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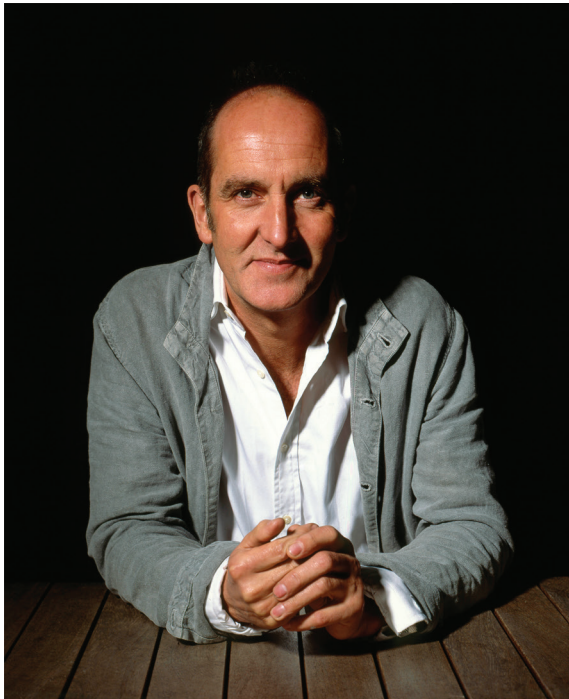
**YOUR BESPOKE NEW HOME IN AN  
EXCLUSIVE AND TRANQUIL SETTING**

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Located on Oxford's Cumnor Hill, The Acre  
combines the excitement of city life with  
easy access to beautiful countryside.

[ Happiness  
Architecture  
Beauty ] **HAB**





# HELLO

I set up HAB to build homes that make people happy and to make places that bring delight. Our homes are beautiful pieces of architecture that offer seclusion, privacy and tranquillity. But they also provide for maximum sociability - fit for joyous entertaining and the everyday hubbub of family life.

We've turned the housebuilding process on its head (or rather returned it to what it once was) to put you at the centre. You will be able to tailor your own home, so at The Acre you own not only a fine building that is environmentally friendly and thoughtfully designed, but one which has been customised by you, around your needs, desires and lifestyle.

I hope you enjoy leafing through this brochure. I hope it inspires you to dream and plan and imagine how fulfilling life can be at The Acre in Cumnor Hill.

**Kevin McCloud, HAB Chairman and Founder**

## **HAB stands for Happiness Architecture Beauty.**

These are the values we hold dear. We were set up by Kevin McCloud in 2007 to challenge the way identikit volume housing was built in the UK. The homes and places we build respect the local context and bio-diversity; are strongly rooted in history, landscape and the community; and are sustainable, beautiful and a pleasure to live in.







## YOUR BESPOKE HOME IN AN **EXCLUSIVE AND TRANQUIL SETTING**

All the homes at The Acre are individually designed and can be customised by you. Features in the homes include winter garden rooms, double garages with multi-bike storage, large open-plan kitchen/living spaces and carefully crafted gardens.







WELCOME TO  
**THE ACRE**





The Acre, HAB's beautiful new development of just five homes on Oxford's Cumnor Hill, combines the excitement and opportunities of city life with easy access to beautiful countryside.

Bordered by mature trees and hedgerows, The Acre is in a highly sought-after neighbourhood just a few miles from the City Centre and at the jumping-off point to the Cotswolds.





A WARM AND  
**WELCOMING**  
**HOME**





**We like our housing to be elegant, sassy, and modern.** But above all, we want it to have that elusive quality – homeliness. That’s why we chose John Pardey Architects, who are brilliant at designing houses that aren’t just first-rate architecture, but comfortable, much-loved homes.

We think your new home should offer a warm welcome: a proper ‘threshold’ moment; a front door that is reassuringly solid; a door handle that’s a pleasure to touch; a fire at its heart. We want light to flow throughout the space; for there to be fabulous views of gardens, trees and sky.









# THE ACRE ECO APPROACH **TREAD LIGHTER ON THE PLANET**

HAB is very happy to trumpet its credentials as an environmentally-minded business. We're working quietly, confidently and consistently to ensure we consider our impact: focussing on issues of provenance, locality and equity alongside the harder-edged green issues of carbon and water use.

All the houses at The Acre have been designed and built with minimal energy and water use, which leads to low running costs. They're designed to bring natural daylight deep into the buildings and they're built from hemp – a low-carbon, highly insulating wonder material which helps create a healthy internal environment. They'll be warm in winter and cool in summer.

Each home will have a wood-burning stove at its heart and we'll give you timber which has been felled on site to get your wood-store up and running.

Your gardens have been shaped as carefully as the homes themselves. There'll be bird houses, bat bricks and insect hideaways sprinkled throughout the site. The landscape has been designed to manage rainwater with green roofs, rain gardens, bridges, ponds and channels.



## THE ACRE LOCALITY **PRACTICAL AND PICTURESQUE**

The Acre sits comfortably between Oxford's historic city centre and the wonders of the rolling Cotswolds.

The city's museums, unparalleled architectural heritage and lively cultural scene offer everything from works by da Vinci to rock festivals. Equally, the calm of Stow-on-the-Wold or the Henley Regatta are less than an hour away.







Just three miles to the west of Oxford City Centre with its excellent road and public transport connections to London and the rest of the UK, The Acre is also within easy reach of the A40 to Cheltenham or West Wales and the M40 to Birmingham.

Cumnor Village has pubs, a primary school, a post office and a fine parish church. Nearby Botley offers a shopping centre, doctor's and dentist's surgeries, library, churches and a bank. There is an outstanding choice of excellent independent schools nearby in both Oxford and Abingdon.







## THE ACRE **IN SPRING**

The gentle hills and distinctive golden-stoned villages of the Cotswolds are on your doorstep. The ambitious can tackle a springtime outing along the 102 mile Cotswold Way National Trail. Explore Sudeley Castle's splendour or the delightful Bourton-on-the-Water with its network of bridges for a more sedate day out.

Or indulge your bookish side at the annual, week-long Oxford Literary Festival - one of the world's leading celebrations of literature, writing and culture – and combine it with a stroll through the buildings of the world's oldest university.



