

DOVECOTE VIEW

EXCLUSIVE FIVE PLOT DEVELOPMENT



SWAN HOMES





DOVECOTE VIEW



VIEW FROM THE DEVELOPMENT

WOODBOROUGH



Double UK Property Award Winners

Swan Homes are an award-winning property developer having recently been crowned, for the second year running, with the prestigious UK Property Award. Following our UK Property Award for a Residential Development in Leicestershire in 2017, we were delighted to win yet another award in 2018 for a Residential Development in Nottinghamshire. The latest award is testament to both our design process and the individuality of the clients, helping to create unique spaces for each plot. Working with clients on a plot by plot basis, we utilised all of the available planning and building regulations to make their design visions come to life. This included bespoke open plan living spaces, garden room extensions, fully automated electronic lighting and sound systems with individual servers, air source heating systems and bespoke garden designs.



The Plots

OAK LEA

4 Bed, Plot 1 on the map.

FOXWOOD

4 Bed, Plot 2 on the map.

FAIRHOLME

5 Bed, Plot 3 on the map.

HIGHCROFT

5 Bed, Plot 4 on the map.

BECK HOUSE

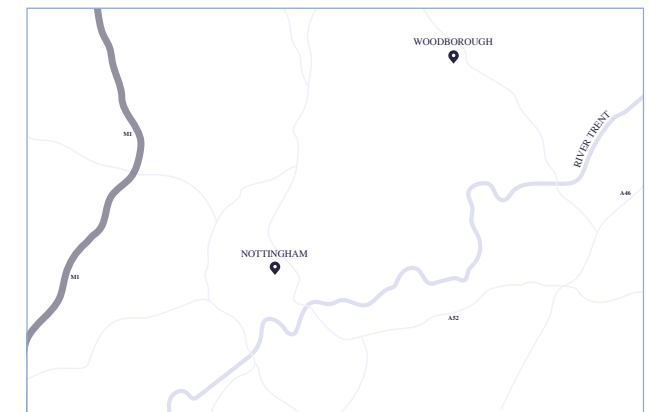
4/5 Bed, configurable to buyers preference. Plot 5 on the map.



The Development

The development is ideally situated in the centre of Woodborough village giving easy access to all of the local facilities. The site provides every plot with ample outdoor space, each featuring sizeable secluded gardens. Designed to impress, the properties are built to high specifications with an abundance of impressive features.

The Dovecote View properties all offer a generous square footage of living space and are all finished to the Federation of Master builders Highest Standard.





The local area

Woodborough is an idyllic village set amongst the unspoilt Nottinghamshire countryside located just 8 miles north east of Nottingham city centre. Having previously been awarded the Best Kept Village, Woodborough offers a wonderful community and a range of local amenities including: two pubs, a village hall, a tennis club, 'active' churches, a highly rated primary school and a general

store. Boasting a central location for commuters, Woodborough offers a rural, village way of life whilst remaining conveniently placed for key motorway routes, airports and rail travel.



VIEW DOWN MAIN STREET

WOODBOROUGH



DOVECOTE VIEW

The Dovecote View development is situated in the heart of Woodborough village, behind a grand walled entrance. The five properties sit along one main central driveway, surrounded by greenery and ample outdoor space on each plot.

The three different styles of property complement each other and the countryside views, featuring red brick and wood effect panelling.

Each home also has vast, striking windows, specifically designed for enjoying the surrounding village views, providing light and open living.

All five plots have their own private landscaped garden, private driveway and single or double garage.



OAK LEA FOXWOOD

Oak Lea and Foxwood both offer grand entrance hallways with double height ceilings and a gallery landing. As you explore further into these spacious homes, you are led through the heart of the house into a vast open plan kitchen area occupying a set of beautiful in-line sliding doors which open out to the rear landscaped garden.

The kitchen is well appointed with fully fitted Siemens appliances inclusive of; two double ovens, dishwasher, American-style fridge freezer, hob and hood, all nestled in the latest Sheraton Kitchen design. Leading on from the kitchen is an equally well equipped utility room which features a washing machine and tumble dryer. Underfloor heating is fitted throughout the downstairs living area, all of which are zone-controlled.

Returning to the main hallway, there is a striking double doored entrance to the main reception room along with access to a neat home office and downstairs W/C. The feature staircase leads to four luxurious double bedrooms with a large en-suite to the Master bedroom and a family sized bathroom.

