



All the
Qualities
you're looking for
in a new home



DORBCREST *Homes*

A move in the right direction

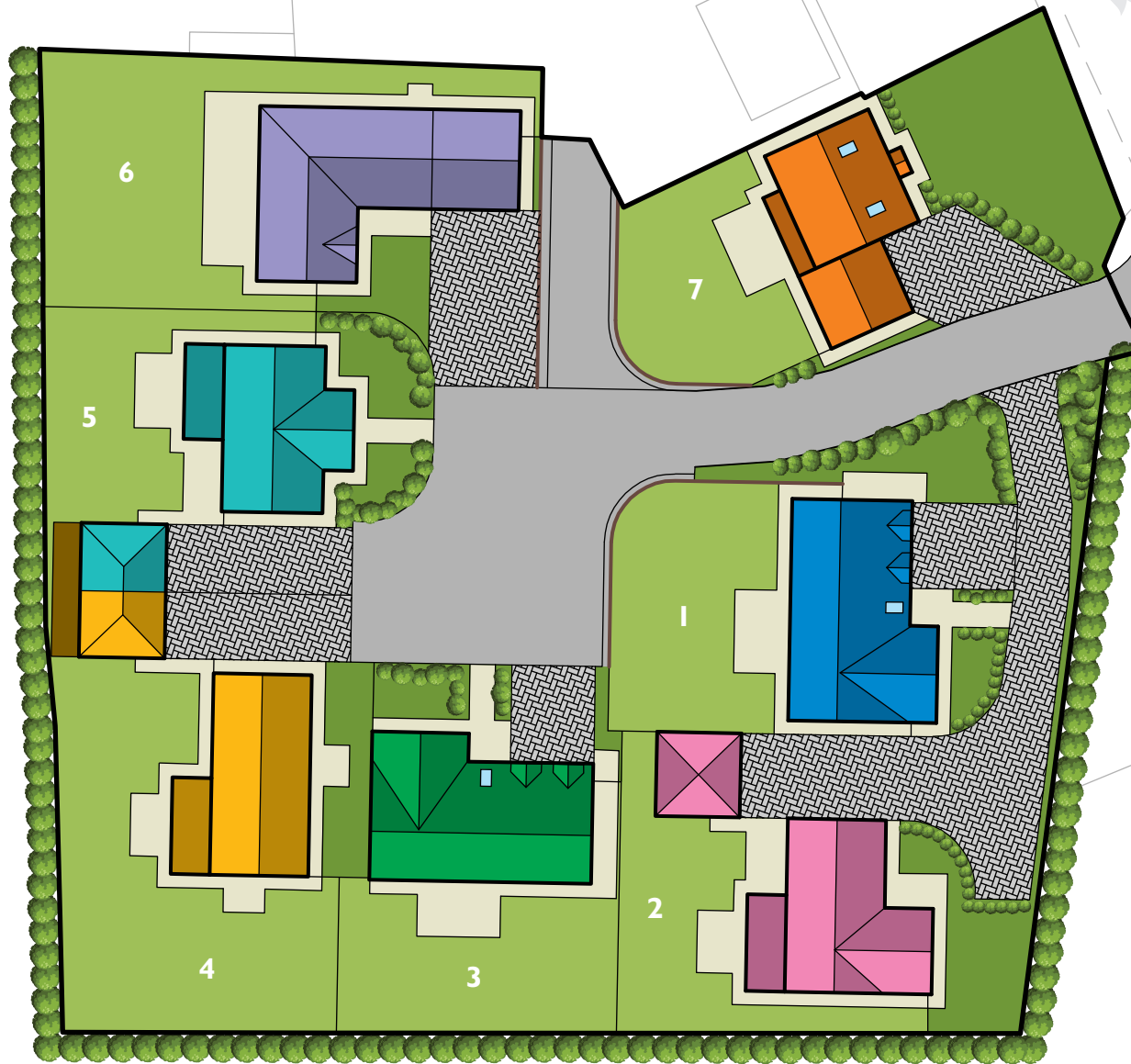
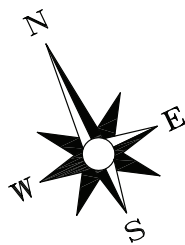
LANCASTER HOUSE FARM



