

# Headland Park

Long Bennington

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country air, beautiful scenery...

... an idyllic location

# ablehomes

⋮ award-winning homes built for family living

Established for over thirty years, Ablehomes is renowned throughout Lincolnshire and Nottinghamshire for building quality homes, with an impeccable attention to detail. As a small, dedicated family company, Ablehomes' imaginative approach to house building and design, as well as excellent customer care, has contributed to numerous awards.

Ablehomes prides itself in building prestigious homes, with careful consideration to the environment and the needs of modern day living. This is recognised by the Local Authority Building Control (LABC) New Home Warranty Scheme, providing each home with a full ten-year guarantee.

“ Ablehomes display a high standard of design, construction and workmanship ”



Please note illustrations and images used in this brochure are examples of house-types only. Actual details may vary.



stunning Belton House...

... just a stone's throw away

# out and about

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• award-winning homes built for family living

Nestled between the historic market towns of Newark-on-Trent and Grantham, Long Bennington is an idyllic rural retreat, enjoying both peace and tranquillity, as well as excellent communication links.

A strong community spirit is at the heart of the village with endless activity clubs and amenities, including a Post Office, health centre and three great pubs. Further afield, enjoy beautiful walks at Belton House, play golf at Stoke Rochford Golf Course or try something a bit more adventurous like the Adrenalin Jungle at Sherwood Forest!

## at a glance...

- Easy access to the A1— Newark & Grantham just 8 miles
- High speed rail links — London's King's Cross just 65 minutes
- Long Bennington Primary School — Outstanding Ofsted 2008-2009
- Catchment area for highly acclaimed Kesteven & Grantham Girls School and The King's School of Grantham



# headland park

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- award-winning homes built for family living

With far-reaching, panoramic views of the Vale of Belvoir, Headland Park occupies an enviable position in the village of Long Bennington. All twenty-one, three, four and five-bedroomed properties offer the best of both worlds; luxury, rural living and the benefit of being within walking distance of numerous amenities and a ten minute drive from high street stores.

Designed to sympathetically compliment the stunning rural surroundings, Ablehomes' mix of traditional and modern materials and quality craftsmanship ensures Headland Park maintains a timeless appeal. Internally, all twenty-one homes feature Ablehomes' signature Sheraton kitchen and family area, perfect for modern day living. Contemporary tiling, designer sanitary ware and luxurious fixtures and fittings ensure each home oozes quality and style.





# development plan

• The development plan is not produced to scale and is only intended as a general guide layout. All properties are labelled by plot numbers.

# charleston stone



## • Plots 1 & 13

A stunning three-storey, five-bedroomed detached home perfect for the modern family. The spacious kitchen and family area, opens up on to a beautifully landscaped garden using the latest bi-fold door technology.

Upstairs, the feeling of space continues with five large bedrooms and three en-suites. A particular feature of the Charleston Stone is the luxurious master suite, featuring a vaulted ceiling and a stylish floor to ceiling window.



### at a glance...

- Five bedrooms
- Double garage
- Three en-suites
- Underfloor heating
- Bi-fold doors leading to landscaped garden
- Oak staircase



#### Ground Floor

Kitchen/	7.02m	x	5.77m
Family Room	23'-1"	x	19'-0"
Sitting Room	5.97m	x	4.02m
	19'-7"	x	13'-2"
Dining Room	3.42m	x	3.07m
	11'-3"	x	10'-1"
Utility	3.42m	x	1.65m
	11'-3"	x	5'-5"

#### First Floor

Bedroom .1	4.30m	x	3.96m
	14'-1"	x	13'-0"
Bedroom .2	3.52m	x	3.45m
	11'-6"	x	11'-4"
Bedroom .3	3.97m	x	3.12m
	12'-10"	x	10'-3"

#### Second Floor

Bedroom .4	3.97m	x	3.95m
	13'-0"	x	13'-0"
Bedroom .5	3.95m	x	3.46m
	13'-0"	x	11'-4"

# floor plans

⋮ Room dimensions indicated are approximate and should not be used for such finishes as carpets and curtains

# wimborne white



## • Plot 2

An attractive, individually designed, four-bedroomed family home with a detached double garage. The open-plan kitchen, dining and family area provide the perfect entertaining space, with bi-fold doors opening up on to a beautifully landscaped garden.

