

Development Layout



HILTON VALLEY



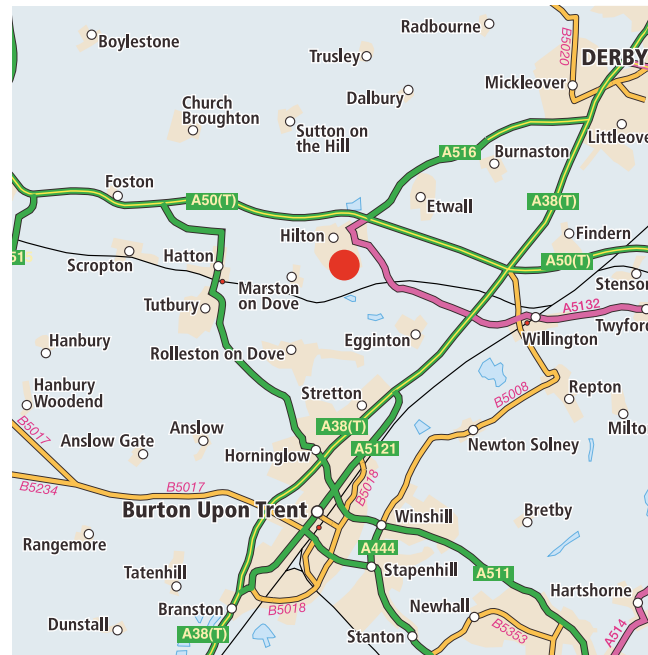
Which home will be yours at Hilton Valley?

DEVELOPMENT LAYOUT

- The Garnet (1474)**
4 bedroom home
- The Barlow (1379)**
4 bedroom home
- The Paris (1318)**
4 bedroom home
- The Hiero (1272)**
4 bedroom home
- The Beckett (1210)**
4 bedroom home
- The Hannington (1173)**
4 bedroom home
- The Edwen (1036)**
4 bedroom home
- The Kea (936)**
3 bedroom home
- The Webster (936)**
3 bedroom home
- The Houghton (920)**
3 bedroom home
- The Mirin (838)**
3 bedroom home
- The Lawrence (790)**
3 bedroom home
- The Gennings (824)**
2 bedroom home
- The Kemble (705)**
2 bedroom home
- Affordable Homes**



Important Notice
The development layout is intended for illustrative purposes only and may change, for example, in response to market demand or ground conditions. It should be treated as general guidance and cannot be relied upon as accurately describing any one of the specified matters prescribed by any order made under Property Misdescriptions act. Landscaping is indicative. Please refer to the Landscape Plan available from our Sales Consultant or Selling Agent. SMP 56734/October 2019



Hilton Valley, The Mease, Hilton, Derbyshire, DE65 5JD
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www.stmodwenhomes.co.uk



**ST.MODWEN
HOMES**

St. Modwen Homes, Two Devon Way, Longbridge, Birmingham, B31 2TS
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THE MIRIN v1

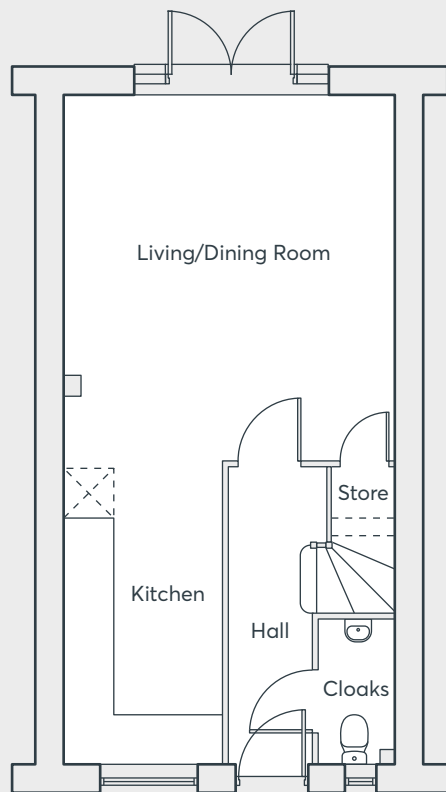
- Open plan living/dining room and kitchen with French doors to the garden
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobe
- Family bathroom with bath
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- Ring 2 door bell
- Magnetic plaster feature wall
- 10 year New Home warranty

