

Laurel Bank Springfield

An exclusive development of 3, 4 & 5 bedroom homes

Laurel Bank

Springfield

An exclusive development of 3, 4 & 5 bedroom homes



Welcome to Laurel Bank, a desirable development of 34 quality homes in a village setting close to the traditional market town of Cupar.

At Laurel Bank you will find a selection of three, four and five bedroom homes. Each property represents exceptional value and has been built with the utmost attention to style, quality, function and environmental efficiency.



We want your home to be as individual as you are and to reflect your lifestyle. Perhaps you want a bright, cheerful home for your little ones with space to play, easy access to a secure garden and, indoors, tough surfaces that are easy to keep clean. Maybe you want your home to be a calming retreat from the world with lots of soft colours and thick carpet underfoot.

Perhaps your home is more of a workspace and you need a well-equipped office and task lighting. Perhaps you want it to be all of these things.



The good news is that when you buy a Champion Home you can create the perfect environment for you. At our state of the art Choices Suite in Dunfermline you can choose your kitchen and bathroom as well as finishing touches such as doors, wardrobes, lighting, tiling and flooring.

By the time our expert sales advisors have taken you through all of your options, many of which come at no additional cost, your home will be unique – which is just what we want for our clients.

Lifestyle Choices

www.championhomes.com

Springfield

A well connected village in the beautiful heartland of Fife

Springfield is the perfect place to enjoy a rural lifestyle while benefiting from excellent amenities and transport links. It is a delightful village in a tranquil rural setting with a primary school, play park, post office and – a great asset for a small village – a railway station. Nearby Cupar has a well regarded high school as well as sports, recreational and shopping facilities and the bustling, creative city of Dundee is within easy reach by rail and road.

This charming corner of Fife is much sought after by homebuyers. It is dotted with quaint villages, crisscrossed by picturesque cycle and walking routes and is well known for the wonderful produce from its orchards and farms. Along the coast you will find beautiful, sandy beaches offering a great selection of destinations to visit for the day as well as plenty of historic attractions to explore.



As individual as you are














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Springfield



Welcome to Laurel Bank, a desirable development of 34 quality homes in a village setting close to the traditional market town of Cupar.

At Laurel Bank you will find a selection of three, four and five bedroom homes. Each property represents exceptional value and has been built with utmost attention to style, quality, function and environmental efficiency.

- | | | | |
|---|--|---|---|
|  | Camellia (Double Garage)
5 Bedroom Detached
PLOTS 3 & 9 |  | Wisteria
4 Bedroom Detached
PLOTS 2, 12, 13, 28 & 33 |
|  | Japonica
5 Bedroom Detached
PLOTS 4 & 5 |  | Maple
4 Bedroom Detached
PLOTS 14, 32 & 34 |
|  | Jacaranda
5 Bedroom Detached
PLOT 7 & 26 |  | Lavender
3 Bedroom Detached
PLOT 22, 24 & 31 |
|  | Oleander (Double Garage)
4 Bedroom Detached
PLOT 1 |  | Alamanda
3 Bedroom Detached
PLOTS 15 & 23 |
|  | Oleander
4 Bedroom Detached
PLOTS 6, 8, 29 & 30 |  | Myrtle
3 Bedroom Semi-Detached
PLOTS 16 & 17 |
|  | Hibiscus
4 Bedroom Detached
PLOTS 10, 11 & 27 |  | Hazel
3 Bedroom Semi-Detached
PLOTS 18, 19, 20 & 21 |
|  | Laburnum
4 Bedroom Detached
PLOT 25 | | |



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Specification



General

- UPVC Sealed Double Glazed Windows
- Gas Central Heating
- Moulded Panel Interior Doors
- Covling in Lounge
- Choice of Chrome or Brass Ironmongery
- High Thermal Insulation
- Multi Point Locking External Doors
- French Doors
- Security Alarm
- Power Point in Garage
- 3 Mains Connected Smoke Detectors
- 1 Mains Connected Heat Detector
- 1 Mains Connected Carbon Monoxide Detector
- TV Point in Lounge, Master Bedroom and Study
- Telephone Point in Lounge, Master Bedroom and Study
- Fitted Wardrobes (As indicated on Floor Plans)
- NHBC 10 Year Guarantee

Kitchen

- Luxury Fitted Kitchen
- Pelmet Lighting to Kitchen Units
- Plumbing for Washing Machine and Dishwasher
- Dual Fuel Cooker Supply
- Ceramic Disc Mixer Taps
- 1½ Bowl Stainless Steel Sink
- Stainless Steel Chimney Hood
- Stainless Steel Splashback
- Bosch Oven & Hob

Bathroom

- Extractor Fans in Bathroom and EnSuite
- Ideal Standard Tempo Sanitary Ware and Brassware
- Porcelanosa Wall Tiling

Exterior

- External Lights with Sensors
- Turfed Front Garden
- Outside Tap
- Rotary Dryer
- Monobloc Driveways
- 1.8m High Fencing between Plots to Rear Gardens



