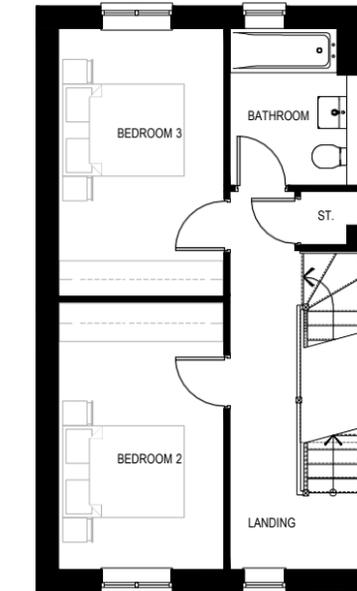
The Salisbury is a stunning 2.5 storey home, ideal for growing families and couples alike.

A welcoming entrance hall leads to an open- plan kitchen/diner with a separate, bright lounge overlooking the rear garden.

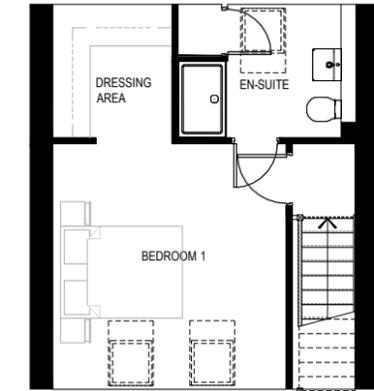
The first floor is home to two double bedrooms, a contemporary family bathroom and handy storage cupboard while the second floor boasts a stunning master bedroom, large en-suite and impressive dressing room area.



GROUND
FLOOR



FIRST
FLOOR



SECOND
FLOOR

Room Dimensions

Kitchen-diner
5.01m x 2.50m | 16'4" x 8'2"
Lounge
4.79m x 3.40m | 15'9" x 11'2"
Cloakroom
1.92m x 0.90m | 6'3" x 2'11"

Bathroom
2.46m x 2.08m | 8'1" x 6'10"
Bedroom Two
4.20m x 2.62m | 13'10" x 8'7"
Bedroom Three
4.20m x 2.62m | 13'10" x 8'7"

Bedroom One
3.70m x 3.85m | 12'1" x 12'8"

