



HEREWARD HOMES

A prestigious development of only  
four stone built new homes





*Located in the heart of the village of Ailsworth, Chapel Lane is a small development of only four stone built detached new homes in a quiet cul-de-sac.*



**Broadoaks** Plot 4

**Maplewood** Plot 3

**Elmgrove** Plot 2

**Ashvale** Plot 1





*If you are looking for a relaxed rural lifestyle then look no further as Chapel Lane is the place you will be proud to call home.*

# Welcome to Chapel Lane, Ailsworth

Hereward Homes has once again chosen the tranquil rural village of Ailsworth as a preferred location for an exciting new development of only four stone built detached homes. Chapel Lane, located a stone's throw from open countryside, is only 6 miles from Peterborough's thriving city centre and within easy reach of major road and rail routes.

The development comprises four new stone built four bedroom homes offering a choice of layouts which are perfect for family living and home working. All provide spacious contemporary interiors with luxury features throughout. But it's not just the interiors which provide a real wow factor - bi-folding doors link the inside to the outside leading to private gardens featuring paved patio areas, lawns and a variety of trees and hedges.

The four new stone built houses use natural building materials to blend in with their village surroundings incorporating Collyweston slate style roofs and honey coloured stone with corner and mullion detailing. The homes also benefit from low maintenance high performance features including painted aluminium windows with energy efficient sealed units and GRP electronically controlled garage doors.



*Ailsworth is a unique place to live and only a stone's throw from beautiful open countryside home to historic buildings, quiet rural tracks, meandering waterways and big skies.*



River Nene



# Country living at its best



Ailsworth offers a rare opportunity to enjoy life in a beautiful rural part of England whilst providing easy access to a wealth of amenities - all on the doorstep.

Located close to Peterborough and Stamford, Ailsworth (and the adjoining village of Castor) are well served locally as the villages are home to a medical centre and a selection of independent pubs, restaurants (including one awarded a Michelin Plate listing), coffee shop and newsagent. Castor C of E Primary School is a short walk from the development and there is a choice of state or independent primary and secondary schools in Peterborough, Stamford, Uppingham and Oundle.

The village also offers a range of sports and leisure opportunities and is home to tennis, football and cricket clubs and the Castor & Ailsworth District Gardeners' Society. For those who prefer to be spectators, Peterborough is home to The Posh football club and Phantoms ice hockey team. For the more daring, Peterborough Parachute Centre at nearby Sibson airfield offers the chance to view the village from a different perspective. Golfers are also well catered for with a choice of courses within easy reach including Milton and Ferry Meadows.

It is Ailsworth's location in gently rolling countryside that makes it such a highly desirable place to live. Villagers of all ages can be found walking, cycling or running on the many footpaths that connect to the river meadows at Water Newton and Nene Park. The 1750 acre Park is home to Ferry Meadows, a stunning destination with a wealth of leisure opportunities including a lakeside café, the perfect setting to enjoy a cappuccino.

Wherever you go in the surrounding area, the distinctive tower and spire of Castor's St Kyneburgha is always on the horizon. One of England's finest Norman churches, it was built on the former site of a Roman Palace and today its stunning architecture still inspires locals and visitors. Another treasure from yesteryear which forms part of the local landscape, is the Nene Valley Railway. Plumes of smoke can often be seen as the locomotives steam by on the heritage railway which runs through local fields on its journey from Wansford to Peterborough city centre via Ferry Meadows.



*Stamford is the perfect destination to discover and unwind. Its narrow alleyways lead to hidden courtyards and quaint streets which are home to a variety of independent shops, historic inns, restaurants and many well known retail brands.*







# Out & about

Ailsworth is located in a beautiful and popular part of the UK. The area is typified by small stone market towns and rustic villages, with the larger cities of Peterborough, Cambridge and Leicester just a short drive away.

## Stamford

Situated just 8 miles north of Ailsworth, this bustling centre was described by Sir Walter Scott as the 'finest stone town in England'. Its quaint streets are home to cosy inns, tea shops, delis and independent and high street shops. Visitors can discover its cultural treasures - from the Arts Centre, which programmes an eclectic mix of drama, music, film, comedy and exhibitions, through to the stunning Burghley House and Gardens, one of the grandest surviving houses of the 16th century.



## Peterborough

A major regional hub, this historic city offers all the essentials for modern living. With a wide choice of cultural, leisure and shopping opportunities, it is home to theatres, cinema, museum, restaurants, coffee shops, bars and sports clubs. Peterborough is a city with one foot in the past - but it never stands still. A prime example is the Art Deco styled Lido outdoor pool, which since the 1930s has continued to entice thousands of visitors each year to enjoy its three heated pools.

