

≻ dandara

ABOUT DANDARA

At Dandara we create award-winning homes which combine innovative design with the highest standards of quality. We build in the best locations and always with the customer in mind.

We work with local communities in order to ensure the developments we build enhance and complement the local surroundings and are designed with longevity so our customers will love living in them for years to come.

Our high standards are reflected in our dedication to our customers and the service they receive, cementing our position as one of the UK's most respected private housebuilders.



The Meadows

WELCOMES YOU

Nestled in the countryside village of Wymeswold, a shallow valley in the gently rolling landscape of the Wolds, The Meadows is a superb new collection of contemporary homes designed to deliver the style, comfort and quality that you deserve – now and in the future.



The Meadows

Situated mid-way between Nottingham and Leicester, is the idyllic village of Wymeswold, perfectly located for country living with convenient access to major cities. The heart of the enchanting village is home to pubs, local shops, a pharmacy, primary school, sports club and open green spaces; you'll find everything you need in this country setting.

The River Mantle runs through the village proving the ideal habitat for a variety of aquatic life, plants, flowers and birdlife, making it the perfect location for peaceful, picturesque country walks. Wymeswold's close-knit, friendly local community run a variety of sports, social and craft clubs and societies; organising family friendly social events and get togethers throughout the year.

There's also plenty to see and do nearby. Visit the university town of Loughborough, with its pedestrianised marketplace, cinema, farmers' markets and museums. It is also the location of Loughborough Station, a mainline rail station with services to Leicester, Nottingham, Sheffield and London St Pancras. Melton Mowbray, the regional food capital known for its pork pies and Stilton cheese, is also easily accessible.

It's the perfect place to call home.



