



**CREST  
NICHOLSON**

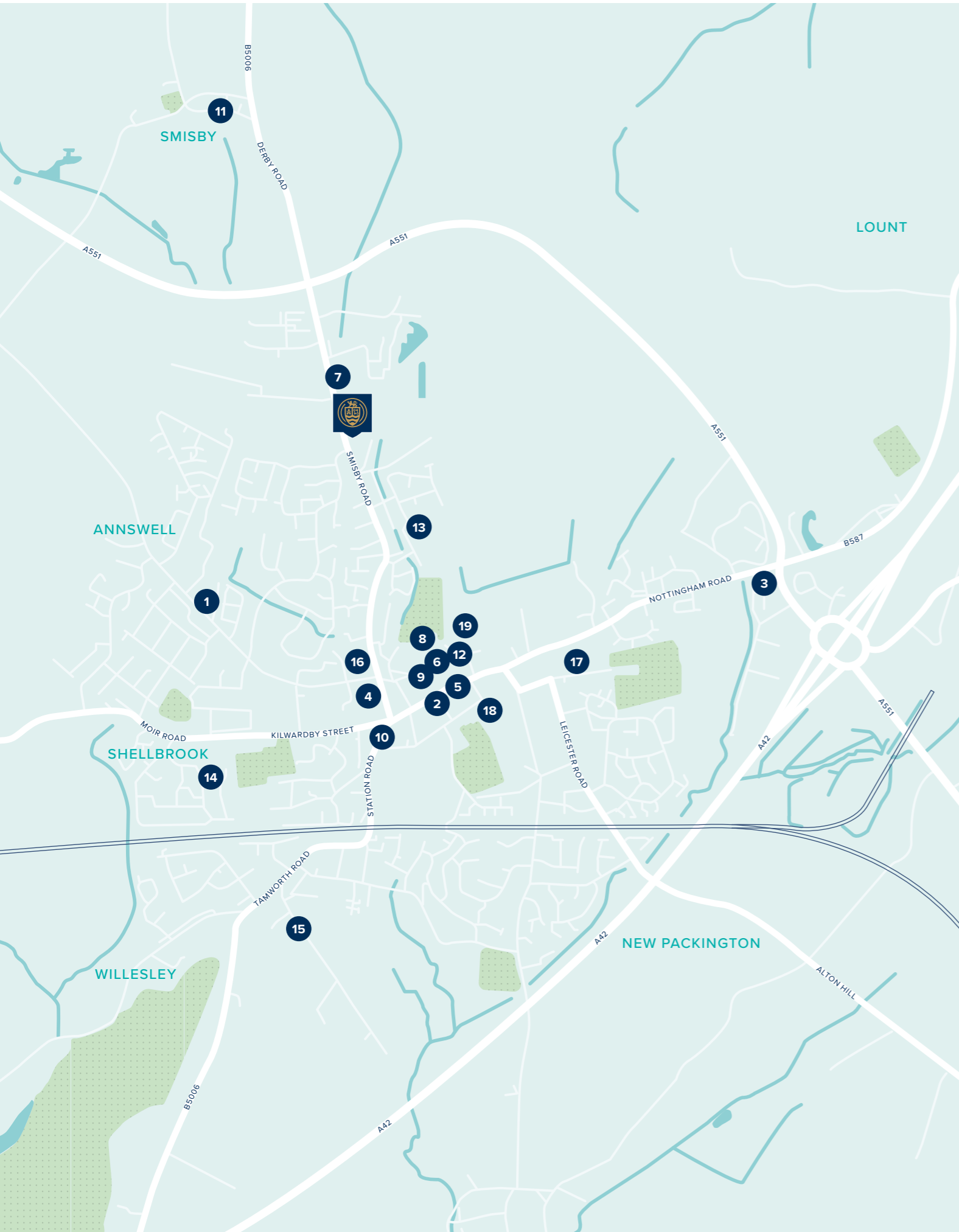
# POTTER'S GRANGE

ASHBY-DE-LA-ZOUCH • LEICESTERSHIRE

Set less than a mile away from the historic market town of Ashby-de-La-Zouch, Potter's Grange offers an exciting development of 2, 3, 4 and 5 bedroom homes. Today, Ashby is a bustling centre with the latest facilities, but also the boutique shops and cafés that give it plenty of character.

2, 3, 4 & 5 BEDROOM HOMES





WELCOME TO LIFE IN ASHBY-DE-LA-ZOUCH

Immerse yourself in the lush green countryside of the National Forest. From its historic local castle, to the superb Conkers visitor attraction, Ashby and its surrounding areas will appeal to all.

On your doorstep

Historic and characterful it may be, but Ashby is packed full of everything you need to live life to the fullest – shops, boutiques, gyms, pubs, restaurants, a theatre and even its own museum.

Education

There's a good choice of primary and secondary schools close by, as well as a specialist technical academy and the historic Ashby School which dates back to 1567.

Travel

Ashby is ideally placed in the Midlands to make travel across the country quick and easy. Train, road and air links are all within easy reach from Potter's Grange.

