





Anvil Mews is an exclusive collection of just ten stone townhouses situated just outside the old town wall, close to the centre of the market town of Stamford.

The development was designed in keeping with the traditional limestone buildings of the town whilst providing a contemporary twist and every modern convenience.

There are nine townhouses and a single storey property within the development. Anvil Mews is a mix of three 3 bedroom

(2 end of terrace, 1 mid terrace) houses and six 4 bedroom townhouses all arranged around a central block paved gated courtyard. Importantly for Stamford, there are allocated parking spaces for each property.

All the properties will feature high quality interior design elements including tiles and sanitaryware by Porcelanosa as well as high quality fittings such as a choice of contemporary kitchens with 'Maia' composite work surfaces.





A PLACE OF YOUR OWN IN 'THE BEST PLACE TO LIVE IN BRITAIN'

In 2013 Stamford was named as 'The Best Place to Live in Britain' by the Sunday Times. It was described as the 'Cotswolds without the cars'.

Situated just one mile from the A1, giving excellent road connections, the town is only 14 miles from Peterborough with regular trains to London Kings Cross taking from 50 minutes. There are hourly trains to Peterborough from the Stamford train station.

There is excellent state and private schooling locally and Stamford has a wealth of high end independent and national retailers in the town centre as well as supermarkets including Waitrose.

The area is well served for leisure pursuits with ample golf courses nearby as well as the historic Burghley House Estate. Rutland Water provides cycling, fishing, walking and a nature reserve and is only seven miles away.

The town has been featured in many period dramas including Middlemarch and Pride and Prejudice. In 1967 Stamford became the first conservation town in England.









THE KATRINE

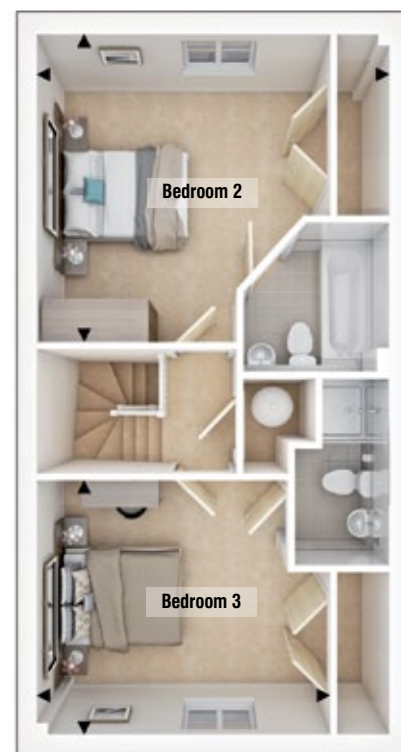
3 bedroom townhouse - Plot 2



Ground floor



First floor



Second floor

Ground floor

Kitchen	4.75m x 4.10m	15'7" x 13'6"
Study	3.40 x 2.60m	11'2" x 8'6"

First floor

Sitting Room	4.75m x 4.15m	15'7" x 13'7"
Bedroom 1	4.75m x 3.45m	15'7" x 11'4"

Second floor

Bedroom 2	3.95m x 4.15m	13'0" x 13'7"
Bedroom 3	3.95m x 3.45m	13'0" x 11'4"

All measurements shown are approximate maximum room dimensions.

Plot 2 - approximate gross internal floor area = 136 Sq/m - 1464 Sq/ft.

Depending on plot number, the floor plans for this house type may be opposite to those shown above.

Plot 6



Plot 8



Plot 9



THE LOMOND

4 bedroom townhouse - Plots 6, 8 and 9



Ground floor



First floor



Second floor

Ground floor

Dining Room	6.00m x 4.60m	19'8" x 15'1"
Kitchen	6.00m x 4.80m	19'8" x 15'9"
Bedroom 4	3.60 x 4.55m	11'10" x 14'11"

First floor

Sitting Room	6.00m x 4.85m	19'8" x 15'11"
Bedroom 2	5.05m x 3.00m	16'7" x 9'10"

Second floor

Bedroom 1	3.20m x 6.15m	10'6" x 20'2"
Bedroom 3	2.75m x 5.05m	9'0" x 16'7"

All measurements shown are approximate maximum room dimensions.

Plots 6, 8 & 9 - approximate gross internal floor area = 200 Sq/m - 2153 Sq/ft.

Depending on plot number, the floor plans for this house type may be opposite to those shown above.