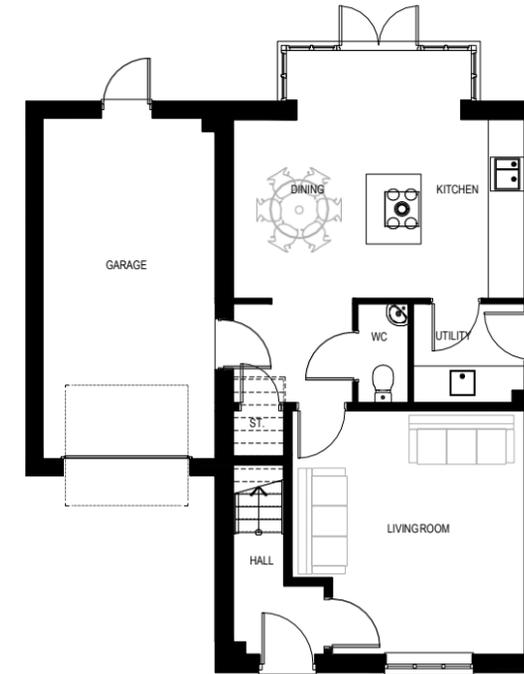


The Aintree

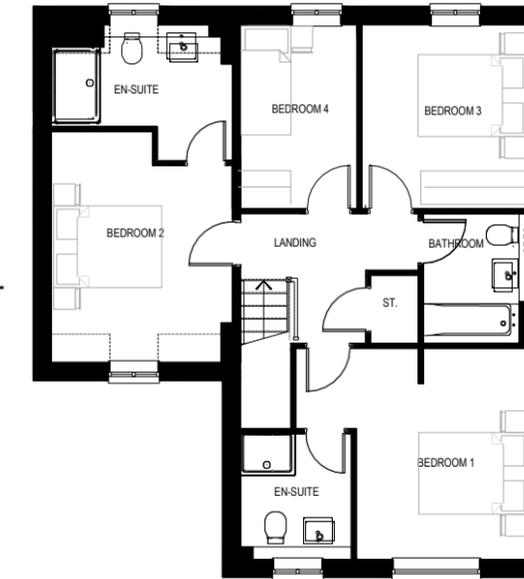
The Aintree is an impressive four bedroom detached home. The ground floor offers a large lounge to the front of the property leading to a family-sized kitchen with feature island, utility room, W.C. and access to the integral single garage.

Upstairs there are three double bedrooms, two with en-suites and one single bedroom alongside a modern family bathroom and handy storage cupboard.

PLOTS 23 &
25



GROUND
FLOOR



FIRST
FLOOR

Room Dimensions

Kitchen-diner	5.19m x 3.16m 17'0" x 10'5"
Lounge	4.30m x 4.14m 14'2" x 13'7"
Cloakroom	1.75m x 0.90m 5'9" x 2'11"
Utility	1.75m x 1.97m 5'9" x 6'6"
Garage	6.02m x 3.07m 20'0" x 10'1"
Bedroom One	3.12m x 3.73m 10'3" x 12'3"
En Suite One	1.97m x 2.22m 6'6" x 7'4"
Bedroom Two	3.48m x 3.22m 11'5" x 7'4"
En Suite Two	2.40m x 3.22m 7'11" x 10'7"
Bathroom	2.28m x 1.92m 7'6" x 6'4"
Bedroom Three	3.25m x 3.02m 10'8" x 9'11"
Bedroom Four	3.25m x 2.07m 10'8" x 6'10"



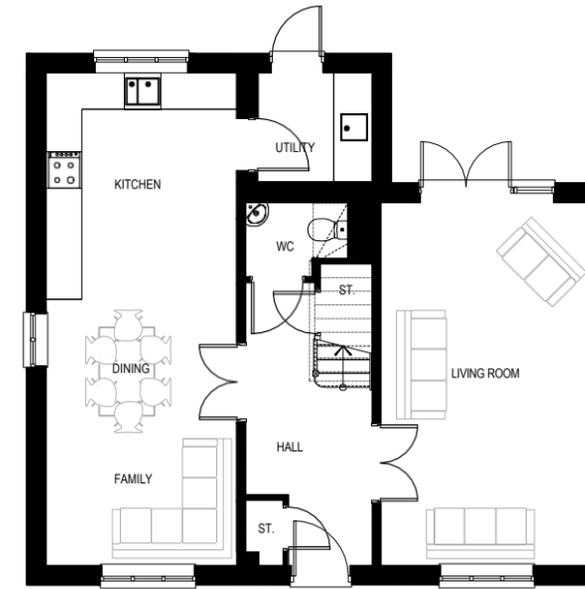
PLOTS 21, 22 &
24

The Goodwood

A bright and spacious home, The Goodwood has a vast, welcoming hallway which leads to a generous lounge featuring French doors to the rear garden. A modern kitchen/diner is accessed through double doors and spans the length of the home, which also has space for a lounge area as well as a handy utility room.

Upstairs are three impressive double bedrooms, one with en suite, and a fourth single bedroom - ideal as a home office.

Externally the driveway leads to a detached garage and gated access to the rear garden.