# Site plan



Chapel Lane Close

Ashvale Plot 1

Elmgrove Plot 2

Maplewood Plot 3

Broad Oaks Plot 4

## KEY

### Plot 1 - Ashvale

2500ft<sup>2</sup> - 232m<sup>2</sup> excluding garage.

### Plot 2 - Elmgrove

2204ft<sup>2</sup> - 204m<sup>2</sup> excluding garage  
(+ 264ft<sup>2</sup> - 24m<sup>2</sup> studio over the garage).

### Plot 3 - Maplewood

2500ft<sup>2</sup> - 232m<sup>2</sup> excluding garage  
(+ 264ft<sup>2</sup> - 24m<sup>2</sup> studio over the garage).

### Plot 4 - Broad Oaks

2579 ft<sup>2</sup> - 239 m<sup>2</sup> excluding garage.



# We create much loved homes

Our architects plan each individual design thoroughly to ensure that all our homes offer the best in contemporary living - inside and out. Once the layouts are drawn up then our directors and design team specify the high quality materials and luxury detailing which are used throughout. We ensure that our properties look beautiful, are energy efficient and built to the highest standards to guarantee a minimum level of maintenance in the future. Over the years Hereward Homes has built 100s of individual houses for discerning homeowners and we offer purchasers complete peace of mind with a comprehensive 10 year guarantee.

## INTERIOR

### Doors

- Oak cottage style doors with chrome lever door handles.

### Finishing touches

- All rooms include moulded skirtings and architraves in soft white paint finish.
- Smooth plaster finish to ceilings.

### Kitchens

- Stylish fitted kitchens with granite worktops and 100mm upstand, including eye level cooker, induction hob, extractor hood, dishwasher, fridge and freezer.
- Utility rooms have space for washing machine and tumble dryer with post formed top and 100mm matching upstand.
- CTD floor tiles to kitchen and utility room.

### Bathrooms

- Stylish white Roca (or similar) vanity units and matching sanitaryware with chrome fittings.
- Coram shower screens with Aquilsa showers.
- All bathrooms and ensembles to have CTD ceramic tiles to walls and floors. Fully tiled to showers and half tiled on other walls with sanitaryware. Splash back to cloakrooms.

### Heating

- Gas boiler heating system with underfloor heating to the ground floor and radiators fitted with individual thermostatic valves to first floors.
- Stone surround and hearth to living room with wood burner.

### Electrical & Lighting

- Recessed lights in kitchen & bathrooms.
- External chrome downlights.
- Lighting and power to garage.
- Telephone and TV points to lounge, family room and all bedrooms.
- Wall lights to lounge.

### Security

- An intruder alarm fitted with motion detectors.

### Warranty

- Each property will benefit from a ten-year warranty issued on completion.

## EXTERIOR

### Construction

- All homes are of natural stone construction with cast stone lintels and cills.
- Distinctive artificial Collyweston slate roofs.

### Windows

- Gardenia colour aluminium purpose-made windows.

### Front doors

- Cottage style front door with chrome ironmongery.

### Garage doors

- Properties have GRP honey oak electrically remote operated timber effect garage doors.

### Paths & driveways

- Block paved access road and driveways.
- Footpaths & patio areas to be natural stone paving.

### Landscaping

- Front gardens are turfed or seeded.
- All gardens enclosed by post and rail or close boarded fencing.
- Each house has an outside tap.



**Choice of kitchen and wall/floor tiles is dependent upon stage of construction. Please note Hereward Homes policy is one of continuous development and improvement and we reserve the right to change the specification of properties without notice. The information within this brochure is carefully prepared but its contents do not form part or constitute representation of any warranty or contract.**

Dimensions are scaled from architect's drawings and although they are as accurate as practicable they may vary depending upon internal finishes.