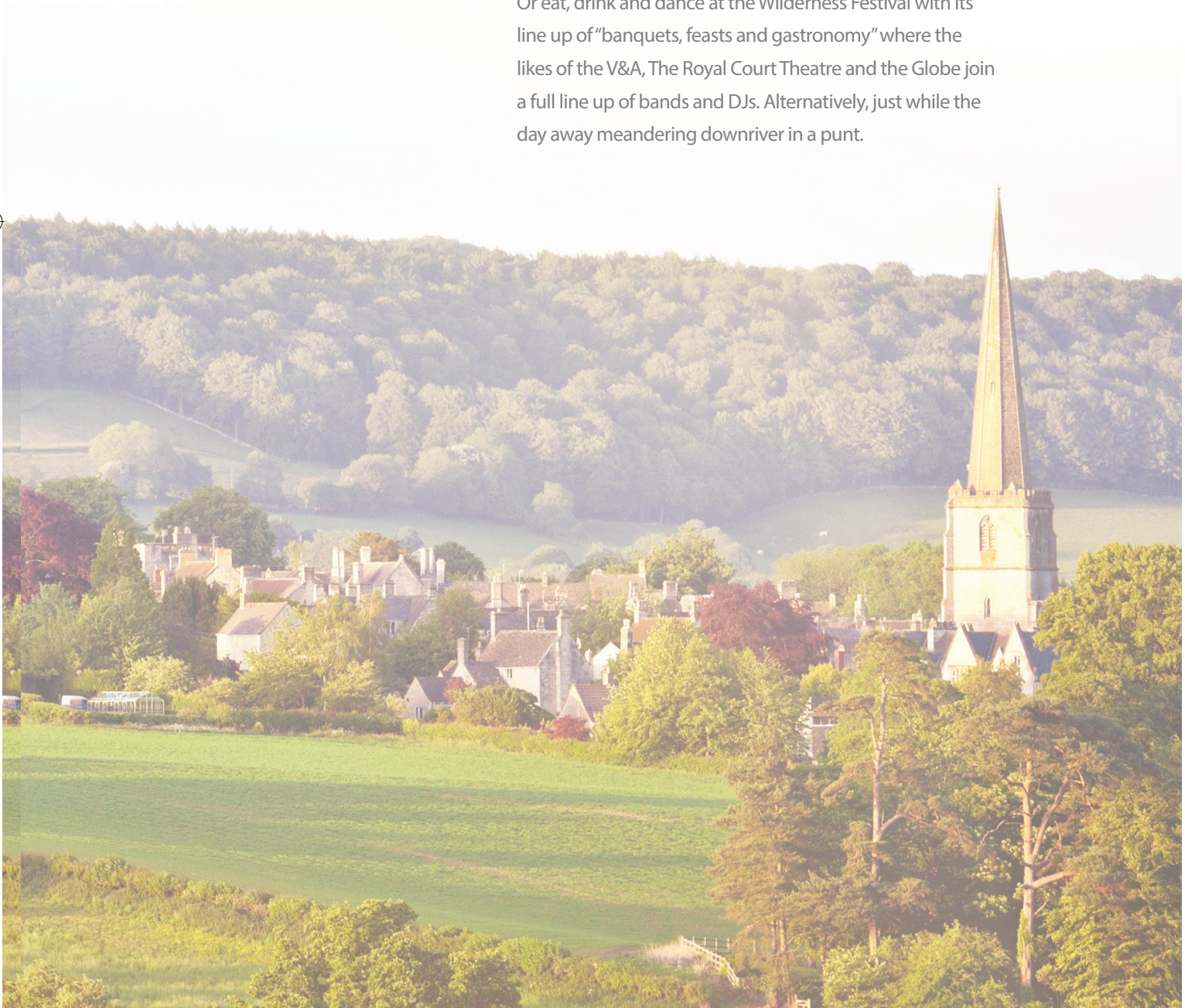




## THE ACRE **IN SUMMER**

Just 20 minutes from The Acre, Blenheim Palace's summer events programme is brilliantly eclectic, including charity triathlons, a vintage circus and, fittingly for an 18th-century palace, medieval jousting. And if it's all too much, you've got the magnificent 2,000 acre park with stunning woodland and Capability Brown gardens to explore.

Or eat, drink and dance at the Wilderness Festival with its line up of "banquets, feasts and gastronomy" where the likes of the V&A, The Royal Court Theatre and the Globe join a full line up of bands and DJs. Alternatively, just while the day away meandering downriver in a punt.







## THE ACRE **IN AUTUMN**

Apple-picking time! You can volunteer to help pick apples at the Upton Cider Company. Pay is 'non existent' but you're rewarded with a sumptuous lunch and free cider. Enjoy the Autumnal colours of leaves on the surrounding trees. And watch out for badgers, who have a foraging route by the site.

Take time to explore the city now that the summer tourists have left.

The Acre's ponds and rain gardens will fill with Autumn rain.





## THE ACRE **IN WINTER**

Shelter from the British winter in Oxford's galleries and museums. Check out the Ashmolean Museum and its incredible collections of drawings by Michelangelo and Raphael, paintings by Turner and the lantern reputedly carried by Guy Fawkes in the Gunpowder Plot. Plus there's a rooftop dining room with spectacular views of the city for your winter warmer.

Take a wintry walk in Magdalen College Deer Park or explore the hidden-away front quad of St Edmund Hall.







# MAKE IT YOURS **DESIGNED BY YOU, FOR YOU**

## **Your home, your choice.**

We believe that your new home should be uniquely yours and designed to suit your lifestyle and tastes. We'll work with you to tailor the layout and finishes to ensure a perfect fit.

We've developed a range of ground- and first-floor options, with layouts to allow for different numbers of bedrooms, home working, open-plan living and overnight guests.

## INTELLIGENT **HOMES**

HAB can work with you to introduce the technology you want to future-proof your home.

So whether you want to integrate a fingerprint entry door system, intelligent home heating, pre-programmed mood lighting to greet you when you get home or just a super-slick audio visual system, we can help set it up.

You can choose systems to suit your tastes, and the technology can be simply managed via your smart phone, tablet or computer.





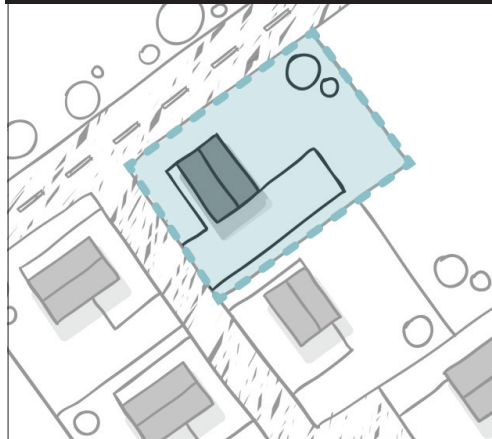


# SO HOW DO YOU WANT TO LIVE?

## 01

Consider which house you want, the one with the biggest garden for growing veg, the private driveway, the self-contained apartment or the attic play space.

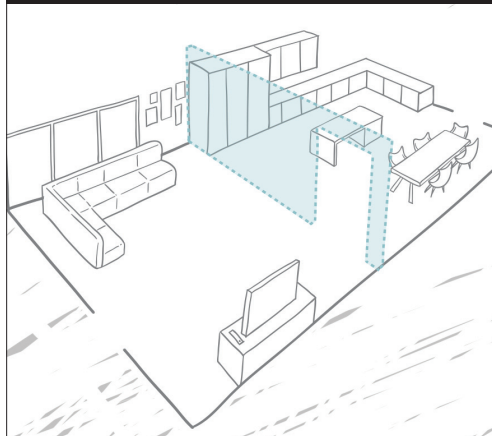
### 01. CHOOSE YOUR PLOT



## 02

Do you long for a spacious open-plan home? Or perhaps the artist in your family needs a retreat for creating their masterpieces? There are a range of options on offer.