Upstairs, the master bedroom features a striking floor to ceiling window as well as a spacious en-suite with contemporary, free-standing bath and walk-in shower.



### at a glance...

- Four bedrooms
- Double garage
- Two en-suites
- Underfloor heating
- Bi-fold doors leading to landscaped garden
- Oak staircase



#### Ground Floor

Kitchen/	7.17m	x	5.07m
Dining Room	23'-6"	x	16'-7"
Family Room	6.20m	x	3.85m
	20'-4"	x	12'-7"
Sitting Room	6.20m	x	3.95m
	20'-4"	x	13'-0"
Utility	3.05m	x	1.64m
	10'-0"	x	5'-5"

#### First Floor

Bedroom .1	5.00m	x	4.90m max.
	16'-5"	x	16'-1"
Bedroom .2	4.11m	x	3.90m
	13'-6"	x	12'-9"
Bedroom .3	4.00m	x	2.66m
	13'-1"	x	8'-9"
Bedroom .4	4.00m	x	2.77m
	13'-1"	x	9'-1"

# floor plans

• Room dimensions indicated are approximate and should not be used for such finishes as carpets and curtains

# manor house grey ■

## • Plot 3

An individually designed, three-storey, five-bedroomed home with generous proportions throughout. The open-plan kitchen, dining and family area provide the perfect entertaining space, with bi-fold doors opening up on to a beautifully landscaped garden.

Particular features of the Manor House Grey include a stunning, floor to ceiling window in the hall and landing area, as well as two impressive bedroom suites. Both the master and guest suite feature a dressing area and an en-suite with contemporary, free-standing bath and walk-in shower.



### at a glance...

- Individually designed home
- Five bedrooms
- Double garage
- Underfloor heating
- Bi-fold doors leading to landscaped garden
- Impressive master & guest suite



### Ground Floor

Kitchen/ Dining/ Family Room	13.87m	x	5.72 m max.
Sitting Room	45'-6"	x	18'-9"
Laundry	6.65m	x	5.22m
	21'-10"	x	17'-2"
	3.21m	x	1.84m
	10'-6"	x	6'-0"

### First Floor

Bedroom .1	5.17m	x	4.85m
	17'-0"	x	16'-0"
Bedroom .2	5.22m	x	4.32m
	17'-1"	x	14'-2"
Bedroom .3	4.51m	x	3.83m
	14'-9"	x	12'-7"

### Second Floor

Bedroom .4	6.00m	x	4.10m
	19'-8"	x	13'-5"
Bedroom .5	3.70m	x	4.10m
	12'-2"	x	13'-5"

# floor plans

Room dimensions indicated are approximate and should not be used for such finishes as carpets and curtains

# green house

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• Plots 4 - 9

A striking, four-bedroomed, contemporary home with attached double garage. The open-plan kitchen, dining and family area opens up on to a beautifully landscaped garden using the latest bi-fold door technology

Upstairs, the spacious sitting room features a large balcony, providing far-reaching panoramic views over Lincolnshire's countryside. The master suite also captures the scenery through a stunning floor to ceiling window.



## at a glance...

- Four bedrooms
- Double garage
- Two en-suites
- Two balconies
- Underfloor heating
- Bi-fold doors leading to landscaped garden





#### Ground Floor

Kitchen/	9.28m	x	5.23 m max.
Dining/ Family	30'-7"	x	17'-2"
Room			
Laundry	2.43m	x	2.07m
	8'-0"	x	6'-9"

#### First Floor

Lounge	9.28m	x	4.03m max.
	30'-7"	x	13'-3"
Bedroom .3	4.24m	x	2.97m
	13'-11"	x	9'-8"
Bedroom .4	4.24m	x	3.00m
	13'-11"	x	9'-10"

#### Second Floor

Bedroom .1	5.41m	x	4.04m
	17'-9"	x	13'-3"
Bedroom .2	4.22m	x	3.54m
	13'-10"	x	11'-7"

# floor plans

⋮ Room dimensions indicated are approximate and should not be used for such finishes as carpets and curtains

# walnut marl



## • Plots 10 & 11

A stylish, individually designed, four-bedroomed home with an attached double garage. The open-plan kitchen, dining and family area opens up on to a beautifully landscaped garden using the latest bi-fold door technology

Upstairs, the feeling of space continues with four large bedrooms and two en-suites. In particular, the impressive master suite features a dressing room and en-suite with contemporary, free-standing bath and walk-in shower.



