

Phase 5
The Chillesford

Lime Tree

RETIREMENT
VILLAGES



Welcome to
The Chillesford

*Brand new two bedroom cottages
available to buy or rent*

*Nestled away on the eastern
corner of Lime Tree sit just 15
beautiful brand new cottages.*

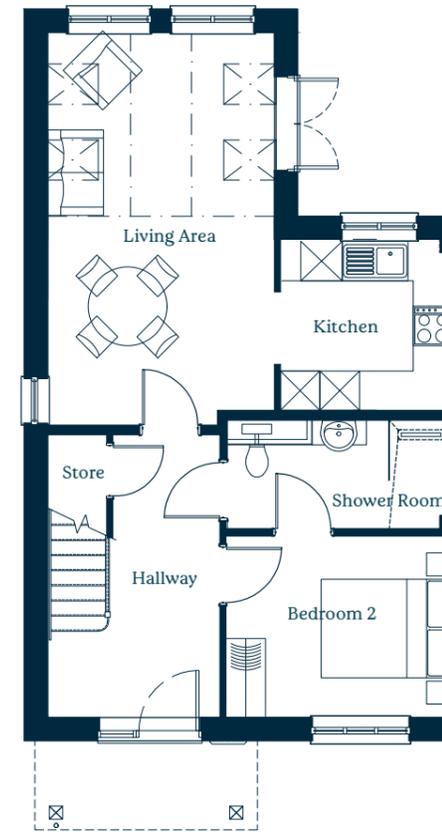
A real feature of The Chillesford home is the living room, with striking vaulted ceilings, French doors and four large velux windows, bringing in an abundance of light and making the space feel bright and airy.

A modern kitchen with integrated appliances is situated off the living area, creating an inviting entertaining space. Downstairs also features a double bedroom with Jack and Jill shower room, perfect for those preferring level access living.

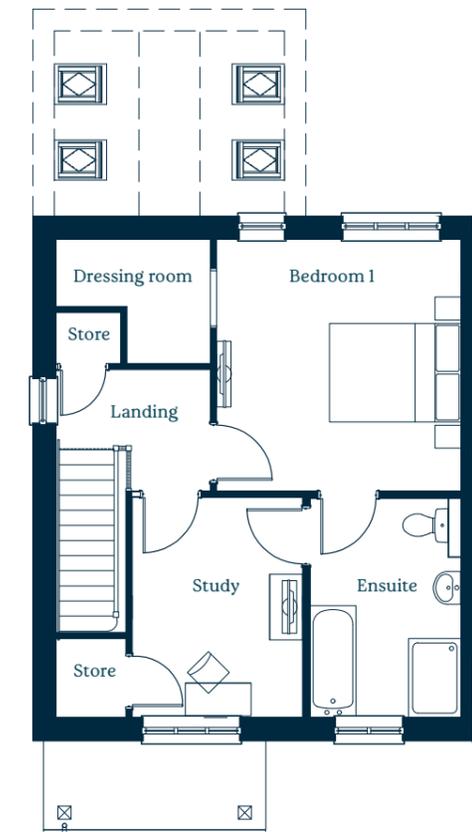
The first floor includes a second double bedroom with en-suite bathroom and dressing area, as well as an additional space that can be used as a study or hobbies room.

The cottages also have the added bonus of a private patio off the living room which opens directly onto communal gardens, beautifully maintained by the village team.

The Chillesford



Ground floor



First floor

Feature highlights

- Neff / Zanussi white goods in the kitchen
- Grohe bathroom fittings, thermostatically controlled shower, tile floor and walk-in shower / bath where applicable
- Premiere grade Sycamore colour carpets throughout living areas

Types

Homes available as semi-detached, terraced and end of terrace

Tenure

Leasehold
Lease is issued at 125 years on initial purchase



Scan the QR code to find out more about life at Lime Tree

4 Lime Tree Floorplans



A spacious 1081 sq.ft. two bedroom cottage spread across two floors.

Ground floor

Living Area	5.9m x 3.4m	19'6" x 11'4"
Kitchen	2.6m x 2.6m	8'6" x 8'6"
Bedroom 2	2.7m x 3.4m	9'0" x 11'4"

First floor

Bedroom 1	3.8m x 3.7m	12'6" x 12'2"
Study or hobbies room	3.3m x 2.5m	10'11" x 8'6"

100.4 m² / 1081 sq.ft.