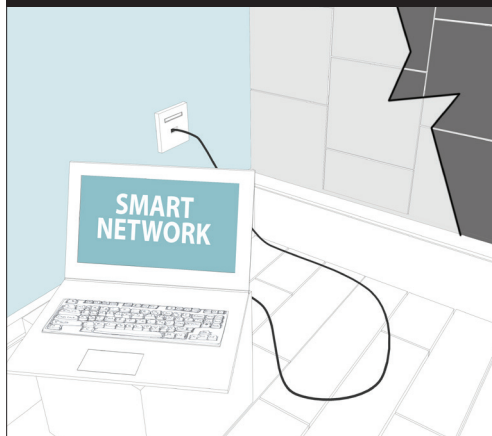
### 02. CHOOSE YOUR LAYOUT



## 03

We have a range of choices for your floors, walls, fittings and the like; letting you tailor those final touches to your home. So you can upgrade the bits you want or even elevate your home IT network to 'smart' status.

### 03. CHOOSE YOUR FIXTURES AND FITTINGS

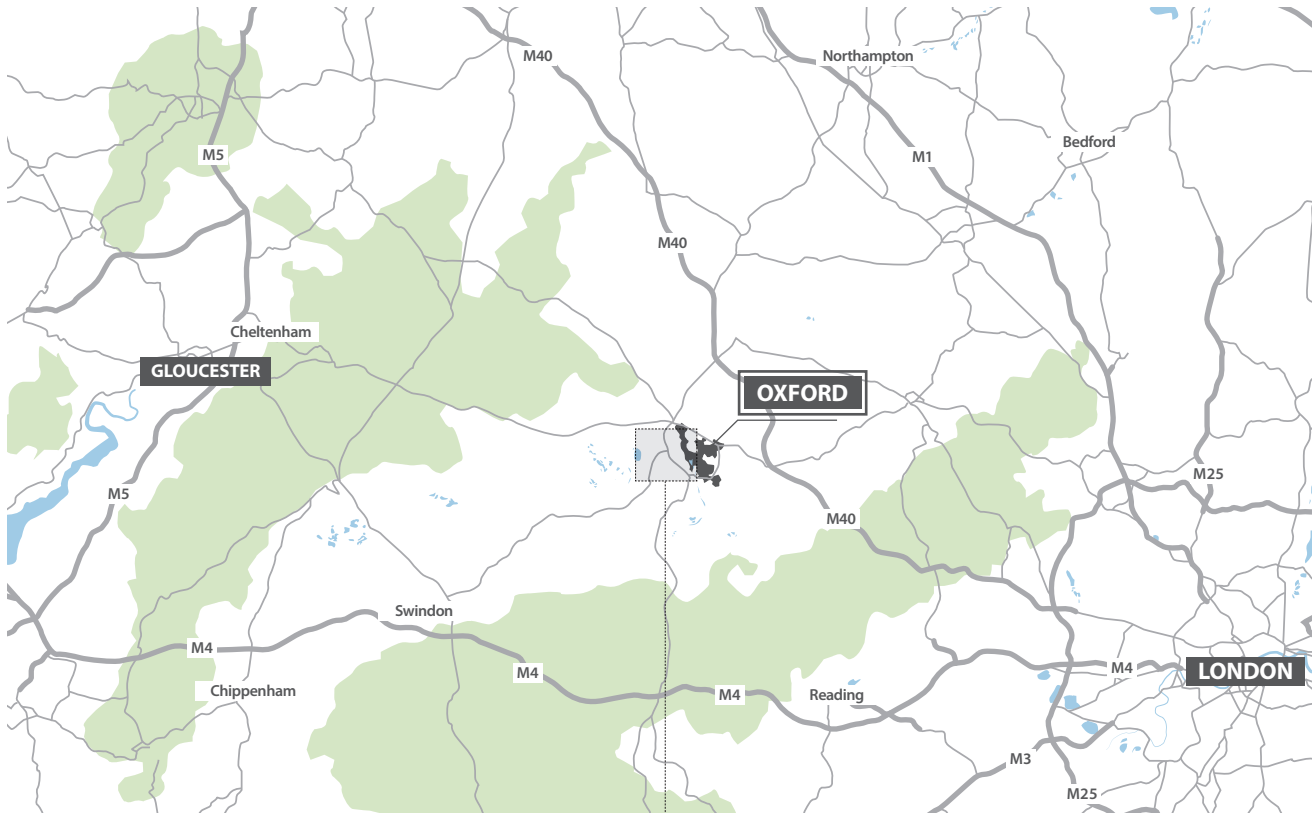





















# WHERE IS IT AND WHAT'S THERE?

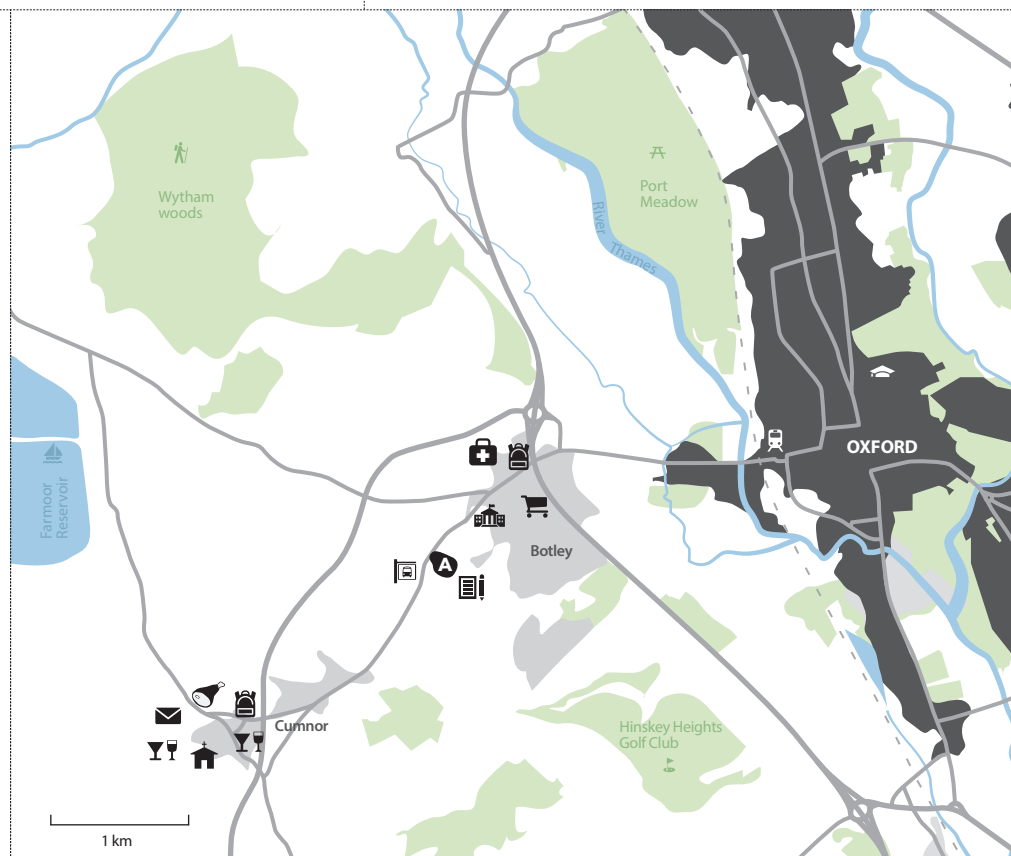
CUMNOR HILL,  
OXFORD OX2 9HX



## AREA MAP KEY

-  **THE ACRE**
-  Cumnor C of E School
-  Botley Primary School
-  Matthew Arnold School
-  Independent School
-  Oxford Railway Station
-  Cumnor Hill Bus Stop
-  Post Office
-  Butchers
-  Supermarkets
-  Bank
-  St. Michael's Church
-  Medical Centre
-  The Vine
-  The Bear and Ragged Staff