**THREE
BEDROOM
HOME**

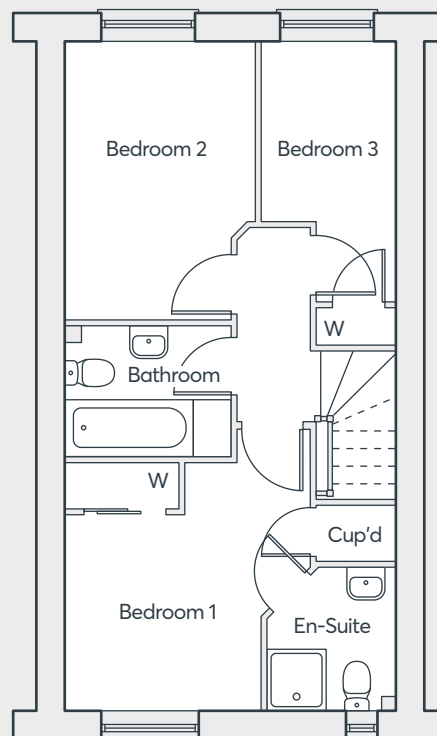
HILTON VALLEY
HILTON

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THE MIRIN V1



GROUND FLOOR



FIRST FLOOR

Living/Dining	4.40m × 4.83m	14'5" × 15'10"
Kitchen	2.09m × 4.01m	6'10" × 13'2"
Cloakroom	1.03m × 1.91m	3'5" × 6'3"
Bedroom 1	2.60m × 3.28m	8'7" × 10'9"
En-suite	1.71m × 1.91m	5'7" × 6'3"
Bedroom 2	2.51m × 3.67m	8'3" × 12'0"
Bedroom 3	1.80m × 3.43m	5'11" × 11'3"
Bathroom	2.20m × 1.70m	7'3" × 5'7"

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SMP 56734/December 2019

HILTON VALLEY

HILTON

**THREE
BEDROOM
HOME**

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THE MIRIN v2

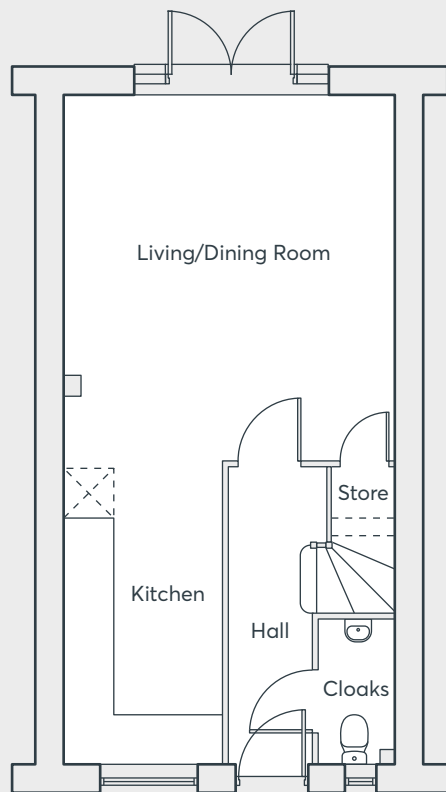
- Open plan living/dining room and kitchen with French doors to the garden
- Downstairs cloakroom
- Master bedroom with en-suite and built-in wardrobe
- Family bathroom with bath
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- Ring 2 door bell
- Magnetic plaster feature wall
- 10 year New Home warranty

**THREE
BEDROOM
HOME**

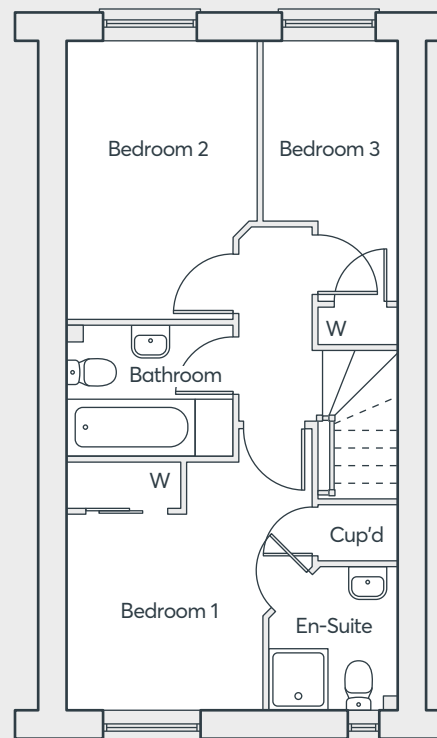
HILTON VALLEY
HILTON

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THE MIRIN V2



GROUND FLOOR



FIRST FLOOR

Living/Dining	4.40m × 4.83m	14'5" × 15'10"
Kitchen	2.09m × 4.01m	6'10" × 13'2"
Cloakroom	1.03m × 1.91m	3'5" × 6'3"
Bedroom 1	2.60m × 3.28m	8'7" × 10'9"
En-suite	1.71m × 1.91m	5'7" × 6'3"
Bedroom 2	2.51m × 3.67m	8'3" × 12'0"
Bedroom 3	1.80m × 3.43m	5'11" × 11'3"
Bathroom	2.20m × 1.70m	7'3" × 5'7"