Please note that all dimensions shown are for guidance only. Some plots will be handed. Maximum measurements are shown and include wardrobes, door and window frames. Plans are indicative and should not be used for furniture or other fittings. Furniture shown is for illustrative purposes only and not included. Individual units may vary according to location - please consult your sales advisor for more details

Lime Tree Community layout



6 Lime Tree Community Layout

We're committed to making a real and lasting difference to the environment. That means providing positive choices about how we live from the ground up. By making small changes in our day-to-day lives we can live more sustainably whilst continuing to enjoy the things that matter most.



Working with our residents and supply chain, we aim to deliver real and positive change. This takes many forms: working towards eliminating the use of fossil fuels, targeting zero waste to landfill, using local produce, and increasing flora and fauna across our many sites. Our ambition is large and growing. By choosing to live at Lime Tree, you'll know you're supporting a greener, cleaner and kinder future for you and those you love.

Electric Vehicle Charging

We fully support those who choose to switch to electrical cars, if they are able to. Lime Tree has shared charging points open to the community with a fast charge unit for guests and residents who need a quick top up.

Mechanical Ventilation with Heat Recovery (MVHR)

Residents benefit from a constant supply of fresh filtered air and reduced energy consumption with MVHR technology. By extracting moisture created from everyday activities such as cooking and washing, MVHR improves air quality and resupplies the heat that would otherwise be lost through ventilation back into bedrooms and living rooms.

Air Source Heat Pumps

Air Source Heat Pumps are a type of renewable energy technology that take heat from the air (even when it's freezing) and boost it to a higher temperature using a compressor. They then transfer the heat to the heating system in your home. A bit like a refrigerator, but in reverse. The pumps use electricity but should use less electrical energy than the heat they produce, making them an energy-efficient way to warm your home.

Tunstall Lifeline Digital –

a new standard of telecare home hubs that empower residents to live safer, more fulfilled lives.

Our new homes at Lime Tree will have access to a wall mounted home hub. They are easy-to-use and can be connected to other devices such as smart speakers, tablets and smart phones, providing extra peace of mind to all.

Speak to us today to find out more!

Your move, your choice.

Choice is at the core of our offering. We have a range of tenure options available, all aimed to suit your individual needs and requirements.

See our
latest offers



Scan the QR using your
smartphone's camera



Purchase: Buy your home on a leasehold basis

Buying a property with us follows much the same route as a general property purchase and is perfect for those who are keen to retain the security and investment that comes with home ownership.

Rental: Choose greater flexibility

For those looking for more flexibility, why not rent? Tenants can rent for a minimum of twelve months and your charge is all-inclusive of the amenities and facilities within the community – you just have to cover your utilities and council tax.

Rent to buy: Move in with just a 10% deposit

If you are still waiting to complete on your property, we offer a **rent to buy*** option which enables you to move into one of our communities immediately by exchanging with a 10% deposit and then paying a reduced rent until you complete on the purchase. We even throw in six months' rent free!

Flexi-Rent: Try out community life

Rent until you've found home.** Move into a home of your choice straight away. You can then either go on to buy the property if you love it, carry on just renting, try a different home in the same village, or even a different community somewhere else. The choice is yours!

Make your move hassle free

We've partnered with Spring+, the UK's leading homebuying specialists offering Home Buying and Managed Sale services, to help homeowners make the move into their new home simple and stress-free.

Spring will provide a free no-obligation and impartial Property Valuation Report on your existing home, detailing the options available for your home sale. However you choose to sell your home, Spring will manage the entire process and a dedicated Property Advisor will be by your side every step of the way.

Home Buying service

Spring purchases your existing home directly from you in as little as a week, removing the need to sell via an estate agent, and providing a completion date that suits you.

Managed Sale service

Spring will arrange for a trusted local estate agent to list and sell your home, often with no agency fee to pay.



To find out more, please speak to a member of the Lime Tree sales team who will be able to tell you more about the service offered by our partners Spring Move.

*Terms and conditions apply. Rent to buy completions must occur within 24 months otherwise other costs / charged may be incurred. Please check our T&Cs with a member of our team. + A higher value may be achieved for your property by selling independently of part exchange. You should seek independent financial advice to ensure that the part exchange scheme is suitable for your needs. **Terms and conditions apply. Flexi-Rent minimum rental period applies, for more information speak to a member of the team

If you're ready to explore the world of possibilities on offer at Lime Tree, please get in touch with our sales consultants for an informal chat.

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