



FOX
HOLLOW

—  —
RIPPON
— HOMES —





INTRODUCING FOX HOLLOW

Rippon Homes is delighted to present Fox Hollow, an exceptional development located at The Ridings, a quiet suburb situated just walking distance from the bustling town of Market Rasen.

Designed with a multi-generational community in mind; this high-quality development features a stunning mix of just 98 two and three-bedroom bungalows and three and four-bedroom houses.

Fox Hollow boasts excellent amenities on its doorstep, which include a plethora of independent and high street shops, pubs, cafes and restaurants, a golf course, a bowling green and Lincolnshire's only racecourse.

Ofsted-rated Good primary and secondary schools are close by the development, while universities are within easy reach in the cities of Lincoln and Hull.

For those who prefer the outdoors to shopping, there are great routes and trails surrounding Fox Hollow. Willingham Woods is close by and ideal for nature lovers with its ponds, pinewoods and dog friendly woodland trails suitable for walking or cycling – you may even spot a deer or two on your travels!

For city amenities or commuters, the development is just 13 miles from Lincoln and is easily accessed by car via the A46 or by train from Market Rasen Station.

Fox Hollow offers the perfect mix of town and country living for every member of the family.



A SOUGHT AFTER LOCATION

Fox Hollow is located within easy reach by road or rail of town, country, coastal and city settings.

It benefits from its extremely close proximity to the bustling and historic market town of Market Rasen, famous for having the only racecourse in Lincolnshire.

All the amenities of Market Rasen, including a train station, are just a short drive away or a level 15-minute walk from Fox Hollow.

Market Rasen, or 'Rasen' as it is known locally, retains much of the character of its nineteenth century heyday including a cobbled marketplace which hosts an historic open air market on Tuesdays.

The market is complemented by a wealth of independent shops in the town centre. The high street also boasts high quality and award-winning places to eat for all palates.

There's something in the area to suit every taste whether its sport, the outdoors or the arts.

Regular exhibitions are staged in the Magistrates Courtroom based in Market Rasen's historic Old Police Station. For theatre lovers Lincoln City Centre is only a 30-minute drive or short train journey from The Ridings, while Hull is also easily accessed by road.

Rasen's 'Walkers are Welcome' status makes the town and surrounding area a popular destination for walkers and cyclists of all ages and abilities. There are walking routes and trails just five minutes from the town which sits at the western edge of the Lincolnshire Wolds, designated an Area of Outstanding Natural Beauty (AONB) and offering some of the most beautiful, unspoilt scenery in the East Midlands.

Further afield, the seaside town of Cleethorpes can be easily accessed by road or rail and makes for a great family day out.

Whether it is town, city, country or coast the choice is yours, living at Fox Hollow is the ideal location to access them all.



Willingham Woods



Racecourse



Church





WELCOME TO RIPPON HOMES

Founded by Edward Rippon in 1953, Rippon Homes specialises in building high quality homes in desirable locations. With developments spanning the whole of the East Midlands, South Yorkshire and Lincolnshire.

We aim to build properties that our customers can be proud of and that truly feel like home by designing property styles that meet the needs of today's families in terms of aesthetics, layout and space.

As a small homebuilder operating in handpicked locations, we are able to continually review these designs in order to best meet the needs of our customers.

Hand built by craftspeople using the highest quality materials, Rippon homes are also designed to meet or exceed the latest regulations on energy efficiency and national space standards.



THE BAYFORD

TWO BEDROOM DETACHED BUNGALOW WITH GARAGE

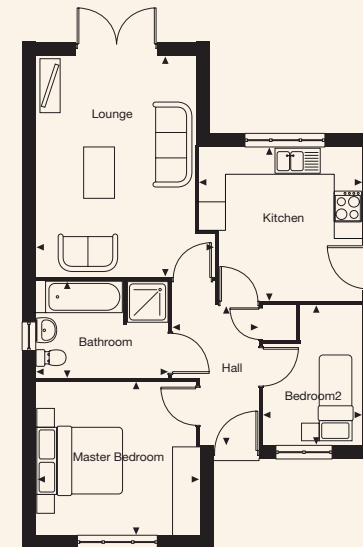
Practical accommodation leading from a central hallway. Spacious lounge with glazed patio doors leading to the rear garden. Fully fitted modern kitchen with access to outside. Two good sized bedrooms with fitted wardrobes to master bedroom. Family bathroom including separate bath and shower enclosure.

GROUND FLOOR

Lounge	4.883 x 3.508	15' x 11'6"
Kitchen	3.395 x 3.568	11'2" x 11'6"
Master Bedroom	3.386 x 3.594	11'1" x 11'9"
Bedroom 2	3.056 x 2.191	10'0" x 7'2"
Bathroom	2.126 x 2.905	7'0" x 9'6"



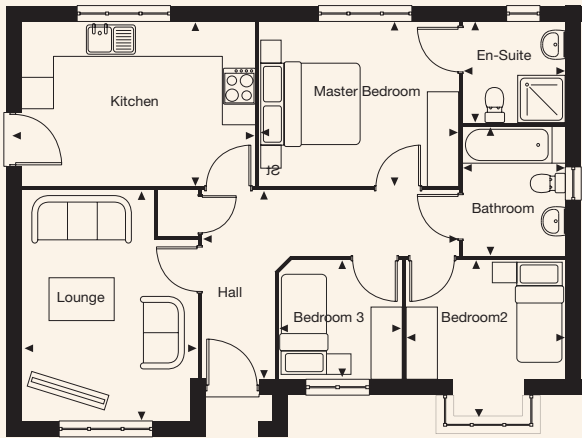
GROUND FLOOR



All room dimensions are shown ◀▶ x ⬆⬇ (M) = Maximum dimensions.



GROUND FLOOR



All room dimensions are shown ◀▶ x ▲ (M) = Maximum dimensions.



THE EVESHAM
THREE BEDROOM DETACHED
BUNGALOW WITH GARAGE

Deceptively spacious flexible living accommodation. Good sized lounge overlooking the front garden. Fully fitted spacious breakfast kitchen with door to outside. Three good sized bedrooms with en-suite shower room to master bedroom. Fully fitted family bathroom.

GROUND FLOOR

Lounge	3.402 x 2.487	11'2" x 8'2"
Kitchen	4.398 x 3.096	14'5" x 10'2"
Master Bedroom	3.095 x 3.770	10'2" x 12'4"
En-Suite	1.897 x 1.935	6'3" x 6'4"
Bedroom 2	2.243 x 2.990	7'4" x 9'10"
Bedroom 3	2.243 x 2.334	7'4" x 7'8"
Bathroom	2.447 x 1.936	8'0" x 6'4"

PLEASE NOTE: Whilst every care has been taken to update these layouts, they are only for guidance and marketing purposes only. We would advise you to refer to the working drawings with our sales executive prior to reserving your new home to ensure you have the latest, updated information with regards to layout and room dimensions.