As standard, Swan Homes provides an integrated wall-mounted digital safe, Roca sanitaryware with vanity units and the latest Aqualisa shower technology which provide multiple power and heat settings. Both plots sit within generous grounds and feature tree-lined rear gardens. A fully fitted outdoor BBQ is an optional extra, helping you get the most from your outdoor space.



OAK LEA





OAK LEA

Ground Floor

Kitchen/Dining/Family room	12.1 x 5.4m
Lounge	4.6 x 5.4m
Study	3.3 x 2.8m
W/C	2.1 x 0.7m
Utility room	2.2 x 1.6m

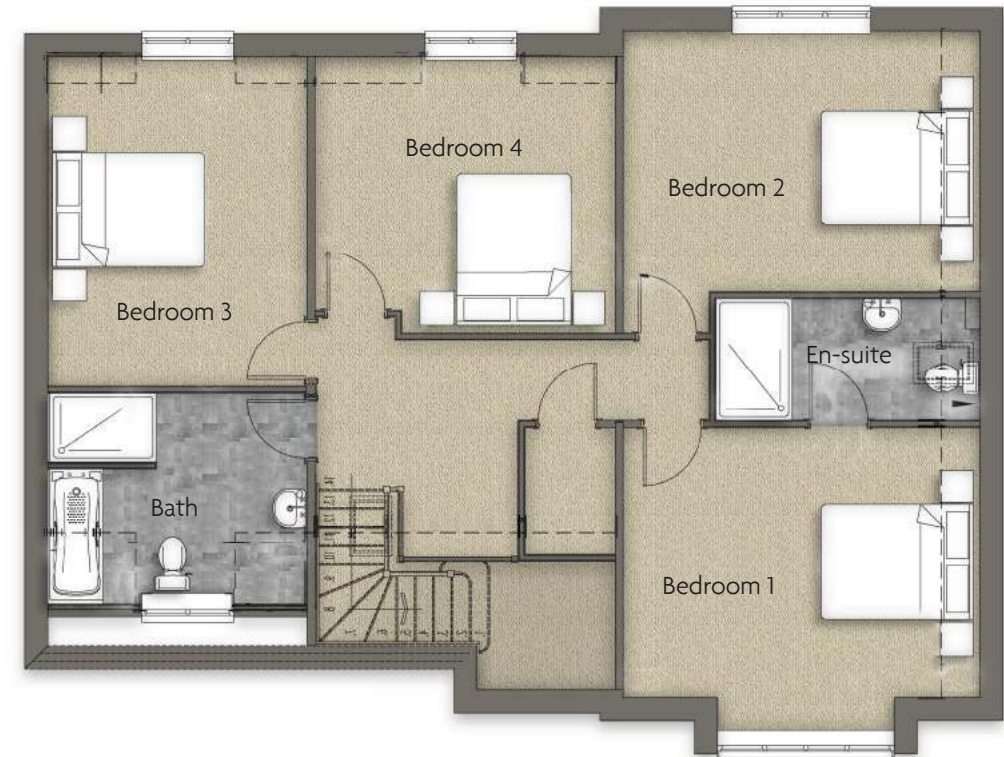


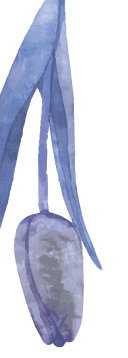


OAK LEA

First Floor

Bedroom 1	4.6 x 3.9m
En-Suite	3.4 x 1.6m
Bedroom 2	4.6 x 3.9m
Bedroom 3	3.3 x 4.3m
Bedroom 4	3.9 x 3.6m
Bathroom	3.3 x 2.7m