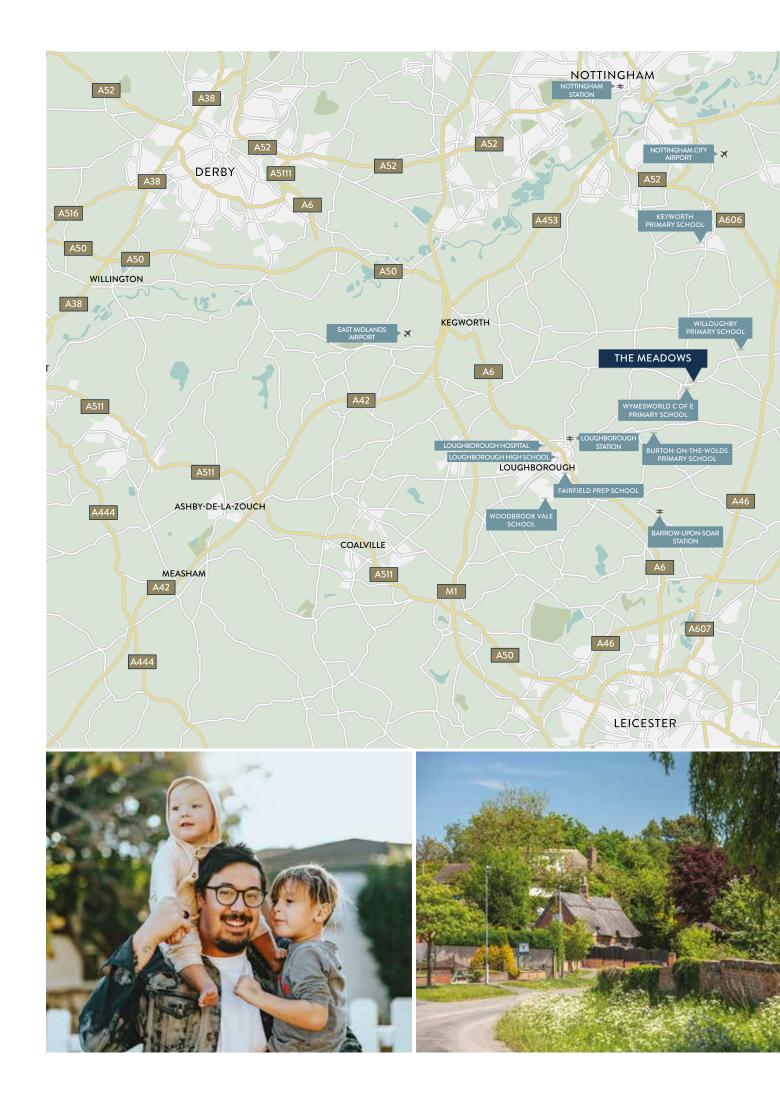
















PERFECTLY

POSITIONED

EDUCATION

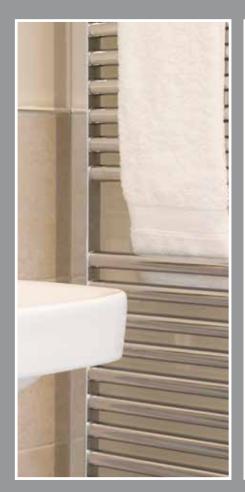
Wymeswold C of E Primary School	0.5 miles
Willoughby Primary School	2.2 miles
Burton-on-the-Wolds Primary School	2.5 miles
Easte Leake Academy	5.3 miles
Keyworth Primary School	5.5 miles
Limehurst Academy	5.5 miles
Fairfield Prep School	5.9 miles
Loughborough High School	6.1 miles
Loughborough Grammar School	6.5 miles
Woodbrook Vale School	7.7 miles

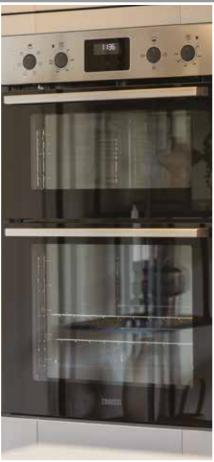
LOCAL AMENITIES

The Hammer and Pincers Restaurant	0.2 miles
The Three Crowns Pub	0.3 miles
Convenience Store	0.3 miles
Pharmacy	0.5 miles
The Windmill Inn	0.5 miles
Wymeswold Bowling Club	0.6 miles
Wymeswold Cricket Club	0.7 miles
Loughborough Hospital	6.9 miles

TRAVEL

Loughborough Train Station	5.3 miles
Barrow-upon-Soar Train Station	5.6 miles
Nottingham City Airport	11.5 miles
East Midlands Airport	12.5 miles
Leicester Airport	20 miles







HIGH QUALITY SPECIFICATION

At Dandara, we believe the difference between simply building a house and creating a home is attention to detail. From the initial design stage, right through to the final finishing touches, quality is built-in as standard.

SPECIFICATION DETAILS

KITCHENS

Choice of high quality fully-fitted contemporary kitchens, with LED under cabinet lighting, soft closing drawers and cupboards, finished with stylish laminate worktops.* Equipped with appliances including: stainless steel extractor hood, integrated single or double oven,** ceramic hob with stainless steel splashback, integrated fridge freezer, dishwasher** and a stainless steel 1 ½ bowl sink with chrome tap.

BATHROOMS

Quality white suite comprising bath,** basin, chrome taps, WC, heated chrome towel rail. Porcelanosa floor and wall tiles.

ENSUITES**

The stylish ensuites feature high quality contemporary white basin with polished chrome taps, enclosed thermostatically controlled shower with polished chrome fittings, WC and a heated chrome towel rail. Porcelanosa floor and wall tiles.

CLOAKROOM

All feature high quality white sanitaryware comprising WC, basin with tiled splash back and polished chrome taps.

INTERNAL JOINERY

High quality white panelled internal doors with glazed door to kitchen, with contemporary chrome door handles.

INTERNAL FINISH & DECORATION

Walls and ceilings painted with white emulsion. All woodwork is finished in white gloss/satin finish.

WARDROBES

Four and five bedroom homes include stylish fitted wardrobes with sliding doors in bedroom one.

RENEWABLE TECHNOLOGIES

Waste water heat recovery & photovoltaic panels installed to selected homes.**

HEATING & HOT WATER

Provided by either a gas fired combi-boiler or system boiler and domestic hot water storage cylinder.** Steel panel radiators with thermostatic radiator valves.

ELECTRICAL

White sockets and switches throughout. Telephone and data sockets in lounge and study (where applicable). TV/Satellite outlets to lounge and bedroom one.

LIGHTING

Recessed LED down lighting to kitchen/dining, bathrooms, ensuites and WC. Pendants to lounge, dining area, bedrooms, hallway, landing and study (where applicable).