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**THREE
BEDROOM
HOME**

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THE HOUGHTON V1

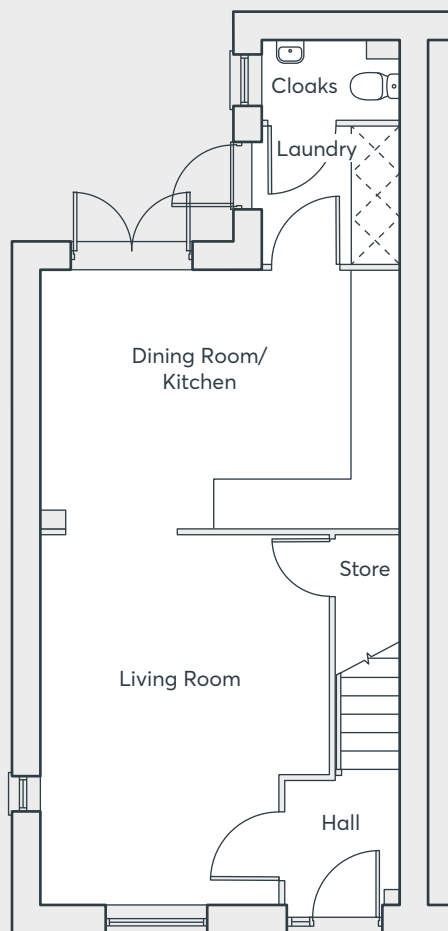
- Front facing living room
- Open plan dining/kitchen with French doors to the garden
- Laundry room and cloakroom off the kitchen
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- Nest Learning Thermostat and Ring 2 Video Doorbell
- 10 year New Home warranty

HILTON VALLEY
HILTON

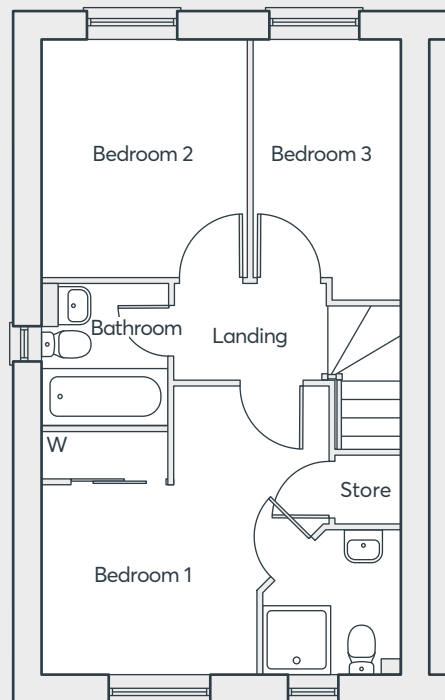
**THREE
BEDROOM
HOME**

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THE HOUGHTON V1



GROUND FLOOR



FIRST FLOOR

Living Room	4.87m x 3.81m	16'0" x 12'6"
Kitchen	2.45m x 3.44m	8'0" x 11'3"
Dining Area	2.30m x 3.21m	7'7" x 10'6"
Laundry	1.83m x 1.60m	6'0" x 5'3"
Cloakroom	1.83m x 1.26m	6'0" x 4'2"
Bedroom 1	3.79m x 2.86m	12'6" x 9'5"
En-suite	1.80m x 1.92m	5'11" x 6'4"
Bedroom 2	3.13m x 2.74m	10'3" x 9'0"
Bedroom 3	3.44m x 1.92m	11'3" x 6'4"
Bathroom	1.70m x 1.87m	5'6" x 6'2"

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**THREE
BEDROOM
HOME**

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THE HOUGHTON V2

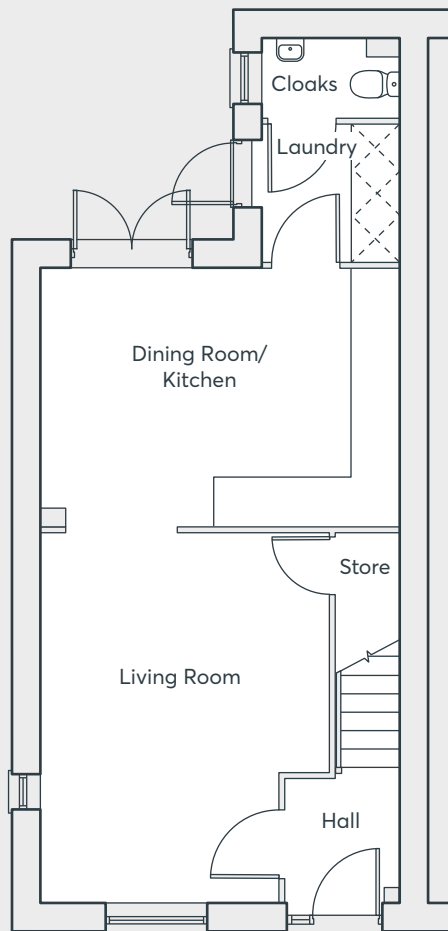
- Front facing living room
- Open plan dining/kitchen with French doors to the garden
- Laundry room and cloakroom off the kitchen
- Under stairs store
- Master bedroom with en-suite and built-in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- Nest Learning Thermostat and Ring 2 Video Doorbell
- 10 year New Home warranty