Images show previous developments



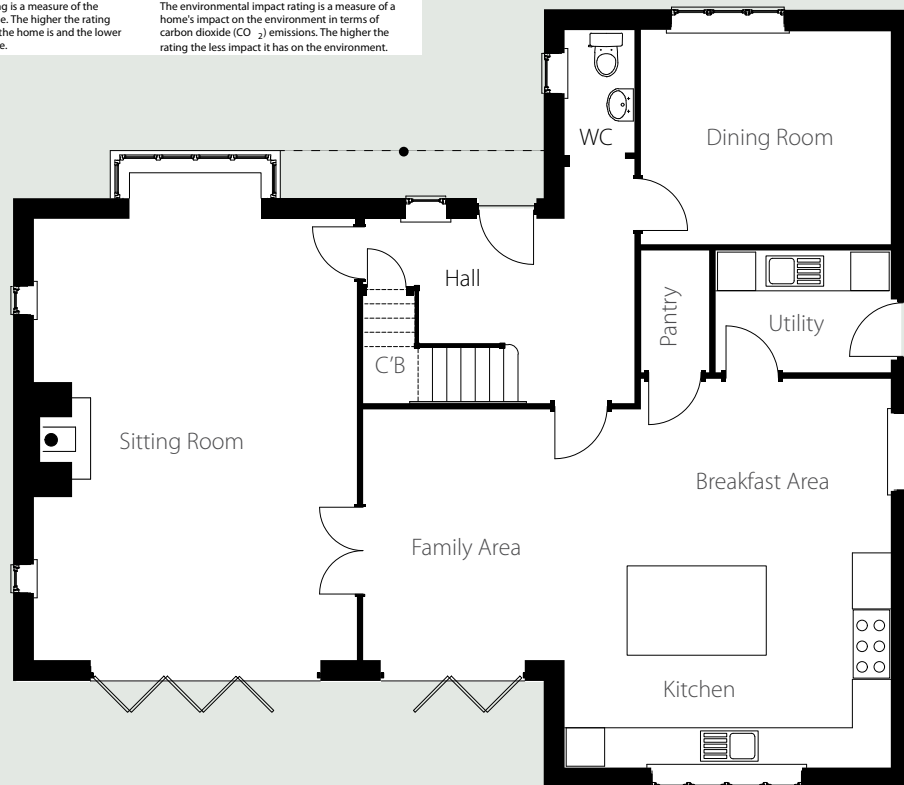
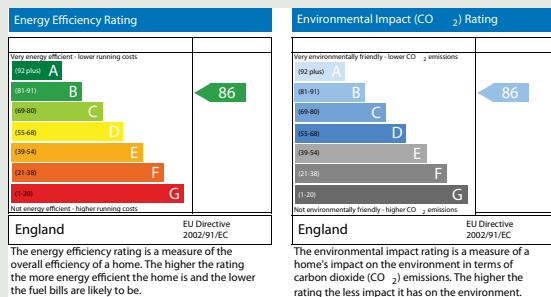
# Ashvale (Plot 1)

4 bedroom house





# Ashvale (Plot 1)

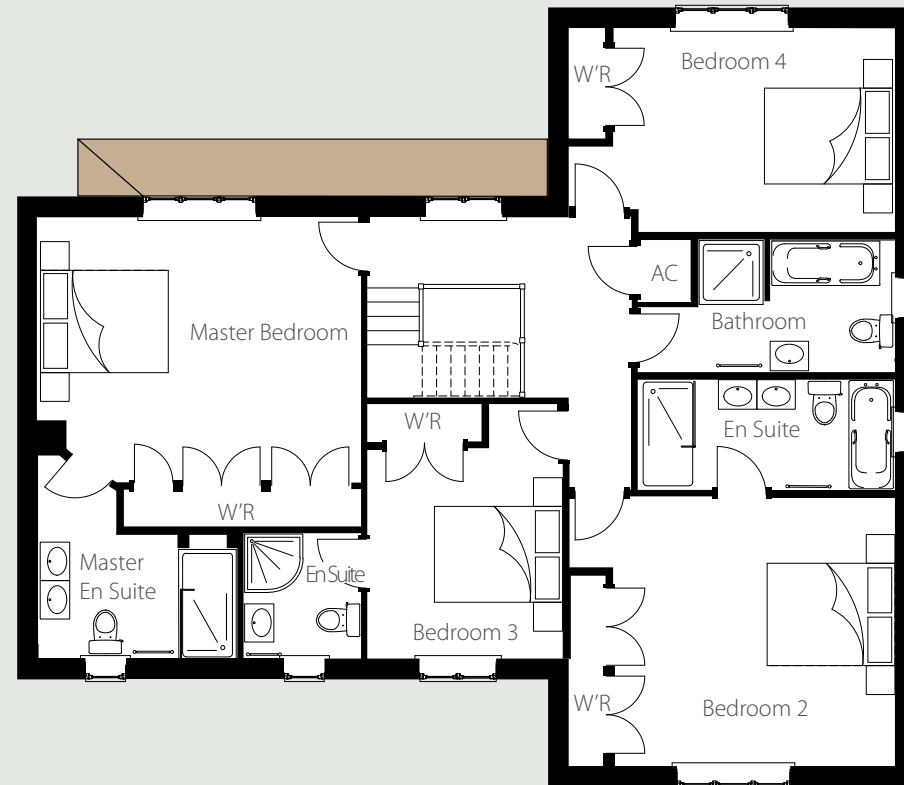


## Ground Floor

## Metric

## Imperial

Sitting Room	5.00m x 7.60m inc' bay	16'5" x 24'6" inc' bay
Dining Room	3.85m x 3.30m	12'8" x 10'10"
Kitchen/Breakfast	5.05m x 6.03m*	16'7" x 19'10"*
Utility	2.69m x 1.85m	8'10" x 6'1"
Family Area	3.87m x 3.12m	12'9" x 10'3"
Garage	5.45m x 5.56m	17'11" x 18'3"