These details are intended to give a general indication of the proposed development and floor layout. The Developer reserves the right to alter any part of the development, specification or floor layout at any time. The contents herein shall not form part of a contract or be a representation inducing any such contract. These properties are offered subject to availability. Please note the development name is for marketing purpose only at this stage.

Plot 5



Plot 7



Plot 10



THE MAREE

4 bedroom townhouse - Plots 5, 7 and 10



Ground floor



First floor



Second floor

Ground floor

Dining Room	6.00m x 4.60m	19'8" x 15'1"
Kitchen	6.00m x 4.80m	19'8" x 15'9"
Bedroom 4	3.60 x 4.55m	11'10" x 14'11"

First floor

Sitting Room	6.00m x 4.85m	19'8" x 15'11"
Bedroom 2	5.05m x 3.00m	16'7" x 9'10"

Second floor

Bedroom 1	3.20m x 6.15m	10'6" x 20'2"
Bedroom 3	2.75m x 5.05m	9'0" x 16'7"

All measurements shown are approximate maximum room dimensions.

Plots 5, 7 & 10 - approximate gross internal floor area = 200 Sq/m - 2153 Sq/ft.

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Plot 1



Plot 3



THE RANNOCH

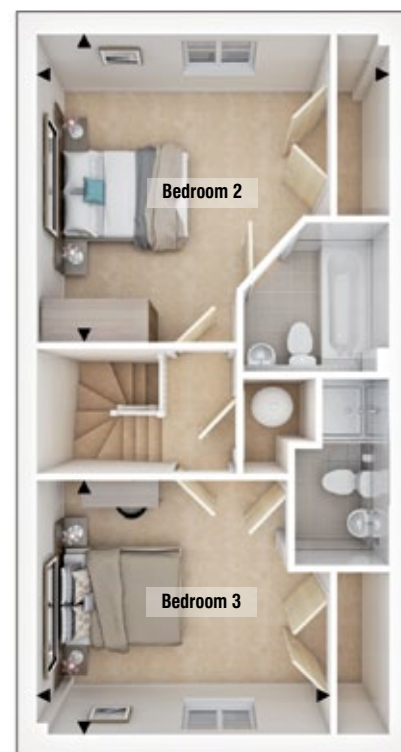
3 bedroom townhouse - Plots 1 and 3



Ground floor



First floor



Second floor

Ground floor

Kitchen	4.75m x 4.10m	15'7" x 13'6"
Study	3.40 x 2.60m	11'2" x 8'6"

First floor

Sitting Room	4.75m x 4.15m	15'7" x 13'7"
Bedroom 1	4.75m x 3.45m	15'7" x 11'4"

Second floor

Bedroom 2	3.95m x 4.15m	13'0" x 13'7"
Bedroom 3	3.95m x 3.45m	13'0" x 11'4"

All measurements shown are approximate maximum room dimensions.
Plots 1 & 3 - approximate gross internal floor area = 136 Sq/m - 1464 Sq/ft.
Depending on plot number, the floor plans for this house type may be opposite to those shown above.

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SPECIFICATIONS

INTERNAL

GENERAL	PLOT 1	PLOT 2	PLOT 3	PLOT 4	PLOT 5	PLOT 6	PLOT 7	PLOT 8	PLOT 9	PLOT 10
Ceilings plain finish (inc. all dwellings c/w sloping ceilings)	■	■	■	■	■	■	■	■	■	■
Walls emulsion finish (one colour throughout, Hessian)	■	■	■	■	■	■	■	■	■	■
Doors Shaker style oak veneer	■	■	■	■	■	■	■	■	■	■
Ironmongery Serrazotta SZC052, choice of finishes (CP or SC)	■	■	■	■	■	■	■	■	■	■
120mm softwood pencil round moulded skirting painted white	■	■	■	■	■	■	■	■	■	■
70mm softwood pencil round moulded architrave painted white	■	■	■	■	■	■	■	■	■	■
Staircase, softwood with stop chamfered oak newels	■	■	■	■	■	■	■	■	■	■
Balusters all white painted, with oak handrails and newel caps	■	■	■	■	■	■	■	■	■	■
Wardrobe to master bedroom	■	■	■	■	■	■	■	■	■	■
Wardrobes to bedrooms 2 and 3	■	■	■	■	■	■	■	■	■	■
KITCHEN										
Fitted kitchen units, chosen from ranges displayed in site sales office to design available	■	■	■	■	■	■	■	■	■	■
Choice of 42mm Maia worktops from display	■	■	■	■	■	■	■	■	■	■
Integrated single slide and hide oven, ceramic hob and chimney style extractor	■	■	■	■	■	■	■	■	■	■
Integrated fridge freezer	■	■	■	■	■	■	■	■	■	■
Integrated dishwasher	■	■	■	■	■	■	■	■	■	■
Washing machine space where shown	■	■	■	■	■	■	■	■	■	■
Tiled floor to kitchen and utility room/area	■	■	■	■	■	■	■	■	■	■
One and half bowl sink and mixer taps	■	■	■	■	■	■	■	■	■	■
Wall tiling between work top and underside of wall units	■	■	■	■	■	■	■	■	■	■