- **THE COACH HOUSE**
5 Bedroom Detached Home
- **THE WILLOW HOUSE**
4 Bedroom Detached Home
- **SMITHY BARN**
5 Bedroom Detached Home
- **SCYTHE BARN**
4 Bedroom Detached Home
- **THE FARMHOUSE**
4 Bedroom Detached Home
- **HORSESHOE BARN**
5 Bedroom Detached Home
- **THE LANCASTER**
5 Bedroom Detached Home

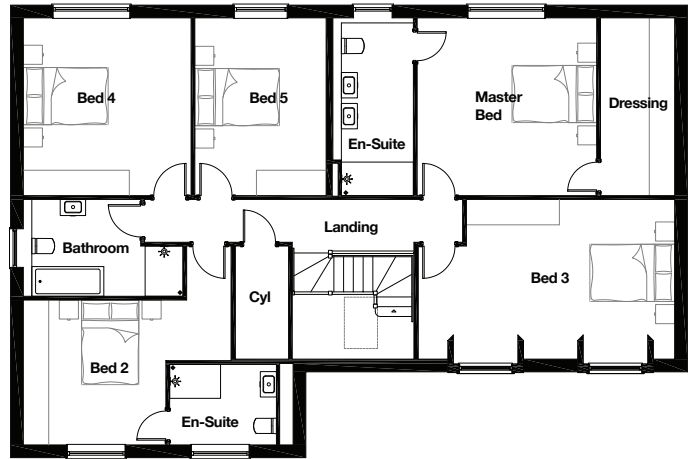
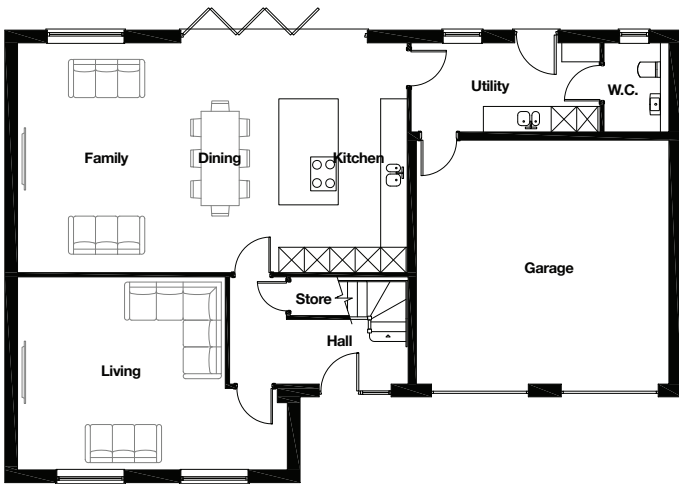
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THE COACH HOUSE

5 BEDROOM DETACHED HOME



GROUND FLOOR

Living	6.315m*	x	4.505m	20' 9"	x	14' 9"
Kitchen / Dining / Family	9.165m	x	5.370m	30' 1"	x	17' 7"
Utility	4.460m	x	2.050m	14' 8"	x	6' 9"
W.C.	1.510m	x	2.050m	4' 11"	x	6' 9"
Garage	5.955m	x	5.755m	19' 6"	x	18' 11"