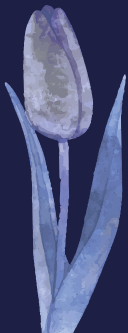
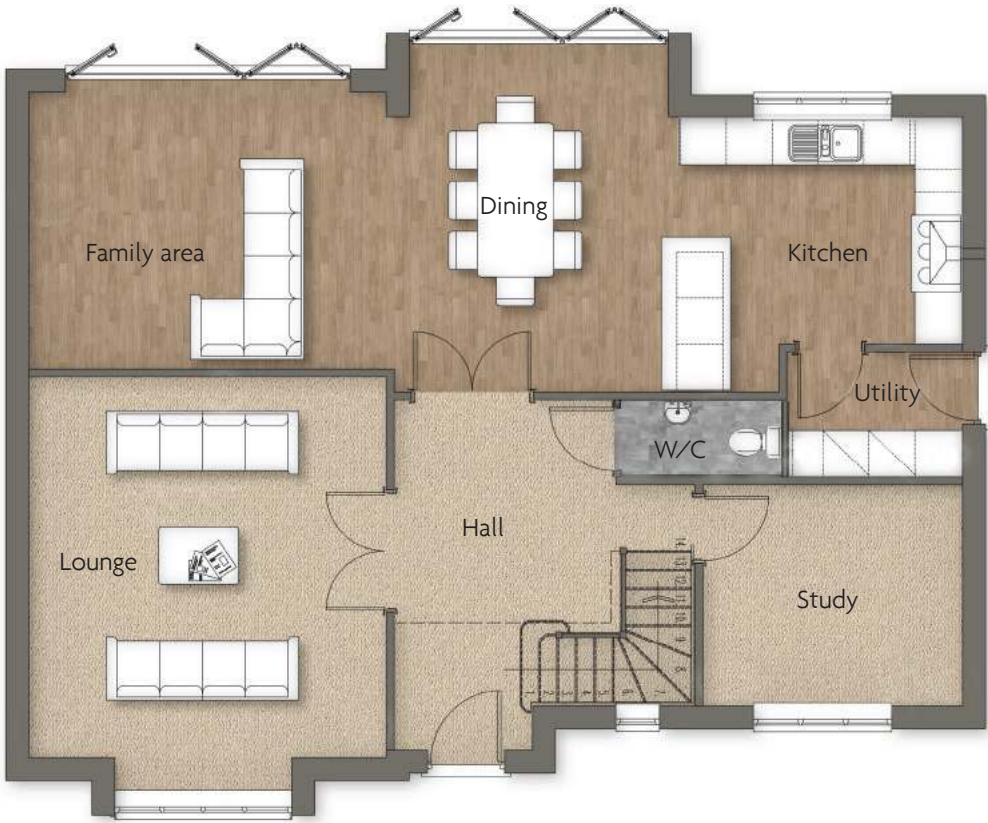
FOXWOOD



FOXWOOD

Ground Floor

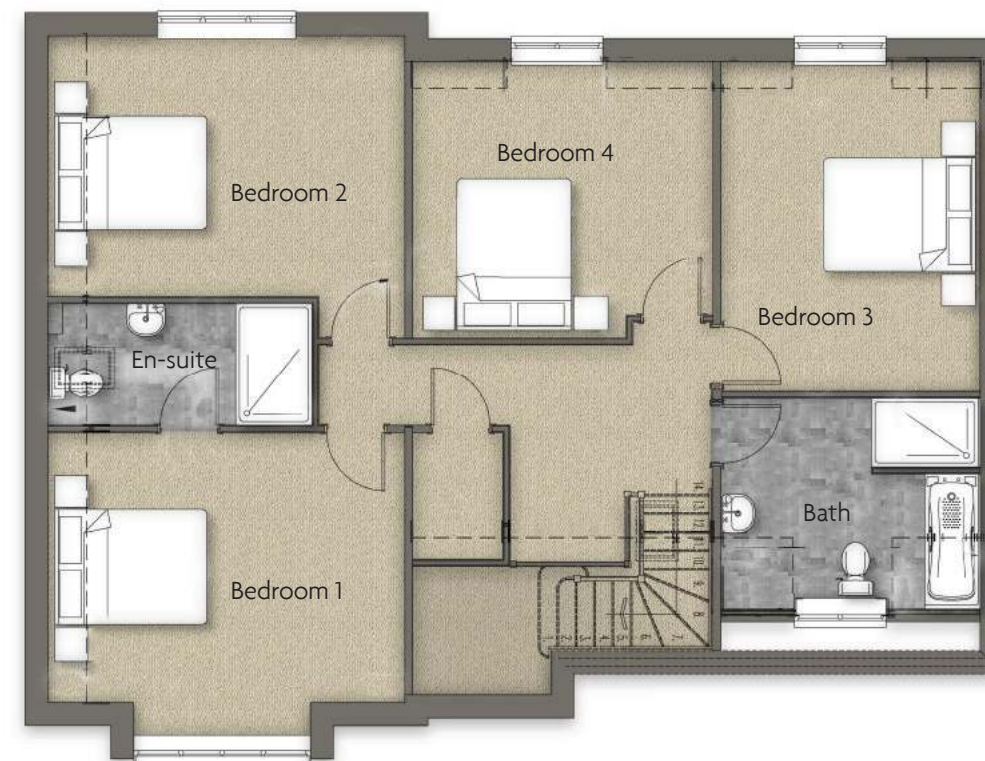
Kitchen/Dining/Family room	12.1 x 5.4m
Lounge	4.6 x 5.4m
Study	3.3 x 2.8m
W/C	2.1 x 0.7m
Utility room	2.2 x 1.6m