- 1 The Beeches Restaurant
- 2 HSBC
- 3 M&S Foodhall & Tesco Extra Store
- 4 Co-op Food
- 5 Market Street Dental Practice
- 6 The Surgery, Ashby
- 7 Bluestone Fitness
- 8 Hood Park Leisure Centre – Outdoor Swimming Pool
- 9 The Monkey Tree Gin Bar and Restaurant
- 10 The Vine Restaurant and Cocktail Bar

- 11 Smisby Day Nursery
- 12 Lewis Charlton Learning Centre
- 13 Woodcote Primary School
- 14 Ashby Hill Top Primary School
- 15 Ashby Willesley Primary School
- 16 Ashby C of E Primary School
- 17 Ashby School
- 18 Manor House School
- 19 Ivanhoe College



Burton upon Trent Station to Derby – 10 minutes

Birmingham New Street – 25 minutes

Burton upon Trent Station to Nottingham – 45 minutes

London St Pancras International – 1 hour 55 minutes (1 change)



East Midlands Airport – 11 miles

Derby – 17 miles

Leicester – 19 miles

Birmingham Airport – 28 miles

Birmingham City Centre – 33 miles





## POTTERS GRANGE

Smisby Road, Ashby-de-la-Zouch,  
Leicestershire, LE65 2UF

For all enquiries please call

**01530 553 510**

**[crestnicholson.com/developments/  
leicestershire/potters-grange](https://crestnicholson.com/developments/leicestershire/potters-grange)**

### HISTORIC AND CONVENIENT COUNTRYSIDE LIVING

Potter's Grange is a stunning range of 2, 3, 4 & 5 bedroom homes within the boundaries of the National Forest, and set in the beautiful English countryside.

Potter's Grange is the perfect place for lovers of outdoor living. As well as being surrounded by countryside it is located at the centre of the National Forest, which is a project set up around 30 years ago to create a new swathe of woodland.

There is also an outdoor visitor year-round attraction called Conkers that will provide hours of fun for all kids, both big and small.

The attractive town centre of Ashby-de-la-Zouch is within walking

distance and less than a mile away from Potter's Grange. Packed full of historic tea rooms and traditional ale houses, as well as more exotic sounding bars, Ashby town centre is the ideal place to relax and unwind.

Alternatively, after a few hours mingling round the market stalls and clothes boutiques how about a tasty lunch or dinner at one of the many fine eateries. For history and heritage buffs you really are spoilt for choice – the town itself dates back to 1086 and even today

many buildings in Market Street are still timber framed. A short walk from the town centre leads you to the 12th century castle, which was prominent in the English Civil War and well worth a visit.

Potter's Grange is conveniently situated for the A42 and A511 which provide easy access to Burton upon Trent, Leicester, Nottingham and Birmingham. International holidaymakers are also spoilt for choice with flights from nearby Birmingham Airport, or East Midlands Airport which is just 11 miles away.





**CREST  
NICHOLSON**

**POTTERS GRANGE PHASE 2**

# DEVELOPMENT PLAN

An attractive collection of 2, 3, 4 & 5 bedroom homes  
in the beautiful, historic town of Ashby de la Zouch.

2, 3, 4 & 5 BEDROOM HOMES



**2 BEDROOM HOMES**  
 The Lulworth

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**3 BEDROOM HOMES**  
 The Hatfield  
 The Chesham  
 The Seaton

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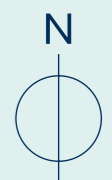
**4 BEDROOM HOMES**  
 The Cranleigh  
 The Cranleigh V2  
 The Marlborough  
 The Dartford  
 The York

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**5 BEDROOM HOMES**  
 The Whixley

Midland Heart Housing Association

EXISTING DEVELOPMENT  
 PHASE 1





**THE LULWORTH**

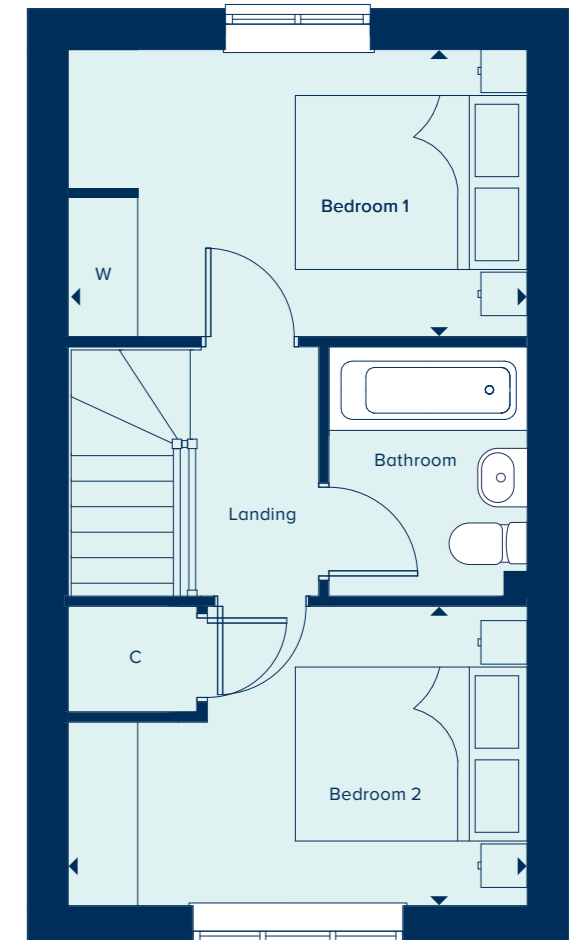
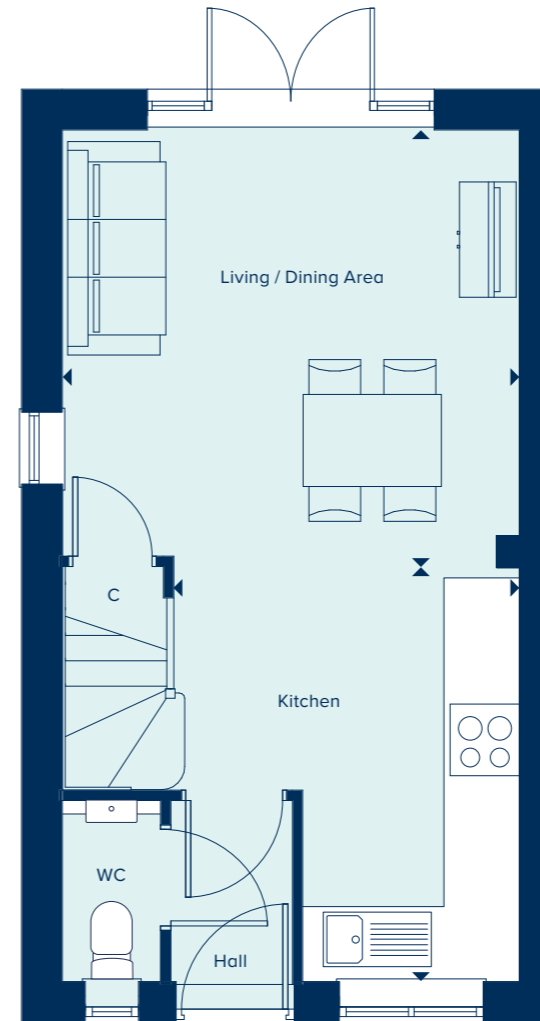
2 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

