



COPPICE HILL

Houghton Regis





COPPICE HILL
HOUGHTON REGIS



COPPICE HILL
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COUNTRYSIDE
Homes

COPPICE HILL

Houghton Regis

Blue Waters Woodland



Proposed allotments

Existing new homes

Existing new homes

Main route into development

SHOW HOME
MARKETING SUITE
SHOW HOME
PLAY SPACE

Existing residential area

3 bedroom homes

- The Ashop
- The Blyth
- The Foss
- The Longford
- The New Ashbourne

4 bedroom homes

- The Bowmont
- The Dunham
- The Lymington
- The Melton
- The Oakham
- The Stratford

Existing residential area

- Affordable housing
- Private for rented
- v visitor parking space
- bcp bin collection point

Tiger's Hole



This plan has been produced for home identification purposes only and may be subject to change. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of going to print.

Countryside Homes Limited, Countryside Partnerships Northern Home Counties region
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Produced by the Vistry Group Design Studio.

M0011 DS06366 / 10.23



COUNTRYSIDE
Homes



COPPICE HILL
Houghton Regis



COPPICE HILL

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Use this guide to see what features are included in your new home.

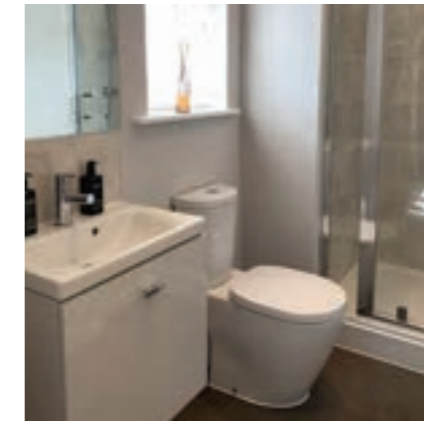
	3 bedroom					4 bedroom					
	The Longford	The New Ashbourne	The Blyth	The Foss	The Ashop	The Dunham	The Lymington	The Bowmont	The Oakham	The Stratford	The Melton

KITCHEN

Choose your Standard fitted kitchen (doors & worktops with 100mm upstand)*	■	■	■	■	■	■	■	■	■	■	■
Choose your Premium fitted kitchen (doors & worktops with 100mm upstand)*						■	■	■	■	■	■
Stainless steel sink and drainer (single and a half bowl) with chrome single-lever mixer tap	■	■	■	■	■	■	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility								■	■	■	
Hotpoint 4 burner hob (60cm) with single high level oven, glass splashback and chimney hood	■	■	■	■	■	■	■	■	■	■	■
Hotpoint 5 burner hob (75cm) with double high level oven, glass splashback and chimney hood						■	■	■	■	■	■
Chrome LED downlights to kitchen (and family area where applicable)	■	■	■	■	■	■	■	■	■	■	■
LED under-unit lighting	■	■	■	■	■	■	■	■	■	■	■
Large skylights to kitchen / dining or family area	■	■	■	■	■	■	■	■	■	■	■
Indesit integrated 70 / 30 fridge freezer	■	■	■	■	■	■	■	■	■	■	■
50cm breakfast bar				■							
100cm breakfast bar							■				
120cm breakfast bar	■		■		■	■	■				
180cm breakfast bar								■		■	
Space for an integrated dishwasher with plumbing and electrics in the kitchen	■	■	■	■	■	■	■	■	■	■	■
Space for freestanding washing machine with plumbing and electrics in utility room or understairs utility cupboard	■	■	■		■	■	■		■	■	■
Space for freestanding washing machine with plumbing and electrics in the utility cupboard (no worktop)				■							
Space for integrated washing machine in the kitchen, with plumbing and electrics							■				

BATHROOMS AND EN SUITE(S)

Ideal Standard white Concept Arc suite including vanity unit under Concept Cube basin to bathroom and en suite/s	■	■	■	■	■	■	■	■	■	■	■
Ideal Standard white Concept Arc suite to downstairs WC	■	■	■	■	■	■	■	■	■	■	■
Handheld shower attachment to bath	■	■	■	■	■	■	■	■	■	■	■
Shower cubicle with thermostatic shower to bathroom	■		■	■		■	■	■	■	■	
En suite in master bedroom		■	■	■	■	■	■	■	■	■	■
En suite in bedroom 2											■
Porcelanosa wall tiling (splashback to basins, half-height over bath, and full-height to shower cubicle/s)	■	■	■	■	■	■	■	■	■	■	■
Glass shelved area over bath with downlight	■		■		■	■	■	■	■	■	■
Chrome LED downlights to bathroom and en suite/s	■	■	■	■	■	■	■	■	■	■	■
Chrome towel rail to bathroom and en suite/s (where applicable)	■	■	■	■	■	■	■	■	■	■	■



	3 bedroom					4 bedroom					
	The Longford	The New Ashbourne	The Blyth	The Foss	The Ashop	The Dunham	The Lymington	The Bowmont	The Oakham	The Stratford	The Melton

DOORS AND WINDOWS

Front door (and side door where applicable) with multi-point security locking system	■	■	■	■	■	■	■	■	■	■	■
Double glazed UPVC windows	■	■	■	■	■	■	■	■	■	■	■
Double glazed UPVC French doors	■	■	■	■	■	■	■	■	■	■	■
Trio of skylights to master bedroom						■					
Internal doors in white with polished chrome lever and round rose handle	■	■	■	■	■	■	■	■	■	■	■
Paving outside French doors	■	■	■	■	■	■	■	■	■	■	■