## First Floor

## Metric

## Imperial

Master Bedroom	5.00m x 4.78m**	16'5" x 15'8"***
Master En Suite	3.06m* x 1.90m	10'1"♦ x 6'3"♦
Bedroom 2	4.36m x 4.17m**	14'4" x 13'8"***
Bedroom 2 En Suite	3.98m x 1.69m	13'1" x 5'7"
Bedroom 3	3.02m x 3.18m**	9'11" x 10'5"***
Bed 3 En Suite	1.82m x 1.91m	6'0" x 6'3"
Bedroom 4	5.05m x 3.17m	16'7" x 10'5"
Bathroom	4.00m x 2.10m*	13'2" x 5'11"*

\* Max, \*\*Inc wardrobe, ♦inc shower, W'R - Wardrobe, C'B - Cupboard, AC - Airing Cupboard

Please note that floorplans for each plot are not to the same scale



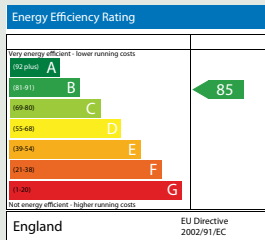
# Elmgrove (Plot 2)

4 bedroom house

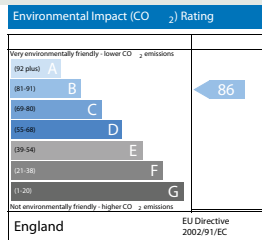




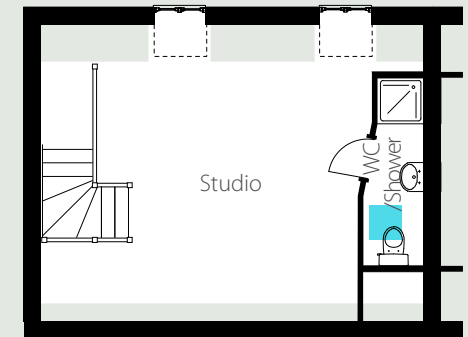
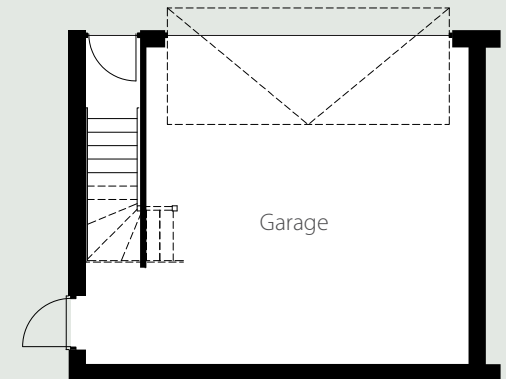
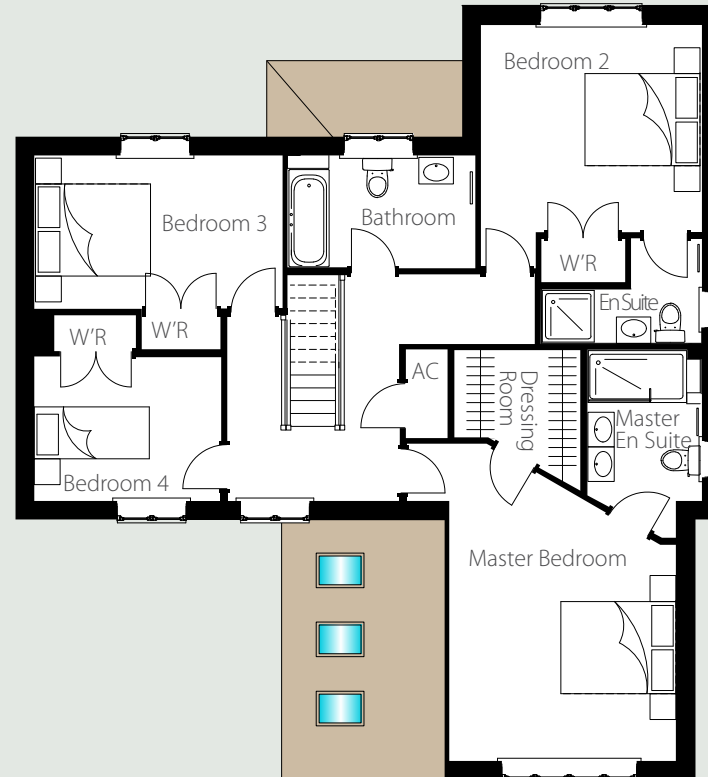
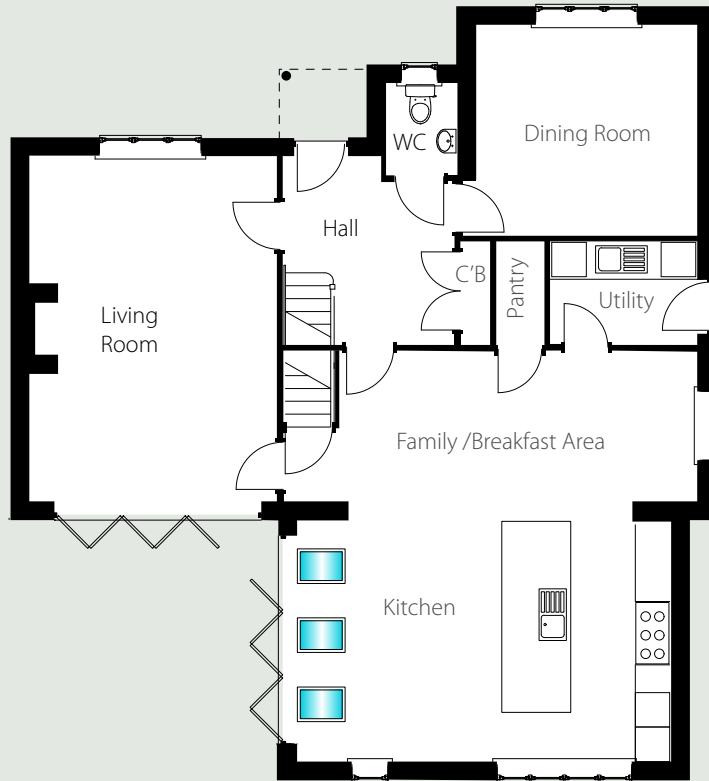
# Elmgrove (Plot 2)