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Camellia DG

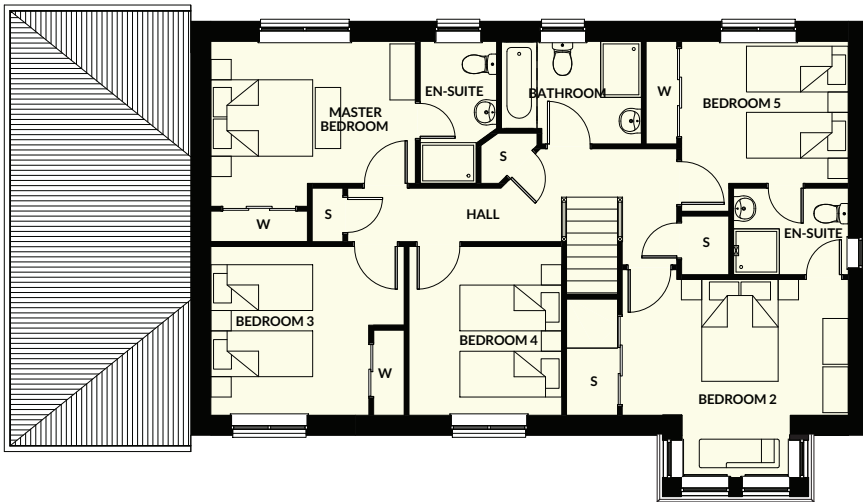
5 Bedroom Detached Villa with Double Garage

- Lounge with Bay Window
- Dining/Family Room
- Kitchen
- Laundry
- Ground Floor Shower Room
- Study
- 5 Double Bedrooms (Master with En-suite)
- Jack and Jill En-suite Bedroom 2/5
- Large Family Bathroom with Separate Shower



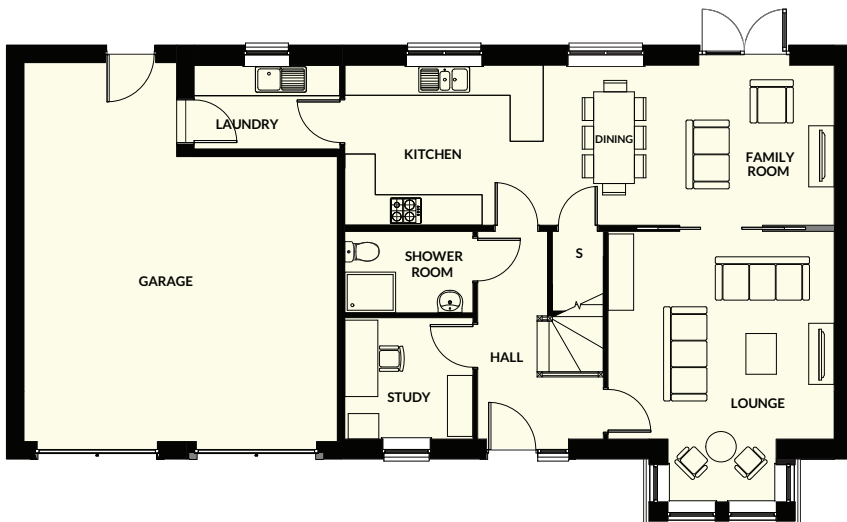
Camellia DG

5 Bedroom Detached Villa with Double Garage



Upper Floor

Master Bedroom	4.02 x 3.24m	13'2" x 10'8"
En-suite	2.79 x 1.50m	9'2" x 4'11"
Bedroom 2	4.44 x 3.91m	14'7" x 12'10"
En-suite 2	2.26 x 1.70m	7'5" x 5'7"
Bedroom 3	3.80 x 3.31m	12'6" x 10'11"
Bedroom 4	3.31 x 3.00m	10'11" x 9'10"
Bedroom 5	3.34 x 3.28m	10'11" x 10'9"
Bathroom	2.75 x 2.02m	9'1" x 6'8"



Ground Floor

Lounge	5.32 x 4.44m	17'6" x 14'7"
Kitchen/Din/Fam	9.62 x 3.15m	31'7" x 10'4"
Study	2.52 x 2.38m	8'3" x 7'10"
Laundry	2.86 x 1.65m	9'5" x 5'5"
Shower Room	2.52 x 1.60m	8'3" x 5'3"
Garage	7.60 x 6.16m	24'11" x 20'3"



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Japonica

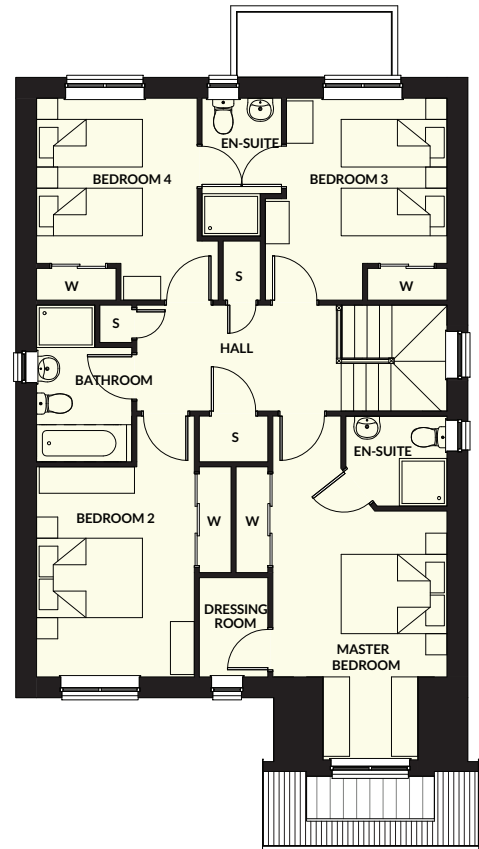
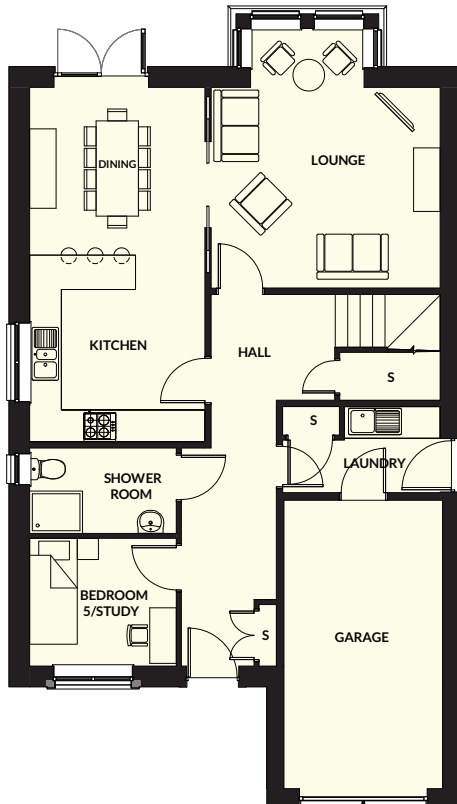
5 Bedroom Detached Villa with Integral Garage