WINDOWS AND DOORS

Pre-finished front and back door, complete with multi-point locking mechanism and chrome door lever. Double-glazed uPVC casement windows.

EXTERNAL

Block pavior to driveway, paved slabs and gravel to paths and patios. External tap and external socket. Front gardens are turfed/ landscaped. Rear gardens are fenced and rotavated. Pre-finished garage door (where applicable).

 $^{^{*}}$ Subject to build stage. ** Subject to house type and plot.

SITE PLAN



The Blenheim 5 Bed



The Kingston 5 Bed



The Chartwell 4 Bed



The ${\sf Goodwood}$ 4 Bed



The Penshurst V1 4 Bed



The Penshurst V2



The Woburn 4 Bed



The Charleston 3 Bed



The Frogmore 3 Bed



The Gosford V2 3 Bed



The Willow 2 Bed



 ${\sf Affordable\ Housing}$



Shared Ownage



Amenity Buildings



Bin Collection Point





HOUSE TYPES

THE BLENHEIM



A generous five bedroom detached home with a double garage

THE KINGSTON



A five bedroom detached home with a double garage

THE CHARTWELL



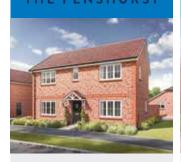
A four bedroom detached home with a garage

THE GOODWOOD



A four bedroom detached home with a garage

THE DENCHIDS:



A detached four bedroom home with a garage

THE WINDSOR



A four bedroom detached home with a garage

THE WOBURN



A four bedroom detached home with a garage

THE CHARLESTON



A semi-detached three bedroom home with parking

THE FROGMORE



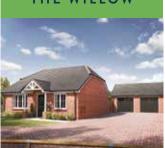
A three bedroom detached home with a garage

THE GOSFORD



A three bedroom detached home with a garage

THE WILLOW



A two bedroom detached bungalow with a garage

The Blenheim

FIVE BEDROOM DETACHED HOME WITH A DOUBLE GARAGE

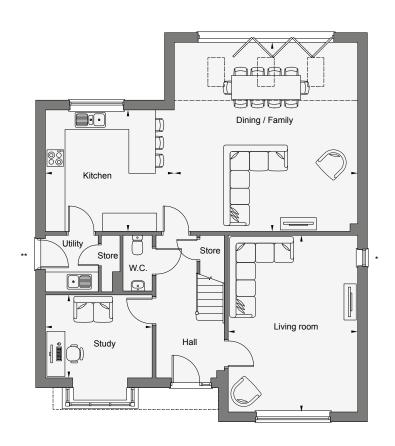


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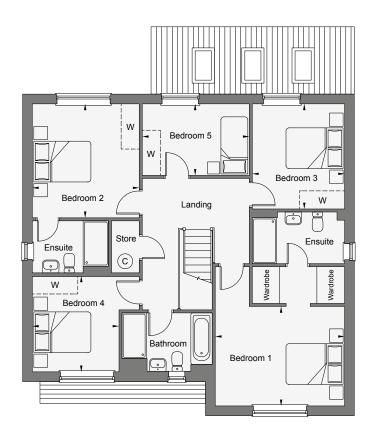
This generous five bedroom detached home features a spacious living room at the front of the property, with a superb open-plan kitchen-dining-family room at the rear, with bi-fold doors to access the garden.

There is also a separate study, a utility room with store and a cloakroom on the ground floor.

Upstairs, there are four double bedrooms, a single bedroom, a stylish family bathroom and a storage provision on the landing. Bedrooms one and two both benefit from an ensuite shower room with fitted wardrobes included in bedroom one.



Kitchen	4.27m x 4.02m	14'0" x 13'2"
Dining / Family	6.27m x 6.09m	20'7" x 20'0"
Living Room	5.85m x 4.29m	19'2" x 14'1"
Study	3.53m x 2.74m	11'7" x 9'0"



Bedroom 1	4.29m x 3.29m	14'1" × 10'10"
Bedroom 2	3.78m x 3.53m	12'5" x 11'7"
Bedroom 3	3.48 m x 3.04m	11'5" x 10'0"
Bedroom 4	3.16m x 2.86m	10'4" x 9'5"
Bedroom 5	3.54m x 2.38m	11'7" × 7'10"