GENERAL

Walls and ceilings painted in matt white emulsion	■	■	■	■	■	■	■	■	■	■	■
Combined usb/socket in kitchen, living room and bedrooms	■	■	■	■	■	■	■	■	■	■	■
Chrome-effect switches and sockets to ground floor	■	■	■	■	■	■	■	■	■	■	■
Media plate to living room	■	■	■	■	■	■	■	■	■	■	■
Media point to family area and master bedroom	■	■	■	■	■	■	■	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	■	■		■	■			
Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)						■		■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■	■	■	■	■	■
External tap	■	■	■	■	■	■	■	■	■	■	■
External light fitted to front porch and French doors	■	■	■	■	■	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted)	■	■	■	■	■	■	■	■	■	■	■
Power and lighting to 'on plot' garage (where applicable)	■	■	■	■	■	■	■	■	■	■	■
Landscaped front gardens	■	■	■	■	■	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■	■	■	■	■	■
First two years' customer service support from Countryside Homes	■	■	■	■	■	■	■	■	■	■	■

■ Fitted as standard - included in the property. All measurements shown are approximate.

* The options to choose from are a selected range and your choice is subject to the stage of construction. Please ask our sales consultant for further details.

SO MUCH CHOICE...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, there are a range of additional items and options, from our specially selected kitchen worktops and cupboard doors to choose from, including adding smooth sliding wardrobes to your bedroom*.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



* Wardrobes are to selected bedrooms and subject to housetype.
Please ask a sales consultant for details.

The specification shown in this leaflet is correct at the time of going to press. Countryside Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Countryside Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

Produced by the Vistry Group Design Studio.

Coppice Hill DS08475 / 02.24



COUNTRYSIDE
Homes

THE ASHOP

THREE BEDROOM HOME



COPPICE HILL
HOUGHTON REGIS



COUNTRYSIDE
Homes

THE ASHOP

THREE BEDROOM HOME

1075 SQFT

99.87 M²



FEATURES:

- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Master bedroom with en-suite
- Separate living room with bay window

GROUND FLOOR

KITCHEN/DINING/ FAMILY ROOM	5.97M X 5.25M	19'7" X 17'3"
LIVING ROOM	4.30M X 3.04M	14'1" X 10'0"

FIRST FLOOR

MASTER BEDROOM	3.45M X 3.04M	11'4" X 10'0"
BEDROOM 2	3.29M X 2.59M	10'10" X 8'6"
BEDROOM 3	2.56M X 2.09M	8'3" X 6'10"

① Alternative ground floor layout and additional window to master bedroom and bedroom 2 applies to plots 192 and 200 only

☐ Skylight windows

■ SVP

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THE FOSS

THREE BEDROOM HOME



COPPICE HILL
HOUGHTON REGIS



COUNTRYSIDE
Homes

THE FOSS

THREE BEDROOM HOME

1039 SQFT

96.5 M²



FEATURES:

- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with French doors
- Master bedroom with en-suite
- Modern family bathroom with separate shower cubicle

GROUND FLOOR

KITCHEN/DINING	5.20M X 2.97M	17'1" X 9'9"
FAMILY ROOM	3.80M X 2.37M	12'6" X 7'9"
LIVING ROOM	5.15M X 2.92M	16'11" X 9'7"

FIRST FLOOR

MASTER BEDROOM	3.97M X 2.92M	13'0" X 9'7"
BEDROOM 2	3.04M X 2.56M	10'0" X 8'5"
BEDROOM 3	2.34M X 1.96M	7'8" X 6'5"

* Bay window and additional bathroom window apply to plots 43, 134, 190, 226, 241 and 252 only