- Lounge with Bay Window
- Dining Room
- Kitchen
- Laundry
- Ground Floor Shower Room
- 4 Double Bedrooms (Master with En-suite and Dressing Room)
- Jack and Jill En-suite Bedroom 3/4
- 1 Single Bedroom/Study
- Large Family Bathroom with Separate Shower



Japonica

5 Bedroom Detached Villa with Integral Garage



Ground Floor

Lounge	4.91 x 4.33m	16'1" x 14'3"
Kitchen/Dining	6.69 x 3.31m	22'0" x 10'11"
Bedroom 5/Study	2.77 x 2.41m	9'1" x 7'11"
Laundry	2.98 x 1.63m	9'9" x 5'4"
Shower Room	2.77 x 1.63m	9'1" x 5'4"
Garage	5.60 x 3.00m	9'10" x 18'5"

Upper Floor

Master Bedroom	6.49 x 3.29m	21'4" x 10'10"
En-suite	1.91 x 1.70m	6'3" x 5'7"
Dressing Room	1.88 x 1.30m	6'2" x 4'3"
Bedroom 2	4.93 x 2.98m	16'2" x 9'10"
Bedroom 3	3.82 x 3.43m	12'6" x 11'3"
Bedroom 4	3.82 x 3.43m	12'6" x 11'3"
En-suite Bed 3/4	2.60 x 1.50m	8'7" x 4'11"
Bathroom	3.00 x 1.80m	9'9" x 5'11"



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Jacaranda

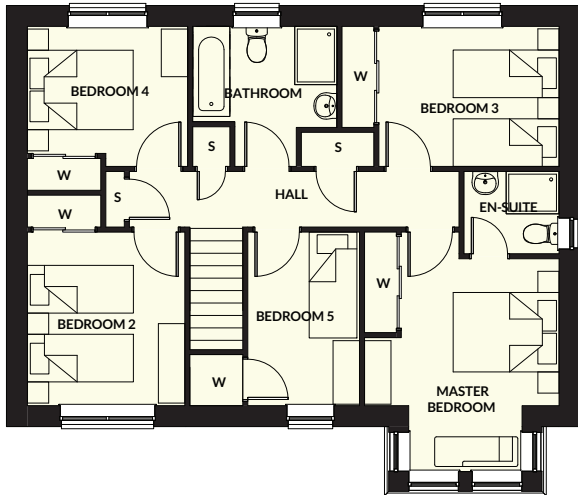
5 Bedroom Detached Villa with Integral Garage

- Lounge with Bay Window
- Dining Room
- Kitchen
- Laundry
- WC
- 4 Double Bedrooms (Master with En-suite)
- 1 Single Bedroom
- Large Family Bathroom with Separate Shower



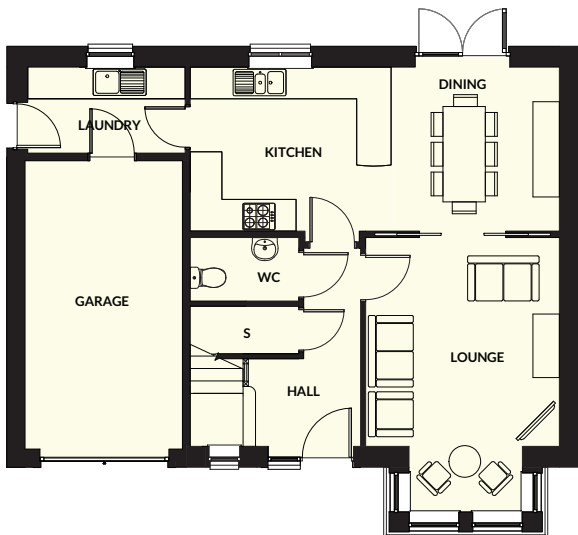
Jacaranda

5 Bedroom Detached Villa with Integral Garage



Upper Floor

Master Bedroom	4.52 x 3.68m	14'10" x 12'5"
En-suite	1.80 x 1.55m	5'10" x 5'1"
Bedroom 2	3.28 x 2.98m	10'9" x 9'9"
Bedroom 3	3.41 x 2.65m	11'2" x 8'8"
Bedroom 4	3.03 x 2.65m	9'11" x 8'8"
Bedroom 5	3.28 x 2.11m	10'9" x 6'11"
Bathroom	2.73 x 2.65m	8'11" x 8'8"



Ground Floor

Lounge	5.19 x 3.66m	17'5" x 12'0"
Kitchen/Dining	6.98 x 3.10m	22'10" x 10'2"
Laundry	2.98 x 1.63m	9'9" x 5'4"
WC	2.05 x 1.20m	6'9" x 3'11"
Garage	5.60 x 2.98m	18'4" x 9'9"