# THE LULWORTH

The Lulworth is a two-storey, two-bedroom house which has the flexibility to accommodate modern living thanks to an entirely open-plan ground floor. The space is perfectly suited to entertain and is flooded with natural light from French doors. Upstairs are two double bedrooms and a bathroom. The property includes quality fixtures and fittings throughout.

2 BEDROOM HOME



**GROUND FLOOR**

**KITCHEN**

3.59m x 2.99m      11'9" x 9'10"

**LIVING / DINING AREA**

3.96m x 3.78m      13'0" x 12'5"

**FIRST FLOOR**

**BEDROOM 1**

3.96m x 2.47m      13'0" x 8'1"

**BEDROOM 2**

3.96m x 2.58m      13'0" x 8'5"

C Cupboard    W Wardrobe

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# THE CHESHAM

The Chesham is a generously sized three-bedroom property. Inspired by tradition, it has a double-fronted layout and features an attractive bay window which, together with French doors, make this a beautifully bright property. A welcoming hallway leads to two spacious kitchen-dining area and living room. The three double bedrooms include a large main bedroom with an en suite shower room. There is ample storage and quality fixtures and fittings throughout.

3 BEDROOM HOME



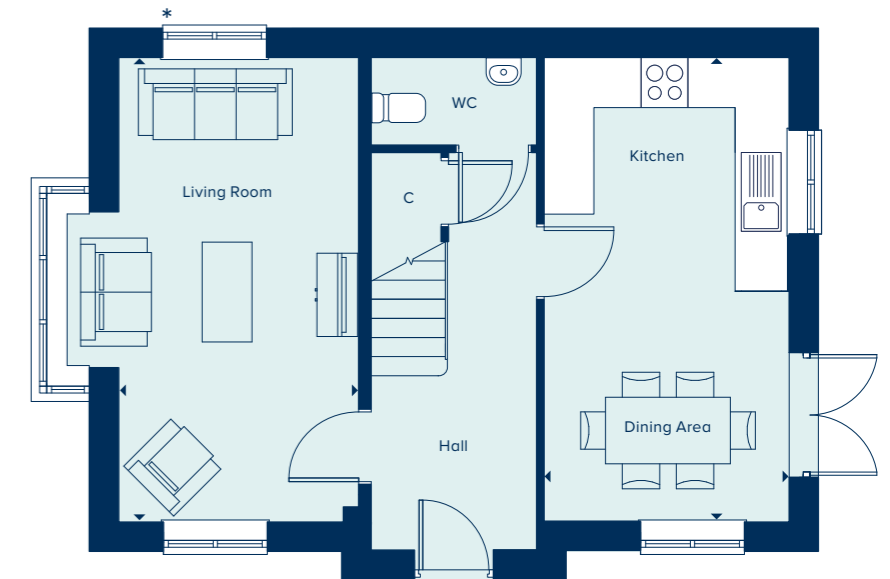
## THE CHESHAM

3 Bedroom Home

crestnicholson.com

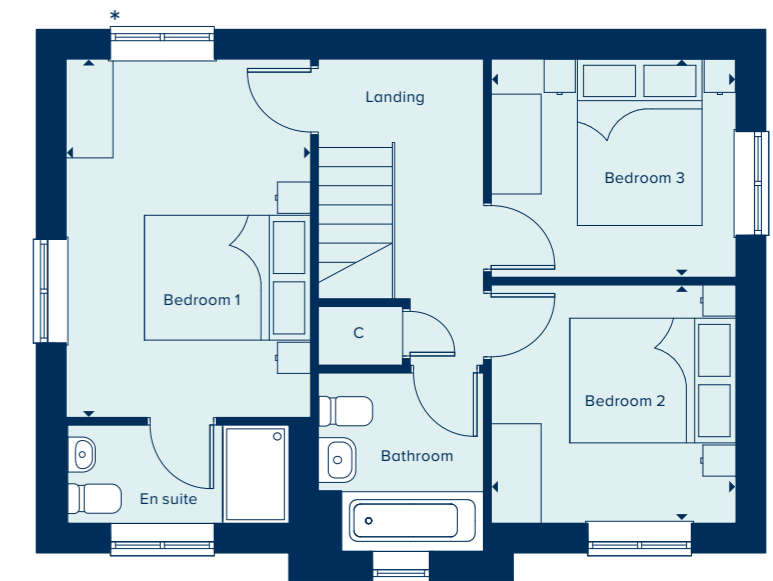
### GROUND FLOOR

KITCHEN / DINING AREA	
5.58m x 2.94m	18'4" x 9'8"
LIVING ROOM	
5.58m x 2.88m	18'4" x 9'5"



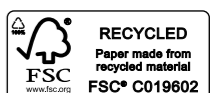
### FIRST FLOOR

BEDROOM 1	
4.31m x 2.94m	14'1" x 9'8"
BEDROOM 2	
2.94m x 2.87m	9'8" x 9'5"
BEDROOM 3	
2.94m x 2.62m	9'8" x 8'7"