 Skylight windows

 SVP

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THE NEW ASHBOURNE

THREE BEDROOM HOME



COPPICE HILL
HOUGHTON REGIS



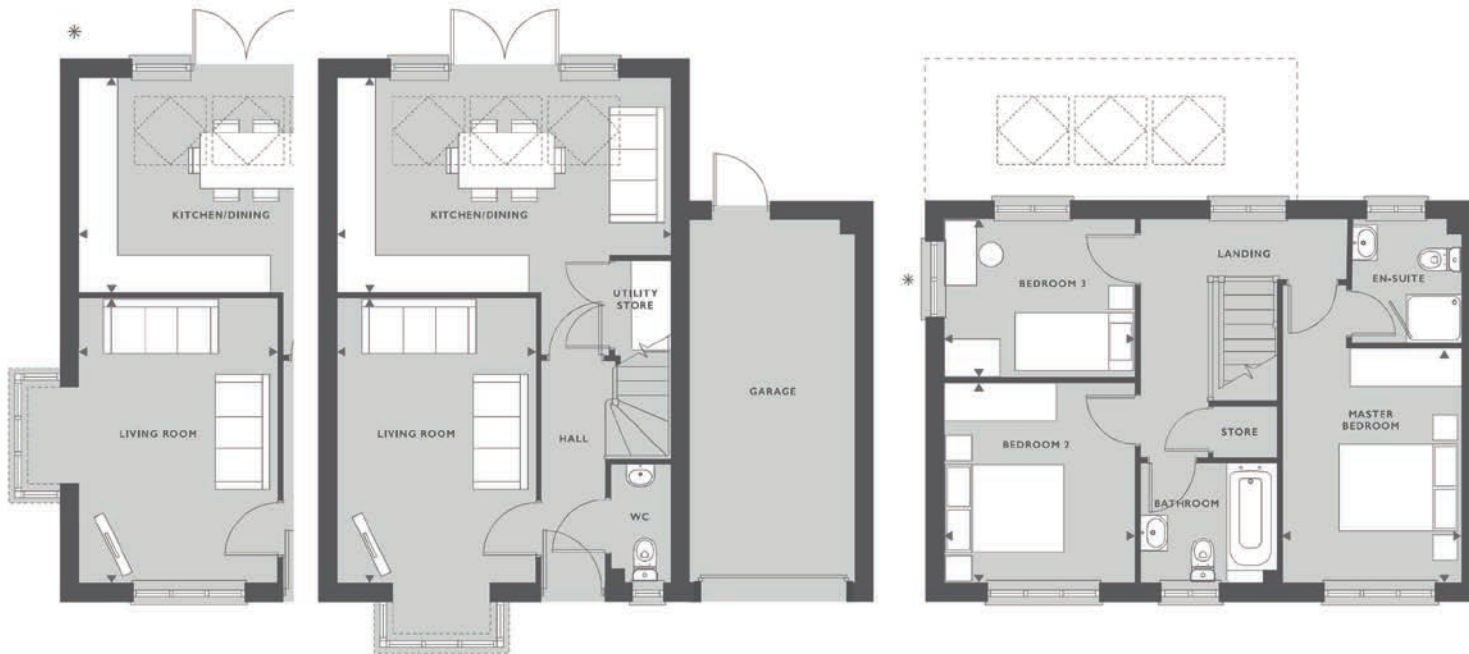
COUNTRYSIDE
Homes

THE NEW ASHBOURNE

THREE BEDROOM HOME

991 SQFT

92.1 M²



FEATURES:

- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with beautiful bay window
- Master bedroom with en-suite
- Integrated single garage

GROUND FLOOR

KITCHEN/DINING ROOM	5.27M x 3.39M	17'4" x 11'2"
LIVING ROOM	4.46M x 3.13M	14'8" x 10'3"

FIRST FLOOR

MASTER BEDROOM	3.68M x 2.81M	12'1" x 9'3"
BEDROOM 2	3.15M x 3.00M	10'4" x 9'10"
BEDROOM 3	3.00M x 2.48M	9'10" x 8'2"

* Alternative living room layout and additional window to bedroom 3 applies to plots 55 and 58 only

 Skylight windows

 SVP

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THE BLYTH

THREE BEDROOM HOME



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HOUGHTON REGIS



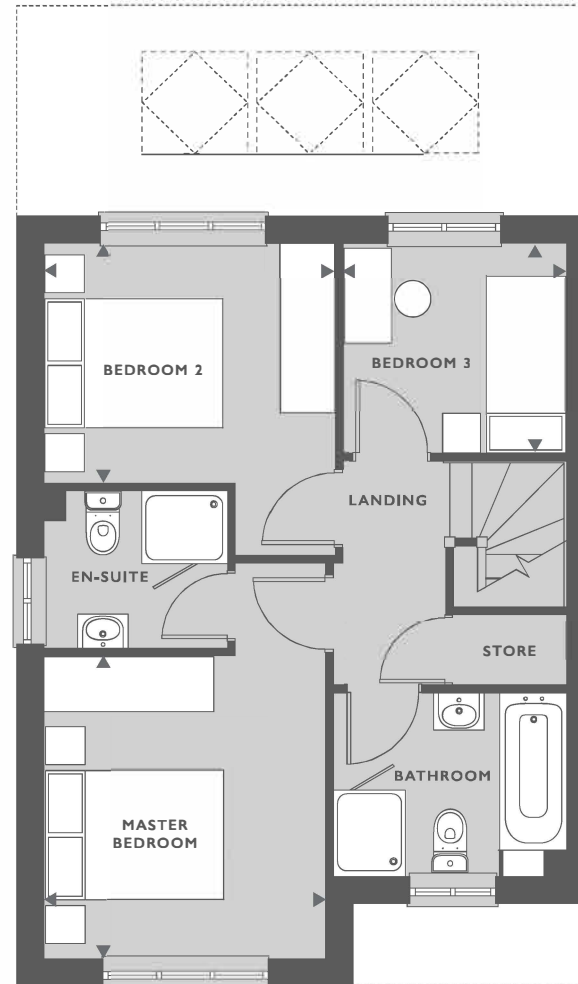
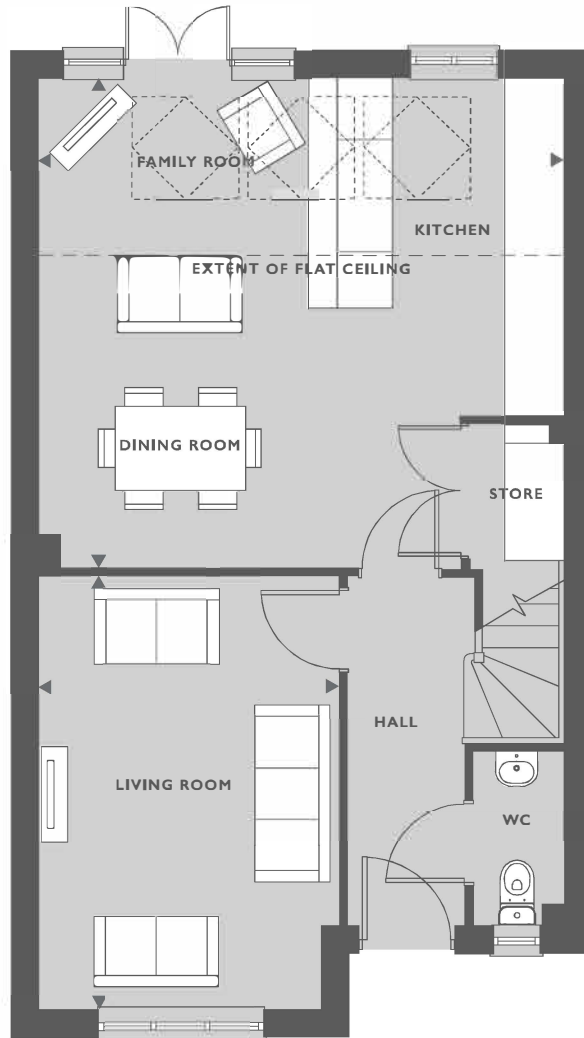
COUNTRYSIDE
Places People Love