THE FALMOUTH

TWO BEDROOM DETACHED BUNGALOW WITH GARAGE

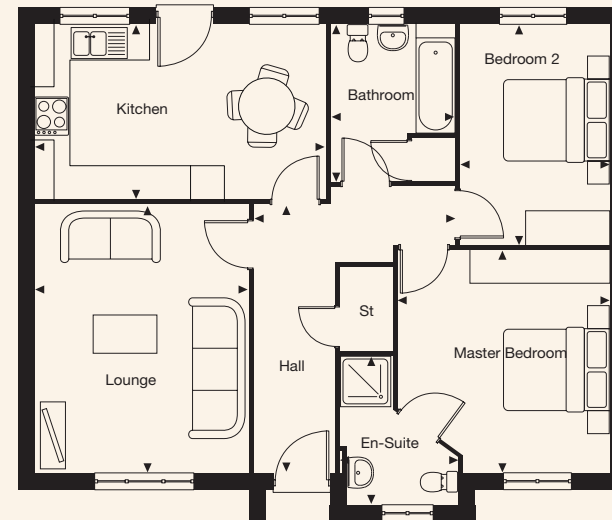
Stylishly spacious accommodation off central hallway with storage. Generous sized lounge overlooking front garden. Fully fitted bright and airy dining kitchen with access to rear garden. Two double bedrooms with en-suite and fitted wardrobe to master bedroom. Fully fitted family bathroom.

GROUND FLOOR

Lounge	3.796 x 4.746	12'5" x 15'7"
Kitchen/Dining	3.075 x 5.169	10'1" x 17'0"
Master Bedroom	3.781 x 3.936	12'5" x 12'11"
Bedroom 2	2.657 x 3.885	8'9" x 12'9"
Bathroom	1.710 x 2.189	5'7" x 7'2"



GROUND FLOOR

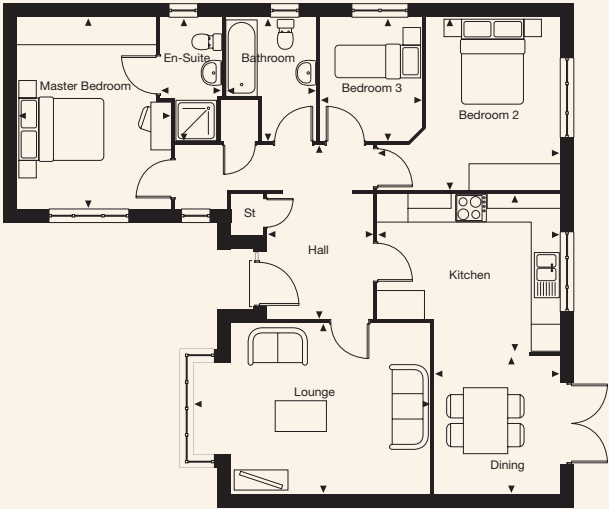


All room dimensions are shown ◀▶ x ⬆⬇ (M) = Maximum dimensions.

PLEASE NOTE: Whilst every care has been taken to update these layouts, they are only for guidance and marketing purposes only. We would advise you to refer to the working drawings with our sales executive prior to reserving your new home to ensure you have the latest, updated information with regards to layout and room dimensions.



GROUND FLOOR



All room dimensions are shown ◀▶ x ▲ (M) = Maximum dimensions.



THE HASELMERE

THREE BEDROOM DETACHED BUNGALOW WITH DOUBLE GARAGE

Welcoming spacious central hallway with storage leading to superb family accommodation. Delightful lounge with feature bay window overlooking front garden. Spacious L shaped kitchen/family/dining room with patio doors opening onto the fenced private rear garden. Three spacious bedrooms with en-suite and built-in wardrobe to stunning master bedroom. Fully fitted separate family bathroom. Generous parking leading to the double garage.

GROUND FLOOR

Lounge	3.745 x 5.167	12'3" x 16'11"
Kitchen/Dining	6.645 x 4.020	21'10" x 13'2"
Master Bedroom	4.196 x 3.377	13'9" x 11'1"
Bedroom 2	4.020 x 3.823	13'2" x 12'7"
Bedroom 3	2.723 x 2.263	8'11" x 7'5"
Bathroom	2.723 x 2.008	8'11" x 6'7"

PLEASE NOTE: Whilst every care has been taken to update these layouts, they are only for guidance and marketing purposes only. We would advise you to refer to the working drawings with our sales executive prior to reserving your new home to ensure you have the latest, updated information with regards to layout and room dimensions.



THE LOXLEY

THREE BEDROOM SEMI DETACHED HOME

An ideal first family home. Entrance hallway with cloaks/WC off and stairs to first floor. Well-proportioned lounge with front aspect overlooking the garden. Fully fitted dining kitchen with patio doors opening onto the rear garden. Three good sized bedrooms and fully fitted family bathroom. Off street parking to accommodate two cars.

GROUND FLOOR

Lounge	3.802 x 4.132	12'6" x 13'7"
Kitchen/Dining	2.740 x 4.710	9'0" x 15'5"
WC		

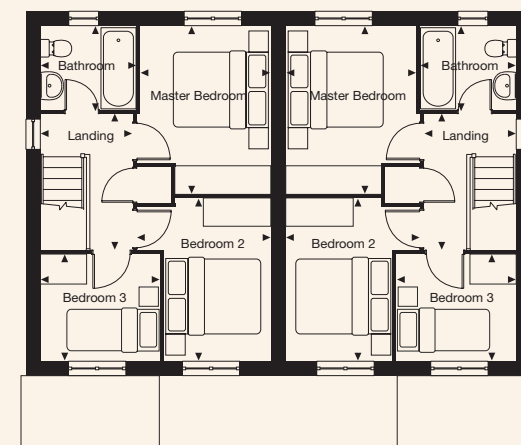
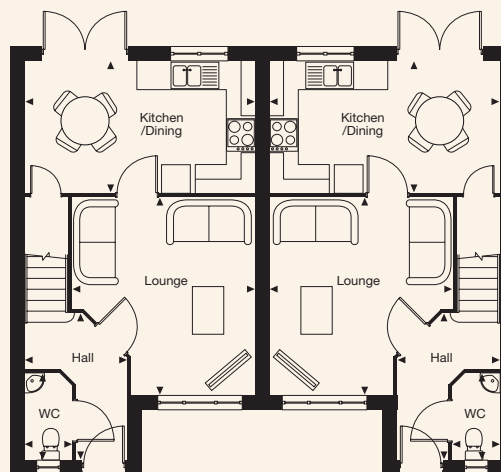
FIRST FLOOR

Master Bedroom	2.775 x 3.487	9'1" x 11'5"
Bedroom 2	2.206 x 3.385	7'3" x 11'1"
Bedroom 3	2.238 (M) x 2.490	7'4" (M) x 8'2"
Bathroom	1.990 x 1.722	6'6" x 5'8"



GROUND FLOOR

FIRST FLOOR



All room dimensions are shown ◀▶ x ⬆⬇ (M) = Maximum dimensions.