C Cupboard W Wardrobe \* Window configuration may vary subject to plot

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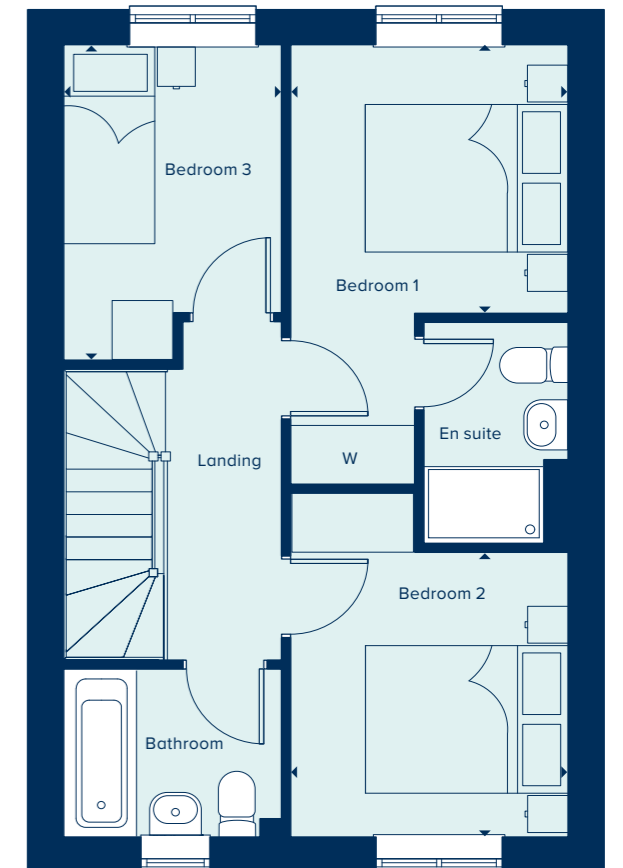
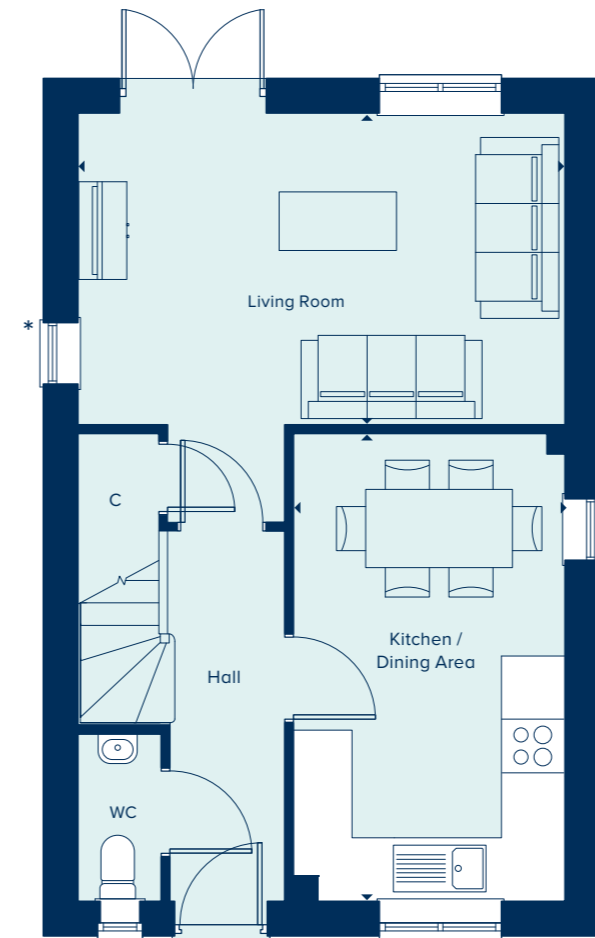
**THE HATFIELD**  
3 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

## THE HATFIELD

The Hatfield is an attractive two-storey home perfect for family life, including an open-plan kitchen-dining area ideal for entertaining, in addition to a separate living room with French doors providing ample natural light and views over the private garden. Upstairs, the main bedroom has the benefit of an en suite shower room and two further bedrooms share a family bathroom.

3 BEDROOM HOME



### GROUND FLOOR

#### KITCHEN / DINING AREA

4.78m x 2.77m      15'8" x 9'1"

#### LIVING ROOM

4.97m x 3.18m      16'4" x 10'5"

### FIRST FLOOR

#### BEDROOM 1

2.73m x 2.73m      9'0" x 8'11"

#### BEDROOM 2

2.89m x 2.74m      9'6" x 9'0"

#### BEDROOM 3

3.21m x 2.15m      10'6" x 7'0"

C Cupboard W Wardrobe \* Window configuration may vary subject to plot

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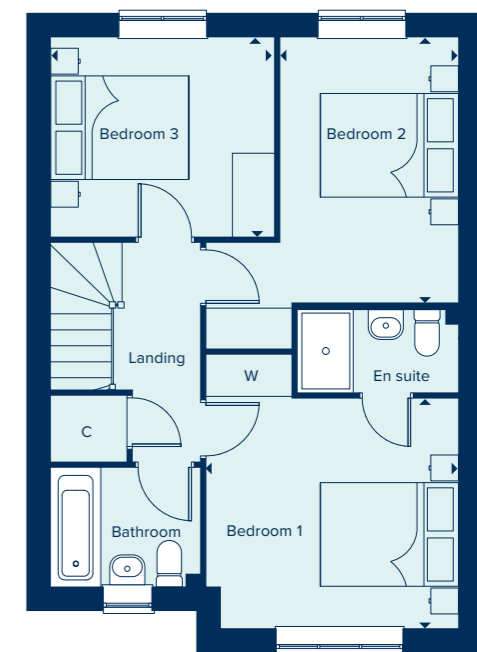
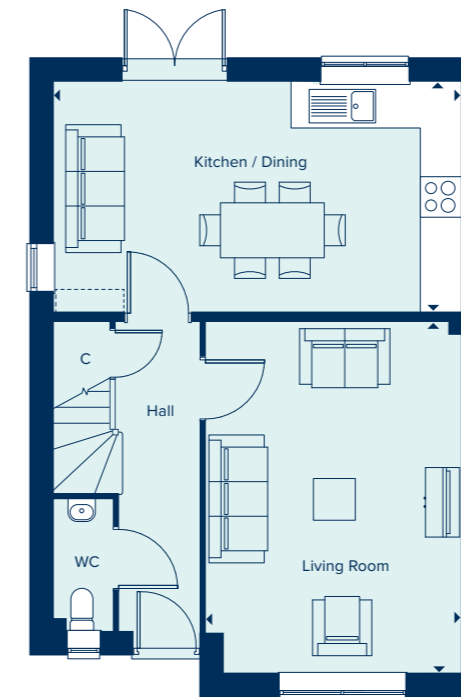
**THE SEATON**  
3 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