### at a glance...

- Individually designed home
- Four bedrooms
- Double garage
- Two en-suites
- Underfloor heating
- Bi-fold doors leading to landscaped garden





Ground Floor			
Kitchen/	8.04m	x	6.94m max.
Dining/Family	26'-4"	x	22'-9"
Room			
Lounge	5.62m	x	3.83m
	18'-5"	x	12'-6"
Study	2.04m	x	3.83m
	6'-9"	x	12'-6"
Utility	2.68m	x	1.73m
	8'-9"	x	5'-8"

First Floor			
Bedroom .1	4.40m	x	3.76m max.
	14'-5"	x	12'-4"
Bedroom .2	4.56m	x	3.64m
	14'-11"	x	11'-11"
Bedroom .3	3.83m	x	4.18m
	12'-7"	x	13'-8"
Bedroom. 4	3.87m	x	3.52m
	12'-8"	x	11'-7"

# floor plans

⋮ Room dimensions indicated are approximate and should not be used for such finishes as carpets and curtains

# sudbury yellow



• Plots 12 & 14

An impressive four-bedroomed detached home with an attached double garage, two large en-suites and a luxurious master suite featuring a vaulted ceiling and stylish dressing room.

As well as the generous kitchen and family area, the Sudbury Yellow benefits from a separate study and dining room. The feeling of space is emphasised further by a spectacular floor to ceiling window over the hall and landing.



## at a glance...

- Four bedrooms
- Double garage
- Two en-suites
- Downstairs study
- Underfloor heating
- Bi-fold doors leading to landscaped garden



#### Ground Floor

Kitchen/	6.65m	x	4.25m
Family Room	21'-9"	x	14'-0"
Dining Room	3.67m	x	3.24m
	12'-1"	x	10'-8"
Sitting Room	5.68m	x	3.88m
	18'-8"	x	12'-9"
Study	2.85m	x	2.13m
	9'-4"	x	7'-0"
Utility	3.67m	x	1.78m
	12'-1"	x	5'-10"

#### First Floor

Bedroom .1	5.18m	x	3.67m
	17'-0"	x	12'-1"
Bedroom .2	4.05m	x	3.98m
	13'-3"	x	13'-1"
Bedroom .3	3.88m	x	3.30m
	12'-9"	x	10'-10"
Bedroom .4	3.47m	x	3.32m
	11'-4"	x	10'-11"

# tallow hound



• Plots 15 - 17 & 21 - 21

A charming, three-bedroomed family home featuring a spacious kitchen and dining area. A glazed door leads from the dining area on to a natural stone patio and beautifully landscaped garden.

A particular feature of Tallow Hound is the master bedroom, featuring a stylish en-suite with design sanitaryware and built-in wardrobes.



## at a glance...

- Three bedrooms
- Single garage
- Master en-suite
- Underfloor heating
- Patio and landscaped garden



#### Ground Floor

Kitchen/	6.92m	x	4.00m max.
Dining Room	22'-8"	x	13'-3"
Lounge	4.63m	x	3.67m
	15'-2"	x	12'-0"



#### First Floor

Bedroom .1	3.36m	x	3.30m
	11'-0"	x	10'-10"
Bedroom .2	3.68m	x	2.85m
	12'-1"	x	9'-4"
Bedroom .3	3.12m	x	2.57m
	10'-3"	x	8'-5"

# floor plans

⋮ Room dimensions indicated are approximate and should not be used for such finishes as carpets and curtains

# cinder rose cottages ■

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• Plots 18 - 19

An attractive, three-bedroomed character cottage featuring an open-plan kitchen, dining and lounge area. A glazed door leads from the lounge on to a natural stone patio and beautifully landscaped garden.