HILTON VALLEY
HILTON

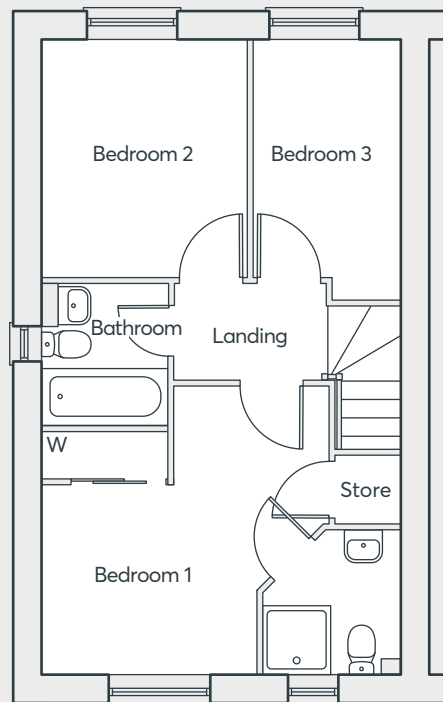
**THREE
BEDROOM
HOME**

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THE HOUGHTON V2



GROUND FLOOR



FIRST FLOOR

Living Room	4.87m x 3.81m	16'0" x 12'6"
Kitchen	2.45m x 3.44m	8'0" x 11'3"
Dining Area	2.30m x 3.21m	7'7" x 10'6"
Laundry	1.83m x 1.60m	6'0" x 5'3"
Cloakroom	1.83m x 1.26m	6'0" x 4'2"
Bedroom 1	3.79m x 2.86m	12'6" x 9'5"
En-suite	1.80m x 1.92m	5'11" x 6'4"
Bedroom 2	3.13m x 2.74m	10'3" x 9'0"
Bedroom 3	3.44m x 1.92m	11'3" x 6'4"
Bathroom	1.70m x 1.87m	5'6" x 6'2"

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**THREE
BEDROOM
HOME**

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HOMES**



THE EDWEN

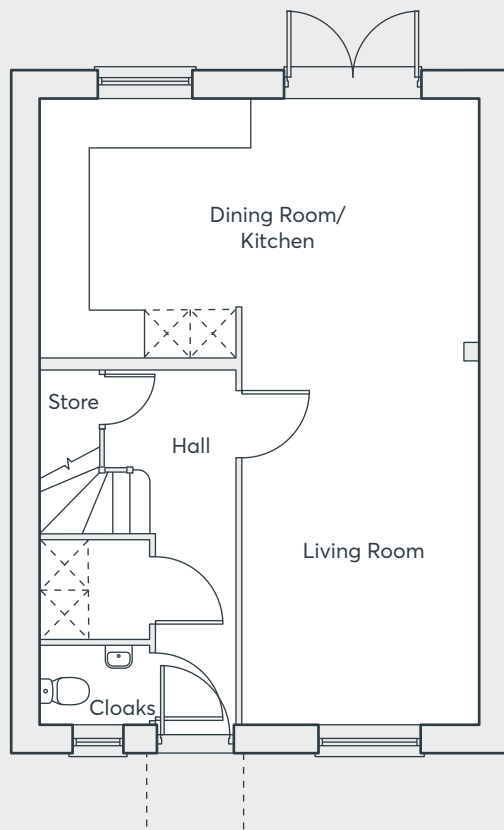
- Open plan dining/kitchen with integrated appliances and French doors to the garden
- Separate living room
- Downstairs cloakroom
- Laundry room
- Under stairs storage cupboard
- Master bedroom with en-suite and built-in wardrobe
- Second bedroom with built in wardrobe
- Family bathroom with bath and shower
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- Nest Learning Thermostat and Ring 2 Video Doorbell
- 10 year New Home warranty