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Oleander

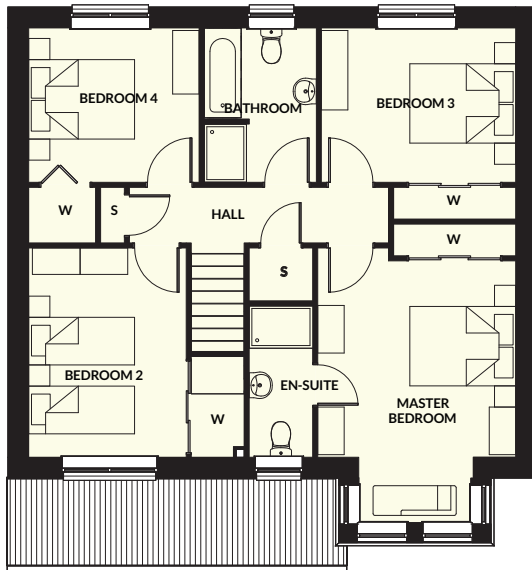
4 Bedroom Detached Villa with Integral Garage

- Lounge with Bay Window
- Dining Room
- Kitchen
- Laundry
- WC
- 4 Double Bedrooms (Master with En-suite and Bay Window)
- Family Bathroom with Separate Shower



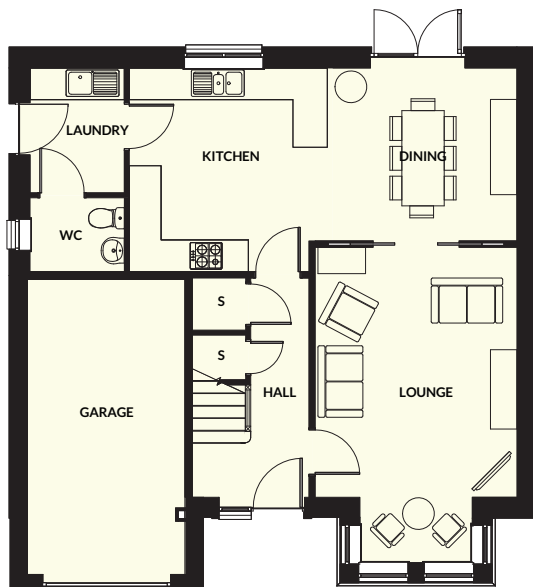
Oleander

4 Bedroom Detached Villa with Integral Garage



Upper Floor

Master Bedroom	5.20 x 3.74m	17'1" x 12'4"
En-suite	2.86 x 1.20m	9'5" x 3'11"
Bedroom 2	3.96 x 2.98m	13'0" x 9'9"
Bedroom 3	3.67 x 2.92m	12'1" x 9'7"
Bedroom 4	3.22 x 2.92m	10'7" x 9'7"
Bathroom	2.92 x 2.12m	9'7" x 6'11"



Ground Floor

Lounge	5.97 x 3.81m	19'7" x 12'6"
Kitchen/Dining	7.32 x 3.85m	24'5" x 12'8"
Laundry	2.36 x 1.78m	7'9" x 5'10"
WC	1.78 x 1.40m	5'10" x 4'7"
Garage	5.73 x 2.98m	18'10" x 9'9"



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Hibiscus

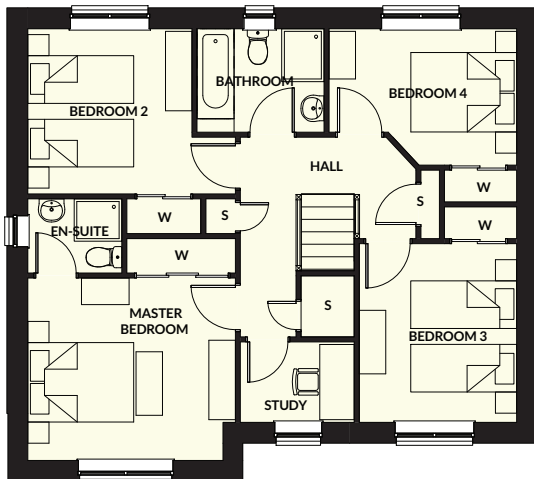
4 Bedroom Detached Villa with Integral Garage

- Lounge
- Dining Room
- Kitchen
- Laundry
- WC
- 4 Double Bedrooms (Master with En-suite)
- Large Family Bathroom with Separate Shower



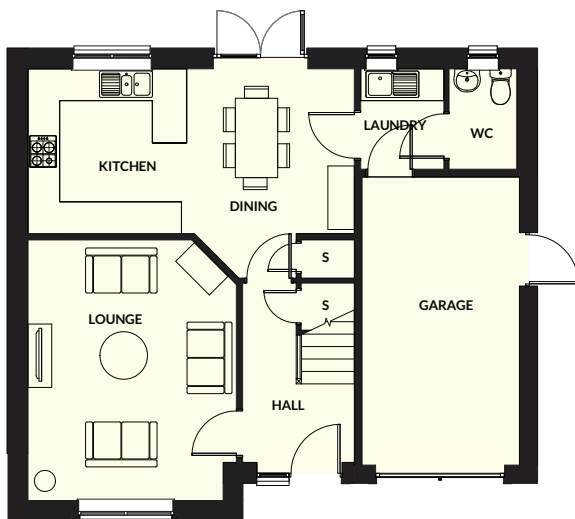
Hibiscus

4 Bedroom Detached Villa with Integral Garage



Upper Floor

Master Bedroom	3.92 x 3.45m	12'10" x 11'4"
En-suite	1.78 x 1.40m	5'10" x 4'7"
Bedroom 2	3.92 x 3.12m	12'10" x 10'3"
Bedroom 3	3.38 x 2.97m	11'1" x 9'9"
Bedroom 4	3.55 x 2.58m	11'8" x 8'6"
Bathroom	2.40 x 1.96m	7'10" x 6'5"
Study	2.15 x 1.52m	7'1" x 5'0"