CLOAKROOM (where available) (Porcenalosa Urban C range)	PLOT 1	PLOT 2	PLOT 3	PLOT 4	PLOT 5	PLOT 6	PLOT 7	PLOT 8	PLOT 9	PLOT 10
W.C. and cistern, wash basin and taps	■	■	■	■	■	■	■	■	■	■
Tiled panel full height behind basin and tiled floor	■	■	■	■	■	■	■	■	■	■
BATHROOM (Porcenalosa Urban C range)										
W.C. and cistern	■	■	■	■	■	■	■	■	■	■
Basin and pedestal complete with mixer taps	■	■	■	■	■	■	■	■	■	■
1700mm bath with mixer taps	■	■	■	■	■	■	■	■	■	■
Shaver point	■	■	■	■	■	■	■	■	■	■
Extract fan with external switch	■	■	■	■	■	■	■	■	■	■
Full height tiling to shower area	■	■	■	■	■	■	■	■	■	■
Half tiling to all other walls	■	■	■	■	■	■	■	■	■	■
Shower over bath with screen	■	■	■	■	■	■	■	■	■	■
ENSUITE (Porcenalosa Urban C range)										
W.C. and cistern	■	■	■	■	■	■	■	■	■	■
Basin and pedestal complete with pillar taps	■	■	■	■	■	■	■	■	■	■
Shower tray, with thermostatic shower, riser rail and screen	■	■	■	■	■	■	■	■	■	■
Extract fan with external switch	■	■	■	■	■	■	■	■	■	■
Shaver point	■	■	■	■	■	■	■	■	■	■
Full height tiling to shower area	■	■	■	■	■	■	■	■	■	■
Half tiling to all other walls	■	■	■	■	■	■	■	■	■	■
Shower over bath with screen	■	■	■	■	■	■	■	■	■	■



SPECIFICATIONS

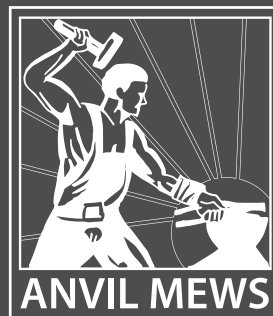
INTERNAL continued...

	PLOT 1	PLOT 2	PLOT 3	PLOT 4	PLOT 5	PLOT 6	PLOT 7	PLOT 8	PLOT 9	PLOT 10
UTILITY ROOM										
42mm work top										
Sink base unit, with single bowl and pillar taps										
Tiled floor										
HEATING and HOT WATER (refer to house style internal specification sheet)										
Wall mounted boiler										
Pre-finished radiators										
Thermostatic radiator valves to all habitable rooms										
ELECTRICAL (refer to dwelling style internal specification sheet)										
ALL SATIN CHROME FITTINGS										
Smoke alarm to current legislation to hall and landing										
Telephone point in lounge										
Telephone point in bedrooms 1, 2 & 3 as applicable										
T.V. point in lounge										
T.V. point in bedrooms 1, 2 & 3 as applicable										
LED down-lighters to kitchen										
LED down-lighters to bathroom & en-suite										

EXTERNAL

	PLOT 1	PLOT 2	PLOT 3	PLOT 4	PLOT 5	PLOT 6	PLOT 7	PLOT 8	PLOT 9	PLOT 10
GENERAL										
Stone built										
Roof tiles as per site schedule										
PVCU windows, fascia and soffit										
Paths and driveways (refer to footpath plan)										
Slab foot paths to houses										
Block paved driveways										
EXTERNAL DOORS										
Front Insulated composite doors (See site schedule for style & colour)										
French doors (refer to dwelling style)										
Chrome effect door furniture										
Chrome effect door bell										
GARDENS										
Fencing as per development fencing plan										
Rear garden (where applicable) to be landscaped										
External tap (where applicable)										
EXTERNAL LIGHTING										
Front door outside light										
Rear entrance outside light where applicable										

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