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.



## Ground Floor

	Metric	Imperial
Living Room	5.95m x 4.25m	19'6" x 13'11"
Family/BreakfastArea	2.57m x 7.15m*	8'5" x 23'6"*
Dining Room	3.60m x 3.80m	11'10" x 12'6"
Kitchen	6.45m x 4.15m	21'2" x 13'7"
Utility	2.46m x 1.75m	8'1" x 5'9"

## First Floor

	Metric	Imperial
Master Bedroom	3.87m x 5.47m**	12'8" x 17'11" **
Master En Suite	3.26m x 1.97m	10'8" x 6'6"
Master Dressing Room	2.45m* x 2.20m	8'1" * x 7'3"
Bedroom 2	3.70m x 3.80m	12'2" x 12'6"
Bed 2 En Suite	1.70m x 2.78m*	5'7" x 9'2"*
Bedroom 3	2.60m x 4.25m	8'6" x 14'0"
Bedroom 4	2.50m x 3.21m	8'2" x 10'6"
Bathroom	3.25m x 1.92m	10'8" x 6'4"

## Garage/Studio

	Metric	Imperial
Garage	6.65m x 5.50m*	21'10" x 18'11"*
Studio	6.60m** x 2.43m	21'7" ** x 8'0"

\* Max, \*\*inc Wardrobe, \*inc Shower \*\*inc WC/Shower Room, W'R - Wardrobe, C'B - Cupboard, AC - Airing Cupboard