Ground Floor

Lounge	4.93 x 3.94m	16'2" x 12'11"
Kitchen/Dining	6.17 x 3.95m	20'3" x 12'11"
Laundry	1.90 x 1.57m	6'3" x 5'2"
WC	1.90 x 1.28m	6'3" x 4'3"
Garage	5.60 x 2.98m	18'5" x 9'9"



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Laburnum

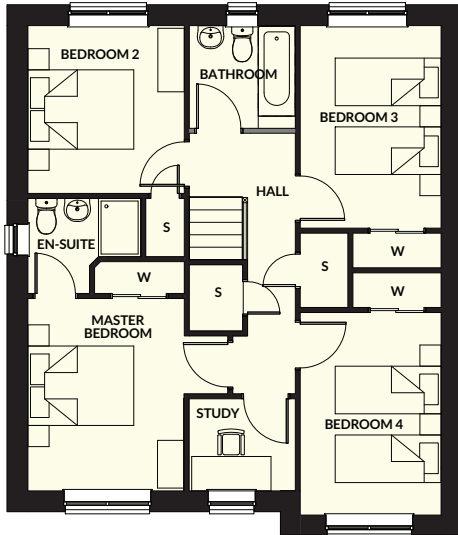
4 Bedroom Detached Villa with Integral Garage

- Lounge
- Dining Room
- Kitchen
- Laundry
- WC
- 4 Double Bedrooms (Master with En-suite)
- Study
- Family Bathroom



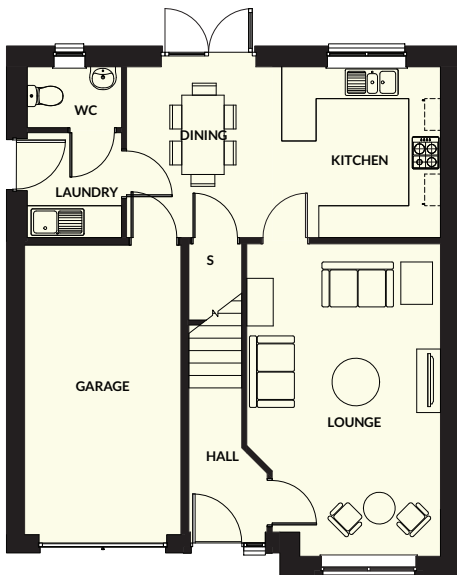
Laburnum

4 Bedroom Detached Villa with Integral Garage



Upper Floor

Master Bedroom	3.78 x 3.63m	12'5" x 11'11"
En-suite	2.13 x 1.80m	7'0" x 5'11"
Bedroom 2	3.17 x 2.96m	10'5" x 9'9"
Bedroom 3	3.83 x 2.66m	12'7" x 8'9"
Bedroom 4	3.83 x 2.66m	12'7" x 8'9"
Study	2.01 x 1.74m	6'7" x 5'9"
Bathroom	2.00 x 1.94m	6'7" x 6'5"



Ground Floor

Lounge	5.90 x 3.66m	19'5" x 12'0"
Kitchen/Dining	5.93 x 3.23m	19'6" x 10'7"
Laundry	1.98 x 1.78m	6'6" x 5'10"
WC	1.78 x 1.15m	5'10" x 3'10"
Garage	5.63 x 2.96m	18'6" x 9'9"



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Wisteria

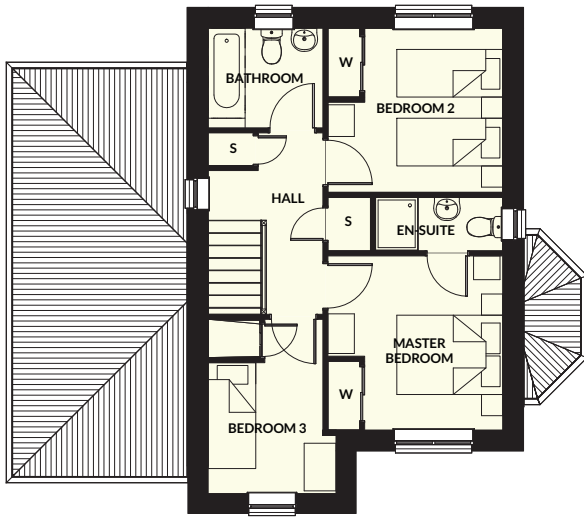
4 Bedroom Detached Villa with Integral Garage

- Lounge
- Dining Room
- Kitchen
- Laundry
- WC
- 3 Double Bedrooms (Master with En-suite)
- 1 Single Bedroom
- Family Bathroom



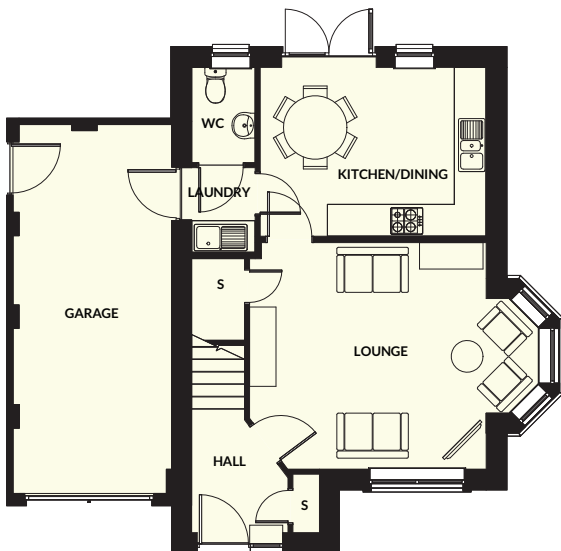
Lavender

3 Bedroom Detached Villa with Garage



Upper Floor

Master Bedroom	3.30 x 3.29m	10'10" x 10'10"
En-suite	2.40 x 1.01m	7'11" x 3'4"
Bedroom 2	3.30 x 3.10m	10'10" x 10'2"
Bedroom 3	3.29 x 2.42m	10'10" x 7'11"
Bathroom	2.17 x 1.88m	7'2" x 6'2"