THE BLYTH

THREE BEDROOM HOME

1002 SQFT

93.1 M²



FEATURES:

- Stylish open-plan kitchen/dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room
- Convenient downstairs store room and WC
- Master bedroom and en-suite with shower cubicle
- Two further well-proportioned bedrooms
- Modern family bathroom decorated with Porcelanosa tiles

GROUND FLOOR

KITCHEN/DINING/ FAMILY ROOM	5.58M X 5.26M	18'4" X 17'3"
LIVING ROOM	3.22M X 4.61M	10'7" X 15'2"

FIRST FLOOR

MASTER BEDROOM	3M X 3.26M	9'10" X 10'8"
BEDROOM 2	3.11M X 2.61M	10'3" X 8'7"
BEDROOM 3	2.41M X 2.26M	7'11" X 7'5"

 Skylight windows

 SVP

Some plots may be subject to additional gable and bay windows.

All plots are freehold. All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. Dimensions do not include bay window. Some properties may be detached or semi-detached and may include a garage. The external elevations, architectural detailing and floor plans of individual housetypes may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Brick choice, colour and detailing may vary. Please ask our Sales Consultants for detailed information. To find out about any additional charges relating to these homes please visit: countrysidepartnerships.com. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. Computer generated images are indicative only and can be subject to change. Variations to the external design and landscaping may occur. Please check with a Sales Consultant before reservation. Countryside – 29th November 2022, The Blyth, Revision J/E, RB QU-0760.

THE LONGFORD

THREE BEDROOM HOME



COPPICE HILL
HOUGHTON REGIS



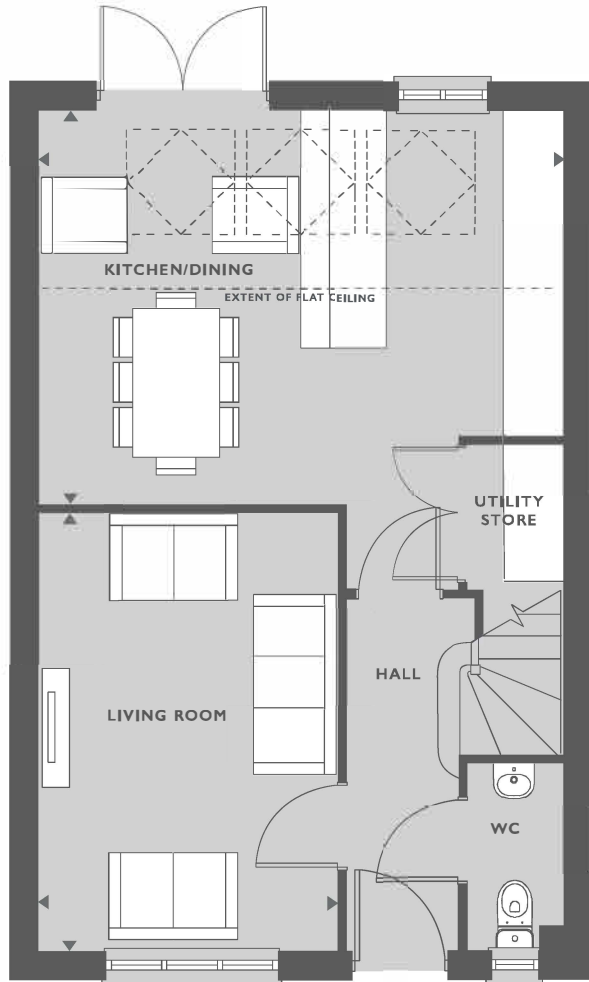
COUNTRYSIDE
Places People Love

THE LONGFORD

THREE BEDROOM HOME

893 SQFT

82.9 M²



FEATURES:

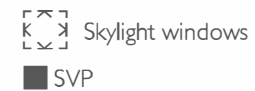
- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room
- Three well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles

GROUND FLOOR

KITCHEN/DINING ROOM	4.07M X 5.39M	13'4" X 17'8"
LIVING ROOM	4.49M X 3.09M	14'9" X 10'2"

FIRST FLOOR

MASTER BEDROOM	3.40M X 2.74M	11'2" X 9'
BEDROOM 2	3.06M X 2.74M	10'1" X 9'
BEDROOM 3	1.97M X 2.56M	6'6" X 8'5"