FOXWOOD

First Floor

Bedroom 1	4.6 x 3.9m
En-Suite	3.4 x 1.6m
Bedroom 2	4.6 x 3.9m
Bedroom 3	3.3 x 4.3m
Bedroom 4	3.9 x 3.6m
Bathroom	3.3 x 2.7m





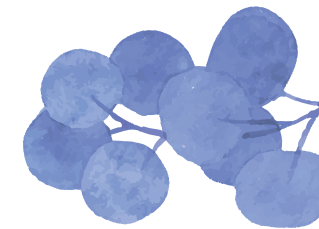
FAIRHOLME HIGHCROFT

Entering Fairholme & Highcroft through the double height hallway and gallery landing, you are greeted by a signature staircase crafted from the highest quality natural wood. The entrance hall hosts stunning floor to ceiling windows which encourage natural light to cascade into both the hall and the generous family area which sits adjacent.

The kitchen lies in the hub of the home appointed with fully fitted Siemens appliances including; two double ovens, dishwasher, American-style fridge freezer, hob and hood, all nestled in the latest Sheraton Kitchen design. An equally well fitted utility room with washing machine and tumble dryer sits just off the main kitchen area leading you to the back garden. A fully fitted outdoor BBQ is an optional extra, helping you get the most from your outdoor space.

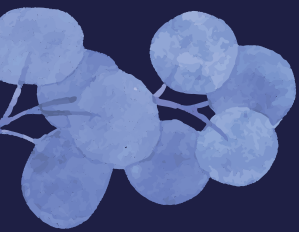
The main reception room is easily accessed directly through the hall or through a large solid oak double door in the kitchen. Underfloor heating is fitted throughout the downstairs living area and has zoned controls throughout. As standard, both homes also feature wall-mounted digital safes.

Returning to the main hallway, there is an impressive double doored entrance to the main reception room along with access to a well-proportioned home office and downstairs W/C. The feature staircase leads to four luxurious double bedrooms with a large en-suite to the Master bedroom and a family sized bathroom.



FAIRHOLME



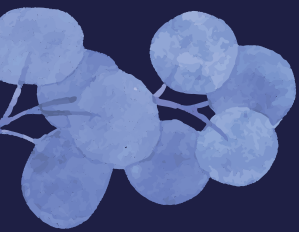


FAIRHOLME

Ground Floor

Kitchen/Dining/Family room	11.3 x 4.7m
Lounge	4.4 x 4.4m
Study	3.3 x 2.8m
W/C	3.1 x 1.4m
Utility room	3.1 x 2.1m