Please note that floorplans for each plot are not to the same scale



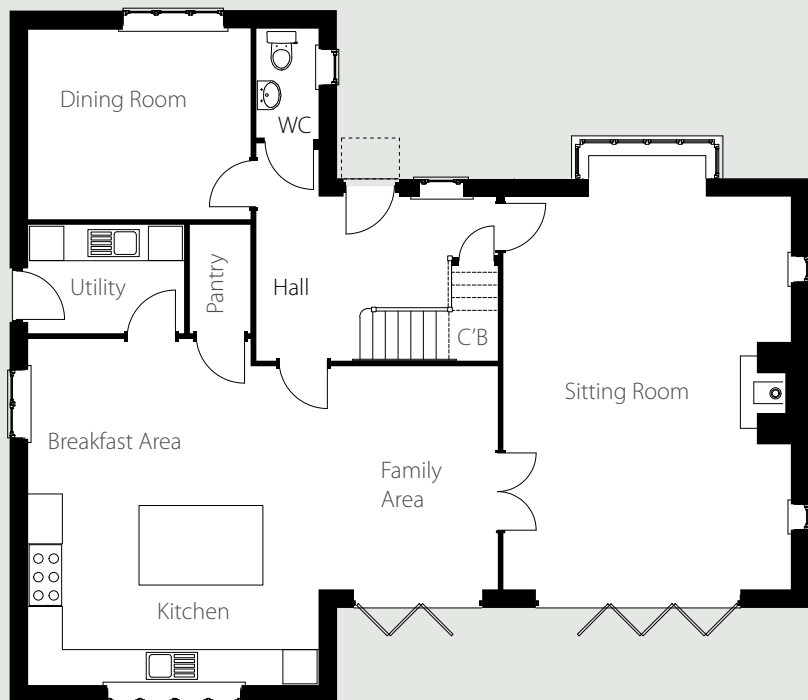
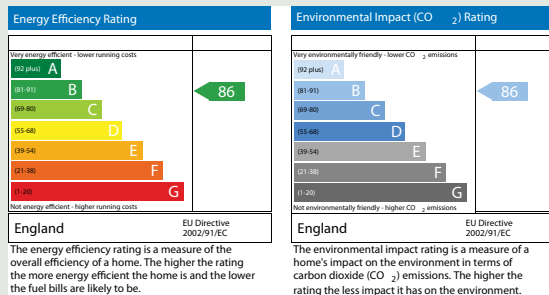
# Maplewood (Plot 3)

4 bedroom house





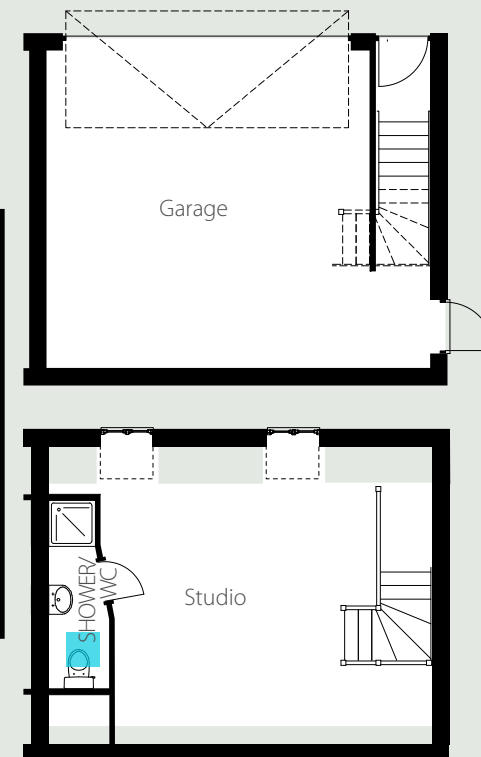
# Maplewood (Plot 3)



Ground Floor	Metric	Imperial
Sitting Room	5.00m x 7.60m inc' bay	16'5" x 24'6" inc' bay
Dining Room	3.85m x 3.30m	12'8" x 10'10"
Kitchen/Breakfast	5.05m x 6.03m*	16'7" x 19'10"*
Utility	2.69m x 1.85m	8'10" x 6'1"
Family Area	3.87m x 3.12m	12'9" x 10'3"
Garage	5.45m x 5.56m	17'11" x 18'3"



First Floor	Metric	Imperial
Master Bedroom	5.00m x 4.78m**	16'5" x 15'8"***
Master En Suite	3.06m* x 1.90m	10'1"*** x 6'3"***
Bedroom 2	4.36m x 4.17m**	14'4" x 13'8"***
Bedroom 2 En Suite	3.98m x 1.69m	13'1" x 5'7"
Bedroom 3	3.02m x 3.18m**	9'11" x 10'5"***
Bed 3 En Suite	1.82m x 1.91m	6'0" x 6'3"
Bedroom 4	5.05m x 3.17m	16'7" x 10'5"
Bathroom	4.00m x 2.10m*	13'2" x 5'11"*



Garage/Studio	Metric	Imperial
Garage	6.65m x 5.50m*	21'10" x 18'11"***
Studio	6.60m** x 2.43m	21'7"*** x 8'0"

\* Max, \*\*Inc wardrobe, \*inc shower, \*\*inc WC/Shower Room, W'R - Wardrobe, C'B - Cupboard, AC - Airing Cupboard