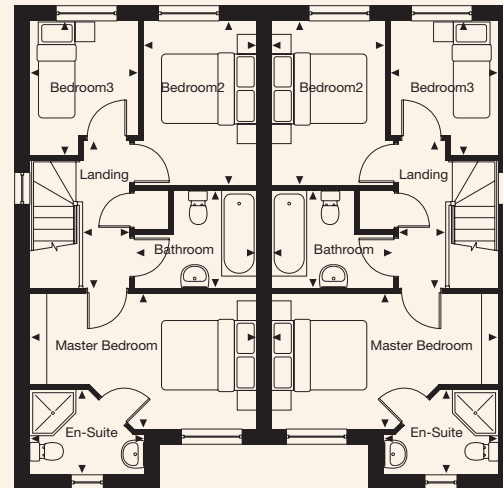
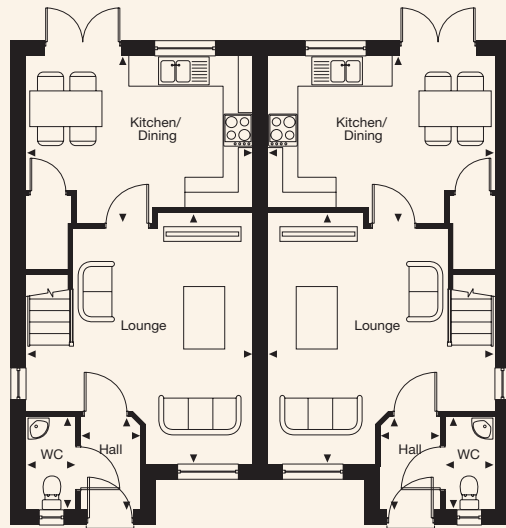
THE PENNYMORE

THREE BEDROOM SEMI DETACHED HOME

A perfect first or second home for growing families. Entrance vestibule with WC off. Spacious lounge with a part open staircase enjoying a front aspect. Fitted dining kitchen with storage and patio doors leading onto rear garden. Three spacious bedrooms with en-suite shower and built-in wardrobes to master bedroom. Fully fitted family bathroom. Off street parking provided for two cars.

GROUND FLOOR

FIRST FLOOR



GROUND FLOOR

Lounge	3.559 x 4.956	11'8" x 16'3"
Kitchen/Dining	4.447 x 2.992	14'7" x 9'10"
WC		

FIRST FLOOR

Master Bedroom	4.447 x 2.694	14'7" x 8'10"
En-Suite	1.839 x 2.235	6'0" x 7'4"
Bedroom 2	2.220 x 3.260	7'3" x 10'8"
Bedroom 3	2.140 x 2.649	7'0" x 8'8"
Bathroom	2.410 x 1.905	7'11" x 6'3"

All room dimensions are shown ◀▶ x ▲ (M) = Maximum dimensions.

PLEASE NOTE: Whilst every care has been taken to update these layouts, they are only for guidance and marketing purposes only. We would advise you to refer to the working drawings with our sales executive prior to reserving your new home to ensure you have the latest, updated information with regards to layout and room dimensions.



THE ROMSEY

THREE BEDROOM SEMI DETACHED HOME

An attractive double fronted home with central hallway and storage off. Ground floor WC. Spacious dual aspect lounge. Fully fitted dining kitchen with patio doors to rear/side garden. Three good sized bedrooms with en-suite to master bedroom with fitted wardrobes.

GROUND FLOOR

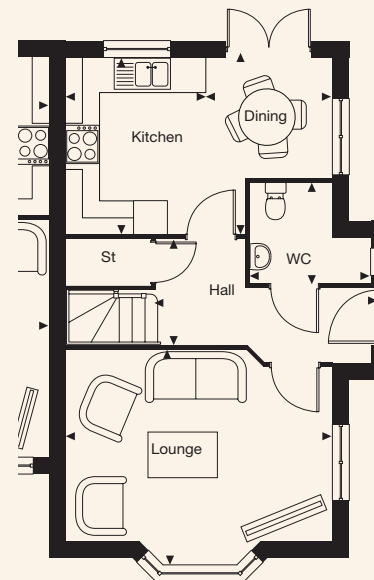
Lounge	3.526 x 4.644	11'7" x 15'3"
Kitchen/Dining	3.071 x 4.644	10'1" x 15'3"
WC		

FIRST FLOOR

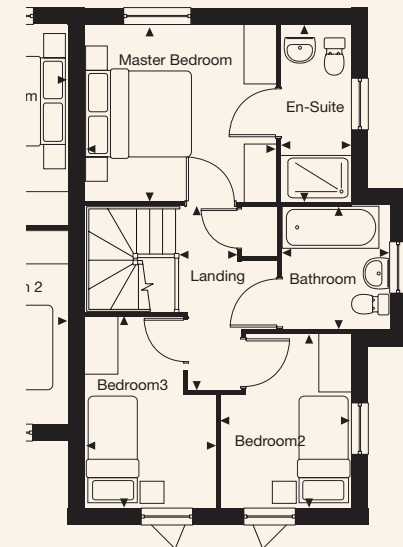
Master Bedroom	3.071 x 3.337	10'1" x 10'11"
En-Suite	3.073 x 1.220	10'1" x 4'
Bedroom 2	3.024 x 2.279	10'1" x 7'6"
Bedroom 3	3.326 x 2.278	10'11" x 7'6"
Bathroom	1.874 x 2.147	6'2" x 7'1"



GROUND FLOOR



FIRST FLOOR

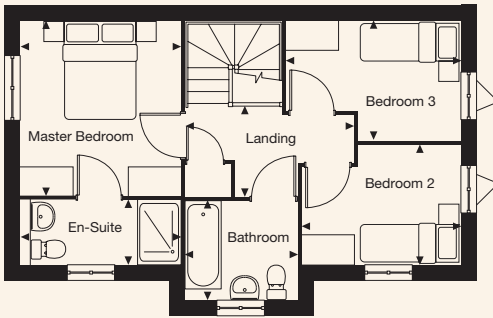
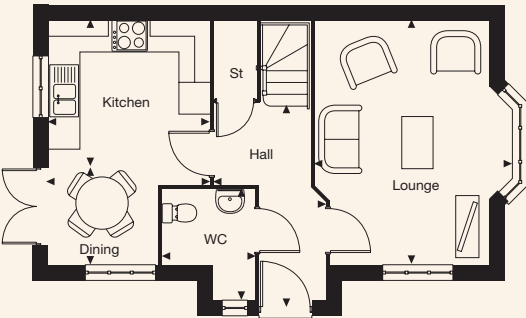


All room dimensions are shown ◀▶ x ⬆⬇ (M) = Maximum dimensions.



GROUND FLOOR

FIRST FLOOR



All room dimensions are shown ◀▶ x ⬆⬇ (M) = Maximum dimensions.



THE ROMFORD

THREE BEDROOM DETACHED HOME WITH GARAGE

A stunning double fronted detached home with garage. Lovely lounge with dual aspect and feature bay window. Central hallway leading to spacious dining kitchen with patio doors leading to garden. Three spacious bedrooms with en-suite to master bedroom. Family bathroom with modern 3-piece suite.

GROUND FLOOR

Lounge	3.326 x 4.644	10'11" x 15'3"
Kitchen/Dining	3.071 x 4.644	10'1" x 15'3"
WC		

FIRST FLOOR

Master Bedroom	3.071 x 3.337	10'1" x 10'11"
En-Suite	3.073 x 1.220	10'1" x 4'0"
Bedroom 2	3.024 x 2.279	9'11" x 7'6"
Bedroom 3	3.326 x 2.278	10'11" x 7'6"
Bathroom	2.147 x 1.874	7'1" x 6'2"

PLEASE NOTE: Whilst every care has been taken to update these layouts, they are only for guidance and marketing purposes only. We would advise you to refer to the working drawings with our sales executive prior to reserving your new home to ensure you have the latest, updated information with regards to layout and room dimensions.