FIRST FLOOR

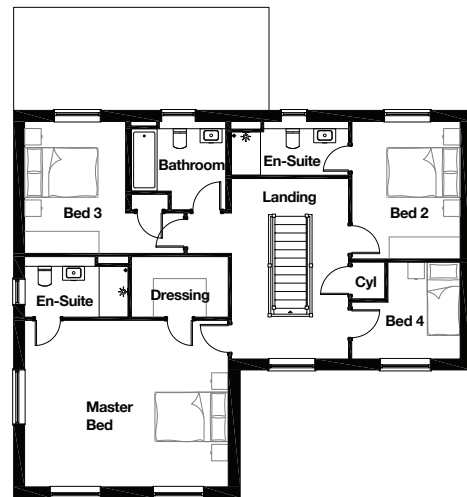
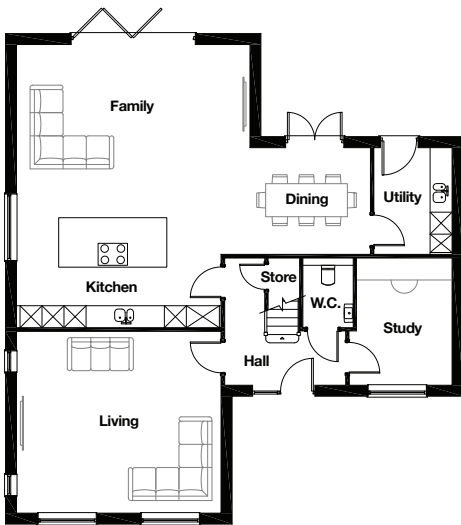
Master Bedroom	4.235m	x	4.170m	13' 11"	x	13' 8"
Dressing	1.725m	x	4.170m	5' 8"	x	13' 8"
En-Suite	1.900m	x	4.170m*	6' 3"	x	13' 8"
Bedroom 2	4.850m*	x	3.395m	15' 11"	x	11' 2"
En-Suite	2.515m	x	1.875m	8' 3"	x	6' 2"
Bedroom 3	6.050m*	x	3.740m	19' 10"	x	12' 3"
Bedroom 4	3.930m	x	4.170m	12' 11"	x	13' 8"
Bedroom 5	3.095m	x	4.170m	10' 2"	x	13' 8"
Bathroom	3.740m*	x	2.285m	12' 3"	x	7' 6"

*Denotes maximum dimension

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THE WILLOW HOUSE

4 BEDROOM DETACHED HOME



GROUND FLOOR

Living	5.525m	x	4.905m	18' 2"	x	16' 1"
Kitchen/Dining/Family	9.625m*	x	7.670m*	31' 7"	x	25' 2"
Study	2.785m*	x	3.415m	9' 2"	x	11' 2"
Utility	2.110m	x	2.855m	6' 11"	x	9' 4"
W.C.	1.370m	x	1.870m	4' 6"	x	6' 2"

FIRST FLOOR

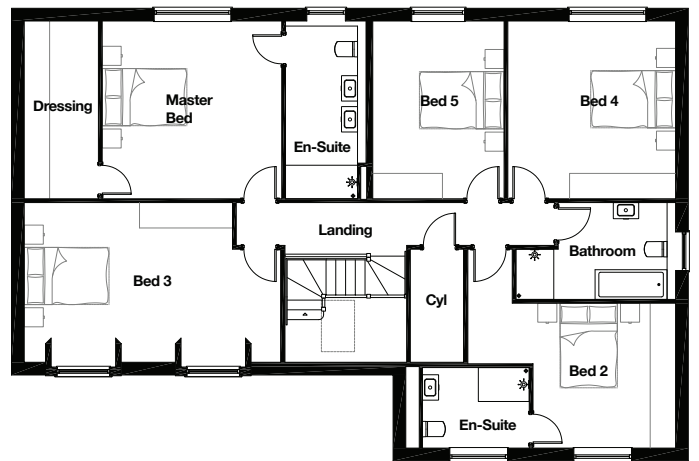
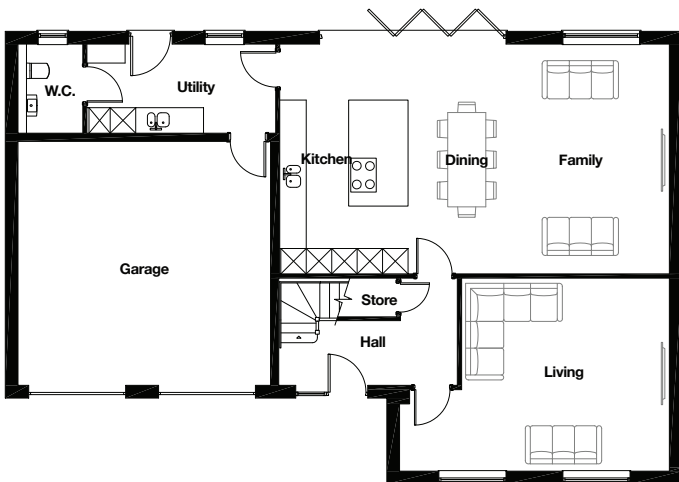
Master Bedroom	5.525m	x	4.515m	18' 2"	x	14' 10"
Dressing	2.640m	x	1.650m	8' 8"	x	5' 5"
En-Suite	2.795m*	x	1.650m*	9' 2"	x	5' 5"
Bedroom 2	2.930m	x	3.720m	9' 7"	x	12' 2"
En-Suite	3.190m*	x	1.440m	10' 6"	x	4' 9"
Bedroom 3	3.970m*	x	3.570m	13' 0"	x	11' 9"
Bedroom 4	2.930m*	x	2.615m*	9' 7"	x	8' 7"
Bathroom	2.570m	x	2.385m*	8' 5"	x	7' 10"