# THE SEATON

One of the appealing factors of The Seaton is its open plan kitchen-diner which provides direct access to the garden offering views and natural light. Another is the generous bedroom one, with its triple-panelled window, is a light and airy room. Each of the three bedrooms is generously proportioned and the house also includes convenient storage space.

## 3 BEDROOM HOME



**GROUND FLOOR**

<b>KITCHEN / DINING</b>	
5.86m x 3.31m	19'3" x 10'10"
<b>LIVING ROOM</b>	
5.05m x 3.67m	16'7" x 12'11"

**FIRST FLOOR**

<b>BEDROOM 1</b>	
3.62m x 3.30m	11'11" x 10'10"
<b>BEDROOM 2</b>	
3.81m x 2.56m	12'6" x 8'5"
<b>BEDROOM 3</b>	
3.21m x 2.87m	10'6" x 9'5"

C Cupboard W Wardrobe --- Bulkhead

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**THE CRANLEIGH V2**

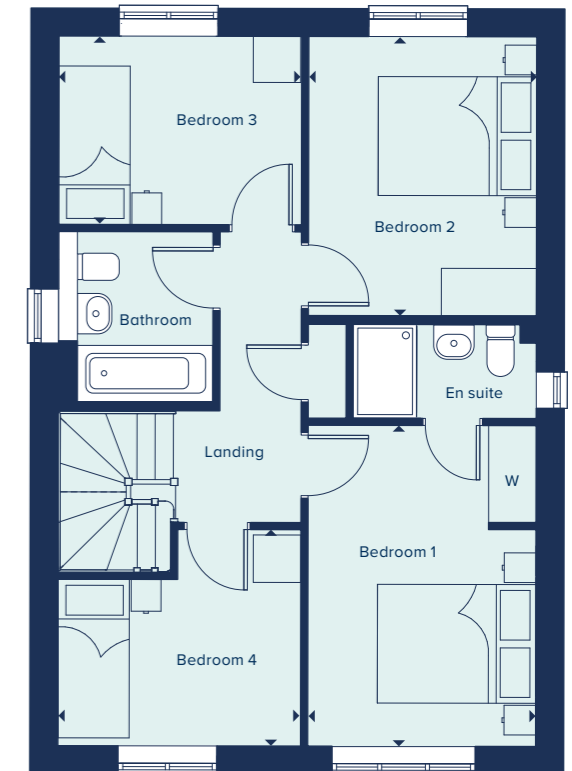
4 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

# THE CRANLEIGH V2

The Cranleigh V2 is a spacious four bedroom home ideal for families. Downstairs comprises of an open plan kitchen and dining area and a separate living room featuring French doors opening out into the rear garden. The central hallway features a door to the downstairs toilet and stairway to the first floor. Upstairs are four good sized bedrooms, which are served by a family bathroom and en suite to bedroom one.

4 BEDROOM HOME



**GROUND FLOOR**

**KITCHEN / DINING AREA**

5.07m x 3.50m      16'6" x 11'4"

**LIVING ROOM**

6.08m x 4.63m      19'9" x 15'1"

**FIRST FLOOR**

**BEDROOM 1**

4.05m x 2.88m      13'3" x 9'5"

**BEDROOM 2**

3.52m x 2.88m      11'6" x 9'5"

**BEDROOM 3**

3.06m x 2.37m      10'0" x 7'9"

**BEDROOM 4**

3.06m x 2.73m      10'0" x 8'11"