THE BAKEWELL

THREE BEDROOM DETACHED HOME WITH GARAGE

A lovely double fronted detached home. Spacious lounge overlooking rear garden. Good sized fully fitted dining kitchen with patio doors to rear garden. Three large bedrooms with en-suite and built-in wardrobe to master bedroom. Family sized bathroom with quality 3-piece suite. Single garage.

GROUND FLOOR

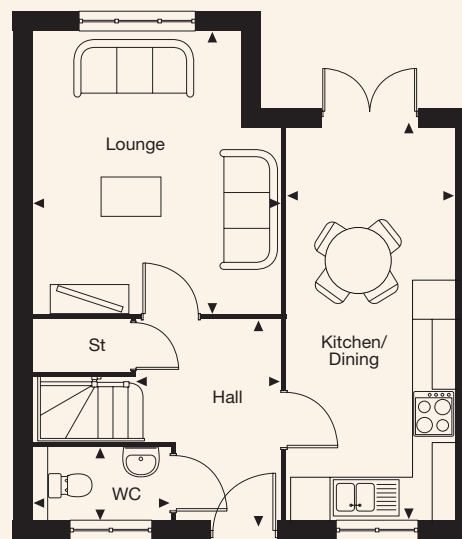
Lounge	3.649 x 4.273	12'0" x 14'0"
Kitchen/Dining	5.868 x 2.493	19'3" x 8'2"
WC		

FIRST FLOOR

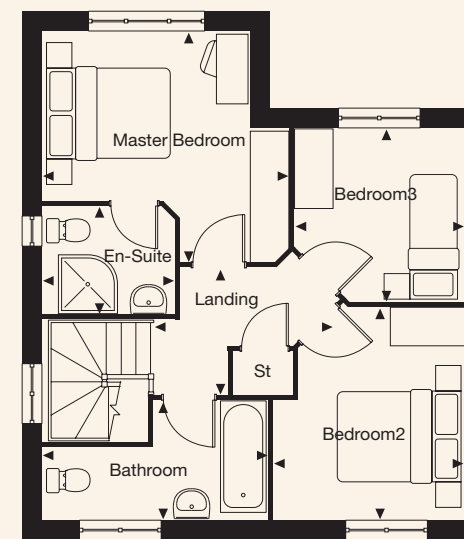
Master Bedroom	3.496 x 2.975	10'6" x 9'9"
En-Suite	1.880 x 1.515	6'2" x 5'0"
Bedroom 2	2.776 x 3.192	9'1" x 10'5"
Bedroom 3	2.591 x 2.560	8'6" x 8'5"
Bathroom	3.397 x 1.783	11'2" x 5'10"



GROUND FLOOR



FIRST FLOOR



All room dimensions are shown ◀▶ x ⬆ (M) = Maximum dimensions.

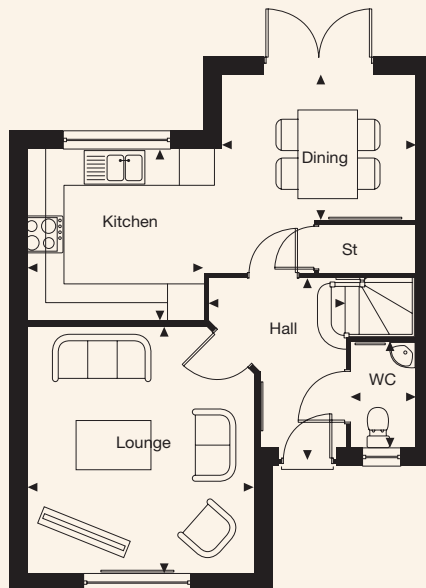


THE FOXTON

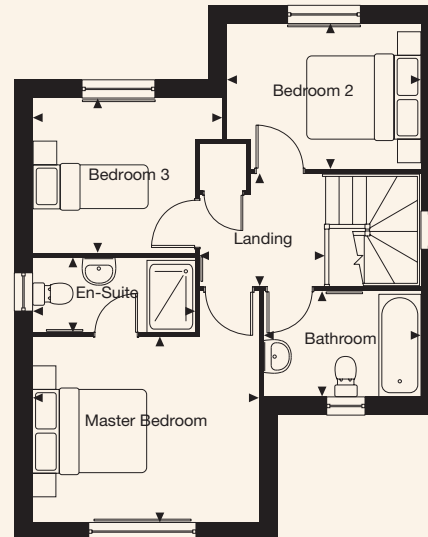
THREE BEDROOM DETACHED HOME WITH GARAGE

A stylish central hallway with stairs rising to first floor and cloaks/WC off. Spacious lounge overlooking the front garden. Exceptional kitchen/breakfast/dining room with storage and patio doors to rear garden. Three well proportioned bedrooms with en-suite and built-in wardrobes to master bedroom. Well appointed family bathroom. Single garage with private drive for two cars.

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Lounge	3.698 x 4.044	12'2" x 13'4"
Kitchen	2.883 x 2.808	9'5" x 9'3"
Dining	3.172 x 2.374	10'5" x 7'9"
WC		

FIRST FLOOR

Master Bedroom	3.793 (M) x 3.698	12'5" (M) x 12'2"
En-Suite	2.658 x 1.228	8'9" x 4'0"
Bedroom 2	3.172 x 2.374	10'5" x 7'9"
Bedroom 3	2.658 x 2.531	8'9" x 8'4"
Bathroom	2.585 x 1.723	8'6" x 5'8"

All room dimensions are shown ◀▶ x ⬥ (M) = Maximum dimensions.

PLEASE NOTE: Whilst every care has been taken to update these layouts, they are only for guidance and marketing purposes only. We would advise you to refer to the working drawings with our sales executive prior to reserving your new home to ensure you have the latest, updated information with regards to layout and room dimensions.



THE CRANMORE

THREE BEDROOM DETACHED HOME WITH SINGLE INTEGRAL GARAGE

Entrance vestibule giving access to large lounge with window overlooking the front garden. Family dining kitchen with patio doors overlooking rear garden. Practical utility area and WC, with lobby and door leading to outside. Three good sized bedrooms with en-suite and built-in wardrobes to master bedroom. Fully equipped family bathroom. Integral garage with private drive.

GROUND FLOOR

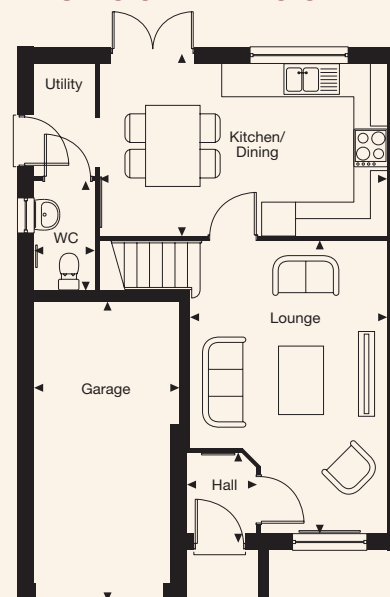
Lounge	3.576 x 5.211	11'9" x 17'1"
Kitchen/Dining	5.169 x 3.142	17'0" x 10'4"
WC		

FIRST FLOOR

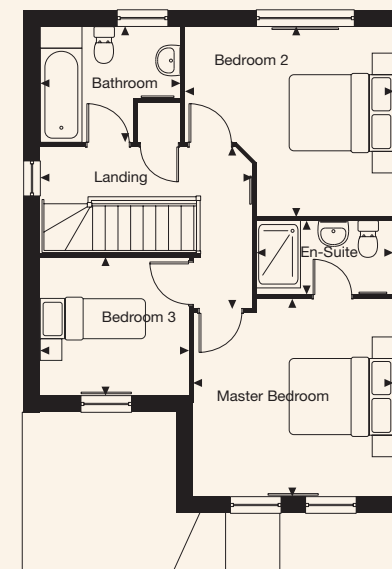
Master Bedroom	3.547 (M) x 3.571	11'8" (M) x 11'9"
En-Suite	2.446 x 1.306	8'0" x 4'3"
Bedroom 2	3.739 x 3.414	12'3" x 11'2"
Bedroom 3	2.417 x 2.667	7'11" x 8'9"
Bathroom	2.504 x 2.075	8'3" x 6'10"



GROUND FLOOR



FIRST FLOOR



All room dimensions are shown ◀▶ x ▲▼ (M) = Maximum dimensions.