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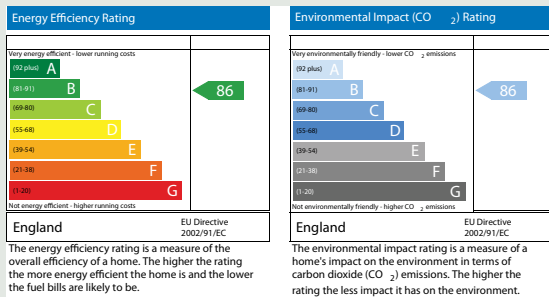


# Broadoaks (Plot 4)

4 bedroom house





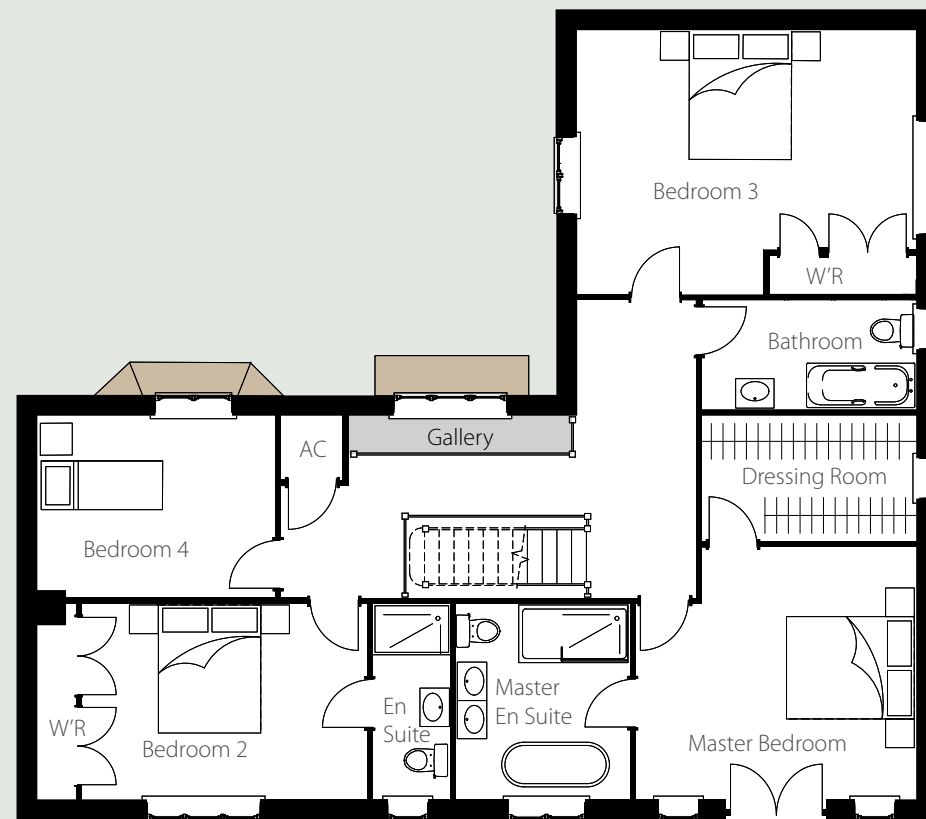


# Broadoaks (Plot 4)

Ground Floor	Metric	Imperial
Living Room	4.73m x 6.40m inc bay	15'6" x 20'11" inc bay
Dining Hall	4.57m x 5.95m	15'0" x 19'6"
Kitchen/Breakfast	4.55m x 5.25m	14'11" x 17'3"
Utility	1.70m x 3.25m	5'7" x 10'8"
Family Area	4.10m x 5.95m	15'6" x 19'6"
Garage	6.09m x 5.52m	20'0" x 18'1"



First Floor	Metric	Imperial
Master Bedroom	3.94m x 4.40m*	12'11" x 14'5"*
Master En Suite	3.0m x 2.68m	9'10" x 8'9"
Master Dressing Room	3.32m x 1.92m	10'11" x 6'3"
Bedroom 2	4.40m x 3.0m	14'5" x 9'10"
Bed 2 En Suite	3.00m* x 1.20m	9'10" x 4'0"
Bedroom 3	5.25m x 3.98m*	17'3" x 13'1"*
Bedroom 4	3.36m x 2.81m	11'0" x 9'3"
Bathroom	3.35m x 1.81m	11'0" x 5'11"



\* Max, \*inc shower, W'R - Wardrobe, C'B - Cupboard, AC - Airing Cupboard

Please note that floorplans for each plot are not to the same scale



# About us

Images show past Hereward Homes developments in Castor and Ailsworth

Award-winning Rutland based developer Hereward Homes has built a highly regarded reputation for excellence. For over two decades the company has created many new communities in town, city and rural locations across the eastern and central shires of England.