Within 3 miles of The Acre there are over 20 schools, primary, secondary and independent.













## EACH HOME AT THE ACRE IS **PACKED WITH DELIGHTS**

- 01 Treetops
- 02 The Corner House
- 03 Parklands
- 04 The Woodpile
- 05 The Gatehouse

-  Garden Pools
-  Paved courtyard & parking
-  Designated parking
-  Visitor parking
-  Green Roof
-  Double Garages

### Disclaimer

The site plan is for illustration purposes only. Gardens, plot positions, parking and landscaping can vary during construction and before exchange of contracts you should check the final drawings which are available to inspect on site or via your solicitor. All structural and landscaping finishes are indicative only.





# TREETOPS PLOT 01

3,525 SQ FT

Treetops sits in the largest garden at The Acre. The standard layout, which can be customised, has a split-level ground floor, five bedrooms and a first-floor lounge which overlooks the garden down to the mature trees. It has a fully self-contained apartment on the ground floor; perfect for guests, relatives or teenagers.



## DIMENSIONS

### GROUND FLOOR

1. Kitchen	3.6m x 3.3m	11'9" x 10'9"
2. Living	7.0m x 7.6m	22'11" x 24'11"
3. Dining	3.3m x 4.0m	10'9" x 13'1"
4. Live-in Studio	6.0m x 6.4m	19'8" x 20'11"
5. Bathroom	2.4m x 3.3m	7'10" x 10'9"
6. Study/Play Room	3.3m x 4.1m	10'9" x 13'5"
7. WC	1.9m x 1.5m	6'2" x 4'1"
8. Garage	5.5m x 6.5m	18'0" x 21'3"
9. Utility	3.4m x 1.5m	11'1" x 4'11"

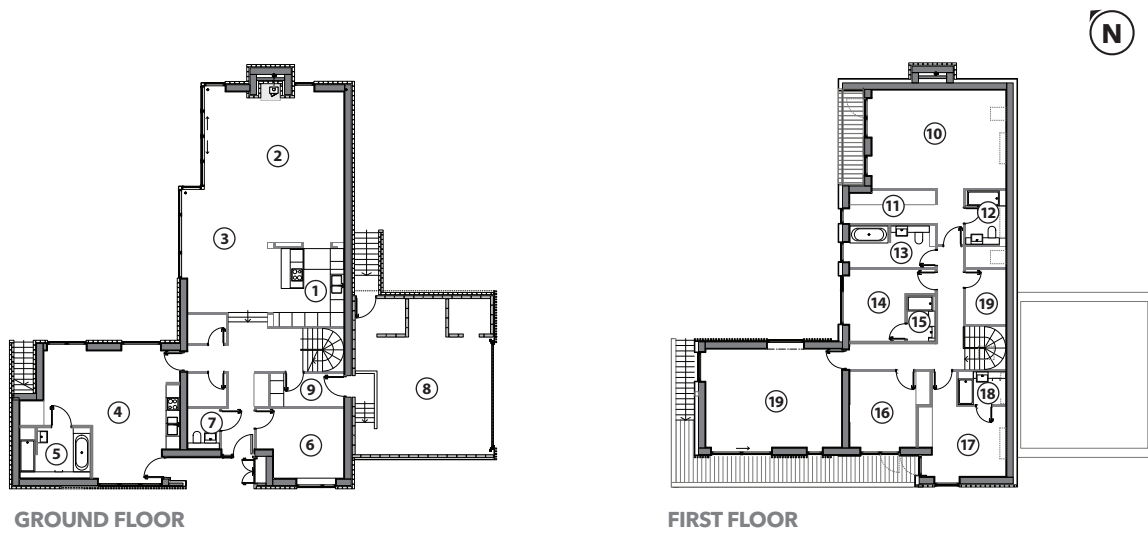
### FIRST FLOOR

10. Master Suite	4.6m x 6.3m	15'1" x 20'8"
11. Master Dressing	1.4m x 4.0m	4'7" x 13'1"
12. Master En suite	2.5m x 1.9m	8'2" x 6'2"
13. Bathroom	2.0m x 4.0m	6'6" x 13'1"
14. Bedroom 2	3.3m x 2.6m	10'9" x 8'6"
15. En suite to Bed 2	2.1m x 1.3m	6'10" x 4'3"
16. Bedroom 3	3.5m x 3.8m	11.5 x 12.5
17. Bedroom 4	3.3m x 4.1m	10'9" x 13'5"
18. En suite to Bed 4	1.5m x 2.2m	4'11" x 7'2"
19. Family Room	4.6m x 6.4m	15'1" x 20'11"
20. Laundry	1.8m x 2.5m	5'10" x 8'2"

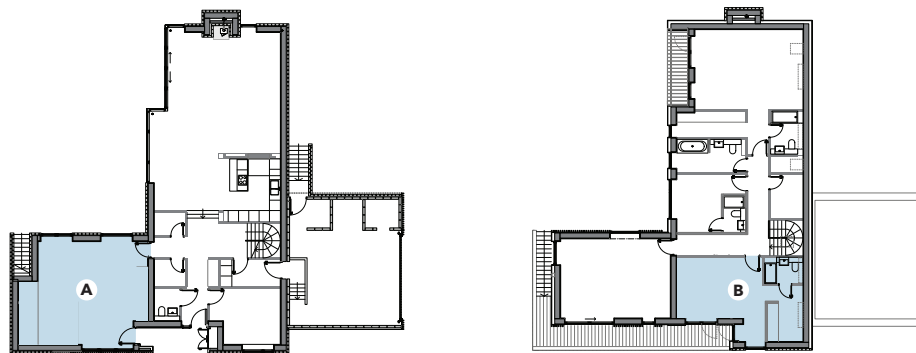
All dimensions are measured to the maximum span in each space.