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SMITHY BARN

5 BEDROOM DETACHED HOME



GROUND FLOOR

Living	6.315m*	x	4.505m	20' 9"	x	14' 9"
Kitchen / Dining / Family	9.165m	x	5.370m	30' 1"	x	17' 7"
Utility	4.460m	x	2.050m	14' 8"	x	6' 9"
W.C.	1.510m	x	2.050m	4' 11"	x	6' 9"
Garage	5.955m	x	5.755m	19' 6"	x	18' 11"

FIRST FLOOR

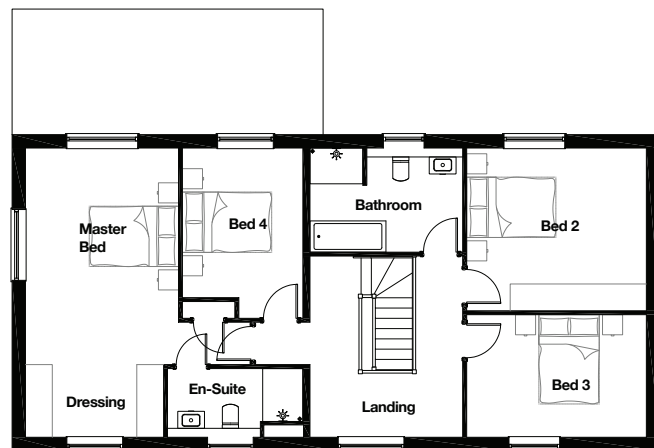
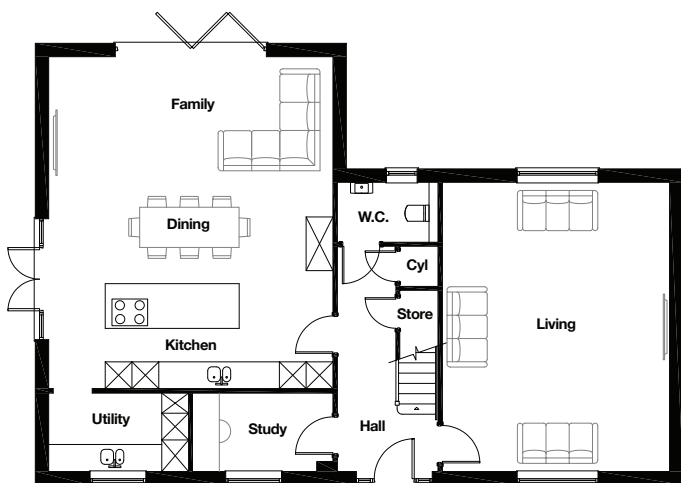
Master Bedroom	4.235m	x	4.170m	13' 11"	x	13' 8"
Dressing	1.725m	x	4.170m	5' 8"	x	13' 8"
En-Suite	1.900m	x	4.170m*	6' 3"	x	13' 8"
Bedroom 2	4.850m*	x	3.395m	15' 11"	x	11' 2"
En-Suite	2.515m	x	1.875m	8' 3"	x	6' 2"
Bedroom 3	6.050m*	x	3.740m	19' 10"	x	12' 3"
Bedroom 4	3.930m	x	4.170m	12' 11"	x	13' 8"
Bedroom 5	3.095m	x	4.170m	10' 2"	x	13' 8"
Bathroom	3.740m*	x	2.285m	12' 3"	x	7' 6"