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THE BOWMONT

FOUR BEDROOM HOME



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HOUGHTON REGIS



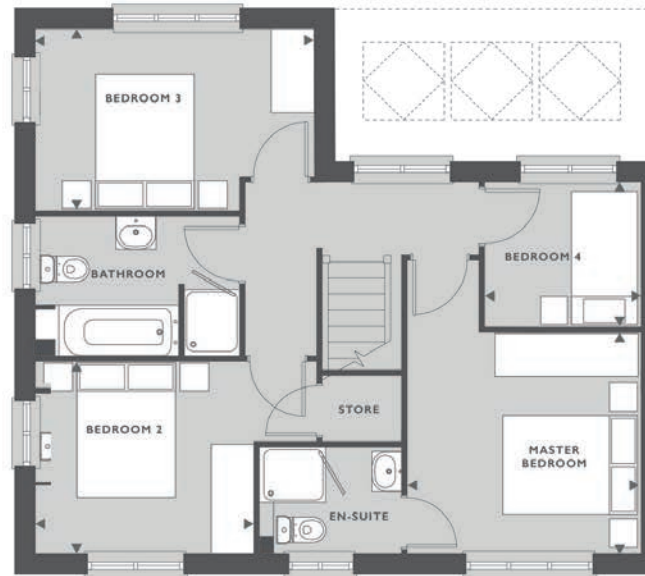
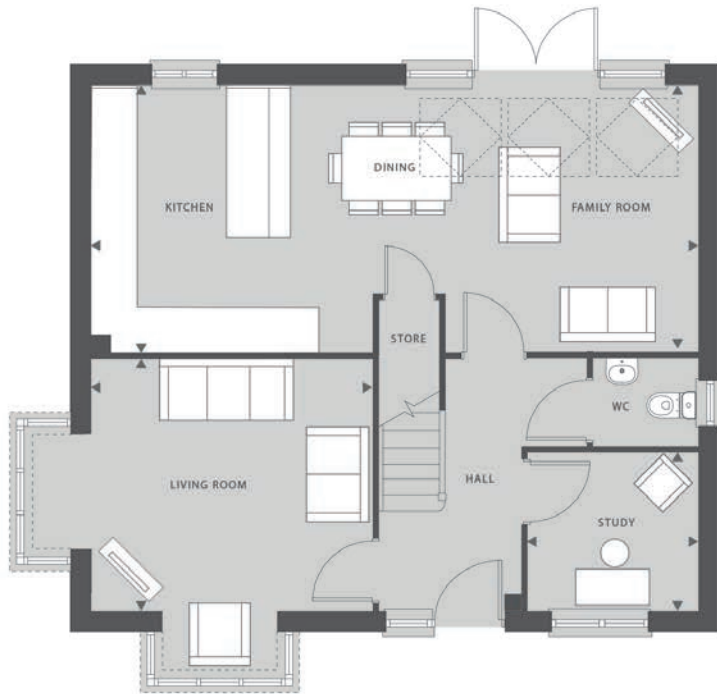
COUNTRYSIDE
Homes

THE BOWMONT

FOUR BEDROOM HOME

1262 SQFT

117.2 M²



FEATURES:

- Spacious living room with beautiful bay windows
- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Practical study and downstairs WC
- Modern family bathroom decorated with Porcelanosa tiles

GROUND FLOOR

KITCHEN / DINING / FAMILY ROOM	8.44M X 3.68M	27'8" X 12'1"
LIVING ROOM	3.87M X 3.51M	12'8" X 11'6"
STUDY	2.33M X 2.17M	7'8" X 7'2"

FIRST FLOOR

MASTER BEDROOM	3.26M X 3.08M	10'8" X 10'1"
BEDROOM 2	3.00M X 2.70M	9'10" X 8'10"
BEDROOM 3	3.84M X 2.97M	12'7" X 9'9"
BEDROOM 4	2.17M X 2.01M	7'1" X 6'7"

 Skylight windows

 SVP

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THE MELTON

FOUR BEDROOM HOME



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HOUGHTON REGIS



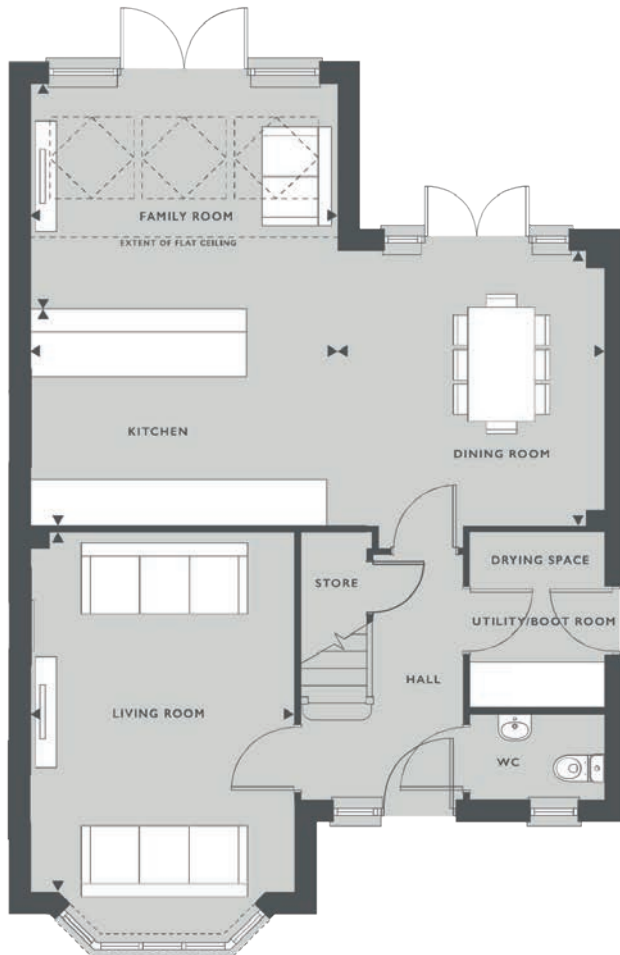
COUNTRYSIDE
Homes

THE MELTON

FOUR BEDROOM HOME

1442 SQFT

133.9 M²



FEATURES:

- Stylish open-plan kitchen/dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with beautiful bay window
- En-suite to master bedroom and bedroom 2

GROUND FLOOR

KITCHEN	4.07M X 2.85M	13'4" X 9'4"
LIVING ROOM	4.78M X 3.49M	15'8" X 11'5"
FAMILY ROOM	4.07M X 2.98M	13'4" X 9'10"
DINING ROOM	3.63M X 3.53M	11'11" X 11'7"

FIRST FLOOR

MASTER BEDROOM	3.49M X 2.92M	11'5" X 9'7"
BEDROOM 2	3.41M X 2.70M	11'3" X 8'10"
BEDROOM 3	3.45M X 2.39M	11'4" X 7'10"
BEDROOM 4	3.03M X 2.36M	9'11" X 7'9"

c/c Cylinder cupboard

☒ Skylight windows

■ SVP

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THE STRATFORD

FOUR BEDROOM HOME



COPPICE HILL

HOUGHTON REGIS



COUNTRYSIDE
Homes

THE STRATFORD

FOUR BEDROOM HOME

1344 SQFT

125 M²



FEATURES:

- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with stylish bay window and French doors
- Under the stairs storage, a compact utility room and a convenient downstairs WC
- Master bedroom with en-suite and bay window
- Modern family bathroom with separate shower cubicle and bath

GROUND FLOOR

KITCHEN	4.32M X 3.07M	14'2" X 10'1"
DINING	3.22M X 3.07M	10'7" X 10'1"
FAMILY ROOM	3.68M X 1.89M	12'1" X 6'3"
LIVING ROOM	6.64M X 3.27M	21'10" X 10'9"

FIRST FLOOR

MASTER BEDROOM	3.48M X 3.29M	11'5" X 10'10"
BEDROOM 2	3.35M X 3.06M	11'0" X 10'0"
BEDROOM 3	3.17M X 2.58M	10'5" X 8'6"
BEDROOM 4	3.04M X 2.22M	10'0" X 7'4"

* Bay window and additional bedroom 2 window to plots 46, 146, 183, 225, 244 and 268 only