HILTON VALLEY
HILTON

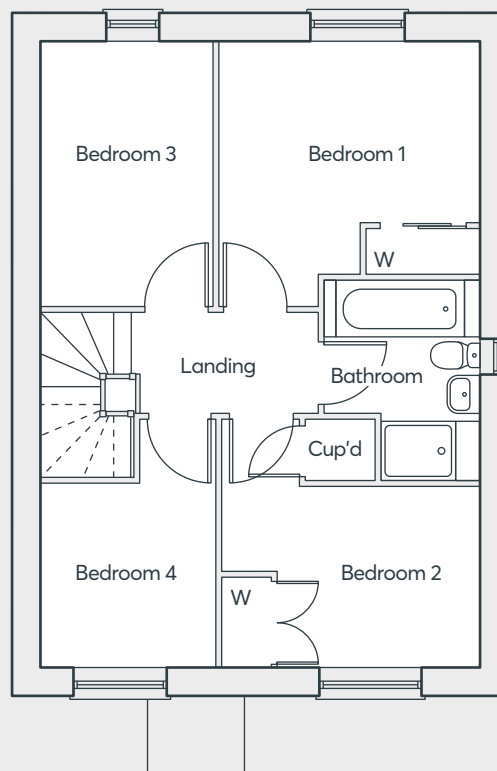
**FOUR
BEDROOM
HOME**

 **ST.MODWEN
HOMES**

THE EDWEN



GROUND FLOOR



FIRST FLOOR

Living Room	3.13m x 4.85m	10'3" x 15'11"
Kitchen/Dining	5.81m x 3.43m	19'1" x 11'3"
Laundry	1.45m x 1.30m	4'9" x 4'3"
Cloakroom	1.45m x 1.05m	4'9" x 3'5"
Bedroom 1	3.41m x 3.07m	11'2" x 10'1"
Bedroom 2	3.41m x 2.40m	11'2" x 7'10"
Bedroom 3	2.31m x 3.50m	7'7" x 11'6"
Bedroom 4	2.31m x 2.44m	7'7" x 8'0"
Bathroom	2.05m x 2.64m	6'9" x 8'8"

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**FOUR
BEDROOM
HOME**

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THE PARIS

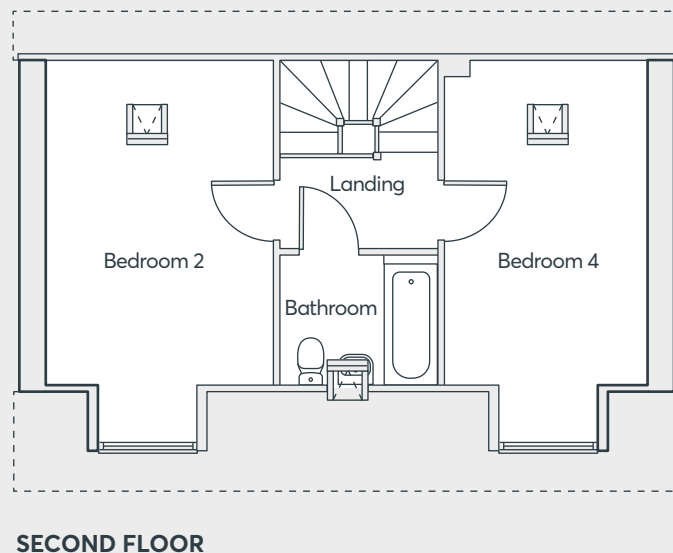
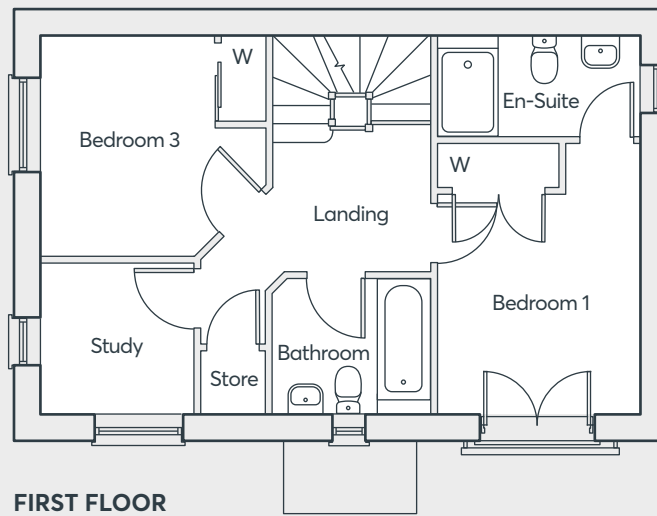
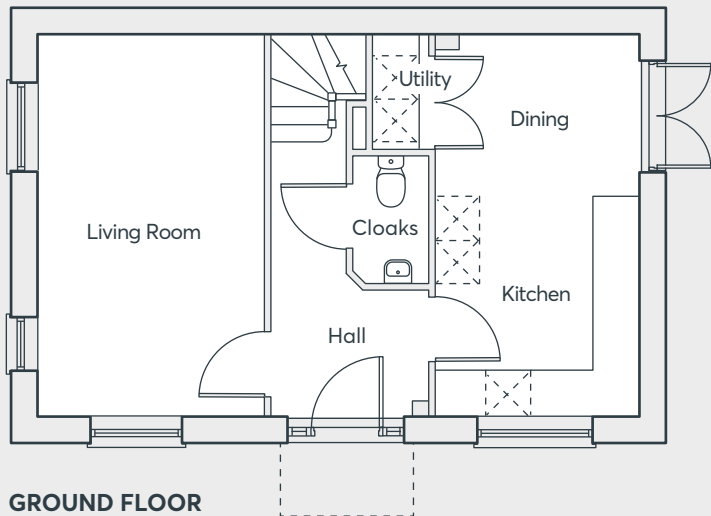
- Open plan/dining/kitchen with integrated appliances and French doors to garden
- Separate full width living room
- Downstairs cloakroom
- Laundry cupboard with space for washing machine and dryer
- Master bedroom with en-suite, built-in wardrobes and Juliet balcony
- First floor family bathroom
- Two top floor bedrooms with shared bathroom
- Full gas fired central heating
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