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SCYTHE BARN

4 BEDROOM DETACHED HOME



GROUND FLOOR

Living	5.035m	x	6.425m	16' 6"	x	21' 1"
Kitchen / Dining / Family	6.315m	x	7.380m	20' 9"	x	24' 3"
Study	3.115m	x	1.705m	10' 3"	x	5' 7"
Utility	3.105m	x	1.705m	10' 2"	x	5' 7"
W.C.	2.200m	x	1.315m	7' 3"	x	4' 4"

FIRST FLOOR

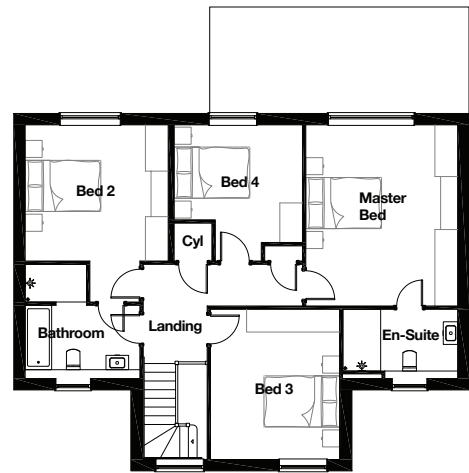
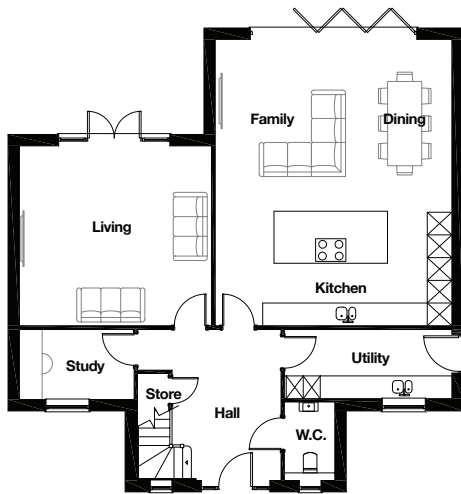
Masters Bed / Dressing	5.020m*	x	6.425m*	16' 6"	x	21' 1"
En-Suite	3.030m*	x	1.510m*	9' 11"	x	4' 11"
Bedroom 2	3.995m	x	3.620m	13' 1"	x	11' 11"
Bedroom 3	3.995m	x	2.720m	13' 1"	x	8' 11"
Bedroom 4	2.695m	x	3.785m*	8' 10"	x	12' 5"
Bathroom	3.420m	x	2.305m	11' 3"	x	7' 7"

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THE FARMHOUSE

4 BEDROOM DETACHED HOME



GROUND FLOOR

Living	5.025m x 4.700m	16' 6" x 15' 5"
Kitchen / Dining / Family	6.200m x 7.515m	20' 4" x 24' 8"
Study	3.005m x 1.800m	9' 10" x 5' 11"
Utility	4.400m x 1.800m	14' 5" x 5' 11"
W.C.	1.305m x 2.045m	4' 3" x 6' 9"

