



ORCHARD VIEW

SOUTH RAUCEBY • LINCOLNSHIRE



“With fabulous views over rolling meadows and unspoilt countryside, Orchard View offers a sea of tranquility to those who appreciate the finer things in life”

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South Rauceby is a delightful, picturesque village in the North Kesteven district of Lincolnshire. It is situated 2.5 miles (4.0km) west of Sleaford. The village of North Rauceby is less than 1 mile (1.6km) to the north. The A17, A15 and A153 are all within a relatively short distance from the village.

Rauceby village hall is situated on Main Street and serves both North and South Rauceby. It provides for village clubs and events, and the Rauceby Pre-School which serves the local community and surrounding area. Local amenities such as doctors and dentist are situated nearby. The village's public house is the Bustard Inn & Restaurant newly refurbished to a very high standard. There also stands in South Rauceby a heritage windmill, built c.1840.

A daily bus service on the Grantham to Sleaford route is provided by Centrebus and also falls under the Call Connect scheme.

Rauceby railway station, adjoining the A153 road, is less than 1 mile to the south-east. The Golf Club is also adjacent to Rauceby Railway Station.

With a population of less than 400, the villages of North and South Rauceby offer a wonderful haven in the heart of Lincolnshire with a friendly community.

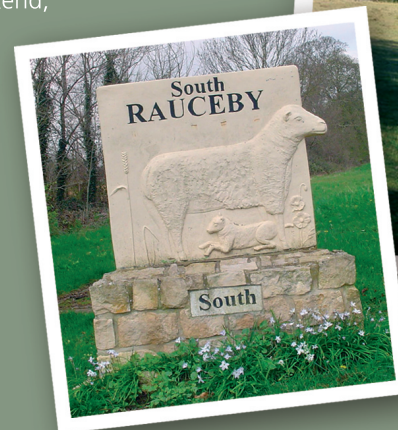
North Rauceby is home to the Rauceby Church of England Primary School which serves both of the villages.

The area is predominately a farming community. There are many spectacular walks through the villages and woodlands which are promoted by Countryside NK Leisure Connection.

The Rauceby villages host many events throughout the year, such as the Rauceby Picnic, Safari Supper, Rauceby Hall Supper and Rauceby War Weekend, to name a just few.

This prestigious development of executive family homes offers a wonderful opportunity to acquire a quality dwelling which will feature the latest energy efficient and modern facilities, built and finished to a very high standard.

With unspoilt views over rolling meadows, Orchard View makes the perfect location for you to enjoy the charm and tranquillity of rural Lincolnshire at its very best.





"An exceptional development
of just four bespoke properties of distinct
architectural quality and design."

LUXURY BUNGALOWS IN A PEACEFUL VILLAGE SETTING

Each home is thoughtfully and sensitively crafted for the ultimate 21st century living with stunning exterior with Lincolnshire Natural Limestone combined with attractive anthracite aluminium windows and doors. Clay pantiles to the roof complete the look which successfully combines the traditional feel of houses within the vicinity of the village, with a contemporary twist. The open plan living area is the perfect light-filled area to relax, eat and entertain. With modern aluminium bifold doors to two elevations opening out to the rear gardens and patios allowing them to seamlessly become a part of the living space.



The master bedroom is complete with en-suite and walk-in dressing room, with the guest bedroom also having its own en-suite.

The attention to detail extends beyond the interior spaces with landscaping, lawns, spacious driveways and private gardens with extensive patio areas.

Plot 4 has a traditional wood burner as standard with the other homes having the potential to install a gas or electric fire.



All the stops have been pulled out to create 4 unique bespoke bungalows that offer a level of luxury and design features that are rarely found in a new home. All rooms are designed to benefit from high levels of natural light with interiors that provide plenty of living space - with the floor space of Plots 1 - 3 being 188m² and Plot 4 178m².

Warranty

Each property will benefit from a ten year Ward & Cole warranty on completion.



COOL AND CONTEMPORARY STYLING

Construction

- Natural Lincolnshire Stone facades, with Forterra Cassandra brick detailing

Windows

- Aluminium high-performance windows in anthracite finish

Front Doors

- Modern style composite thermal front door with stainless steel hardware

Garage Doors

- Properties have Garador sectional double doors with electrically operated remote control

Paths & Driveways

- Block Paved driveway
- Patios to be limestone natural dark grey paving

Landscaping

- Gardens are turfed or seeded with areas for planting beds provided
- All gardens enclosed by existing hedging or close boarded fencing
- Each house has an outside tap

Doors

- Modern style oak doors with chrome lever handles

Finishing Touches

- All rooms have moulding skirtings and architraves on soft white paint finish
- Smooth plaster finish to ceilings and walls with white finish

Kitchens

- Contemporary German Kitchens with quartz worktops and 100mm upstand, including quality Neff appliances
- Breakfast station
- Ceramic floor tiles to kitchen and utility*

Bathrooms

- Stylish white Duravit sanitaryware and vanity units with chrome fittings
- Urban shower screens with Aqualisa digital showers
- All bathrooms and en-suites to have a choice of ceramic wall and floor tiles*