HILTON VALLEY

HILTON

FOUR
BEDROOM
HOME

 **ST.MODWEN
HOMES**



THE PARIS

Living Room	5.25m x 3.12m	17'3" x 10'3"
Kitchen/Dining	5.25m x 2.81m	17'3" x 9'3"
Cloakroom	1.75m x 1.04m	5'9" x 3'5"
Bedroom 1	3.74m x 2.79m	12'3" x 9'2"
En-suite	2.79m x 1.42m	9'2" x 4'8"
Bedroom 3	3.12m x 3.05m	10'3" x 10'0"
Bathroom	2.18m x 1.90m	7'2" x 6'3"
Study	2.14m x 2.11m	7'0" x 6'11"
Bedroom 2	5.25m x 3.12m	17'3" x 10'3"
Bedroom 4	5.25m x 2.81m	17'3" x 9'3"
Bathroom	2.18m x 1.80m	7'2" x 5'11"

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HILTON VALLEY

HILTON

**FOUR
BEDROOM
HOME**

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THE GARNET

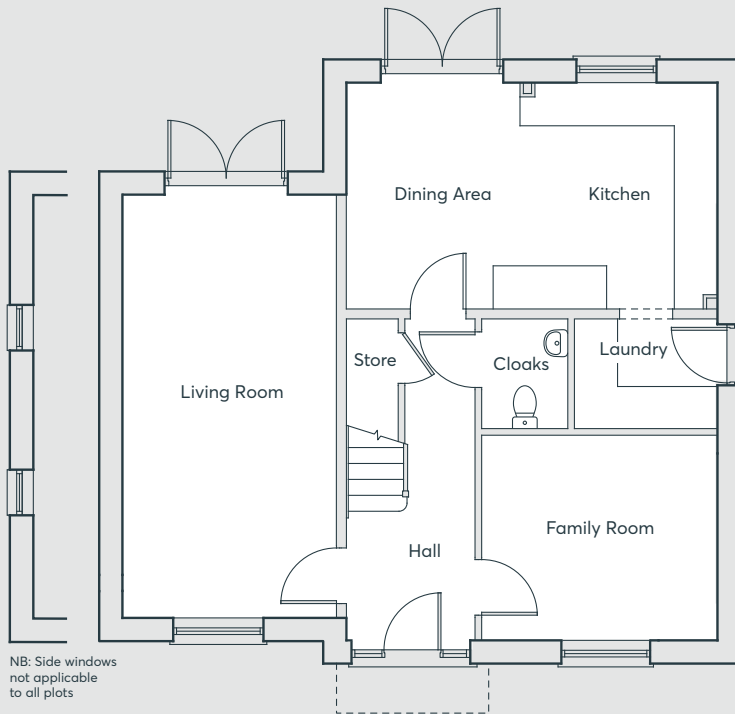
- Open plan dining/kitchen with integrated appliances & French doors to the garden
- Living room with media plate and French doors to the rear garden
- Separate family room
- Downstairs cloakroom
- Laundry room off the kitchen
- Vaulted ceiling over study area
- Master bedroom with en-suite & walk-in wardrobe
- Fitted wardrobes in second bedroom
- Family bathroom with bath and shower
- Full gas fired central heating with Nest learning thermostat
- Magnetic plaster feature wall
- Ring 2 smartphone compatible Video doorbell
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