FIRST FLOOR

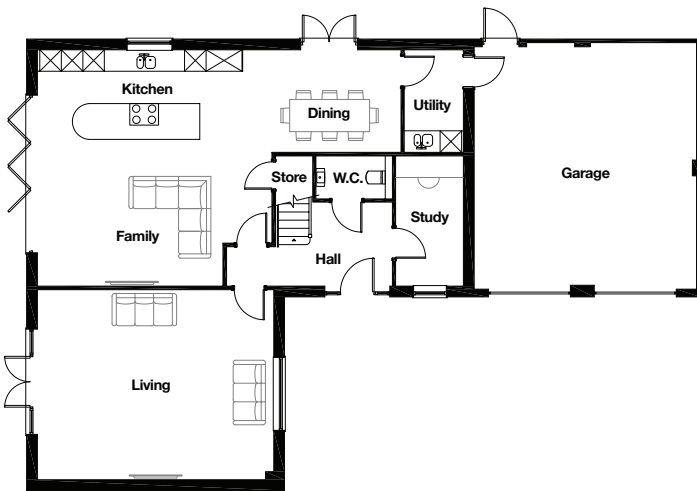
Master Bedroom	3.985m x 4.755m	13' 1" x 15' 7"
En-Suite	3.005m* x 1.805m*	9' 10"* x 5' 11"*
Bedroom 2	3.750m x 4.650m*	12' 4" x 15' 3"*
Bedroom 3	3.410m x 3.940m	11' 2" x 12' 11"
Bedroom 4	3.390m x 3.570m*	11' 1" x 11' 9"*
Bathroom	3.005m x 2.990m*	9' 10" x 9' 10"*

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HORSESHOE BARN

5 BEDROOM DETACHED HOME



GROUND FLOOR

Living	6.540m	x	5.250m	21' 5"	x	17' 3"
Kitchen / Dining / Family	10.110m*	x	6.540m*	33' 2"	x	21' 5"
Study	1.860m	x	3.580m	6' 1"	x	11' 9"
Utility	1.625m	x	2.810m	5' 4"	x	9' 3"
W.C.	2.130m	x	1.175m	7' 0"	x	3' 10"
Garage	6.085m	x	6.650m	20' 0"	x	21' 10"

FIRST FLOOR

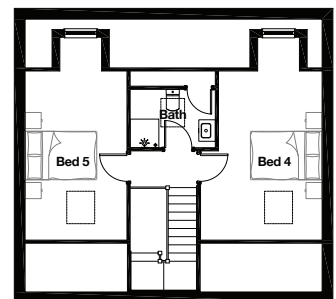
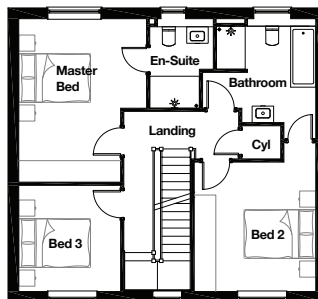
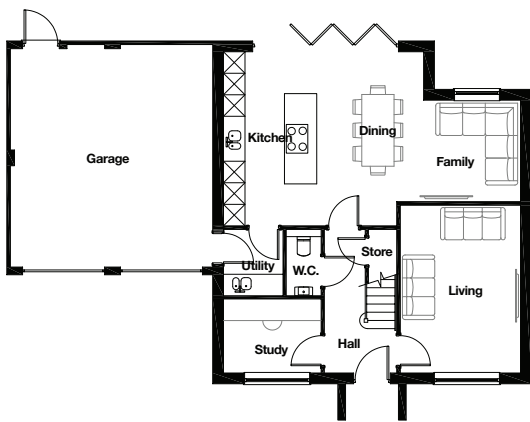
Master Bedroom	3.645m	x	5.285m	12' 0"	x	17' 4"
Dressing	1.600m	x	3.795m	5' 3"	x	12' 5"
En-Suite	3.925m*	x	1.395m	12' 11"	x	4' 7"
Bedroom 2	3.655m	x	5.310m*	12' 0"	x	17' 5"
En-Suite	2.795m*	x	1.335m	9' 2"	x	4' 5"
Bedroom 3	5.270m*	x	3.225m	17' 3"	x	10' 7"
Bedroom 4	2.795m	x	3.880m	9' 2"	x	12' 9"
Bedroom 5	2.905m	x	3.225m	9' 6"	x	10' 7"
Bathroom	2.465m	x	2.960m	8' 1"	x	9' 9"