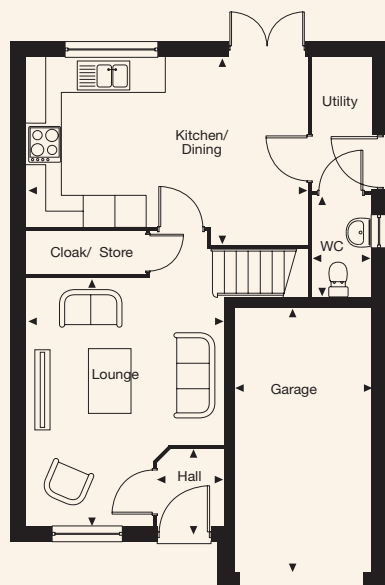


THE NEWTON

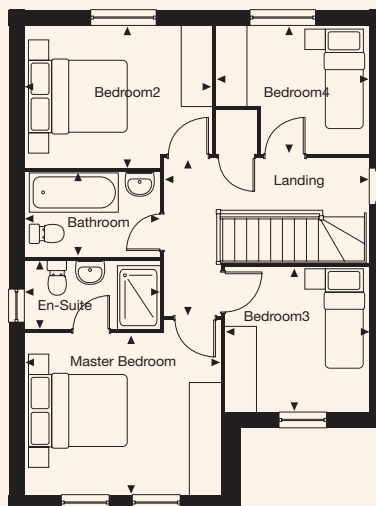
FOUR BEDROOM DETACHED HOME WITH SINGLE INTEGRAL GARAGE

Entrance vestibule leading to good sized lounge with window overlooking front aspect. Spacious kitchen with integrated appliances/ dining room with patio doors to rear garden. Useful utility and WC off with door leading to rear garden. Four spacious bedrooms with en-suite and fitted wardrobes to master bedroom. Fully fitted family bathroom. Driveway for two cars leading to integral garage with power and light.

GROUND FLOOR



FIRST FLOOR



All room dimensions are shown ◀▶ x ⬆ (M) = Maximum dimensions.

GROUND FLOOR

Lounge	4.689 x 3.633	15'5" x 11'11"
Kitchen/Dining	5.284 x 3.150	17'4" x 10'4"
WC		

FIRST FLOOR

Master Bedroom	3.011 x 3.633	9'11" x 11'11"
En-Suite	1.306 x 2.496	4'3" x 8'2"
Bedroom 2	3.484 x 2.633	11'5" x 8'8"
Bedroom 3	2.722 x 2.698	8'11" x 8'10"
Bedroom 4	2.370 x 2.875	7'9" x 9'5"
Bathroom	2.494 x 1.596	8'2" x 5'3"



THE KEMPSEY

FOUR BEDROOM DETACHED HOME WITH SINGLE GARAGE

Welcoming entrance hall with WC off and stairs leading to first floor with under- stair storage. Spacious lounge with feature bay window overlooking front garden. Fabulous fully fitted kitchen with integrated appliances/dining room with family area and patio doors opening on to rear garden. Four well proportioned bedrooms with en-suite and built-in wardrobes to master bedroom. Well-appointed family bathroom. Driveway for two cars leading to single garage.

GROUND FLOOR

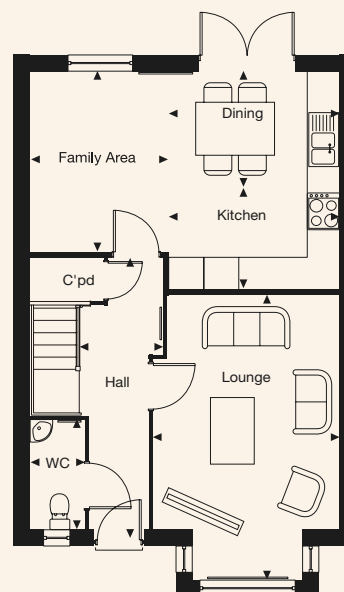
Lounge	3.440 x 5.252	11'3" x 17'3"
Kitchen/Dining/Family	5.707 x 4.050	18'9" x 13'0"
WC		

FIRST FLOOR

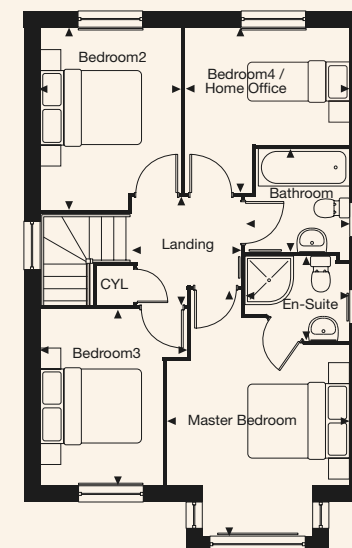
Master Bedroom	4.719 x 3.370	15'6" x 11'1"
En-Suite	1.919 x 1.556	6'4" x 5'1"
Bedroom 2	2.596 x 3.371	8'6" x 11'1"
Bedroom 3	3.248 x 2.695	10'8" x 8'10"
Bedroom 4	3.055 x 3.030	10'0" x 9'11"
Bathroom	1.908 x 1.919	6'3" x 6'4"



GROUND FLOOR



FIRST FLOOR



All room dimensions are shown ◀▶ x ⬆⬇ (M) = Maximum dimensions.

PLEASE NOTE: Whilst every care has been taken to update these layouts, they are only for guidance and marketing purposes only. We would advise you to refer to the working drawings with our sales executive prior to reserving your new home to ensure you have the latest, updated information with regards to layout and room dimensions.