HILTON VALLEY
HILTON

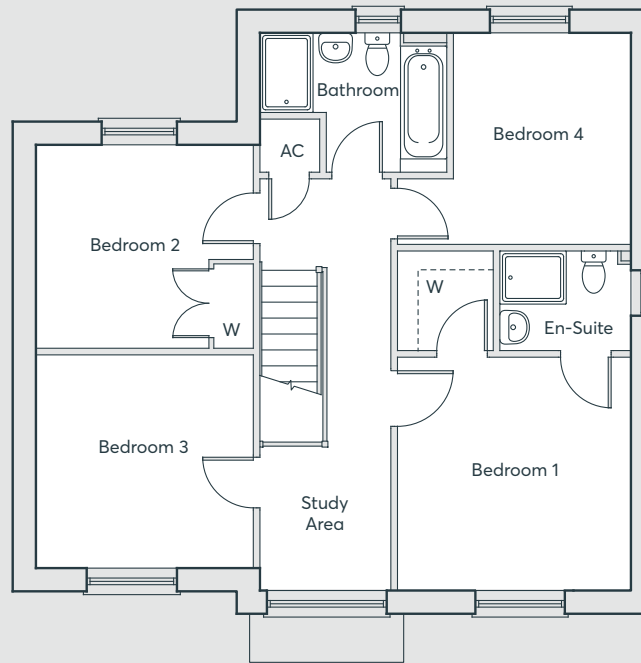
**FOUR
BEDROOM
HOME**

 **ST. MODWEN
HOMES**

THE GARNET



GROUND FLOOR



FIRST FLOOR

Living Room	6.37m x 3.22m	20'11" x 10'7"
Family Room	3.07m x 3.55m	10'1" x 11'8"
Kitchen/Dining	3.41m x 5.58m	11'2" x 18'4"
Laundry	1.72m x 2.19m	5'8" x 7'2"
Cloakroom	1.31m x 1.68m	4'4" x 5'6"
Bedroom 1	3.53m x 3.48m	11'7" x 11'5"
En-suite	1.50m x 1.94m	4'11" x 6'4"
Bedroom 2	3.07m x 3.28m	10'1" x 10'9"
Bedroom 3	3.21m x 3.26m	10'6" x 10'8"
Bedroom 4	3.16m x 2.68m	10'5" x 8'9"
Bathroom	2.81m x 2.10m	9'3" x 6'10"

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SMH/1475/11/19

HILTON VALLEY

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FOUR
BEDROOM
HOME

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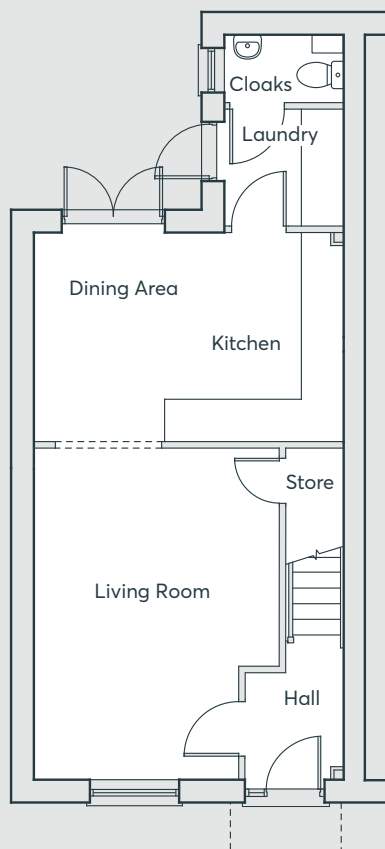
THE BECKET V1

- Open plan dining/kitchen with built-in double oven, hob, hood and French doors to the garden
- Laundry room and cloakroom off the kitchen
- Under stairs storage cupboard
- Storage cupboards on first and second floors
- Top floor master bedroom with en-suite shower room and built in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating with Nest learning thermostat
- Magnetic plaster feature wall
- Ring 2 smartphone compatible Video doorbell
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

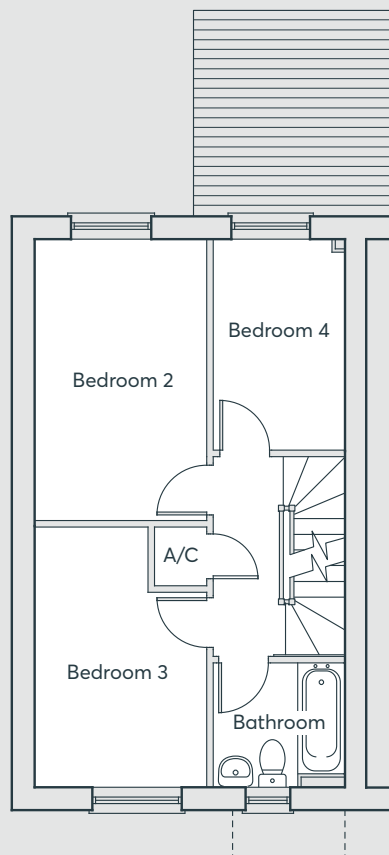
HILTON VALLEY
HILTON

**FOUR
BEDROOM
HOME**

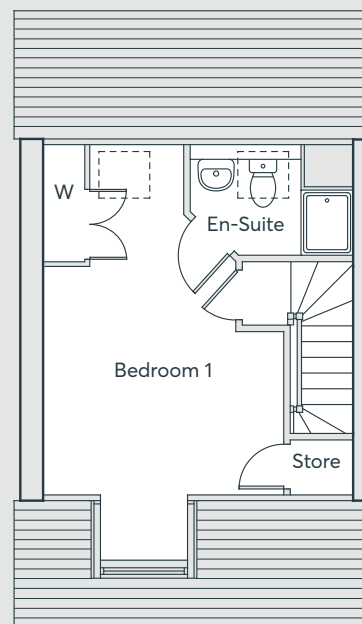
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE BECKET V1