Ground Floor

Lounge	5.51 x 4.28m	18'1" x 14'5"
Kitchen/Dining	4.27 x 3.19m	14'0" x 10'6"
Laundry	1.60 x 1.20m	5'3" x 3'11"
WC	1.80 x 1.20m	5'11" x 3'11"
Garage	7.02 x 3.00m	23'0" x 9'10"



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Maple

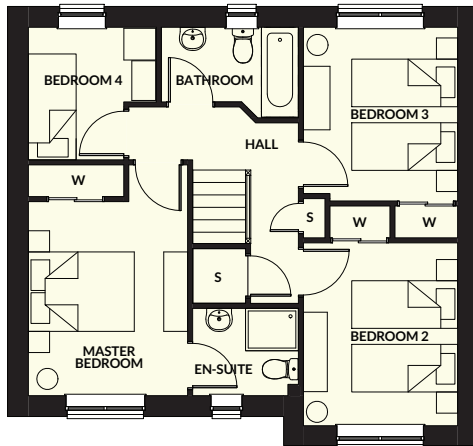
4 Bedroom Detached Villa with Integral Garage

- Lounge
- Dining/Kitchen
- WC
- 3 Double Bedrooms (Master with En-suite)
- 1 Single Bedroom
- Family Bathroom



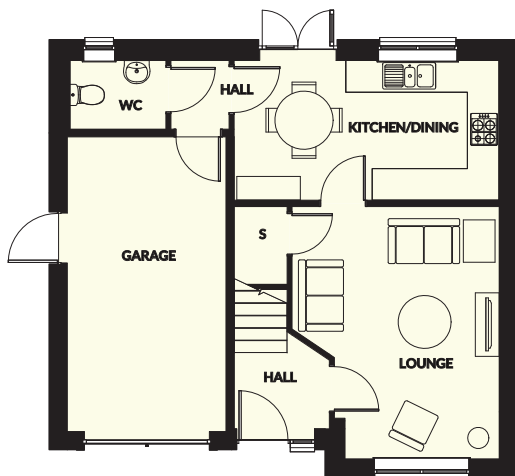
Maple

4 Bedroom Detached Villa with Integral Garage



Upper Floor

Master Bedroom	4.36 x 3.01m	14'4" x 9'11"
En-suite	2.00 x 1.65m	6'7" x 5'5"
Bedroom 2	3.46 x 2.91m	11'4" x 9'7"
Bedroom 3	3.28 x 2.91m	10'9" x 9'7"
Bedroom 4	2.50 x 2.41m	8'3" x 7'11"
Bathroom	2.60 x 1.71m	8'6" x 5'8"



Ground Floor

Lounge	4.77 x 3.91m	15'8" x 12'10"
Kitchen/Dining	5.01 x 2.64m	16'5" x 8'8"
WC	1.81 x 1.30m	6'0" x 4'3"
Garage	5.72 x 3.01m	18'10" x 9'10"



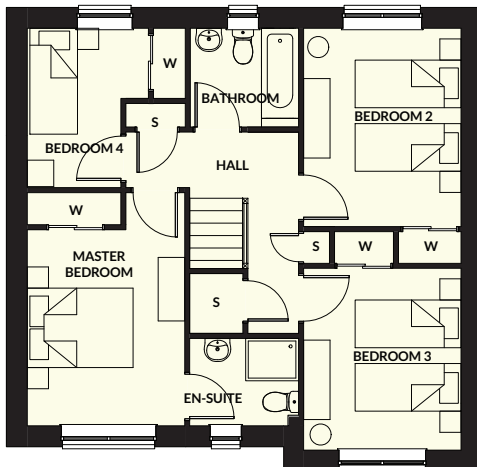
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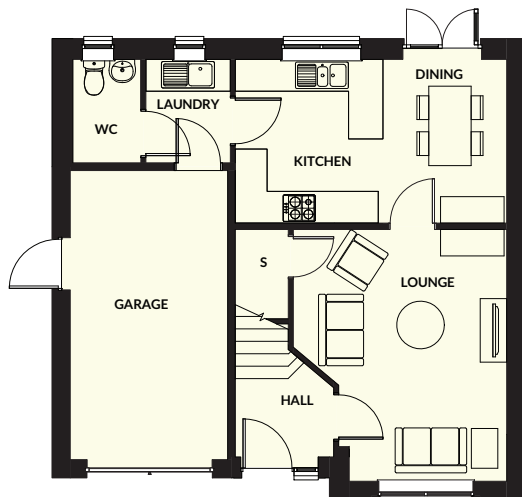
Wisteria

4 Bedroom Detached Villa with Integral Garage



Upper Floor

Master Bedroom	4.41 x 2.97m	14'5" x 9'9"
En-suite	2.06 x 1.65m	6'9" x 5'5"
Bedroom 2	3.75 x 2.98m	12'4" x 9'9"
Bedroom 3	3.44 x 2.98m	11'3" x 9'9"
Bedroom 4	3.01 x 2.29m	9'11" x 7'6"
Bathroom	2.04 x 1.87m	6'8" x 6'2"