C Cupboard    W Wardrobe    ● Specification

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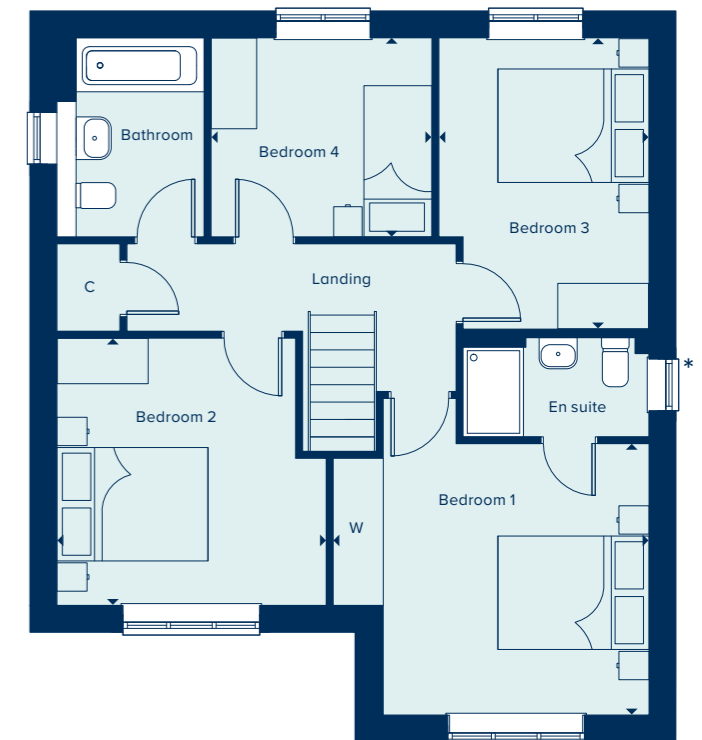
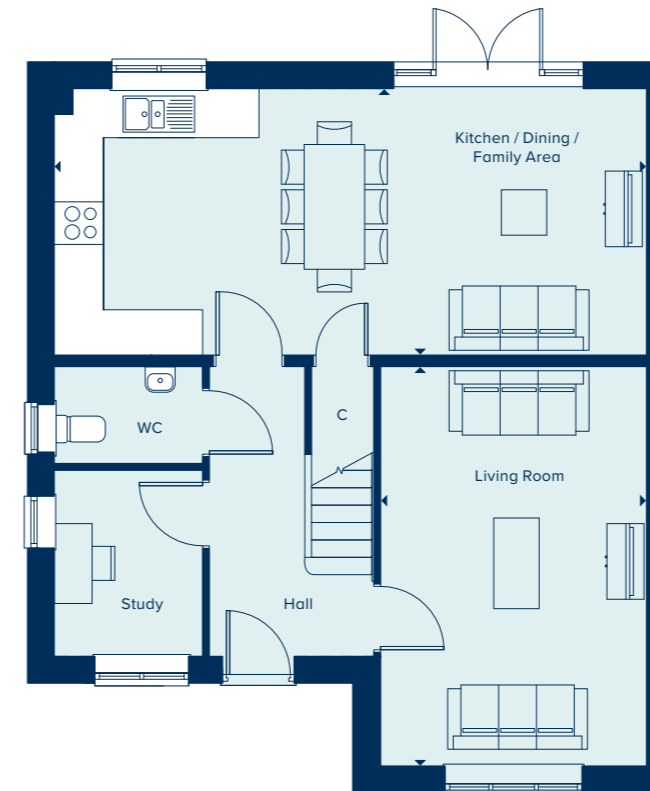
**THE DARTFORD**  
4 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

## THE DARTFORD

Ideally suited to modern living, The Dartford provides both extensive family space and the benefit of a home office. With a large, open-plan kitchen, dining and family area in addition to a separate living room, this home offers considerable flexibility. Each of the four bedrooms is well proportioned, with the main bedroom having the luxury of an en suite shower room. Carefully selected products and materials throughout give this home a distinct mark of quality.

4 BEDROOM HOME



### GROUND FLOOR

#### KITCHEN / DINING / FAMILY AREA

7.83m x 3.52m      25'8" x 11'7"

#### LIVING ROOM

5.28m x 3.51m      17'4" x 11'6"

#### STUDY

2.46m x 1.96m      8'1" x 6'5"

### FIRST FLOOR

#### BEDROOM 1

4.18m x 3.59m      13'8" x 11'9"

#### BEDROOM 2

3.56m x 3.53m      11'8" x 11'7"

#### BEDROOM 3

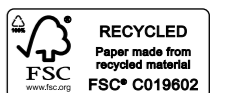
3.85m x 2.78m      12'7" x 9'1"

#### BEDROOM 4

2.92m x 2.63m      9'7" x 8'7"

C Cupboard   W Wardrobe   ● Specification   \* Window configuration may vary subject to plot

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# THE MARLBOROUGH

The Marlborough is ideally suited to modern family living, featuring ample flexible spaces. The elegant hallway provides access to the central living areas: an open-plan kitchen-dining area with utility room and a spacious, light-filled living room. Upstairs are four double bedrooms, with the main bedroom benefiting from an en suite shower room.

4 BEDROOM HOME



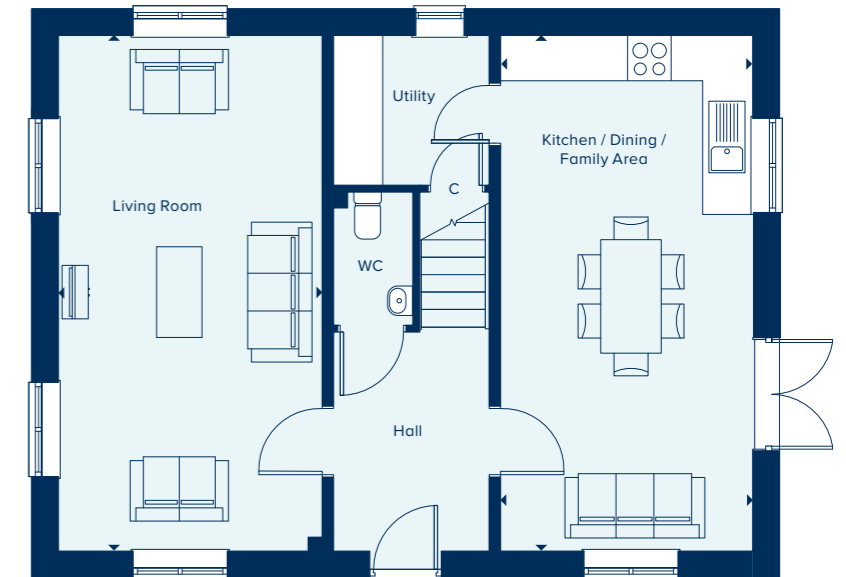
## THE MARLBOROUGH

4 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

### GROUND FLOOR

KITCHEN / DINING / FAMILY AREA		
6.82m x 3.33m	22'4" x 10'11"	
LIVING ROOM		
6.82m x 3.49m	22'4" x 11'5"	



### FIRST FLOOR

BEDROOM 1		
3.38m x 3.05m	11'1" x 10'0"	
BEDROOM 2		
3.58m x 3.35m	11'9" x 11'0"	
BEDROOM 3		
3.38m x 2.50m	11'1" x 8'2"	
BEDROOM 4		
3.39m x 3.35m	11'2" x 11'0"	