*Choice of kitchen wall/floor tiles is dependent upon the stage of construction

Heating

- Programmable underfloor heating, with digital thermostat controls
- Internet control by App (optional)
- Worcester Oil boiler located in the utility
- Hot water cylinder located within the hall cupboard
- Oil tank to garden

Electrical, Lighting & Internet

- Recessed lights in all rooms
- Contemporary stainless steel external lights
- Satin chrome sockets and switches to the reception rooms
- Lighting and power to the garage
- Sky cabling installed
- BT point to the lounge, kitchen, utility and master bedroom
- TV points to the lounge, dining and all bedrooms with aerial in the attic

Security & Detection

- NSI (NACOSS) approved security system. Option to upgrade: HKC SecureComm Self-Monitoring and Remote Control system
- Heat detection fitted to the kitchen
- Smoke detection fitted to the lounge & hall

Please note: Rauceby Developments policy is one of continuous improvement and we reserve the right to change the specification of properties without notice. The information within this brochure is carefully prepared but its contents do not form part of or constitute representation of any warranty or contract. Dimensions are scaled from architect's drawings and although they are as accurate as practicable they may vary depending on internal finishes.



PLOT 1

- 4 Bedrooms
- Dressing room and en-suite to master
- En-suite to guest room
- 2 reception rooms
- Lounge, kitchen & dining area
- Utility
- Detached double garage

- Lounge, Kitchen & Dining area 5.765m x 10.625m
- Master Bedroom 3.80m x 3.00m
- Bedroom 2 3.00m x 3.602m
- Bedroom 3 3.40m x 3.602m
- Guest Bedroom 3.965m x 3.00m

Plot 1 gross internal area = 188m²

- Garage 40.8m²





PLOT 2

- 4 Bedrooms
- Dressing room and en-suite to master
- En-suite to guest room
- 2 reception rooms
- Lounge, kitchen & dining area
- Utility
- Double garage
- Lounge, Kitchen & Dining area 5.765m x 10.625m
- Master Bedroom 3.80m x 3.00m
- Bedroom 2 3.00m x 3.602m
- Bedroom 3 3.40m x 3.602m
- Guest Bedroom 3.965m x 3.00m

Plot 2 gross internal area = 188m²

- Garage 40.8m²





PLOT 3

- 4 Bedrooms
- Dressing room and en-suite to master
- En-suite to guest room
- 2 reception rooms
- Lounge, kitchen & dining area
- Utility
- Double garage

- Lounge, Kitchen & Dining area 5.765m x 10.625m
- Master Bedroom 3.80m x 3.00m
- Bedroom 2 3.00m x 3.602m
- Bedroom 3 3.40m x 3.602m
- Guest Bedroom 3.965m x 3.00m

Plot 3 gross internal area = 188m²

- Garage 40.8m²



PLOT 4

- 4 Bedrooms
 - Dressing room and en-suite to master
 - En-suite to guest room
 - 2 reception rooms
 - Lounge, kitchen & dining area
 - Utility
 - Detached double garage
- Lounge, Kitchen & Dining area 5.595m x 9.425m
 - Master Bedroom 3.65m x 4.80m
 - Bedroom 2 3.00m x 3.602m
 - Bedroom 3 3.40m x 3.602m
 - Guest Bedroom 3.777m x 3.00m

Plot 4 gross internal area = 178m²

- Garage 40.8m²



Floorplan Plot 1, 2 and 3

*Please note: Plots 2 & 3 En-suite window is to side wall



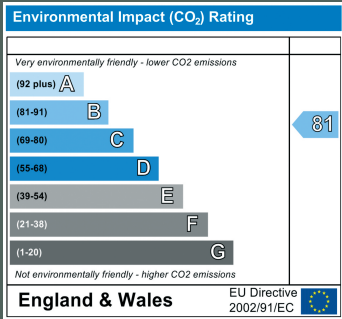
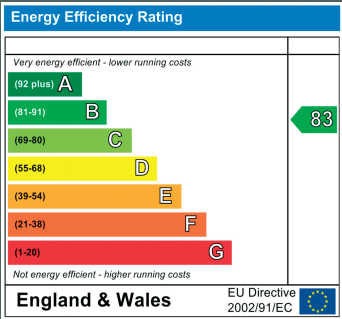
Floorplan Plot 4



PREDICTED ENERGY ASSESSMENT

This is a Predicted Energy Assessment for a property which is not yet complete. It includes a predicted energy rating which might not represent the final energy rating of the property on completion. Once the property is completed, an Energy Performance Certificate is required providing information about the energy performance of the completed property.

Energy performance has been assessed using the SAP 2012 methodology and is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



THE ENERGY EFFICIENCY RATING is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

THE ENVIRONMENTAL IMPACT RATING is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

IMPORTANT NOTICE

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5. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.



Please note: All photographs used throughout this brochure are for illustrative purposes only and are not a definitive representation of actual products, fittings and appliances that will be used in the homes.



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