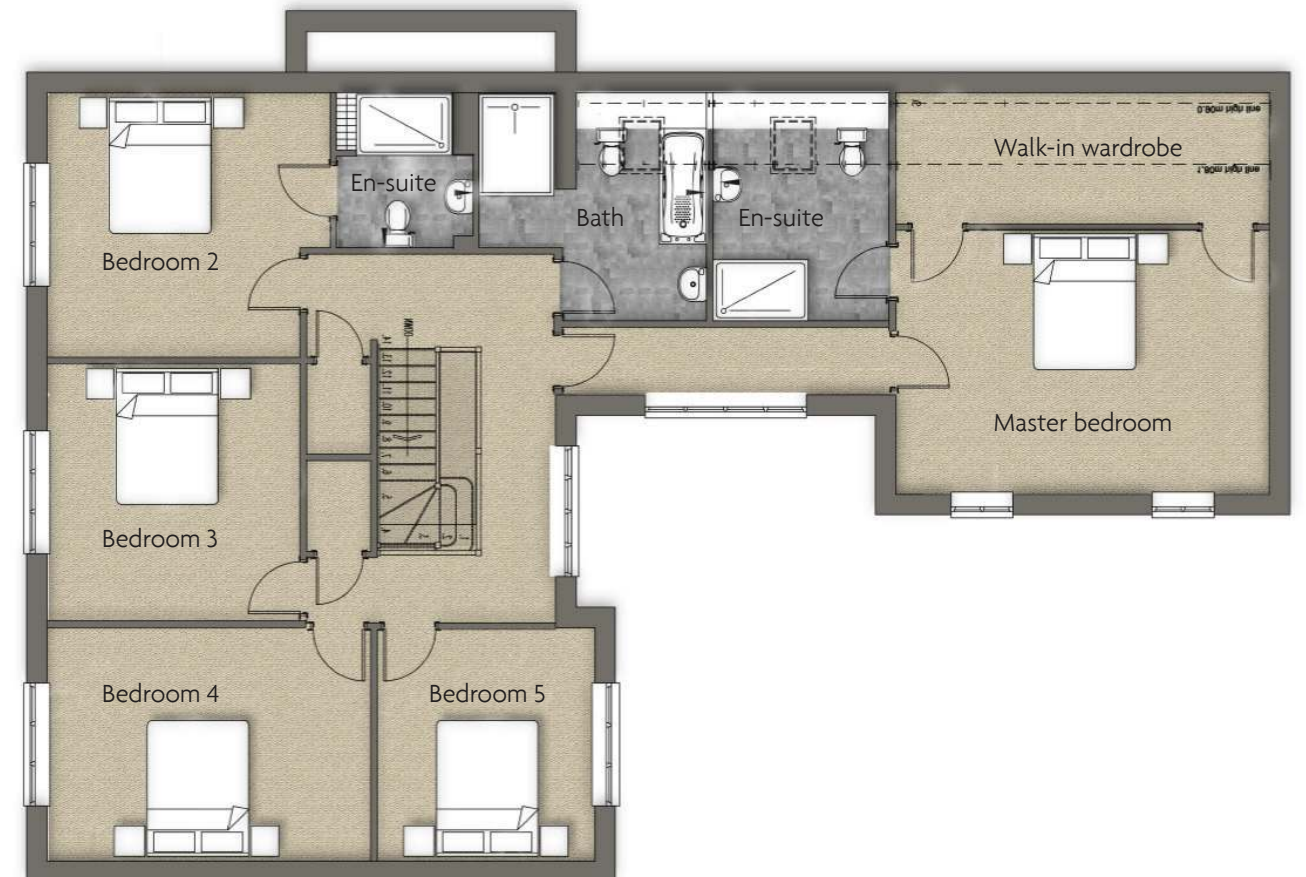




FAIRHOLME

First Floor

Master bedroom	3.9 x 5.5m
En-suite	3.3 x 2.6m
Walk-in wardrobe	1.9 x 5.5m
Bedroom 2	3.9 x 4.1m
En-suite	2.3 x 2.0m
Bedroom 3	3.8 x 3.7m
Bedroom 4	3.4 x 4.7m
Bedroom 5	3.4 x 3.2m
Bathroom	3.3 x 3.3m