The Kingston

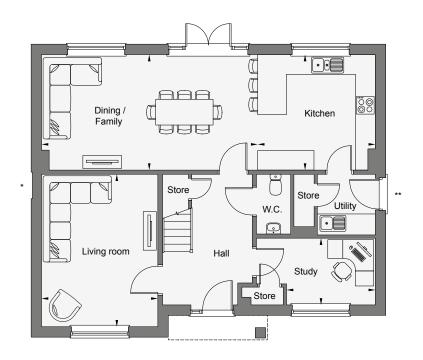
FIVE BEDROOM DETACHED HOME WITH A DOUBLE GARAGE



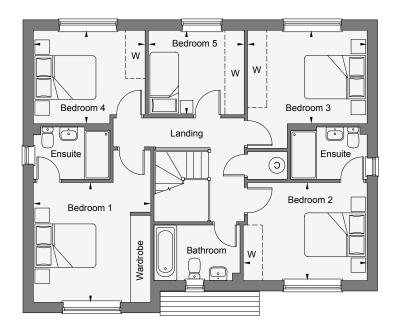
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This generous five bedroom detached home features a spacious living room at the front of the property and a superb open-plan kitchen-dining-family room at the rear, with French doors to access the garden. There is also a separate study, a utility room, under stairs storage provision and cloakroom on the ground floor.

Upstairs, there are four double bedrooms, a single bedroom and a stylish family bathroom. Bedrooms one and two both benefit from an ensuite shower room with fitted wardrobes included in bedroom one.



Kitchen	3.66m x 3.58m	12'0" x 11'9"
Dining / Family	6.70m x 3.58m	22'0" x 11'9"
Living Room	4.72m x 3.62m	15'6" × 11'11"
Study	2.75m x 2.07m	9'0" x 6'9"



Bedroom 1	3.71m × 3.65m	12'2" x 12'0"
Bedroom 2	3.84m x 3.04m	12'7" × 10'0"
Bedroom 3	3.70m x 2.89m	12'1" × 9'6"
Bedroom 4	3.47m × 2.89m	11'5" × 9'6"
Bedroom 5	2.96m × 2.61m	9'9" x 8'7"

The Chartwell

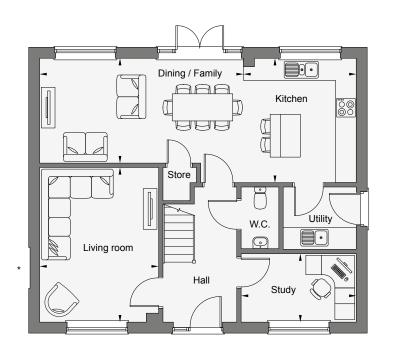
FOUR BEDROOM DETACHED HOME WITH A GARAGE



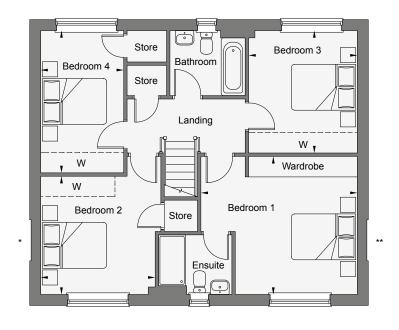
This Computer Generated Image is indicative only to give an impression of the house design, it is not plot specific

This spacious four bedroom detached home features a generous living room and a study at the front of the property, with a superb open-plan kitchen-dining-family room at the rear from which French doors provide access to the garden. There is also a separate utility room and cloakroom.

Upstairs, bedroom one includes fitted wardrobes and an ensuite shower room. There are three further double bedrooms, a stylish family bathroom and generous storage provisions throughout.



Kitchen	3.65m x 3.30m	12'0" x 10'9"
Dining / Family	6.04m x 3.08m	19'9" x 10'1"
Living Room	4.55m x 3.51m	14'11" x 11'6"
Study	3.39m x 2.02m	11'1" × 6'8"



Bedroom 1	4.61m × 4.07m	15'1" x 13'4"
Bedroom 2	3.48m x 3.38m	11'5" x 11'1"
Bedroom 3	3.59m x 3.21m	11'9" × 10'6"
Bedroom 4	4.18m x 2.45m	13'8" x 8'0"