Upstairs, the family bathroom is fitted with stylish designer sanitaryware, with two of the three bedrooms benefiting from fitted wardrobes



## at a glance...

- Three bedrooms
- Designer kitchen
- Open-plan ground floor
- Fitted bedroom wardrobes
- Patio and landscaped garden



Ground Floor

Kitchen/	7.85m	x	4.90m max.
Dining	25'-9"	x	16'-1"
Room/ Lounge			



First Floor

Bedroom .1	3.56m	x	2.77m
	11'-8"	x	9'-1"
Bedroom .2	2.97m	x	2.77m
	9'-9"	x	9'-1"
Bedroom .3	2.44m	x	2.02m
	8'-0"	x	6'-8"

# floor plans

⋮ Room dimensions indicated are approximate and should not be used for such finishes as carpets and curtains

# in detail

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## • award-winning homes built for family living

Ablehomes' care and attention to detail is evident in each and every home. From intricate architectural detailing, to professionally designed Sheraton kitchens, as well as landscaped gardens and bespoke internal doors. Ablehomes are dedicated to building luxurious, quality homes whilst ensuring each development blends seamlessly in to the stunning, rural surroundings.

### internal features...

- Designer Sheraton kitchen.
- Kitchen centre-island unit and granite worktop (Plots 1-14).
- Bi-fold doors (Plots 1-14).
- Built -in oven and hob, extractor hood, dishwasher and fridge-freezer.
- Underfloor heating (Plots 1-17 & 20-21).
- Free-standing roll-top bath to master en-suite (Plots 1-14).
- Feature staircase (Plots 1-14).
- TV/multimedia points to all habitable rooms.

### external features...

- Landscaped gardens.
- Natural stone patio area and paths to front and rear doors.
- Double garage (Plots 1-14).
- Single garage (Plots 15-17 & 20-21).
- Block paved or granite chipping driveway.
- External tap.

### energy efficiency and safety...

- Energy saving lights to all rooms.
- Built using energy-efficient materials for low running costs.
- High energy efficient appliances.
- Purpose designed gas fired central heating system.
- Underfloor heating with individual room thermostats (Ground Floor - Plots 1-17 & 20-21).
- Thermostatic radiator valves to all rooms (where applicable).
- Intruder alarm system.
- Smoke detectors.



# the big move

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- award-winning homes built for family living

As a small, family company Ablehomes understand the importance of ensuring the purchase of your new Ablehome is smooth and hassle-free. From simple, step-by-step guides to regular up-dates, Ablehomes' dedicated customer service team are on hand to advise at every stage.

## reserving your new Ablehome...

- Once you have chosen your perfect Ablehome, please visit our Show Home or alternatively telephone the Ablehomes Head Office on 01636 611662 to begin the reservation process.
- When reserving your new home, Ablehomes will require your full name and contact details, together with details of your chosen solicitor. It is also helpful, at this stage, to advise of any properties in the chain (if applicable)
- A £500.00 reservation fee is necessary to reserve your chosen Ablehome for six weeks, up until the point of Exchange of Contracts.
- Upon receipt of the reservation fee, Ablehomes will advise both the company solicitor and your chosen solicitor and the purchase of your new Ablehome begins...

... home sweet home



# our commitment to you

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- award-winning homes built for family living

Ablehomes are committed to building luxurious, quality homes that will be enjoyed for many years to come. This dedication has not only attracted numerous awards but, more importantly, it has attracted many loyal customers with their friends, children and even grandchildren now being proud owners of an Ablehome!

## quality control at all stages...

During the construction of your new Ablehome, continuous inspections are carried out by Local Authority Building Control Inspectors. Ablehomes' dedication to only using local tradesmen, with reputations for quality and excellence, ensures an exceptional standard throughout.

## welcome tour and six month maintenance inspection...

Before occupation, a member of Ablehomes will walk you around your new home and demonstrate the fixtures and appliances to ensure that you are familiar with their operation. After six months, a visit will be arranged to ensure you are happy with everything and enjoying your new Ablehome.

## ten year LABC new home warranty...

The industry regulated 10 year warranty cover is applicable to every Ablehome. A comprehensive guide explaining the cover will be supplied upon occupation. Ablehomes' customer service team will also be on hand to offer any necessary guidance.



# come and find us

- award-winning homes built for family living

Headland Park is easily accessed from the A1 and benefits from close links to the A46, A17 and A52. Just under thirty minutes from Nottingham and under ten minutes from Newark and Grantham, Headland Park provides a rural life in a convenient location.



## headland park...

- Lilley Street  
Long Bennington  
Newark  
NG23 5FN
- Show House open Saturday, Sunday  
and Monday between 1 - 4.30pm.  
Appointments available at other times by prior  
arrangement

## head office...

- 4 Castlegate  
Newark  
Nottinghamshire  
NG24 1AX
- 01636 611662



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