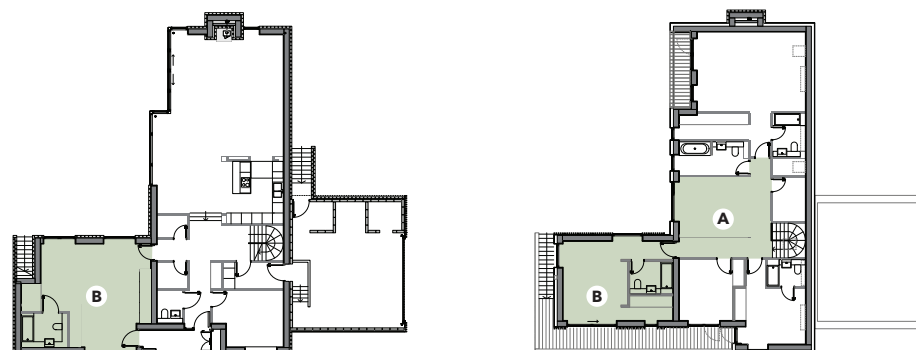


**OPTION 1**

This is the standard layout on offer. **NB** These are suggested floor plans. Modifications can be made as below (Options 2 & 3). These may come at additional cost.

**OPTION 2**

Switch the downstairs apartment for an extra living room, dining room or home office and create a second master bedroom on the first floor. This option has three large bedrooms.

**OPTIONS KEY**

- (A) Living
- (B) Bedroom

**OPTION 3**

Shift the master bedroom downstairs giving it direct garden access. Rearrange the upstairs to give both terrace and garden access from an en-suite bedroom. This option has five bedrooms.





# THE CORNER HOUSE

## PLOT 02

3,105 SQ FT

The Corner House benefits from a variety of different garden areas ensuring there's a suntrap somewhere around the house all day long. The five bedroom standard layout can be customised in a range of ways to create a cosy upstairs snug or swap the dual-aspect first-floor lounge for another master bedroom.



## DIMENSIONS

### GROUND FLOOR

1. Living	7.0m x 6.5m	22'11" x 21'3"
2. Kitchen	3.6m x 3.3m	11'9" x 10'9"
3. Dining	6.4m x 4.0m	20'11" x 13'1"
4. Study	4.9m x 4.1m	16'0" x 13'5"
5. WC	1.9m x 1.5m	6'2" x 4'11"
6. Garage	6.3m x 5.5m	20'8" x 18'0"
7. Utility	2.0m x 1.7m	6'0" x 5'6"

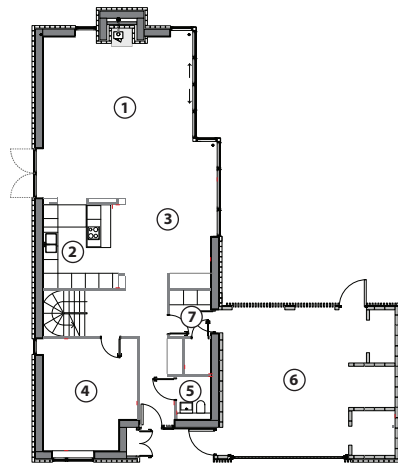
### FIRST FLOOR

8. Master Suite	4.6m x 4.3m	15'1" x 14'1"
9. Master Dressing	2.0m x 1.9m	6'6" x 6'2"
10. Master En suite	2.5m x 1.9m	8'2" x 6'2"
11. Bathroom	2.5m x 1.9m	8'2" x 6'2"
12. Bedroom 2	2.9m x 4.0m	9'6" x 13'1"
13. Bedroom 3	3.5m x 3.8m	11'5" x 12'5"
14. Bedroom 4	3.3m x 4.1m	10'9" x 13'5"
15. En suite to Bed 4	1.5m x 2.2m	4'11" x 7'2"
16. Bedroom 5	3.3m x 2.6m	10'9" x 8'6"
17. En suite to Bed 5	2.1m x 1.3m	6'10" x 4'3"
18. Family Room	4.6m x 7.3m	15'1" x 23'11"
19. Laundry	1.8m x 2.5m	5'10" x 8'2"

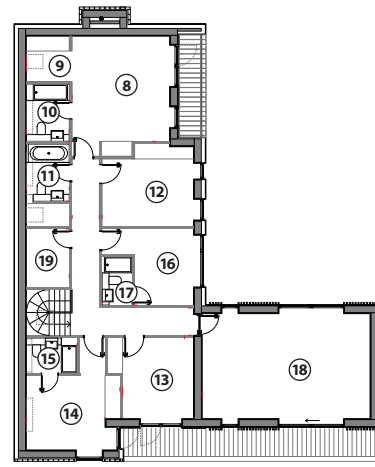
All dimensions are measured to the maximum span in each space.







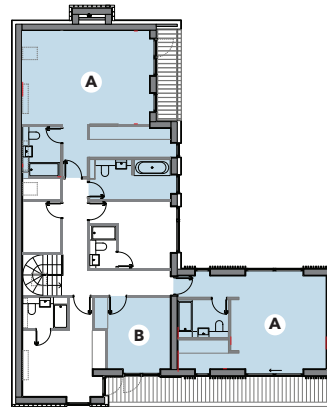
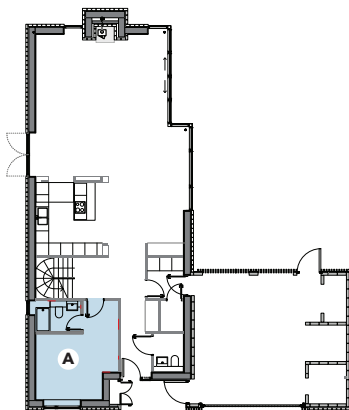
GROUND FLOOR



FIRST FLOOR

**OPTION 1**

This is the standard layout on offer. **NB** These are suggested floor plans. Modifications can be made as below (Option 2). These may come at additional cost.

**OPTIONS KEY**

- Ⓐ Bedroom
- Ⓑ Snug

**OPTION 2**

Supersize your master bedroom suite and swap your downstairs reading room for an upstairs snug. This option also shifts a large bedroom to the ground floor. This option has five bedrooms.





# PARKLANDS PLOT 03

3,595 SQ FT

Parklands has a massive games room on the split-level ground floor with separate utility and boot rooms to the back. Its standard layout has either five or six bedrooms and upstairs there is a homework nook and a separate office space opening onto the secure roof terrace, but a range of alternative options are possible. It has a wildlife-friendly green roof.