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THE LANCASTER

5 BEDROOM DETACHED HOME



GROUND FLOOR

Living	3.300m x 4.625m
	10' 10" x 15' 2"
Kitchen / Dining / Family	8.225m* x 4.800m*
	27' 0" x 15' 9"
Study	2.695m x 2.035m
	8' 10" x 6' 8"
Utility	1.635m x 1.825m
	5' 4" x 6' 0"
W.C.	0.975m x 1.825m
	3' 2" x 6' 0"
Garage	5.520m x 6.085m
	18' 1" x 20' 0"

FIRST FLOOR

Master Bedroom	3.535m* x 4.530m*
	11' 7" x 14' 10"
En-Suite	1.770m* x 2.470m*
	5' 10" x 8' 1"
Bedroom 2	3.360m x 4.130m*
	11' 0" x 13' 7"
Bedroom 3	2.815m x 2.935m
	9' 3" x 9' 8"
Bathroom	3.125m* x 3.330m*
	10' 3" x 10' 11"

SECOND FLOOR

Bedroom 4	3.360m* x 5.650m*
	11' 0" x 18' 6"
Bedroom 5	2.815m x 5.650m*
	9' 3" x 18' 6"
Bathroom	2.370m x 1.625m
	7' 9" x 5' 4"

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DEVELOPMENT SPECIFICATION

KITCHEN

The heart of the home, each kitchen is individually designed to combine bespoke styling and blend timeless elegance with exceptional functionality, creating a refined space for both everyday living and entertaining. It incorporates a thoughtful curated range of premium features as standard including:

- Bespoke hand-painted cabinetry with coordinated handles
- Quartz worktops with matching upstand and splashback
- Soft-close drawers and doors throughout
- Blanco sink with Quooker boiling water tap
- A suite of integrated Miele appliances, including:
 - Single electric oven and combination microwave
 - Induction hob with extractor
 - Full-height fridge and freezer
 - Dishwasher
- Integrated cutlery tray and bin system
- Dedicated space for washer and dryer
- Wine/drinks chiller

Complementing the kitchen, a beautifully appointed utility and boot room provides a calm, practical transition from outdoors to in, offering additional storage, laundry provision, and a dedicated area for everyday essentials, ensuring the home remains both beautifully organised and effortlessly functional.

ELECTRICAL

Carefully considered for modern living, the electrical specification seamlessly supports connectivity, convenience, and future-ready technology throughout the home.

- Fibre-to-the-premises connectivity
- Cat 6 hardwired Ethernet and Digital TV points to principal living spaces and all bedrooms hardwired back to incoming fibre location
- Digital TV wiring provision for aerial installation in loft (purchaser responsible for installing aerial)
- External lighting to front entrance
- Internal wiring and switching for external rear lighting
- Chrome electric doorbell
- Rolect Evo smart electrical vehicle charging point
- Loft lighting
- USB-integrated double sockets to key living areas and bedrooms
- Generous provision of power sockets throughout
- Dedicated spur for feature fireplace in lounge

BATHROOMS

Designed as tranquil retreats, each bathroom combines contemporary styling with high-quality finishes to create a space of comfort and relaxation. Each house is uniquely designed so variations do occur.

- Wall-hung WC with concealed cistern to most rooms
- Roca sanitaryware and brassware throughout
- Vanity units with integrated basins, LED mirrors, and soft-close storage
- Chrome heated towel radiators
- Walk-in shower enclosures to main bathroom and en-suites with mains-fed rainfall shower systems (plot 2 shower over bath in the bathroom)
- Thermostatic bath and shower fittings
- Elegant porcelain tiling to sanitary and shower areas
- Porcelanosa ceramic tiling throughout with minimum provision of half height to sanitary walls and full-height in shower areas

DECORATION

A refined and neutral palette provides the perfect canvas, enhancing light, space, and the timeless character of each home.

- Smooth plastered walls finished in white emulsion
- Internal woodwork finished in white gloss
- Oak staircase with coordinating handrail and newel posts
- Cottage-style internal doors in a white finish
- Chrome ironmongery throughout with privacy fittings to bathrooms and WC

SAFETY AND SECURITY

Discreetly integrated systems provide reassurance and peace of mind, ensuring your home is as secure as it is beautiful.