 Skylight windows

C/C = Cylinder cupboard

 SVP

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THE DUNHAM

FOUR BEDROOM HOME



COPPICE HILL
HOUGHTON REGIS



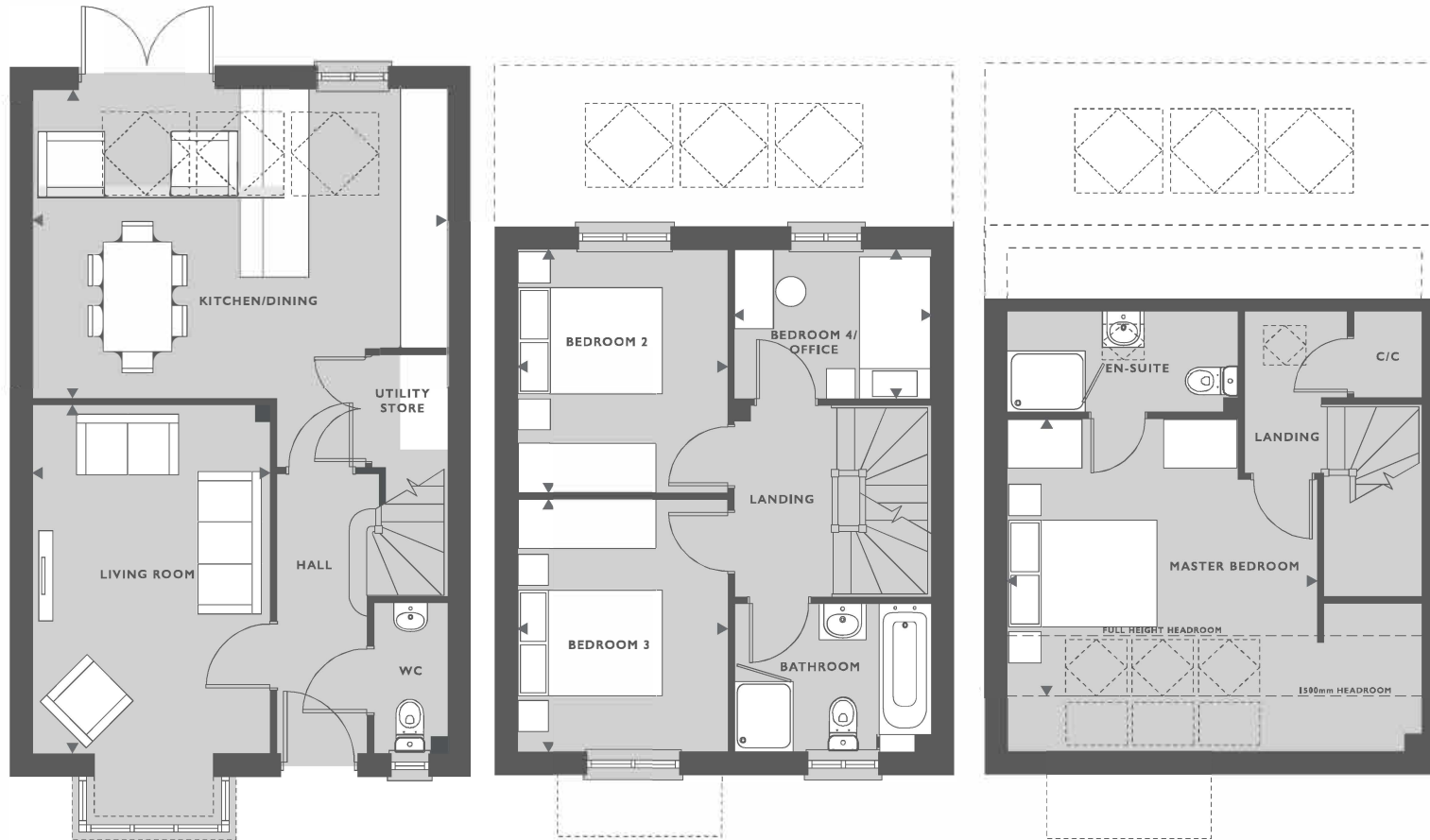
COUNTRYSIDE
Homes

THE DUNHAM

FOUR BEDROOM HOME

1199 SQFT

111.3 M²



FEATURES:

- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors
- Spacious separate living room with beautiful bay window
- Convenient downstairs utility room and WC
- Private master bedroom with en-suite and skylight windows
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle

GROUND FLOOR

KITCHEN/DINING	4.02M X 5.39M	13'2" X 17'8"
LIVING ROOM	4.52M X 3.09M	14'10" X 10'2"

FIRST FLOOR

BEDROOM 2	3.17M X 2.74M	10'5" X 9"
BEDROOM 3	3.28M X 2.74M	10'9" X 9"
BEDROOM 4/OFFICE	1.94M X 2.55M	6'5" X 8'5"

SECOND FLOOR

MASTER BEDROOM	3.54M X 4.04M	11'8" X 13'3"
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 Skylight windows

C/C = Cylinder cupboard

 SVP

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THE LYMINGTON

FOUR BEDROOM HOME



COPPICE HILL
HOUGHTON REGIS



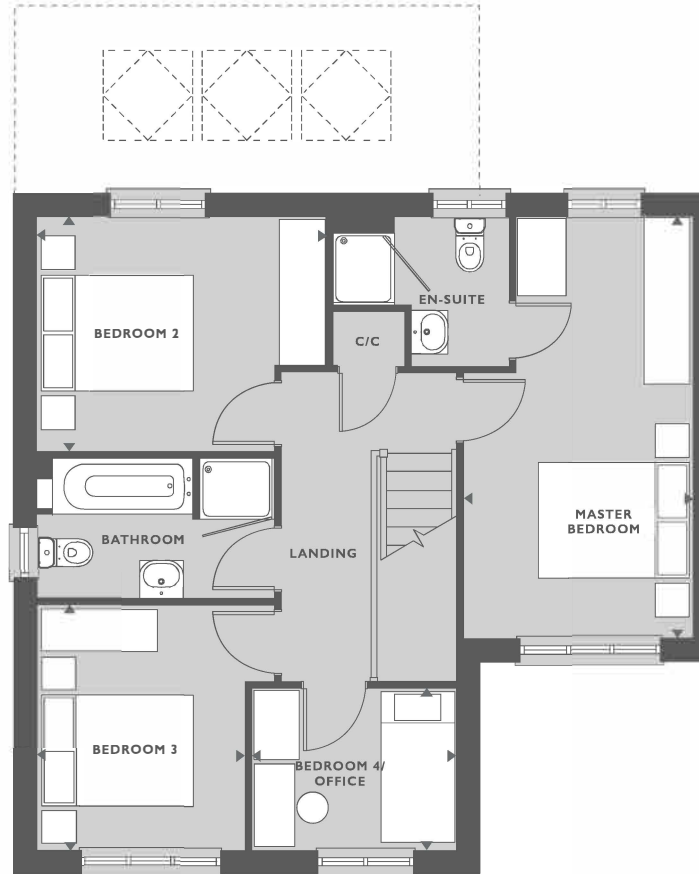
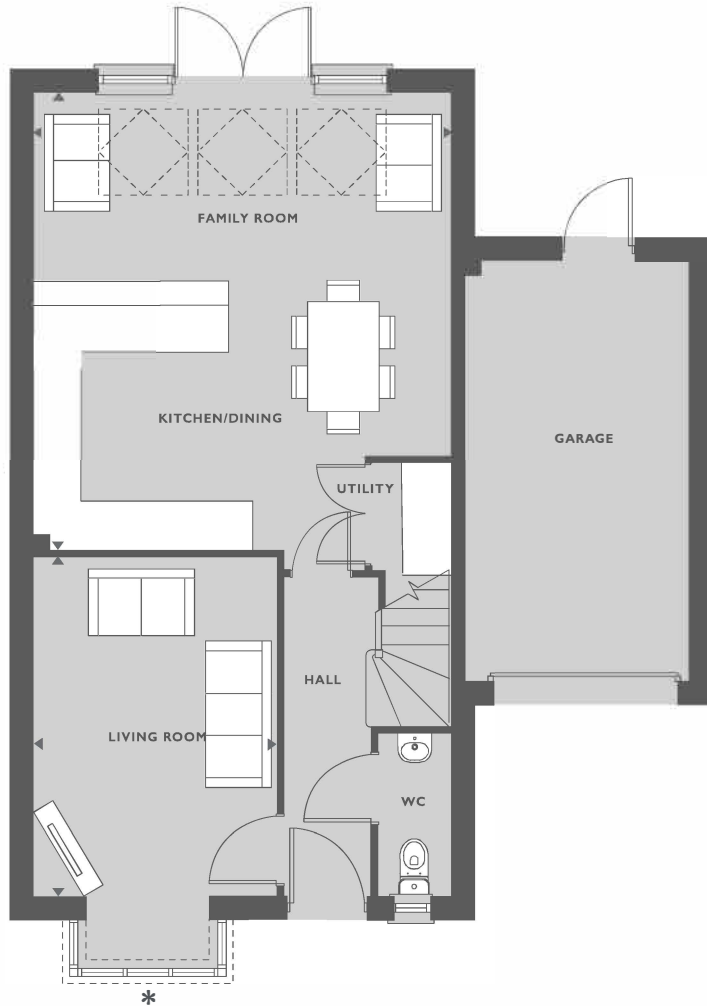
COUNTRYSIDE
Places People Love