## DIMENSIONS

### GROUND FLOOR

1. Kitchen	3.2m x 4.8m	10'5" x 15'8"
2. Living	4.7m x 5.0m	15'5" x 16'4"
3. Dining	4.4m x 11.3m	14'5" x 37'0"
4. Office/Studio	6.3m x 5.1m	20'8" x 16'8"
5. Store/Bathroom	2.7m x 3.0m	8'10" x 9'10"
6. WC	1.5m x 1.9m	4'11" x 6'2"
7. Garage	6.6m x 5.5m	21'7" x 18'0"
8. Utility	2.9m x 2.7m	9'6" x 8'10"
9. Boot Room	1.9m x 2.7m	6'2" x 8'10"

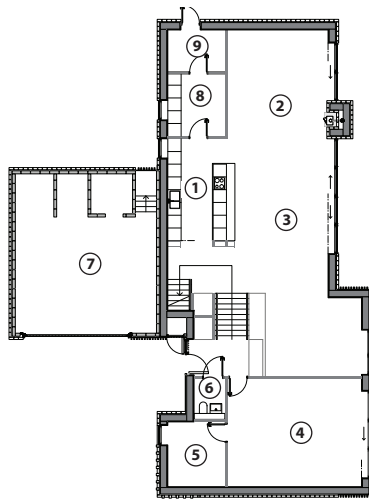
### FIRST FLOOR

10. Master Suite	3.5m x 5.0m	11'5" x 16'4"
11. Master Dressing	2.7m x 1.9m	8'10" x 6'2"
12. Master En suite	2.7m x 1.9m	8'10" x 6'2"
13. Bedroom 2	3.4m x 4.0m	11'1" x 13'1"
14. Bedroom 3	3.4m x 3.2m	11'1" x 10'5"
15. Bedroom 4	2.9m x 5.1m	9'6" x 16'8"
16. En suite to Bed 4	1.4m x 2.4m	4'7" x 7'10"
17. Bedroom 5	3.0m x 5.1m	9'10" x 16'8"
18. En suite to Bed 5	1.4m x 2.4m	4'7" x 7'10"
19. Landing/Playroom	6.4m x 3.8m	20'11" x 12'5"
20. Bathroom	2.7m x 2.3m	8'10" x 7'6"
21. Study	4.0m x 2.5m	13'1" x 8'2"

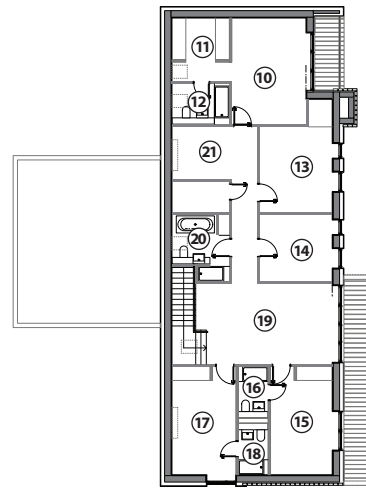
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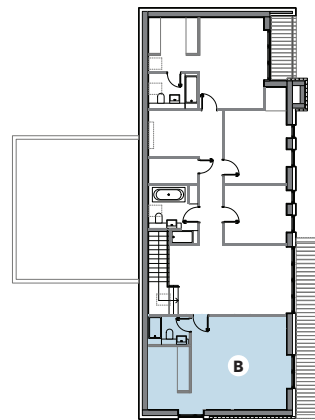
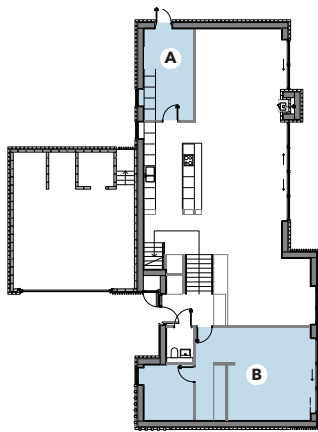
GROUND FLOOR



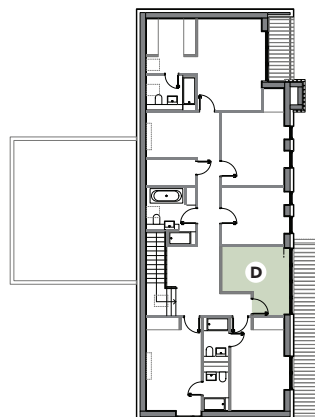
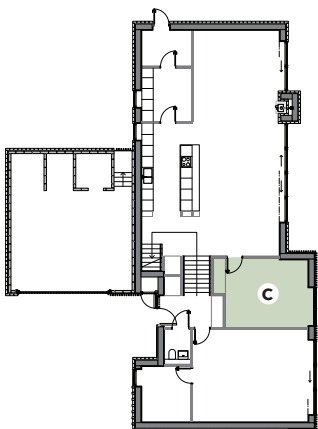
FIRST FLOOR

**OPTION 1**

This is the standard layout on offer. **NB** These are suggested floor plans. Modifications can be made as below (Options 2 & 3). These may come at additional cost.

**OPTION 2**

Move a large ensuite bedroom downstairs and combine the utility and boot rooms into a large pantry. And you can link two bedrooms into a second master suite. This option has five bedrooms.

**OPTIONS KEY**

- Ⓐ Pantry
- Ⓑ Bedroom
- Ⓒ Snug
- Ⓓ Study

**OPTION 3**

Create an enclosed snug downstairs and private study or extra bedroom upstairs. This version has six bedrooms.





# THE WOODPILE PLOT 04

3,046 SQ FT

The Woodpile has four bedrooms and benefits from an open-plan living area downstairs – great for socialising, but also has the luxury of a study at the front of the house when peace and quiet is needed, although these can all be adapted for your needs. Upstairs, both the lounge and master bedroom have direct access onto private terraces.



## DIMENSIONS

### GROUND FLOOR

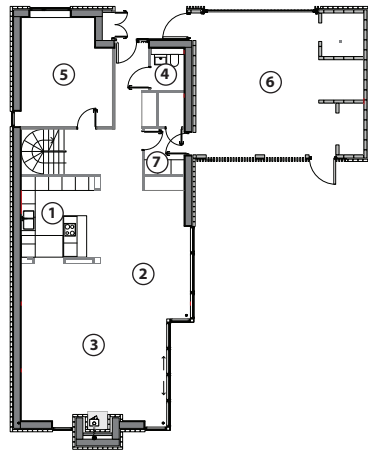
1. Kitchen	3.6m x 3.3m	11'9" x 10'9"
2. Dining	6.4m x 4.0m	20'11" x 13'1"
3. Living	7.0m x 6.5m	22'11" x 21'3"
4. WC	1.9m x 1.5m	6'2" x 4'11"
5. Study	4.9m x 4.1m	16'0" x 13'5"
6. Garage	6.3m x 5.5m	20'8" x 18'0"
7. Utility	1.7m x 1.9m	5'6" x 6'2"

### FIRST FLOOR

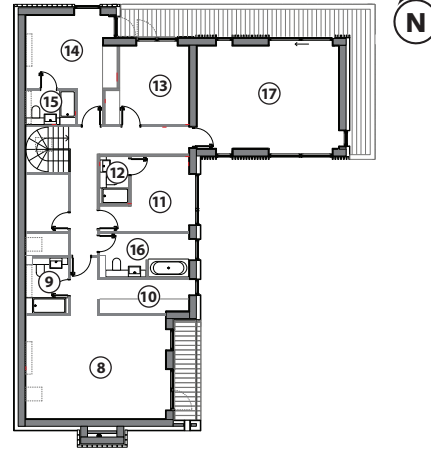
8. Master Suite	4.6m x 6.3m	15'1" x 20'8"
9. Master En suite	2.5m x 1.9m	8'2" x 6'2"
10. Master Dressing	1.4m x 4.0m	4'7" x 13'1"
11. Bedroom 2	3.3m x 2.6m	10'9" x 8'6"
12. En suite to Bed 2	2.1m x 1.3m	6'10" x 4'3"
13. Bedroom 3	3.5m x 3.8m	11'5" x 12'5"
14. Bedroom 4	3.3m x 4.1m	10'9" x 13'5"
15. En suite to Bed 4	1.5m x 2.2m	4'11" x 7'2"
16. Bathroom	2.0m x 4.0m	6'6" x 13'1"
17. Family Room	6.4m x 4.6m	15'1" x 20'11"

All dimensions are measured to the maximum span in each space.