C Cupboard W Wardrobe ● Specification

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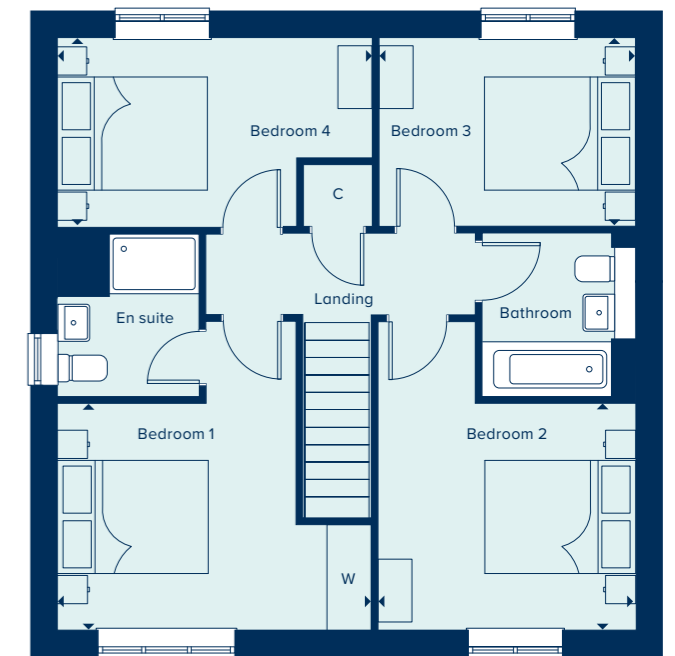
**THE YORK**  
4 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

## THE YORK

The York has four double bedrooms, each of which is generously sized and includes two bathrooms, one of which creates a main bedroom suite. An integral garage provides convenience, as does a utility room, downstairs wc, outside tap and ample storage, while design attributes such as the triple panel windows which benefit both the living area and the main bedroom create a warm and welcoming atmosphere.

4 BEDROOM HOME



### GROUND FLOOR

#### KITCHEN / DINING AREA

5.72m x 2.95m      18'9" x 9'8"

#### LIVING ROOM

4.72m x 3.37m      15'6" x 11'0"

#### GARAGE

5.99m x 3.09m      19'8" x 10'1"

### FIRST FLOOR

#### BEDROOM 1

4.14m x 3.00m      13'7" x 9'10"

#### BEDROOM 2

3.37m x 3.00m      11'0" x 9'10"

#### BEDROOM 3

3.36m x 2.50m      11'0" x 8'2"

#### BEDROOM 4

4.15m x 2.50m      13'7" x 8'2"

C Cupboard    W Wardrobe    ● Specification

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**THE WHIXLEY**  
5 Bedroom Home

[crestnicholson.com](http://crestnicholson.com)

## THE WHIXLEY

The Whixley offers flexible spaces and a generous floorplate. The property features five bedrooms, two bathrooms, a utility room and a garage. The fifth would lend itself well to a home office, a snug, games or hobby room. Other features are the open plan kitchen diner, and separate, spacious and living room which is flooded with light from elegant bay windows.

5 BEDROOM HOME



### GROUND FLOOR

#### DINING / FAMILY AREA

5.25m x 2.75m 17'2" x 9'0"

#### KITCHEN

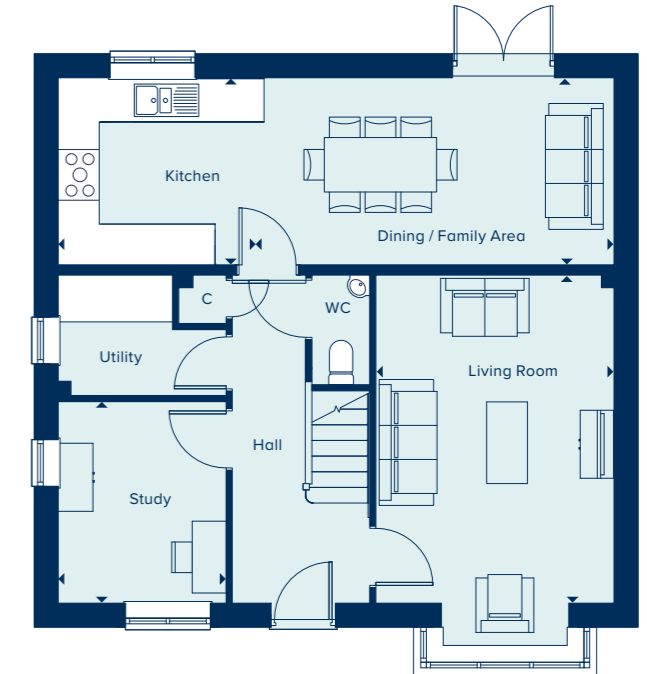
2.91m x 2.75m 9'7" x 9'0"

#### LIVING ROOM

4.82m x 3.50m 15'10" x 11'6"

#### STUDY

2.96m x 2.46m 9'8" x 8'1"



### FIRST FLOOR

#### BEDROOM 1

4.15m x 2.74m 13'7" x 9'0"

#### BEDROOM 2

3.38m x 2.79m 11'1" x 9'2"

#### BEDROOM 3

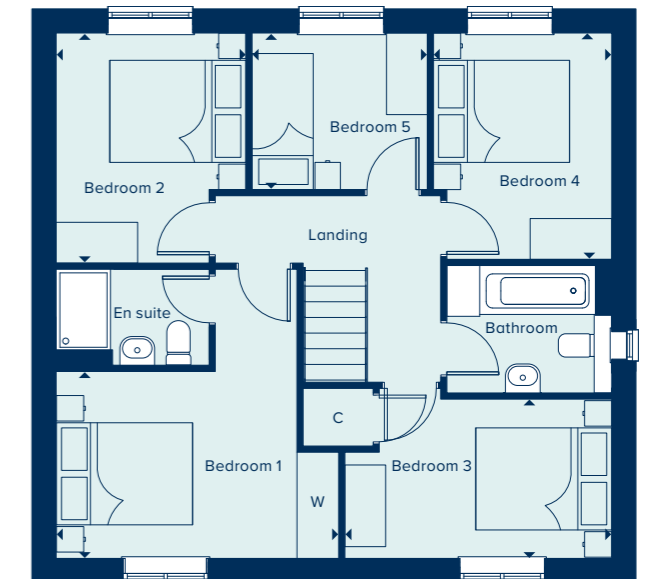
3.92m x 2.34m 12'10" x 7'8"