THE LYMINGTON

FOUR BEDROOM HOME

1215 SQFT

112.8 M²



FEATURES:

- Stylish open-plan kitchen/dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with beautiful bay window
- Convenient downstairs WC and integral garage access
- Spacious master bedroom with en-suite
- Three further well-proportioned bedrooms
- Modern family bathroom

GROUND FLOOR

KITCHEN/DINING/ FAMILY ROOM	5.64M X 5.25M	18'6" X 17'3"
LIVING ROOM	4.35M X 3.06M	14'4" X 10'1"

FIRST FLOOR

MASTER BEDROOM	5.29M X 2.82M	17'4" X 9'3"
BEDROOM 2	2.94M X 3.62M	9'8" X 11'11"
BEDROOM 3	3.07M X 2.60M	10'1" X 8'7"
BEDROOM 4/OFFICE	2.01M X 2.54M	6'7" X 8'4"

 Skylight windows

C/C = Cylinder cupboard

 SVP

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THE OAKHAM

FOUR BEDROOM HOME



COPPICE HILL

HOUGHTON REGIS



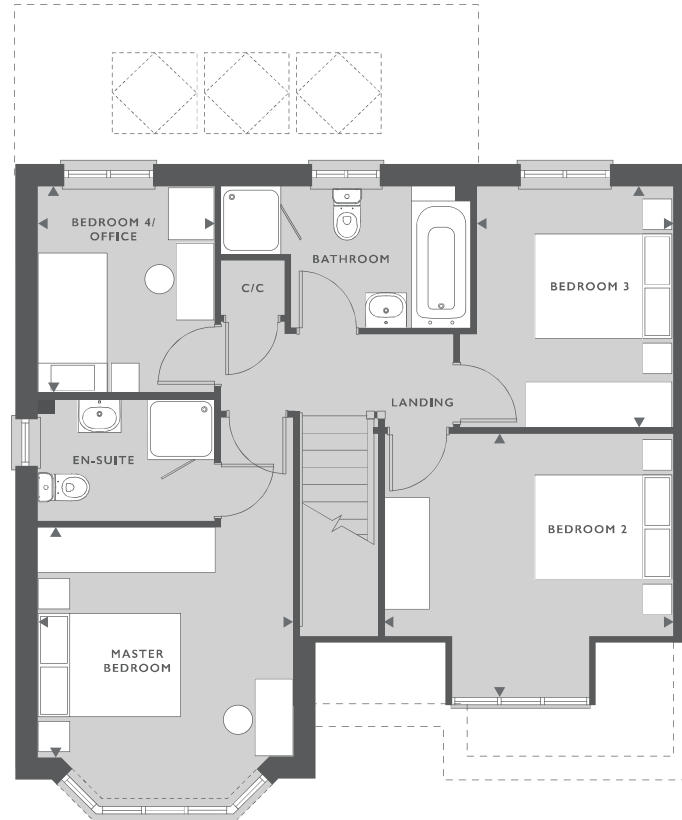
COUNTRYSIDE
Homes

THE OAKHAM

FOUR BEDROOM HOME

1317 SQFT

122.3 M²



FEATURES:

- Spacious living room with stylish bay window
- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Convenient downstairs utility room, WC and integral garage access
- Master bedroom with en-suite and large bay window
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles

GROUND FLOOR

KITCHEN/DINING/ FAMILY ROOM	5.40M X 5.60M	17'9" X 18'4"
LIVING ROOM	3.41M X 4.27M	14' X 11'2"

FIRST FLOOR

MASTER BEDROOM	3.41M X 3.05M	11'2" X 10'
BEDROOM 2	3.90M X 3.68M	12'9" X 12'1"
BEDROOM 3	2.62M X 3.22M	8'7" X 10'6"
BEDROOM 4/OFFICE	2.39M X 2.76M	7'10" X 9'1"

 Skylight windows

C/C = Cylinder cupboard

 SVP

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