The Goodwood

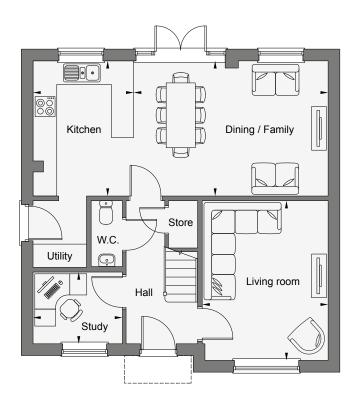
FOUR BEDROOM DETACHED HOME WITH A GARAGE



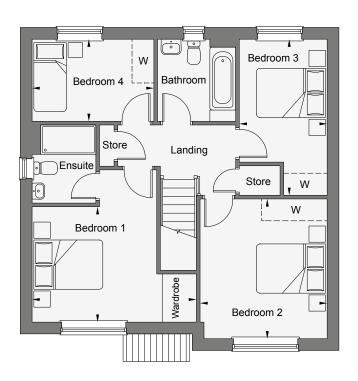
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This comfortable four bedroom detached home features a generous living room and a study at the front of the property, with a superb open-plan kitchen-dining-family room to the rear, from which French doors provide access to the garden. There is also a separate utility room, a cloakroom and under stairs store.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There is a further two double bedrooms, a single bedroom, a family bathroom and additional storage on the landing.



Kitchen	3.71m × 2.74m	12'2" x 9'0"
Dining / Family	5.36m x 3.71m	17'7" x 12'2"
Living Room	4.37m x 3.48m	14'4" x 11'5"
Study	2.44m x 1.97m	8'0" x 6'6"



Bedroom 1	4.52m x 3.16m	14'10" x 10'5"
Bedroom 2	3.83m x 3.48m	12'7" x 11'5"
Bedroom 3	4.28m x 2.40m	14'0" x 7'10"
Bedroom 4	3.35m x 2.25m	11'0" x 7'5"

The Penshurst V1

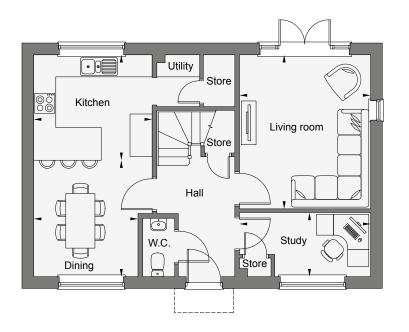
FOUR BEDROOM DETACHED HOME WITH A GARAGE



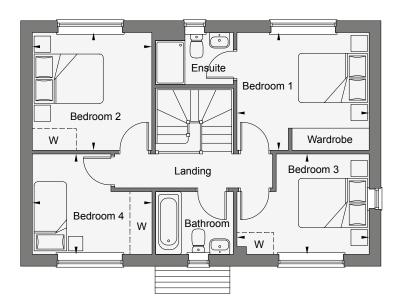
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This spacious four bedroom detached home features a living room at the rear of the property with French doors to access the garden. The kitchen-dining room is dual-aspect with a separate utility and store. There is also a study, cloakroom and under stairs cupboard off the hall.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are two further double bedrooms, a single bedroom and a stylish family bathroom.



Kitchen	3.24m x 2.90m	10'8" x 9'6"
Dining	3.19m x 2.84m	10'6" x 9'4"
Living Room	4.22m x 3.58m	13'10" x 11'9"
Study	3.58m x 1.75m	11'9" x 5'9"



Bedroom 1	3.61m x 3.22m	11'10" x 10'7"
Bedroom 2	3.27m x 3.22m	10'9" x 10'7"
Bedroom 3	3.61m x 2.75m	11'10" x 9'0"
Bedroom 4	3.27m × 2.75m	10'9" x 9'0"

The Windsor

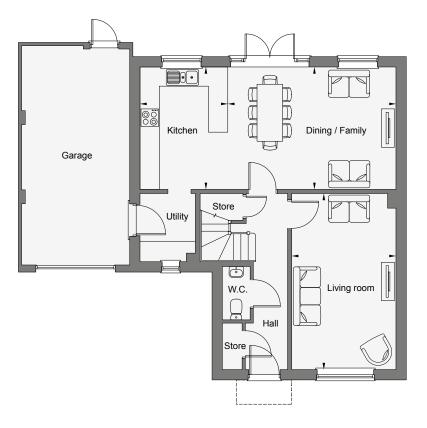
FOUR BEDROOM DETACHED HOME WITH A GARAGE