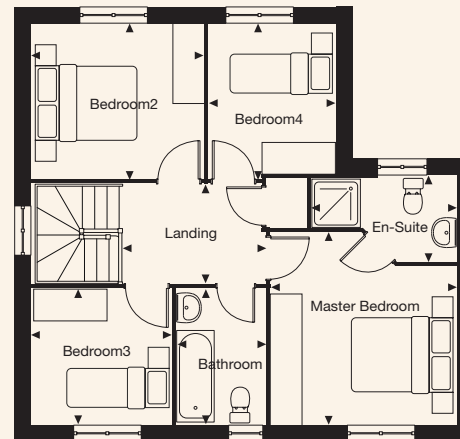
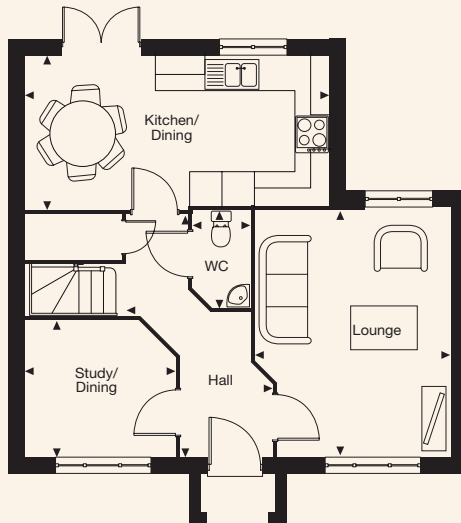
THE WOODFORD

FOUR BEDROOM DETACHED HOME WITH SINGLE GARAGE

Attractive traditional double fronted detached home. Welcoming entrance hall with attractive dog- leg staircase to first floor with under- stair storage. Good sized dual aspect lounge overlooking front garden and rear garden. Spacious fully fitted kitchen with integrated appliances/dining room. Useful separate study/dining room with window overlooking front garden. Four good sized bedrooms with en-suite to master bedroom and well-appointed family bathroom. Single garage with parking for two vehicles.

GROUND FLOOR

FIRST FLOOR



GROUND FLOOR

Lounge	3.483 (M) x 4.572	11'5" (M) x 15'0"
Kitchen/Dining	2.779 x 5.567	9'1" x 18'1"
Study/Dining	2.545 x 2.792	8'1" x 9'0"
WC		

FIRST FLOOR

Master Bedroom	3.564 x 3.416	11'8" x 11'2"
En-Suite	2.568 x 1.530	8'5" x 5'0"
Bedroom 2	2.804 x 3.189	9'2" x 10'6"
Bedroom 3	2.499 x 2.546	8'2" x 8'4"
Bedroom 4	2.291 x 2.725	7'6" x 8'11"
Bathroom	2.543 x 1.658	8'4" x 5'5"

All room dimensions are shown ◀▶ x ⬆ (M) = Maximum dimensions.

PLEASE NOTE: Whilst every care has been taken to update these layouts, they are only for guidance and marketing purposes only. We would advise you to refer to the working drawings with our sales executive prior to reserving your new home to ensure you have the latest, updated information with regards to layout and room dimensions.



THE KINGSTON

FOUR BEDROOM DETACHED HOME WITH GARAGE

Impressive family home with single garage and parking for two cars. Spacious lounge with dual aspect windows overlooking front and rear garden. Stunning L shaped kitchen/dining/family room with windows overlooking both front and rear gardens. Four large bedrooms with en-suite and built-in wardrobes to master bedroom. Spacious family bathroom.

GROUND FLOOR

Lounge	3.175 x 5.172	10'5" x 17'0"
Kitchen	5.172 x 3.636	17'0" x 11'11"
Dining/Family	3.561 x 2.855	11'8" x 9'4"
WC		

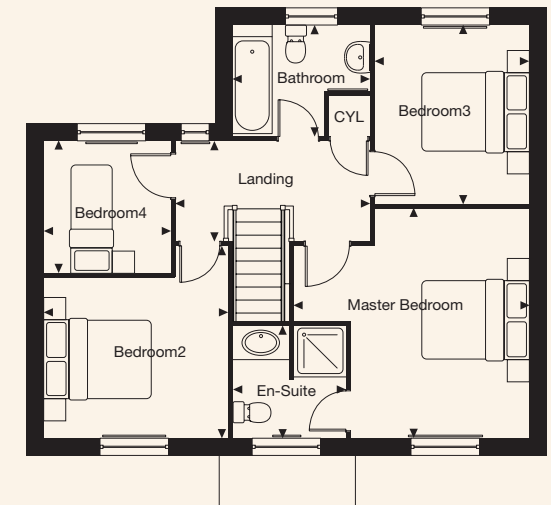
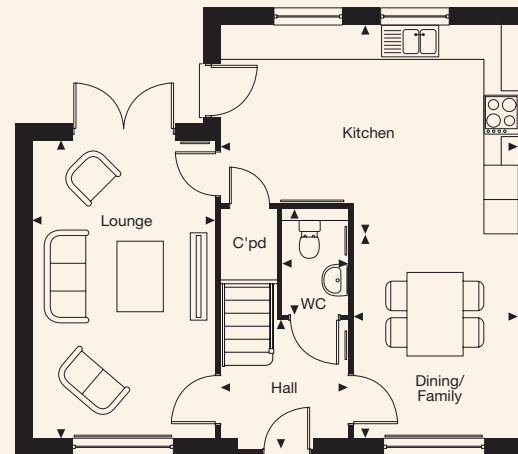
FIRST FLOOR

Master Bedroom	4.111 x 3.990	13'6" x 13'1"
En-Suite	1.971 x 1.961	6'6" x 6'5"
Bedroom 2	3.351 x 3.196	11'0" x 10'6"
Bedroom 3	3.120 x 2.691	10'3" x 8'10"
Bedroom 4	2.295 x 2.211	7'6" x 7'3"
Bathroom	2.394 x 1.935	7'10" x 5'4"



GROUND FLOOR

FIRST FLOOR



All room dimensions are shown ◀▶ x ⬆⬇ (M) = Maximum dimensions.

PLEASE NOTE: Whilst every care has been taken to update these layouts, they are only for guidance and marketing purposes only. We would advise you to refer to the working drawings with our sales executive prior to reserving your new home to ensure you have the latest, updated information with regards to layout and room dimensions.

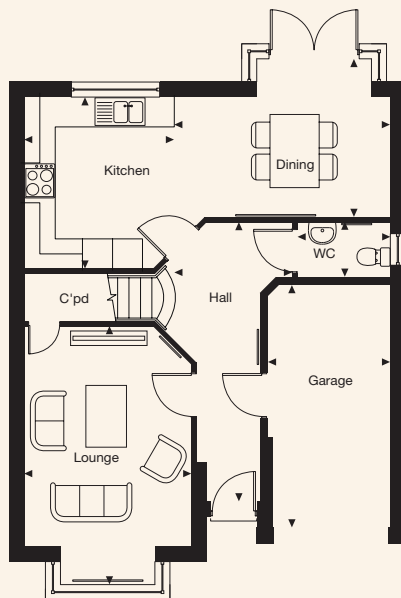


THE ARLINGTON

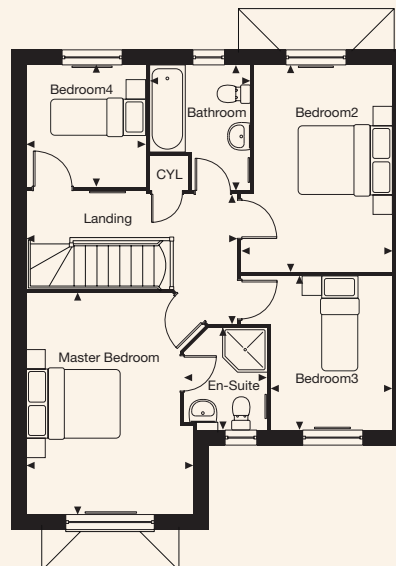
FOUR BEDROOM DETACHED HOME WITH SINGLE INTEGRAL GARAGE

Central hallway with WC off leading to the first floor. Spacious lounge with downstairs storage and window overlooking front garden. Impressive kitchen with dining area and patio doors with windows opening onto rear garden. Four good sized bedrooms with en-suite to master bedroom with built-in wardrobes. Well-appointed family bathroom. Integral garage with power and light and parking for two cars.