#### BEDROOM 4

3.32m x 2.62m 10'11" x 8'7"

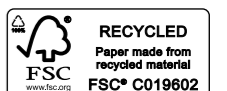
#### BEDROOM 5

2.57m x 2.30m 8'5" x 7'6"



C Cupboard W Wardrobe

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# SPECIFICATION

Your brand new Crest Nicholson home benefits from attractive styling and modern integrated appliances.

	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
<b>KITCHEN</b>				
Choice of soft close fitted kitchen complete with laminate work surface and upstand (subject to stage of construction)	•	•	•	•
Electric single built-in oven in stainless steel	•			
Electric built-under 1 ½ oven in stainless steel		•		
Electric built-in double oven in stainless steel			•	•
4 ring gas hob in stainless steel	•	•		
5 ring gas hob in stainless steel			•	•
Stainless steel splashback behind hob	•	•	•	•
Stainless steel chimney extractor hood	•	•	•	•
Energy efficient integrated fridge/freezer	•	•	•	•
Energy efficient integrated dishwasher		•*	•	•
Energy efficient integrated washing machine	•	•**		
Single bowl sink and drainer in stainless steel	•	•		
1.5 bowl sink and drainer in stainless steel			•	•
Single lever chrome mixer tap	•	•	•	•
<b>BATHROOM, EN SUITE AND CLOAKROOM</b>				
Contemporary white sanitaryware	•	•	•	•
Chrome mixer taps and shower fittings	•	•	•	•
Full height tiling around bath with shower and folding bath screen where there is no separate shower facility in the home	•			
Half height tiling around bath where a separate shower facility is provided in the home	•	•	•	•
Full height tiling to enclosed shower area where applicable	•	•	•	•
Half height tiling to walls where other sanitaryware is fitted in bathroom and en suite	•	•	•	•
Heated white towel rail to bathrooms and en suites	•	•	•	•
Tiled splashback to basin in cloakroom	•	•	•	•
Energy efficient batten light in cloakroom	•	•	•	•

\*Integrated dishwasher included if there is a utility room \*\*Integrated washing machine included if there is no utility room.

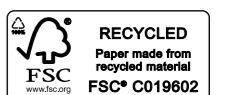


	2 & 3 Bedroom Home	4 Bedroom Home	4 Bedroom Home	5 Bedroom Home
<b>ELECTRICAL</b>				
Low energy LED downlighters in white to kitchen		•	•	•
LED 4-light spotlight bar in kitchen	•			
Low energy LED downlighters in white to bathroom and en suite	•	•	•	•
Low energy lighting in all other areas	•	•	•	•
TV and data point to living room & TV point to main bedroom	•	•	•	•
Telecommunications to the home including fibre for broadband capabilities	•	•	•	•
<b>DECORATION</b>				
White emulsion to all rooms and ceilings	•	•	•	•
White gloss to window boards, internal doors, skirting and architraves	•	•	•	•
<b>JOINERY AND DOORS</b>				
Front door with multipoint locking system and chrome ironmongery	•	•	•	•
White PVCu windows and patio doors with white ironmongery	•	•	•	•
White internal doors with chrome ironmongery	•	•	•	•
Fitted wardrobes to main bedroom with soft close sliding mirror fronted doors	•	•	•	•
<b>HEATING</b>				
Gas-fired boiler with wet radiator heating system and domestic hot water provided at mains pressure	•	•	•	•
<b>EXTERNAL FINISHES</b>				
Front gardens to be landscaped	•	•	•	•
Rear gardens topsoiled and rotovated	•	•	•	•
External low energy security light fitted by front door	•	•	•	•
External tap	•	•	•	•
<b>SECURITY AND PEACE OF MIND</b>				
Smoke, heat and carbon monoxide detectors	•	•	•	•
Two years warranty and aftercare	•	•	•	•
Complete NHBC ten year warranty	•	•	•	•

\*\*\*Where a utility room is fitted \*\*\*\*Where a sink is shown on the floor plans

Crest Nicholson follows NHBC guidelines on number of plug sockets to install in homes, which require a minimum of: eight sockets in any kitchen (including appliances spurs); four double sockets in any living room; three double sockets in any study, two double sockets in any dining room, one double socket in any hallway and one double socket on any landing; three double sockets in any double bedroom; two double sockets in any single bedroom; one double socket in any dressing room and two double sockets in any other rooms.

Whilst every effort has been made to ensure that the contents and specification in this brochure is correct and accurate at the time of creation, it may be subject to change and Crest Nicholson reserves the right to amend the contents and specification at any time prior to completion. This contents and specification does not in any way constitute or form any part of a contract of sale transfer or lease. Please ask a sales executive for further details. Crest Nicholson is a registered developer with the New Homes Quality Code. Please speak to a sales executive if you need further help with any marketing material including provision in another format. 1011013/July 2023





**CREST  
NICHOLSON**

## **POTTERS GRANGE PHASE 2**

Smisby Road, Ashby-de-la-Zouch,  
Leicestershire, LE65 2UF

For all enquiries please call

**01530 553 510**

**[crestnicholson.com/pottersgrange](https://crestnicholson.com/pottersgrange)**



### **House Type Illustration**

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### **Development Map/Site Plan**

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