HIGHCROFT



HIGHCROFT

Ground Floor

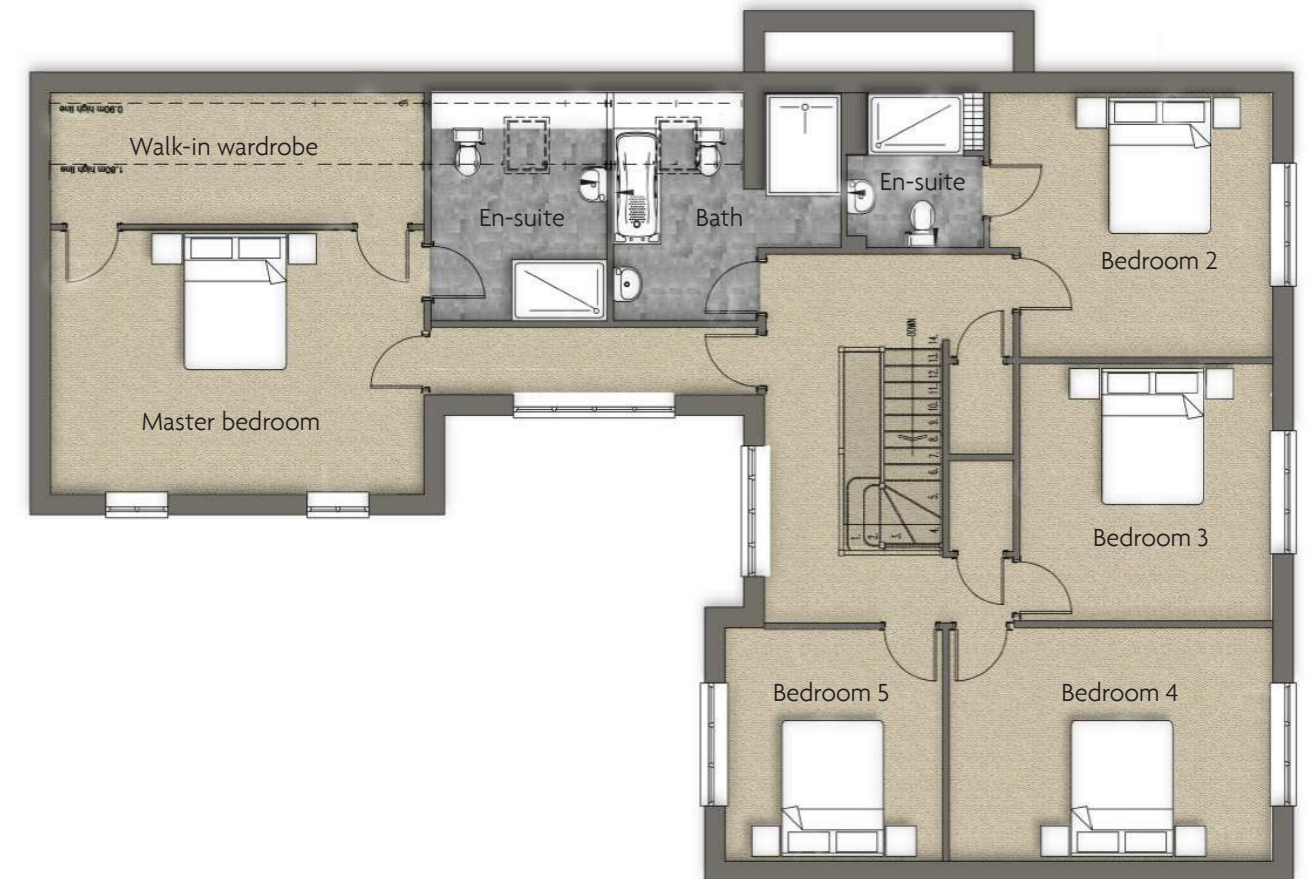
Kitchen/Dining/Family room	11.3 x 4.7m
Lounge	4.4 x 4.4m
Study	3.3 x 2.8m
W/C	3.1 x 1.4m
Utility room	3.1 x 2.1m



HIGHCROFT

First Floor

Master bedroom	3.9 x 5.5m
En-suite	3.3 x 2.6m
Walk-in wardrobe	1.9 x 5.5m
Bedroom 2	3.9 x 4.1m
En-suite	2.3 x 2.0m
Bedroom 3	3.8 x 3.7m
Bedroom 4	3.4 x 4.7m
Bedroom 5	3.4 x 3.2m
Bathroom	3.3 x 3.3m





BECK HOUSE

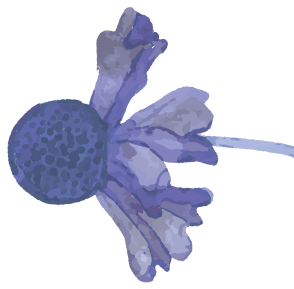
Beck House is the signature plot of Dovecote View. The entrance to Beck House leads you straight into the heart of the home. Through the double doors ahead you emerge into a more than generous open plan family room with fully fitted Siemens appliances including; two double ovens, dishwasher, American-style fridge freezer, hob and hood, all nestled in the latest Sheraton Kitchen design. A fully fitted utility room with washing machine and tumble dryer sits just off the main kitchen area giving access to the back garden, with the option to have it fitted with a top of the range BBQ.

The main reception room is easily accessed directly through the hall or through a large double door in

the kitchen. Underfloor heating is fitted throughout the downstairs living area and has controlled zones throughout. Upstairs, five luxurious double bedrooms sit around the staircase.

The two largest rooms have ample en-suites whilst the Master benefits from the addition of a walk-in wardrobe equipped with a butler's pantry. A family sized bathroom and 2 storage cupboards completes the upstairs.

As standard, Swan Homes provides a wall-fitted integrated digital safe, Roca sanitaryware with vanity units and the latest Aqualisa shower technology which provide multiple power and heat settings for all the family.