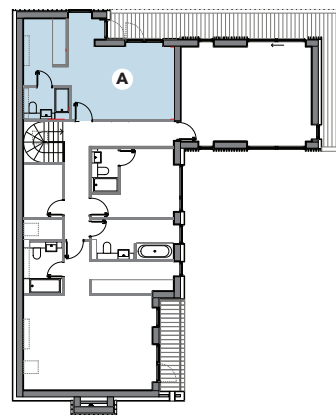
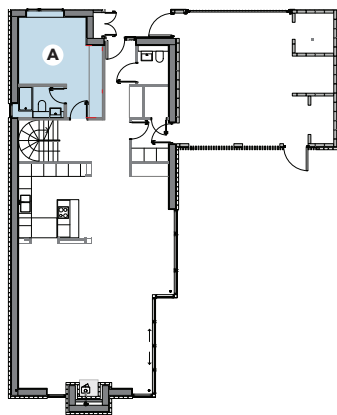
GROUND FLOOR



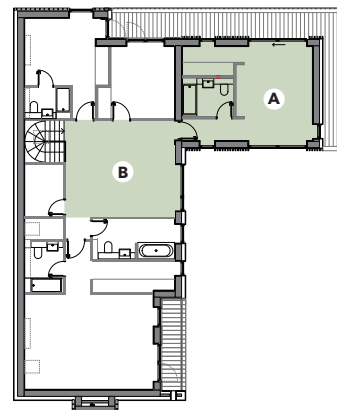
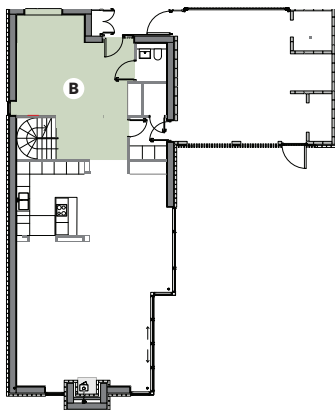
FIRST FLOOR

**OPTION 1**

This is the standard layout on offer. **NB** These are suggested floor plans. Modifications can be made as below (Options 2 & 3). These may come at additional cost.

**OPTION 2**

Create another large master bedroom suite with dressing room upstairs and move a bedroom with en-suite bathroom to the ground floor. This option has four bedrooms.

**OPTIONS KEY**

- Ⓐ Bedroom
- Ⓑ Living

**OPTION 3**

Move the second master suite to have dual aspect views over The Acre and your gardens. This option has four bedrooms. You can open up the entire ground floor or create an alternative first floor lounge on the landing





# THE GATEHOUSE PLOT 05

2,965 SQ FT

The Gatehouse is served by its own private drive and also benefits from split-level ground and first floors. The standard layout, which can be customised, has four large bedrooms and a gallery study upstairs, plus a sizeable playroom in the attic.



## DIMENSIONS

### GROUND FLOOR

1. Kitchen	4.8m x 3.1m	15'8" x 10'2"
2. Living	6.5m x 4.3m	21'3" x 14'1"
3. Dining	4.3m x 3.5m	14'1" x 11'5"
4. WC	1.5m x 1.9m	4'11" x 6'2"
5. Study	4.1m x 4.9m	13'5" x 16'0"
6. Garage	5.5m x 6.3m	18'0" x 20'8"
7. Utility	1.7m x 2.7m	5'6" x 8'10"

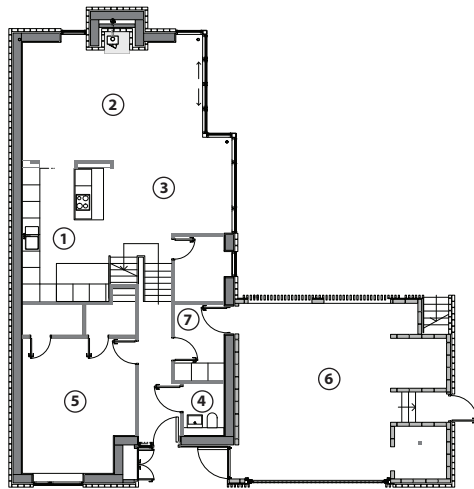
### FIRST FLOOR (AND ATTIC)

8. Master Suite	6.3m x 4.3m	20'8" x 14'1"
9. Master En suite	1.9m x 2.5m	6'2" x 8'2"
10. Bedroom 2	4.0m x 3.2m	13'1" x 10'5"
11. Bedroom 3	3.5m x 4.9m	11'5" x 16'0"
12. En suite to Bed 3	2.2m x 1.5m	7'2" x 4'11"
13. Dressing 3	2.1m x 3.3m	6'10" x 10'9"
14. Bedroom 4	3.8m x 4.6m	12'5" x 15'1"
15. En suite to Bed 4	2.5m x 1.9m	8'2" x 6'2"
16. Dressing 4	2.5m x 1.4m	8'2" x 4'7"
17. Bathroom	1.9m x 3.5m	6'2" x 11'5"
18. Gallery	1.9m x 2.4m	6'2" x 7'10"
19. Attic Playroom	4.8m x 6.2m	15'8" x 20'4"

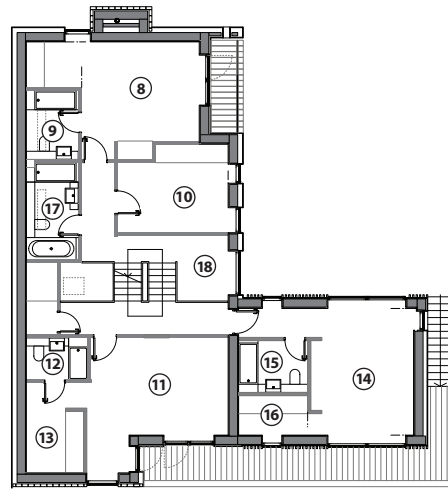
All dimensions are measured to the maximum span in each space.