GROUND
FLOOR



FIRST
FLOOR

Room Dimensions

Kitchen-diner/Family Room
8.11m x 3.16m | 26'7" x 10'5"

Utility
1.78m x 1.90m | 5'10" x 6'3"

Cloakroom
1.22m x 1.69m | 4'0" x 5'7"

En Suite One
2.36m x 1.86m | 7'9" x 6'1"

Bedroom Two
3.50m x 2.88m | 11'6" x 9'5"

Bedroom One
3.10m x 3.16m | 10'2" x 10'5"

Bedroom Four
3.0m x 2.41m | 9'10" x 7'11"

Bathroom
3.25m x 1.91m | 10'8" x 6'3"

Bedroom Three
3.16m x 2.96m | 10'5" x 9'9"



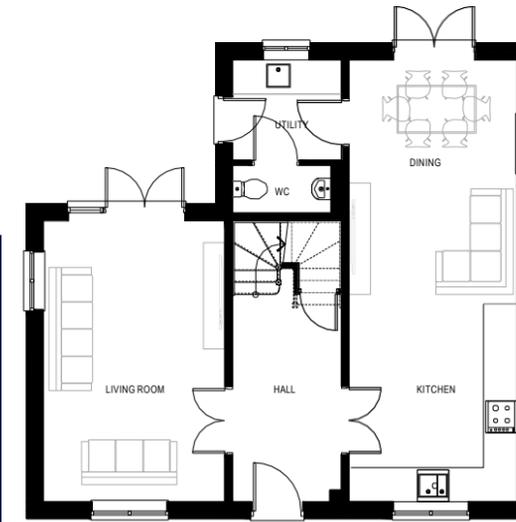
PLOT 20

The Ascot

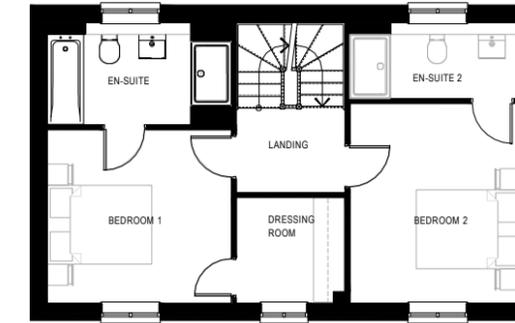
The Ascot is a striking home, ideal for growing families in search of some additional living space. A large living room has French doors leading to the private rear garden. Across the entrance hall is the modern kitchen, family & dining room complete with fully integrated appliances and a utility room with access to the garden providing a space for pets or laundry.

The first floor comprises of an impressive master bedroom with en suite bathroom and walk-in wardrobe, whilst another en suite bedroom is found on the same floor.

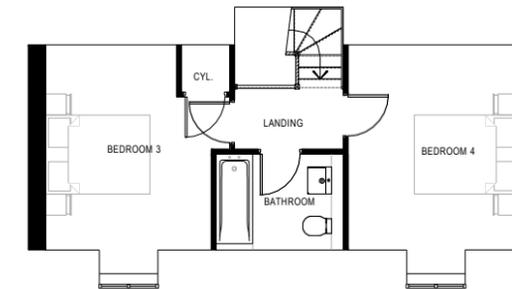
Upstairs on the second floor you will find two further double bedrooms, both sharing use of a modern family bathroom - creating a perfect space for guests.



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Room Dimensions

- Kitchen-diner
8.34m x 3.19m | 27'4" x 10'6"
- Lounge
5.30m x 3.45m | 17'5" x 11'4"
- Cloakroom
1.86m x 0.90m | 6'2" x 2'11"
- Utility
1.89m x 2.06m | 6'2" x 6'9"
- Dressing
2.06m x 2.00m | 6'9" x 6'7"
- Bedroom One
3.50m x 3.27m | 11'6" x 10'9"
- En Suite One
3.50m x 1.93m | 11'6" x 6'4"
- Bedroom Two
3.25m x 3.77m | 10'8" x 12'5"
- En Suite Two
3.25m x 1.43m | 10'8" x 4'8"
- Bathroom
2.41m x 1.79m | 7'11" x 5'11"
- Bedroom Three
3.15m x 3.84m | 10'4" x 12'7"
- Bedroom Four
3.25m x 3.87m | 10'8" x 12'8"