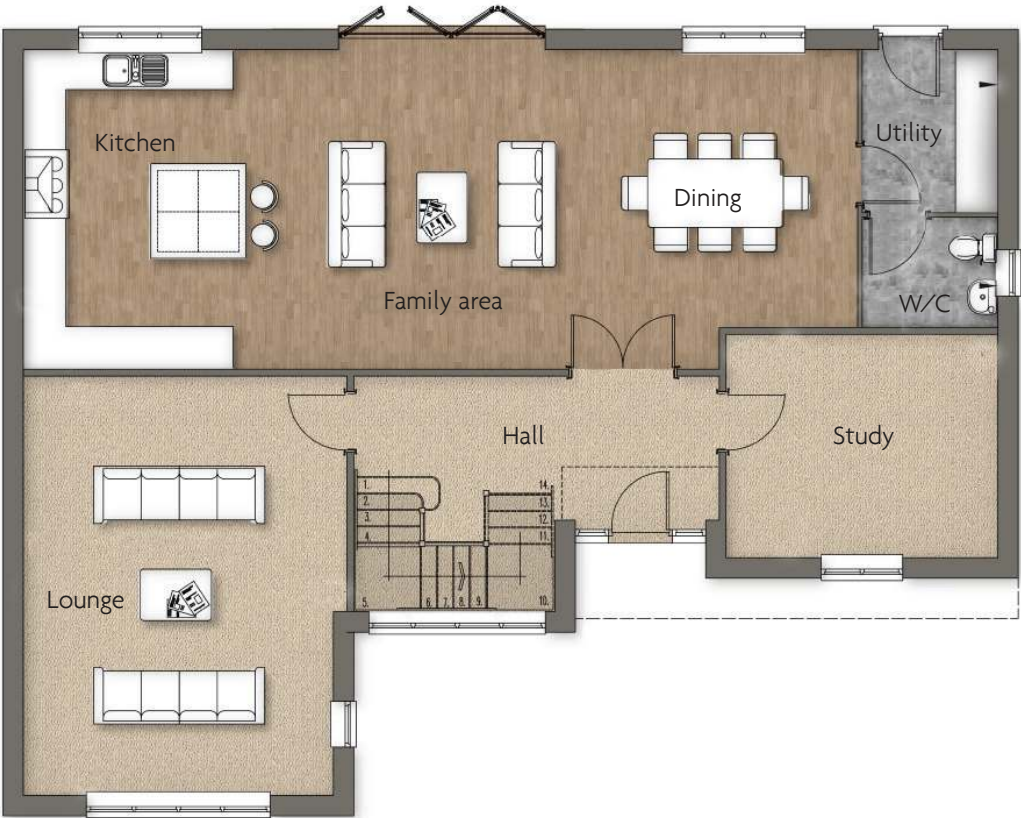
BECK HOUSE



BECK HOUSE

Ground Floor

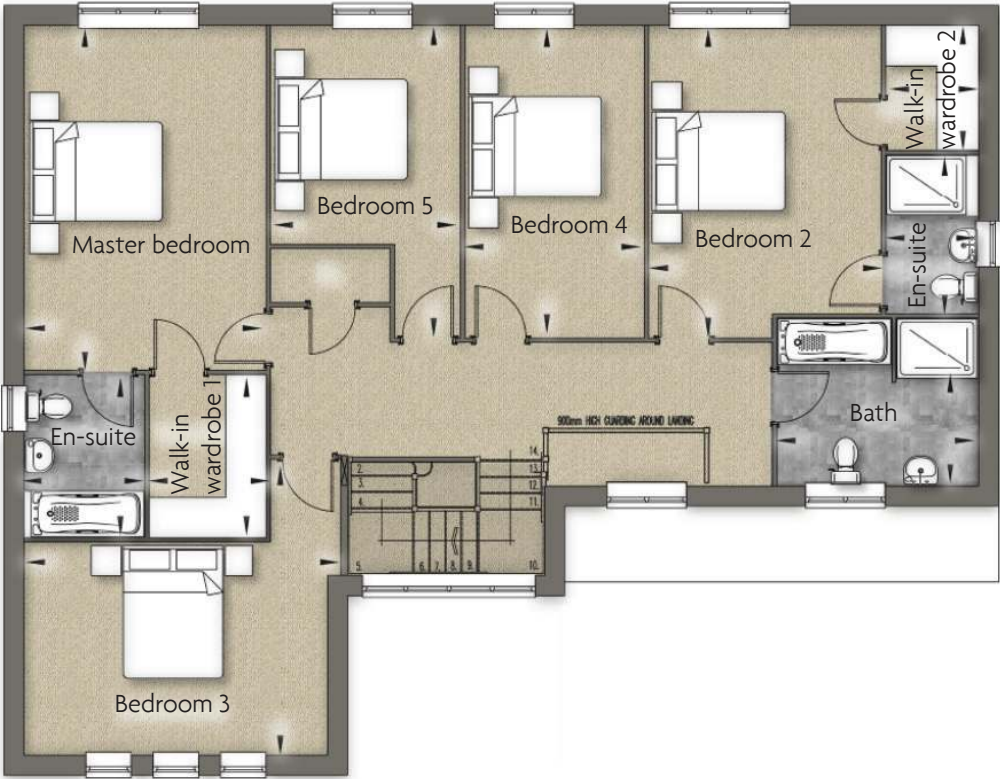
Kitchen/Dining/Family room	12.2 x 4.7m
Lounge	4.7 x 6.2m
Study	4.0 x 3.3m
W/C	2.0 x 1.6m
Utility room	2.0 x 2.4m