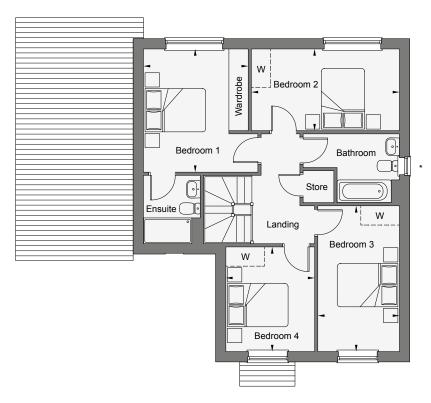
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This attractive four bedroom detached home features a generous living room to the front of the property, with a superb open-plan kitchen-dining-family room to the rear from which French doors provide access to the garden. There is also a separate utility room, cloakroom and a generous storage provision in the hallway.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are three further double bedrooms, a stylish family bathroom and a storage provision on the landing.



Kitchen	3.82m x	2.75m	12'6" x 9'0"
Dining / Family	5.25m x	3.82m	17'3" × 12'6"
Living Room	5.49m x	3.25m	18'0" x 10'8"



Bedroom 1	3.85m x	3.26m	12'8" x	10'8"
Bedroom 2	4.62m x	2.55m	15'2" x	8'4"
Bedroom 3	4.55m x	2.55m	14'11" x	8'4"
Bedroom 4	3.26m x	2.75m	10'8" x	9'0"
Bedroom 4	3.26m x	2.75m	10'8" x	9°C

The Woburn

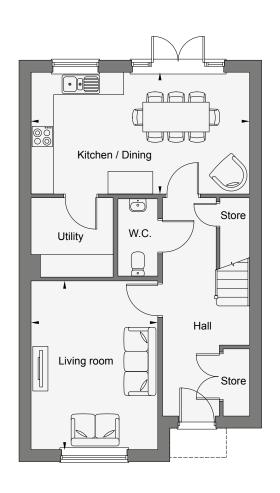
FOUR BEDROOM DETACHED HOME WITH A GARAGE

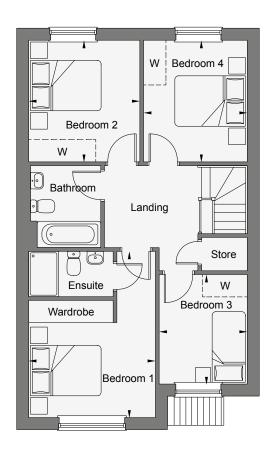


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This four bedroom detached home features a living room at the front of the property, with an open-plan kitchendining room to the rear, from which French doors provide access to the garden. There is also a separate utility, cloakroom and plenty of storage off the hall.

Upstairs, bedroom one includes fitted wardrobes and benefits from its own ensuite shower room. There are a further two double bedrooms, a single bedroom, a stylish family bathroom and a storage provision off the landing.





Kitchen / Dining	5.86m x	3.23m	19'2" x	10'7"
Living Room	4.52m x	3.38m	14'9" ×	11'1"

Bedroom 1	4.45m x 3.39m	14'7" x 11'1"
Bedroom 2	3.26m x 2.98m	10'8" x 9'9"
Bedroom 3	2.92m × 2.36m	9'7" x 7'9"
Bedroom 4	3.26m x 2.70m	10'8" x 9'1"

The Charleston

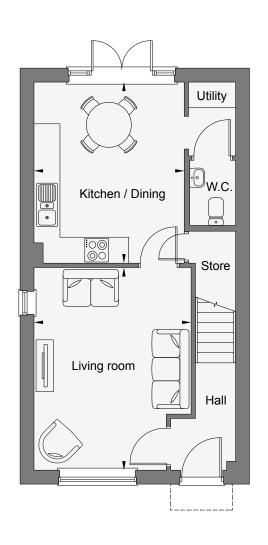
THREE BEDROOM SEMI-DETACHED HOME WITH PARKING

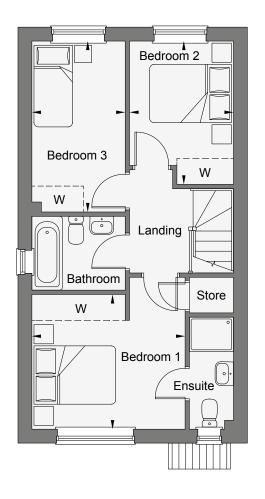


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This charming three bedroom semi-detached home with driveway parking features a living room at the front with a kitchen-dining room at the rear, from which French doors provide access to the garden. There is also a utility space, cloakroom and an under stairs storage cupboard.