Ground Floor

Lounge	4.76 x 4.03m	15'8" x 13'3"
Kitchen/Dining	5.13 x 3.09m	16'10" x 10'2"
Laundry	1.95 x 1.60m	6'5" x 5'3"
WC	1.95 x 1.28m	6'5" x 4'3"
Garage	5.62 x 2.98m	18'5" x 9'9"



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Lavender

3 Bedroom Detached Villa with Garage

- Lounge with Bay Window
- Kitchen/Dining
- Laundry
- WC
- 2 Double Bedrooms (Master with En-suite)
- 1 Single Bedroom
- Family Bathroom

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Alamanda

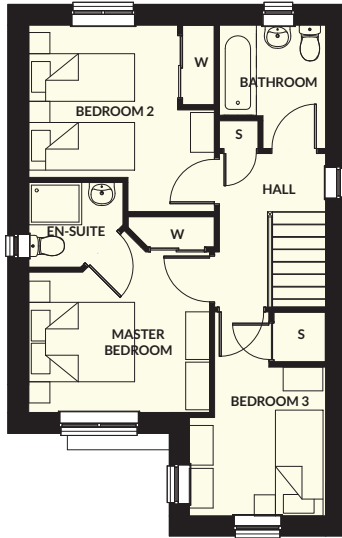
3 Bedroom Detached Villa

- Lounge
- Kitchen/Dining
- WC
- 2 Double Bedrooms (Master with En-suite)
- 1 Single Bedroom
- Family Bathroom



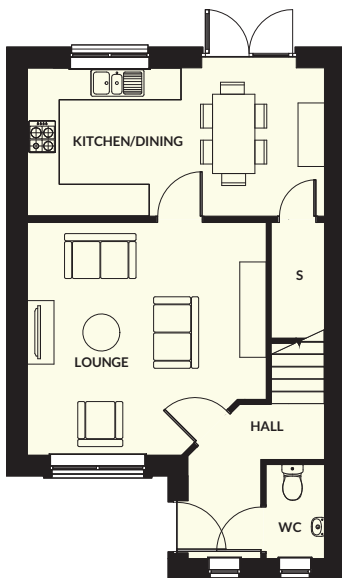
Alamanda

3 Bedroom Detached Villa



Upper Floor

Master Bedroom	3.42 x 3.03m	11'3" x 10'0"
En-suite	1.78 x 1.60m	5'10" x 5'3"
Bedroom 2	3.52 x 3.51m	11'7" x 11'6"
Bedroom 3	3.85 x 2.58m	12'8" x 8'6"
Bathroom	2.33 x 2.01m	7'8" x 6'7"



Ground Floor

Lounge	4.51 x 4.40m	14'10" x 14'5"
Kitchen/Dining	5.61 x 2.80m	18'5" x 9'2"
WC	1.78 x 1.11m	5'10" x 3'8"



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Myrtle

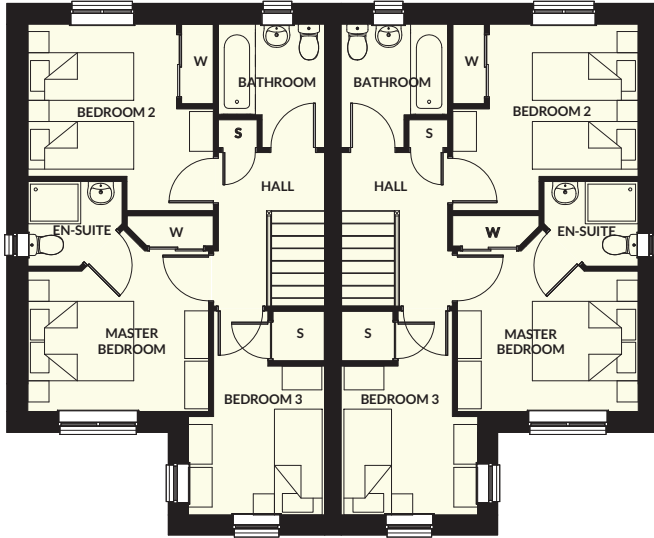
3 Bedroom Semi Detached Villa

- Lounge
- Kitchen/Dining
- WC
- 2 Double Bedrooms (Master with En-suite)
- 1 Single Bedroom
- Family Bathroom



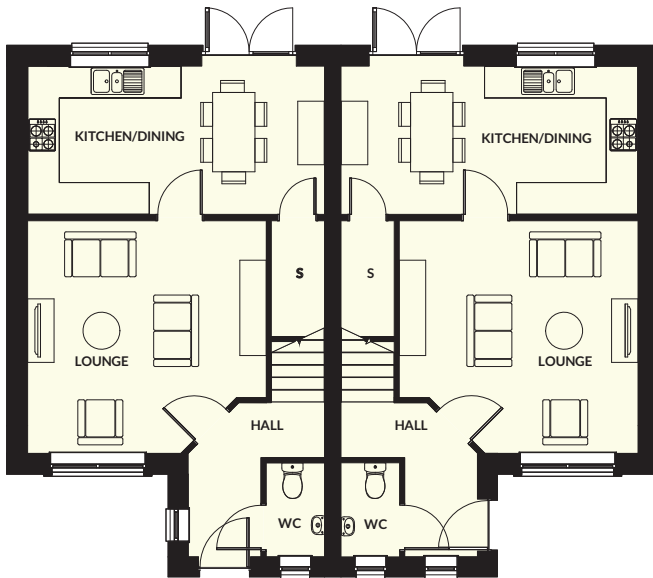
Myrtle

3 Bedroom Semi Detached Villa



Upper Floor

Master Bedroom	3.42 x 3.03m	11'3" x 10'0"
En-suite	1.78 x 1.60m	5'10" x 5'3"
Bedroom 2	3.52 x 3.51m	11'7" x 11'6"
Bedroom 3	3.85 x 2.58m	12'8" x 8'6"
Bathroom	2.33 x 2.01m	7'8" x 6'7"