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Lounge	3.290 x 5.101	10'10" x 16'9"
Kitchen/Dining	7.266 x 3.407	23'10" x 11'2"
WC		

FIRST FLOOR

Master Bedroom	3.290 x 4.399	10'10" x 14'5"
En-Suite	1.682 (M) x 2.054	5'6" (M) x 6'8"
Bedroom 2	2.981 (M) x 4.114	9'9" (M) x 13'6"
Bedroom 3	3.060 x 2.401	10'0" x 7'11"
Bedroom 4	2.346 x 2.410	7'8" x 7'10"
Bathroom	2.008 x 2.485	6'7" x 8'2"

All room dimensions are shown ◀▶ x ⬆ (M) = Maximum dimensions.

PLEASE NOTE: Whilst every care has been taken to update these layouts, they are only for guidance and marketing purposes only. We would advise you to refer to the working drawings with our sales executive prior to reserving your new home to ensure you have the latest, updated information with regards to layout and room dimensions.



THE WINDSOR

FOUR BEDROOM DETACHED HOME WITH GARAGE

A welcoming hallway with WC off and stairs rising to first floor. The impressive lounge with dual aspect views and patio doors leading out into garden. Fully fitted spacious kitchen/dining room with integrated appliances and useful utility. Four good sized bedrooms with en-suite and built in wardrobes to master bedroom. Good sized family bathroom. Single or double garage dependent on specific plot and all with off road parking for at least two vehicles.

GROUND FLOOR

Lounge	3.434 x 5.882	11'3" x 19'4"
Kitchen/Dining	3.433 x 5.882	11'3" x 19'4"
Utility	2.064 x 1.535	6'9" x 5'0"
WC		

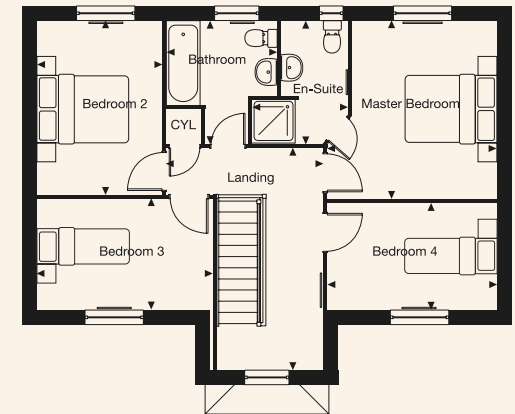
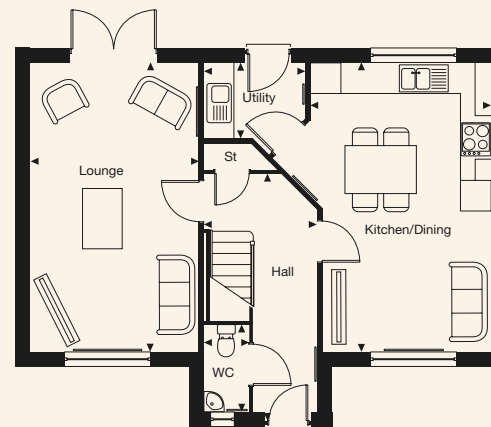
FIRST FLOOR

Master Bedroom	2.948 x 3.630	9'8" x 11'11"
En-Suite	1.372 x 1.525	4'6" x 5'0"
Bedroom 2	2.549 x 3.530	8'4" x 11'7"
Bedroom 3	3.585 x 2.265	11'9" x 7'5"
Bedroom 4	3.463 x 2.165	11'4" x 7'1"
Bathroom	2.272 x 2.510	7'5" x 8'3"



GROUND FLOOR

FIRST FLOOR



All room dimensions are shown ◀▶ x ⬆ (M) = Maximum dimensions.



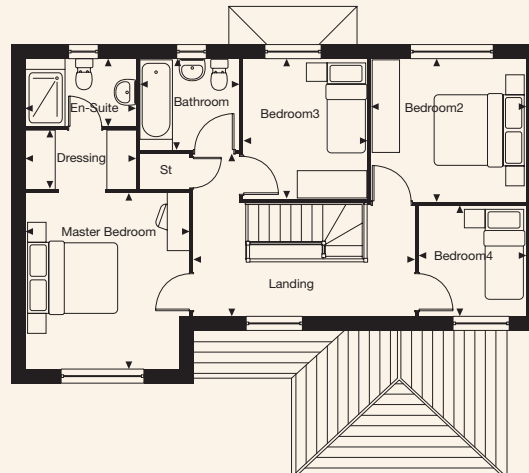
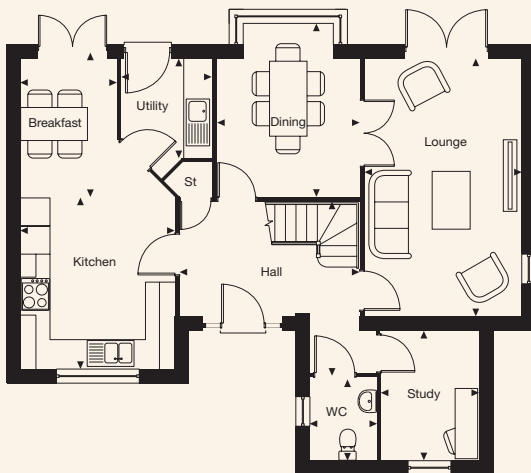
THE RICHMOND

FOUR BEDROOM DETACHED HOME WITH DOUBLE GARAGE

Imposing dream family home with a stunning entrance hall with cloaks/WC off and stairs rising to first floor and galleried landing. Large lounge with dual aspect windows and double doors leading to a formal dining room with bay window overlooking the garden. Superb spacious breakfast kitchen with patio doors opening onto the rear garden and benefiting with a practical utility off. Double garage with power and light and ample private parking. Four generous sized bedrooms with the impressive master bedroom leading into a splendid dressing room with fitted wardrobes through to the en-suite.

GROUND FLOOR

FIRST FLOOR



GROUND FLOOR

Lounge	3.330 x 5.528	10'11" x 18'2"
Kitchen	3.257 x 3.641	10'8" x 11'1"
Breakfast	2.047 x 2.956	6'9" x 9'8"
Dining	3.022 x 3.669	9'11" x 12'0"
Study	2.073 x 2.753	6'10" x 9'0"
Utility	1.926 x 2.108	6'4" x 6'11"
WC		

FIRST FLOOR

Master Bedroom	3.257 x 3.758	10'8" x 12'4"
En-Suite	2.367 x 1.424	7'9" x 4'8"
Dressing	2.332 x 1.246	7'7" x 4'1"
Bedroom 2	3.033 x 3.302	9'11" x 10'10"
Bedroom 3	2.636 x 2.983	8'6" x 9'9"
Bedroom 4	2.298 x 2.351	7'6" x 7'9"
Bathroom	2.135 x 1.927	7'0" x 6'4"

All room dimensions are shown ◀▶ x ⬆ (M) = Maximum dimensions.

PLEASE NOTE: Whilst every care has been taken to update these layouts, they are only for guidance and marketing purposes only. We would advise you to refer to the working drawings with our sales executive prior to reserving your new home to ensure you have the latest, updated information with regards to layout and room dimensions.