Upstairs, bedroom one has its own ensuite shower room. There is a further double and single bedroom and a stylish family bathroom, along with additional storage in bedroom one.





Kitchen / Dining	4.20m x	3.47m	13'9" × 11'5"
Living Room	4.70m x	3.64m	15'5" x 11'11"

Bedroom 1	3.53m x 3.13m	11'7" × 10'3"
Bedroom 2	3.32m x 2.41m	10'11" x 7'11"
Bedroom 3	3.95m x 2.15m	13'0" × 7'1"

The Frogmore

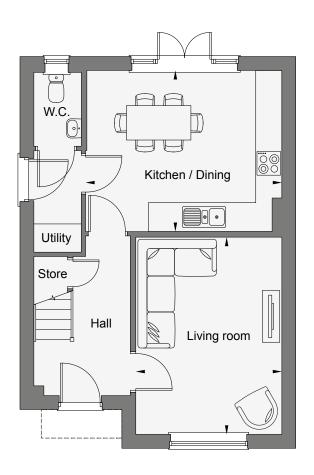
THREE BEDROOM DETACHED HOME WITH A GARAGE

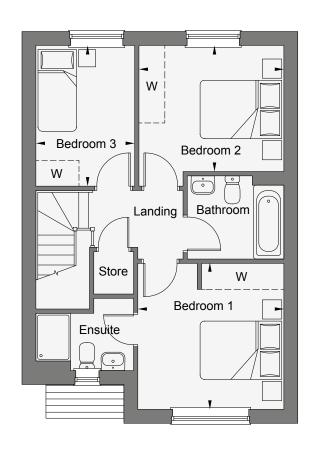


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This three bedroom detached home features a living room to the front of the property, with an open-plan kitchen-dining room to the rear with French doors to the garden. There is also a separate utility area, a downstairs cloakroom and under stairs store.

Upstairs, bedroom one has its own ensuite shower room. There are two further bedrooms, a stylish family bathroom and a handy storage provision on the landing.





Kitchen / Dining 4.55m x 3.73m 14'11" x 12'3" Living Room 4.58m x 3.39m 15'0" x 11'1"

Bedroom 1	$3.39m \times 3.38m$	11'1" × 11'1"
Bedroom 2	3.35m x 2.92m	11'0" x 9'7"
Bedroom 3	3.26m x 2.28m	10'8" x 7'6"

The Gosford V2

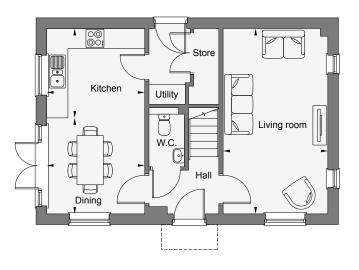
THREE BEDROOM DETACHED HOME WITH A GARAGE

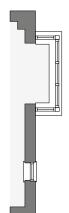


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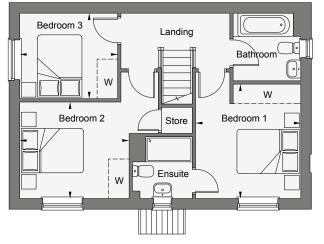
This charming three bedroom double-fronted detached home features a spacious dual-aspect living room and an open-plan kitchen-dining room from which French doors provide access to the garden. There is also a utility space, large store cupboard and a cloakroom.

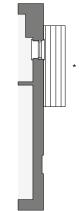
Upstairs, bedroom one has its own ensuite shower room. There are two further double bedrooms and a stylish family bathroom, along with additional storage in bedroom two.