- Texecom intruder alarm system with sensors, keypad, and zone settings with option for app connectivity
- Multi-point locking to external doors
- Mains-powered smoke detection
- Modern electrical consumer unit
- Secure locking to all windows (*except upper floor escape windows*)

GENERAL

Built with efficiency, comfort, and longevity in mind, each home benefits from high-performance materials and carefully selected construction standards.

- High-performance uPVC double-glazed windows, oak externally, white internally
- Black uPVC rainwater goods
- Air source heat pump with underfloor heating throughout
- Full cavity wall insulation
- 450mm loft insulation
- 10-year NHBC Buildmark warranty
- 2-year Dorbcrest Homes warranty

EXTERNAL

Thoughtfully designed outdoor spaces and carefully selected materials create an elegant first impression and a lasting sense of arrival.

- Rockdoor entrance door, oak externally and white internally
- Professionally turfed landscaped front and rear gardens
- Boundary treatments with timber fencing and hedging
- Secure side access gate
- Block-paved driveway and pathway to the entrance and around the property
- Dark grey concrete roof tiles with dry ridge/verge
- Traditional brick and block construction
- Porcelain patios and pathways
- External water tap
- 1.8 metre high timber fencing separating plots. Post and rail fence with hedges to open views.

A collection of optional enhancements is available, offering the opportunity to tailor your home to your individual lifestyle and preferences. Please speak with our sales advisor for further information.



Homes for people who simply **don't** want to **compromise**

As a family run, local housebuilder we've learnt that true value is in the fine detail. In the past, choosing a new home often involved a little give and take. When you buy a new home from Dorbcrest Homes however, you don't have to make those choices, because when we build a house or an apartment, we don't build in compromise; we build in all the qualities you're looking for in a new home.



Designed with you in mind

Fashion, as they say, is temporary. True design makes a statement forever.

Nowhere is this more evident than in a Dorbcrest home. For over thirty years now we've been building homes not to the whim of the 'next big thing' but to the careful and considered plans of Architects and Interior Designers who think and work in terms of decades.

The result is a portfolio of homes that mix timeless design values with contemporary style whose look and feel will never date.



Desirability by design

Every new Dorbcrest home is built to make life easier for you.

Sensibly placed doors allow a natural flow of light through your home and designer fixtures and fittings ensure luxury and comfort throughout.

They seem like little things and, because they work so well, you probably won't even notice them. But they're the perfect example of the kind of small considerations which give your home comfort and desirability like no other.



Workmanship that lasts and lasts

You'll find that housebuilders often brag about their homes 'lasting a lifetime'...

The way we look at it, with a family growing up under one roof, a house should be good for your lifetime. That's why we take particular care with the standard of materials we use in our developments, and the standard of the designers, builders and workmen we employ. They put as much pride into building a new house as you will in making it the perfect home. And this incredible care and attention to detail is on display everywhere you look in any new Dorbcrest Home.



Quality and performance

We want you to be happy with your new home for as long as you stay there.

That could be many years, so you'll find we've planned for the long run in kitchens and kitchen appliances that are robust, reliable and practical. In bathrooms and shower cubicles that remain stylish, scratch free and 'fit for purpose'. And in floors, floorcoverings, skirting boards and even furnishings that can take the knocks of everyday life.



The Dorbcrest Difference

Quality in every last detail...

Being true to that ideal means more than simply building the best quality homes in the best possible locations. It means making sure that whenever you need us, we're there with the very best help and advice. That's why we're full of ideas to make the path to the door of your new Dorbcrest home a little smoother. For example, our Part Exchange and Make a Move schemes take the hassle and headaches out of buying and selling.

It's also why, when you've got a question with your new home, you can talk to a member of our qualified team whose job it is to make sure your enquiry is dealt with promptly and professionally, every time.

The way we look at it, you're a Dorbcrest customer from your first enquiry to settling into your brand new home. So we'll make sure you get the full Dorbcrest service from start to finish.



www.dorbcresthomes.co.uk

DORBCREST *Homes*

A move in the right direction

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