With an impressive collection of completed developments, ranging from contemporary cutting-edge designs through to refurbished historic barns and traditional stone cottages, each new home is thoughtfully designed to offer spacious family accommodation. The new distinctive houses at Chapel Lane will add to the company's impressive portfolio.



THE Q POLICY

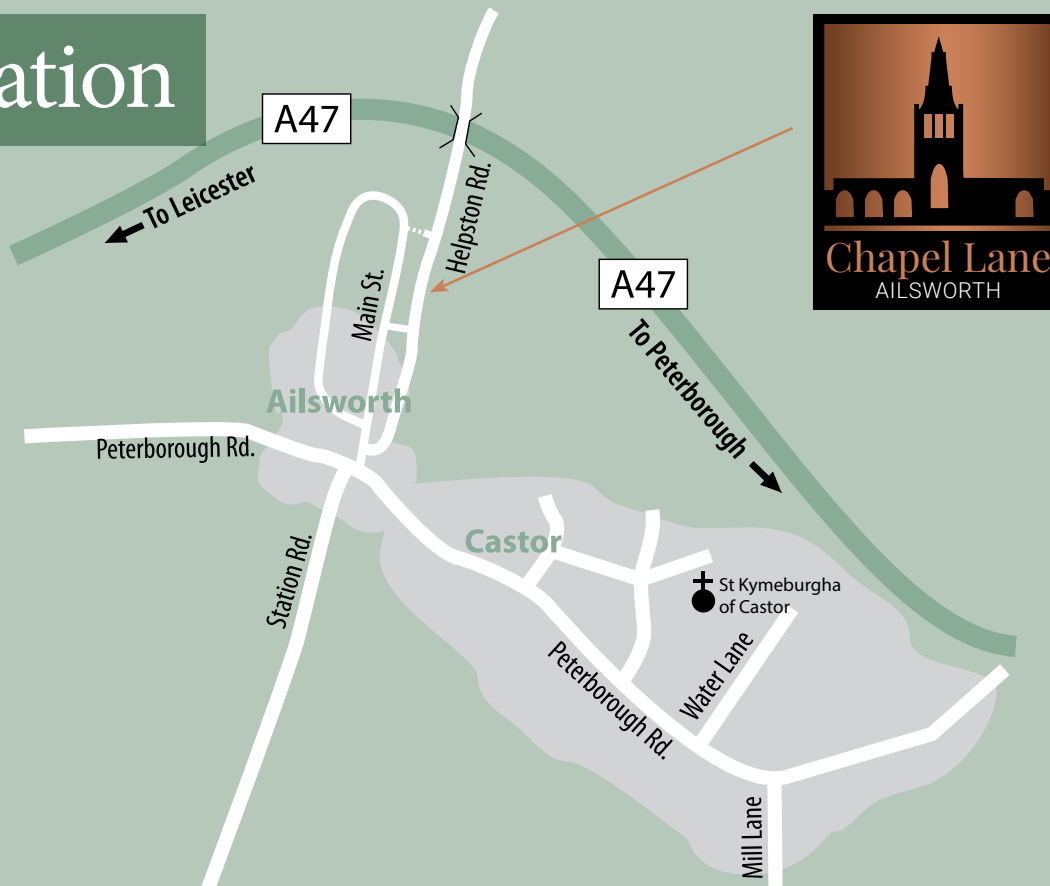


Raising Standards. Protecting Homeowners





# Location



Ailsworth is ideally located offering convenient access to major road and rail networks. The village lies adjacent to the A47 bypass (serving Peterborough, Leicester and beyond) and within easy reach of the A1 which provides excellent road access to the north and south of the country, as well as proximity to the A14 linking to Cambridge, East coast and Midlands.



Helpston Road, Ailsworth, Cambs, PE5 7AE



For rail users, regular services run from the mainline station at Peterborough which serves London King's Cross (fastest journey time 46 minutes), North, North West, Cambridge, Stansted and the Midlands.



Ailsworth offers convenient road access to:

- Peterborough city centre (6 miles)
- Stamford (8 miles)
- Leicester (36 miles)
- Cambridge (46 miles)
- A1 north/south junction at Wansford (3.5 miles)



International and domestic flights are available from East Midlands Airport (57 miles) and Stansted (70 miles).







HEREWARD HOMES

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The information within this brochure, layouts and specifications are carefully prepared but its contents are for illustration purposes only and do not form part of any contract. Dimensions are scaled from architect's drawings and although they are as accurate as practicable they may vary depending upon internal finishes. Transport information may be subject to change, but is correct at date of publication.