Ground Floor

Lounge	4.51 x 4.40m	14'10" x 14'5"
Kitchen/Dining	5.61 x 2.80m	18'5" x 9'2"
WC	1.78 x 1.11m	5'10" x 3'8"



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Hazel

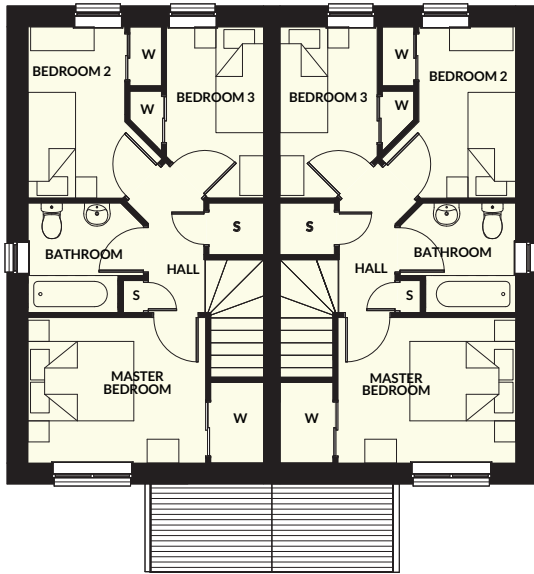
3 Bedroom Semi Detached Villa

- Lounge
- Kitchen/Dining
- Laundry
- WC
- 1 Double Bedroom
- 2 Single Bedrooms
- Family Bathroom



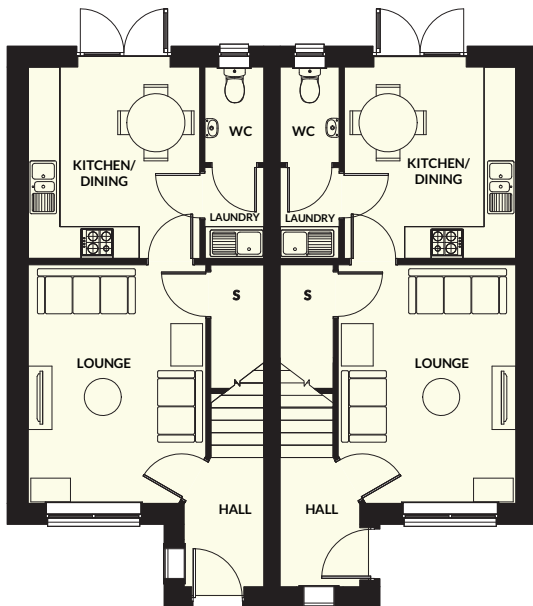
Hazel

3 Bedroom Semi Detached Villa



Upper Floor

Master Bedroom	3.36 x 2.75m	11'0" x 9'0"
Bedroom 2	3.24 x 1.83m	10'8" x 6'0"
Bedroom 3	3.24 x 1.83m	10'8" x 6'0"
Bathroom	2.18 x 2.07m	7'2" x 6'10"



Ground Floor

Lounge	4.51 x 3.36m	14'10" x 11'0"
Kitchen/Dining	3.62 x 3.25m	11'11" x 10'8"
Laundry	1.72 x 1.11m	5'8" x 3'8"
WC	1.80 x 1.11m	5'11" x 3'8"



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Campion Homes is one of the most prestigious new home builders in Fife with over 25 years experience of designing and constructing stunning properties on attractive, thoughtfully designed developments.

We focus on more than bricks and mortar, identifying outstanding locations throughout Scotland, designing developments that enhance their settings and creating ideal living spaces for our homebuyers. We believe in giving back to the places in which we develop and are dedicated to supporting the local area including schools and regional projects.

We place our homebuyers at the centre of the design process. Our Choices Suite is a fantastic facility offering a huge range of kitchens, bathrooms and finishes so clients can achieve exactly the look they want for their home.

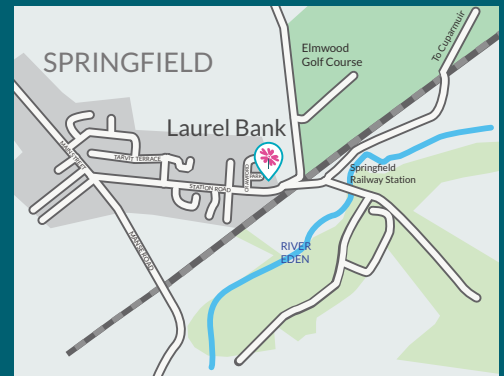
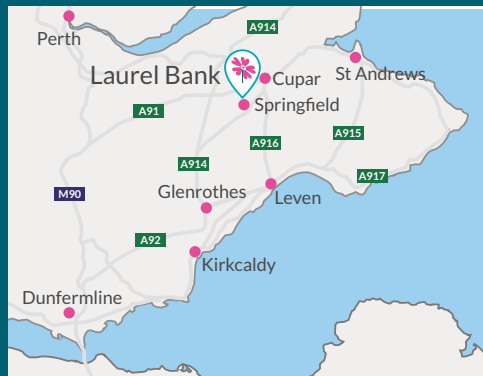
All of this is delivered to an exacting standard with the exceptional level of customer service for which we have become well known.

Laurel Bank

Springfield

DISTANCE IN MILES BY CAR

GLENROTHES **10**
KIRKCALDY **16**
ST ANDREWS **12**
DUNDEE **17**
PERTH **24**
EDINBURGH **38**



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