Living Room	5.09m x 3.81m	16'8" x 12'6"
Kitchen/Dining	4.76m x 3.22m	15'7" x 10'7"
Cloakroom	1.83m x 1.05m	6'0" x 3'5"
Laundry Room	1.83m x 1.81m	6'0" x 5'11"
Bedroom 1	6.46m x 3.68m	21'2" x 12'1"
En-suite	2.50m x 1.69m	8'3" x 5'7"
Bedroom 2	4.32m x 2.65m	14'2" x 8'8"
Bedroom 3	3.97m x 2.65m	13'0" x 8'8"
Bedroom 4	3.22m x 2.02m	10'7" x 6'8"
Bathroom	2.02m x 1.91m	6'8" x 6'3"

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SMH/1209/09/19

HILTON VALLEY

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**FOUR
BEDROOM
HOME**

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HOMES**

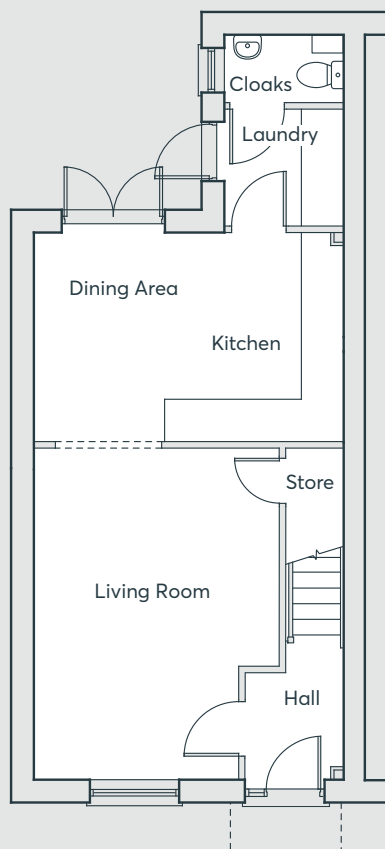
THE BECKET V2

- Open plan dining/kitchen with built-in double oven, hob, hood and French doors to the garden
- Laundry room and cloakroom off the kitchen
- Under stairs storage cupboard
- Storage cupboards on first and second floors
- Top floor master bedroom with en-suite shower room and built in wardrobe
- Fully fitted family bathroom
- Full gas fired central heating with Nest learning thermostat
- Magnetic plaster feature wall
- Ring 2 smartphone compatible Video doorbell
- Double glazing and high performance insulation throughout
- 10 year New Home warranty

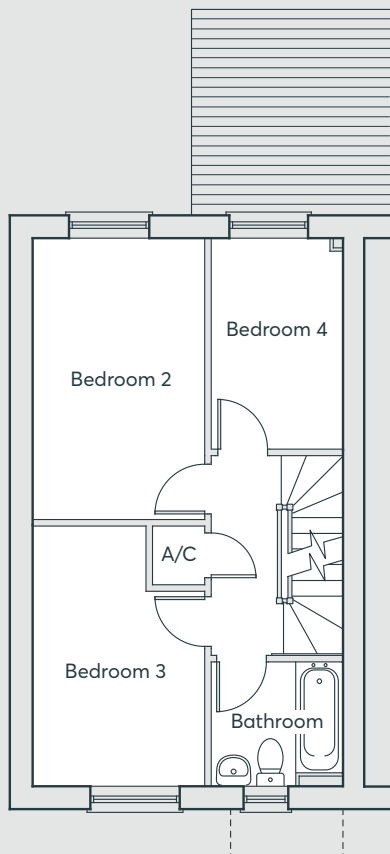
HILTON VALLEY
HILTON

**FOUR
BEDROOM
HOME**

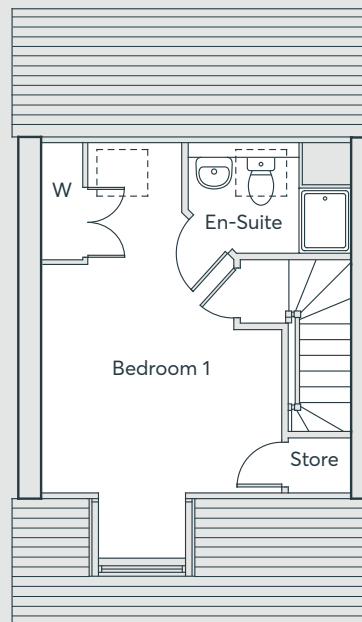
 **ST. MODWEN
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GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

THE BECKET V2

Living Room	5.09m x 3.81m	16'8" x 12'6"
Kitchen/Dining	4.76m x 3.22m	15'7" x 10'7"
Cloakroom	1.83m x 1.05m	6'0" x 3'5"
Laundry Room	1.83m x 1.81m	6'0" x 5'11"
Bedroom 1	6.46m x 3.68m	21'2" x 12'1"
En-suite	2.50m x 1.69m	8'3" x 5'7"
Bedroom 2	4.32m x 2.65m	14'2" x 8'8"
Bedroom 3	3.97m x 2.65m	13'0" x 8'8"
Bedroom 4	3.22m x 2.02m	10'7" x 6'8"
Bathroom	2.02m x 1.91m	6'8" x 6'3"

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SMH/1209/09/19

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