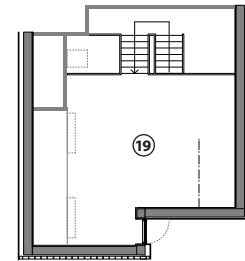




GROUND FLOOR



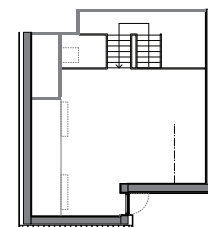
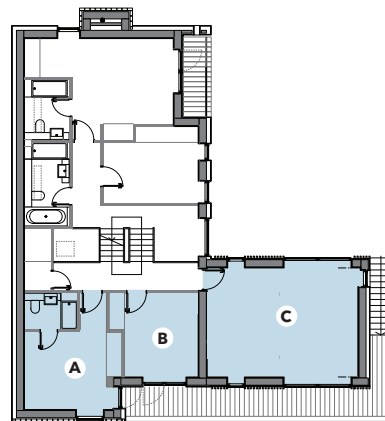
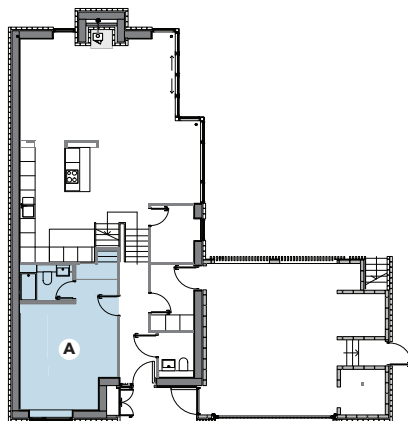
FIRST FLOOR



ATTIC

### OPTION 1

This is the standard layout on offer. **NB** These are suggested floor plans. Modifications can be made as below (Option 2). These may come at additional cost.



#### OPTIONS KEY

- (A) Bedroom
- (B) Snug
- (C) Living

### OPTION 2

Choose a ground floor bedroom suite making space on the first floor for a large family living room and a cosy study-cum-snug. This option has four bedrooms.







# NUTS AND BOLTS WHAT'S MY HOUSE MADE FROM AND WHAT'S IN IT?

The base specification of your HAB home at The Acre is as follows, but a wide range of choices exist for you to customise it.



## Structure and Decoration

- Low-carbon, hemp-based timber frame construction system
- Wraparound zinc roof
- Internal wall and ceiling finishes in white emulsion

## Heating and Ventilation

- Underfloor heating to ground floor and family bathroom
- Gas-fired central heating to upper floor
- Wood-burning stove in lounge
- Mechanical Ventilation and Heat Recovery (MVHR) system, which reclaims, refreshes and reuses the exhaust heat that would otherwise have been wasted by the house







#### Windows and Doors

- Generous windows and glazed doors carefully positioned to bring light deep into the house and to take advantage of garden and sky views
- Triple and double glazing from Velfac. Powder-coated grey externally and painted white internally
- Solid timber front door with glazed side light
- Timber electric-powered up-and-over garage door
- Sliding doors to rear patio
- Brushed steel door furniture
- Timber internal doors

#### Kitchen

- Fully fitted kitchen units
- Corian® worktops and upstand
- Under unit wall lighting
- Corian® moulded sink and monobloc mixer tap
- LED downlighters to kitchen utility area
- Stainless steel single oven and microwave combination oven
- 800mm induction hob
- Extractor hood
- Integrated wine cooler
- Integrated dishwasher
- Integrated 70/30 fridge/freezer

#### Utility

- Fitted units to colour match kitchen units
- Laminate worktop to colour match kitchen worktop
- Stainless steel single bowl sink and tap

#### Bedrooms

- Fitted dressing room to master bedroom and fitted wardrobes to bedrooms as indicated











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**Left**

Typical HAB bathroom

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**Family bathroom**

- White sanitaryware
- Chrome heated towel rail
- Porcelanosa wall tiling
- Porcelanosa floor tiling
- Chrome filler taps to bath
- Fitted mirror

**En suites**

- White sanitaryware
- Chrome heated towel rail
- Porcelanosa wall tiling
- Porcelanosa floor tiling
- Chrome taps
- Fitted mirror to master en suite

**Cloakroom**

- White sanitaryware
- Chrome taps and towel rail
- Porcelanosa tiles to splashback
- Fitted mirror

**Flooring**

- Wood flooring to ground floor
- Carpets to landing and bedrooms
- Ceramic floor tiles to family bathroom and en suites

**Electrical**

- TV and BT sockets to lounge, study and all bedrooms
- Wired internet points to lounge, study and all bedrooms
- Mains-operated door bell
- LED downlighters to kitchen, bathroom and en suites
- Brushed stainless steel sockets

**Security**

- Hardwired security alarm with motion sensors
- Multi-point locking system to front/rear door and chain to front door
- Windows fitted with window locks with key, unless fire escape
- Smoke detectors and carbon monoxide alarm

**Hard and Soft Landscaping**

- Front and rear garden graded and turfed
- 1.5m ready hedge to boundary as indicated on landscape plan
- Decking to outside lounge space
- Block paved access and driveways. Permeable and non-permeable as indicated on landscape plan
- Aluminium powder-coated gutters and downpipes
- Cold water outside tap
- Front and rear entrance light with motion sensor

**Reservation fee and Estate management**

- The reservation fee is £10,000 payable on completion of the reservation paperwork
- All homes will be required to pay a proportion towards the Estate Charge for maintenance and upkeep of shared spaces, some woodland areas and roads

**Disclaimer**

Detailed plans and specifications will be available for inspection during the purchase process and HAB house buyers should take responsibility to check the specification of their homes before reservation. The specification is correct at the date of print but may be subject to change as necessary and without notice.





# COMPLETE PEACE OF MIND IN YOUR NEW HOME

This new home will be one of the biggest purchases you'll ever make and that's why we want to give you as much comfort as possible by providing lots of support in the unlikely event of any problems.

A 10-year LABC structural warranty covers any major problems with the structure of your home. Having this warranty in place gives you the assurance that the property has been built to the highest standards, but also that you've got backup should anything happen.

In addition you will benefit from a HAB two-year warranty. This covers just about everything in your home from the appliances to the windows so you shouldn't be faced with any unexpected costs during that period.

For full details of what's covered and what's not under the HAB warranty, please visit our website.







#### Acknowledgments

##### Design

Urban 3D

##### CG Imagery

Urban 3D

John Pardey Architects

##### Architects

John Pardey Architects

##### Landscape

##### Architects and

##### SuDS consultants

Robert Bray Associates

#### Disclaimer

These details are intended as just a guide and do not form part of any specification or contract. Details of the design and the materials used, as well as any brands stated, may vary in the finished product. Please confirm the final layout and specification through your solicitor prior to contract.

The dimensions are maximum and approximate and may vary based on the internal finish, dimensions are to the widest part of each room scaled down from the architect's plans. House types can change during construction, but final drawings are available to inspect on site.

Any items ordered to size should use measurements taken from the completed property. These particulars are produced in good faith and nothing herein or verbal statements shall constitute part of any contract. No employee of HAB Housing or its agents are authorised to make or give any warranty or representation about these properties.

Any images used are for illustration purposes only and do not form part of any contract or warranty.

#### Selling Agent



Please register your interest in The Acre with **Savills** by calling **01865 269 010**.



[www.habhousing.co.uk](http://www.habhousing.co.uk)