Kitchen	2.98m x 2.71m	9'9" x 8'11"
Dining / Family	2.98m x 2.93m	9'9" x 9'7"
Living Room	5.64m x 3.18m	18'6" x 10'5"





Bedroom 1	3.47m	X	3.21m	11'5"	X	10'6"
Bedroom 2	3.32m	×	2.93m	10'11"	×	9'7"
Bedroom 3	2.97m	×	2.60m	9'9"	X	8'6"

The Willow

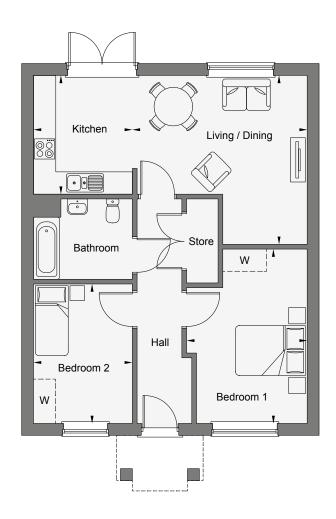
TWO BEDROOM DETACHED BUNGALOW WITH A GARAGE



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This superb two bedroom bungalow features an open-plan kitchen-dining-living room from which French doors provide access to the garden.

At the front of the property is one double bedroom and one single bedroom. There is a stylish family bathroom and a double door storage provision in the hallway.



Kitchen	2.70m x 3.23m	8'10" × 10'7"
Living / Dining	4.60m x 4.72m	15'1" x 15'6"
Bedroom 1	3.29m x 4.74m	10'9" × 15'6"
Bedroom 2	2.69m x 3.80m	8'10" x 12'5"

WHY BUY NEW?

'Old vs new' is a long-running debate. But with a Dandara home, you'll find all the benefits of new beats an older home every time. Because then you can look forward to less maintenance and lower running costs, improved safety and security and not having the hassle of being in a chain. And don't forget, you'll have an entire blank canvas to put your own stamp on.

EVERY NEW DANDARA HOME INCLUDES

A 10 year guarantee for your peace of mind, provided by a third party.



INCLUDED AS STANDARD IN EVERY DANDARA HOME

All Dandara homes come complete with quality fitted kitchens and stylish contemporary bathrooms.



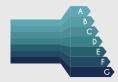
THEY CAN HELP YOU SAVE MONEY

Your energy bills could be up to 50% cheaper than an older equivalent which means you could save you hundreds per year on your household bills.*



THEY CAN HELP THE ENVIRONMENT

86% of new build homes are rated A-B for energy efficiency, while under 5% of existing properties reached the same standard.* The average new home generates 65% less carbon emissions than older properties of their type.*



IT'S LOWER MAINTENANCE

From higher building standards to improved energy efficiency, we invest in quality so you can enjoy lower maintenance living.



IT'S BRAND NEW AND READY FOR YOU

From the day you move in, everything in your new Dandara home is bright and brand new - ready for you just to add your own personality and style.



HERE TO HELP

It's an exciting time when you're buying a new home. It can, however, be a little stressful. But with Dandara, our dedicated sales consultants and customer care teams are with you every step of the way, from your initial enquiry to moving day to beyond. So when we say we're here to help, we really do mean it.



We could take care of selling your current home for you. Leaving you to think about loving life in your brand new, thoughtfully-considered Dandara home.

We could even pay your estate agent fees up to £5,000.*



Ready to buy your new Dandara home but need a helping hand? We may be able to help towards your deposit.*



Want to buy a new Dandara home, but are struggling to sell yours?

We can help. With Part Exchange, we could buy your current home when you buy one of ours. Ask your sales consultant to tell you more.

CUSTOMER SERVICE

At Dandara we're committed to putting our customers first. From the first interaction with our sales team, to the day you move in, we're dedicated to providing the best possible service. But it doesn't end there, even after you've moved in, we will still be on hand to answer any questions you may have. In fact, over 90% of our customers would recommend us to friends and family which has earned us 5 stars for customer service from the Home Builders Federation's annual New Homes Survey.

We will keep you updated with the progress of your property and invite you to visit and attend a home demonstration so our on-site team can explain how various aspects of your new home will work.

We will also ensure move in day runs as smoothly as possible and will provide you with a comprehensive information pack that details all the working aspects of your new home. Our Customer Service team will be in touch to see how you have settled in and answer any questions you may have. You can find out more in our Customer Charter which describes our commitment to our customers and outlines the warranties and guarantees we provide with every home we build.

Please visit our website for further information.







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