FOX HOLLOW SPECIFICATION

- ✓ STANDARD ITEM
- OPTIONAL EXTRA
ONLY WHERE SPACE/LAYOUTS ALLOW

BAYFORD	EVESHAM	FALMOUTH	HASELMERE	LOXLEY	PENNYMORE	ROMSEY	ROMFORD	BAKEWELL	FOXTON	CRANMORE	NEWTON	KEMPSEY	WOODFORD	KINGSTON	ARLINGTON	WINDSOR	RICHMOND
---------	---------	----------	-----------	--------	-----------	--------	---------	----------	--------	----------	--------	---------	----------	----------	-----------	---------	----------

INTERNAL SPECIFICATION																	
Walls & Ceilings																	
All walls in 'timeless', except kitchen & bathroom which are white	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plastered ceilings finished with 1 mist coat and 2 coats of matt white emulsion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Joinery																	
All joinery to be painted 1 pink undercoat and 2 coats white gloss	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
5 vertical panel internal door with 1 pink undercoat and 2 coats gloss finish	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bedrooms																	
Fitted SPACEPRO sliding wardrobes to master bedroom	○	✓	✓	✓	○	○	○	○	✓	✓	✓	✓	✓	✓	✓	✓	✓
General floor Finishes																	
Carpets Standard range throughout except kitchen/dining area/bathroom/cloaks/ensuite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Vinyl flooring to kitchen/dining area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	○	○	○	○	○	○	○
Ceramic flooring to kitchen/dining area	○	○	○	○	○	○	○	○	○	○	✓	✓	✓	✓	✓	✓	✓
KITCHENS																	
Kitchen Units																	
SYMPHONY KITCHEN range with upgraded carcass/ends/cornice/pelmet/plinth	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Selection of postformed laminate work surfaces from standard range	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	○
Selection of granite/quartz work surfaces from sales office																	✓
Worktop upstands to match	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Appliances (see layout to determine if applicable)																	
NEFF double oven in tall housing unit	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	✓
NEFF five burner hob electric	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	✓
NEFF extractor hood Glass canopy	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	✓
NEFF dishwasher	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	✓
NEFF fridge freezer	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	○	✓
CDA stainless steel double oven tall housing DC941											✓	✓	✓	✓	✓	✓	
CDA stainless steel single fan electric oven SC223 under counter	✓	✓	✓	✓	✓	✓	✓	✓									
CDA Chimney Hood ECH61SS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	○	○	○	○	○	○	
Stainless steel splash back to hob C5B6SS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	○	○	○	○	○	○	
CDA glass extractor ECN62	○	○	○	○	○	○	○	○	○	○	✓	✓	✓	✓	✓	✓	
Glass splash back to hob, ASG6 black or grey	○	○	○	○	○	○	○	○	○	○	✓	✓	✓	✓	✓	✓	
CDA fridge freezer 70/30 split integrated FW872	○	✓	✓	✓	○	○	○	○	✓	✓	✓	✓	✓	✓	✓	✓	
CDA 600mm dishwasher WC142IN		✓		✓	○	○	○	○	✓	✓	✓	✓	✓	✓	✓	✓	
Under pelmet lighting to kitchen units	○	✓	✓	✓	○	○	○	○	✓	✓	✓	✓	✓	✓	✓	✓	✓

FOX HOLLOW SPECIFICATION

- ✓ STANDARD ITEM
- OPTIONAL EXTRA
ONLY WHERE SPACE/LAYOUTS ALLOW

BAYFORD	EVESHAM	FALMOUTH	HASELMERE	LOXLEY	PENNYMORE	ROMSEY	ROMFORD	BAKEWELL	FOXTON	CRANMORE	NEWTON	KEMPSEY	WOODFORD	KINGSTON	ARLINGTON	WINDSOR	RICHMOND
---------	---------	----------	-----------	--------	-----------	--------	---------	----------	--------	----------	--------	---------	----------	----------	-----------	---------	----------

BATHROOMS ENSUITES CLOAKS																	
Bathroom																	
ROCA Debba range to bathroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Bristan bath/shower mixer	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome Towel Rail Radiator SPACE ALLOWING	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓
Ceramic wall tiles half height around bath, splash back to basin		✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiles full height around bath, splash back to basin	✓				✓												
Shower screen					✓												
Vinyl flooring	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	○
Ceramic Floor Tiling																	✓
Ensuite (if applicable)																	
Roca Debba range to ensuite		✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
ELECTRIC SHOWER TO ENSUITE		✓	✓	✓		✓	✓	✓	✓	✓							
THERMOSTATIC SHOWER VALVE with rain forest shower head											✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiles splash back to basin and sill		✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fully tiled walls to shower enclosure		✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Vinyl flooring		✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	○
Ceramic Floor Tiling																	✓
Cloaks																	
Roca Debba range to cloaks					✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic tiles splashback to basin					✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Vinyl flooring					✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	○
Ceramic Floor Tiling																	✓
ELECTRICAL & HEATING/PLUMBING																	
All accessories to be Hager Sollysta range	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV aerial point in living room	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV aerial point in kitchen/dining area	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV aerial point in master bedroom	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
USB charging socket to kitchen	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
BT point living room	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Light with PIR to front door	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Wreless Doorbell and chimes to front door only	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Smoke detectors as floor plan	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Energy saving light fittings to specified rooms	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Down lighters to kitchens	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

FOX HOLLOW SPECIFICATION

- ✓ STANDARD ITEM
- OPTIONAL EXTRA
ONLY WHERE SPACE/LAYOUTS ALLOW

	BAYFORD	EVESHAM	FALMOUTH	HASELMERE	LOXLEY	PENNYMORE	ROMSEY	ROMFORD	BAKEWELL	FOXTON	CRANMORE	NEWTON	KEMPSEY	WOODFORD	KINGSTON	ARLINGTON	WINDSOR	RICHMOND
Heating																		
Air source Heat Pump heating system with Stelrad Elite radiators to GF & FF and thermostatic vals to all specified radiators	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Air Source Heat Pump with cylinder	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Plumbing																		
External cold water tap	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
EXTERNAL FINISHES																		
Double glazed PVC-u lockable windows (excluding fire escape windows) and French doors with multi point locking	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Chrome finish ironmongery to external doors	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White UPVC fascia, soffit and barge boards or stone/brick verge detail	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
UPVC gutter BLACK	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1800mm high timber closeboarded boundary fencing as shown on landscape drawings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Turf to front and rear garden with side timber gate with latch and bolt	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Trees/landscaping to front garden as shown on landscape drawings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Buff riven paving slabs to paths and 1.8m x 1.8m patio to the rear of the house as per landscape drawings	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Washed gravel chippings to margins	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Garages – where applicable- Single/double – detached /attached integral garage (see plan)	✓	✓	✓	✓				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Part black tarmac/gravel to drives with concrete edgings and delineation to shared drive	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Pendant light and double power point to garage area	✓	✓	✓	✓				✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓





FOX HOLLOW HOW TO FIND US





OFF THE RIDINGS, MARKET RASEN, LINCOLNSHIRE, LN8 3EE





FOX HOLLOW
OFF THE RIDINGS, MARKET RASEN, LINCOLNSHIRE, LN8 3EE

01673 276033

FOXHOLLOW-SALES@RIPPONHOMES.CO.UK

RIPPONHOMES.CO.UK

CRAFTSMANSHIP | CARE | COMFORT