BECK HOUSE

First Floor

Master bedroom	3.6 x 5.2m
En-suite	1.8 x 2.4m
Walk-in wardrobe 1	1.7 x 2.4m
Bedroom 2	3.4 x 4.7m
En-suite	1.4 x 2.3m
Walk-in wardrobe 2	1.4 x 1.8m
Bedroom 3	4.7 x 4.4m
Bedroom 4	2.7 x 4.7m
Bedroom 5	2.8 x 4.7m
Bathroom	3.0 x 2.5m



Quality as standard

Each of our homes will be fitted with a bespoke kitchen, designed to be the heart of your family home. All kitchens will have individually tailored British made Sheraton units with soft close doors and drawers with granite worktops and under unit lighting.

All fitted appliances are chosen for their high specification and stylish appearance. These include designer extractor hood and integrated dishwasher as well as American style fridge freezers and stainless steel under mounted sinks.

The ceramic floor tiling complements the high-quality fixtures and fittings and features underfloor heating.



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Their customer first approach to meeting client's requirements will undoubtedly enhance their image in the industry.



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*Swan Homes really
concentrate on the
finest details to
create magnificent
spaces.*

Elegant & Contemporary

Relax and unwind in the refuge of our luxurious bathrooms, with stylish white sanitary ware and chrome fittings.

Elevated ceiling heights within the bathrooms create a spacious and sumptuous feel, providing the perfect layout for double ended baths and Aqualisa iLux showers in master en-suites.

Chrome towel warmers, illuminated heated mirrors and LED mood lighting provide the finishing touches to help make the ideal relaxing, yet practical bathroom.

Underfloor heating options are available with all ceramic floor tiles.



Adrian Swan

Adrian Swan founded Swan Homes in 2009, Having previously spent over 15 years as a Director for David Wilson Homes, developing many schemes in varying size and complexity throughout the East Midlands. Swan Homes has continued to grow from strength to strength, earning an exemplary reputation for creativity and attention to detail, setting new benchmarks in design and delivering inspired foresight and vision.

The ability to create a unique bespoke home is part of our standard process and is more the “Rule than the Exception” at Swan Homes. Taking into account our clients wishes and requests and making them a reality. Purchasing a new home is always a challenge and it has been his personal mission to ensure we seek to deliver a home that reflects the personality of our clients. The drive to make a difference in terms of quality, functionality, design and the creation of something unique is at the forefront of our commitment every step of the way, the ethos of a “Can do Attitude” runs throughout the whole of the company.

Our core values are to accommodate, deliver and exceed your expectations. The belief and passion our team have when constructing a new home is part and parcel of our pride to make a real difference every time, to you the client.



Swan Homes has taken all reasonable care in the preparation of the contents of this brochure and intends that the information is accurate at the time of publication, however, such information can be subject to change and therefore we do not warrant its accuracy.

We operate a policy of continuous product development and individual features including artist impressions and CGI imagery may vary from time to time. Some specification photography may be generic and not plot specific and is therefore not intended to give an accurate description of any specific property offered for sale.

The dimensions shown on our floor plans are approximate as each home is individually built. The precise measurements may vary although we endeavour to make the information as accurate as possible. Consequently, these particulars should be treated as general guidance only and do not constitute a contract or warranty. Swan Homes reserves the right not to sell any property.



SWAN-HOMES.COM