

The Lodge



at The Edge

INTRODUCING The Lodge

The Edge is an exciting development of 174 homes which will create a new community off Blyth Road on the outskirts of the lively market town of Worksop.

The Lodge consists of a stunning selection of 45 luxury three and four-bedroom properties and represents the initial phase of the build, providing homes that perfectly blend traditional exterior elevations with aspirational interiors.

Built with the care and attention to detail synonymous with a Rippon home, the wide variety of house designs give a choice of modern and conventional living spaces, all with sleek, contemporary kitchens and stylish bathrooms, combining practical design with luxury specification.

And the location couldn't be more perfect too! Bordering the attractive open countryside of North Nottinghamshire, nestling in a semi-rural setting, yet with easy access for the commuter and close to all amenities, The Lodge has to be attractive to families and couples alike!





THE LOXLEY

Three bedroom semi-detached with garage

- Entrance hallway with cloaks
- Spacious lounge with window overlooking the front
- Fully fitted kitchen/diner with glazed doors opening onto the rear garden
- Three bedrooms with family bathroom

Ground Floor		
Lounge	3.79 x 4.12M	12'5" x 13'6"M
Kitchen/Dining	4.77 x 2.73	15'7" x 8'11"

First Floor		
Bedroom 1	2.70M x 3.47M	8'10"M x 11'4"M
Bedroom 2	2.20M x 3.37M	7'2"M x 11'0"M
Bedroom 3	2.48 x 2.20	8'1" x 7'2"
Bathroom	1.98 x 1.71	6'5" x 5'7"

All room dimensions are shown ↔ x ↕
M = Maximum dimensions.



GROUND FLOOR



FIRST FLOOR



THE SHERWOOD

Three bedroom semi-detached/detached with garage

- Entrance hallway and downstairs cloakroom
- Rear kitchen/diner with glazed doors opening onto the garden
- Part open plan staircase

Ground Floor		
Lounge	4.48M x 4.93M	14'7"M x 16'2"M
Kitchen/Dining	4.48M x 3.35M	14'7"M x 10'9"M

First Floor		
Bedroom 1	2.69M x 4.35M	9'7"M x 14'3"M
Bedroom 2	2.30M x 3.59M	7'5"M x 11'8"M
Bedroom 3	2.11 x 2.33	6'9" x 7'6"
Bathroom	1.72 x 2.72	5'6" x 8'9"

All room dimensions are shown ↔ x ↕
M = Maximum dimensions.



GROUND FLOOR



FIRST FLOOR



THE ROMSEY

Three bedroom detached with garage

- Attractive traditional dual fronted design
- Fully fitted kitchen/diner with glazed doors
- Lounge with attractive bay window
- Under stairs storage
- Master bedroom with fitted wardrobe and en-suite

Ground Floor		
Lounge	3.32M*x 4.62	10'10"M* x 15'1"
Kitchen/Dining	3.05M x 4.62M	10'0"M x 15'1"M

First Floor		
Bedroom 1	3.05 x 3.32	10'0" x 10'10"
En-suite	2.62 x 1.21	8'7" x 3'11"
Bedroom 2	3.32M x 2.26M	10'10"M x 7'4"M
Bedroom 3	3.32M x 2.26M	10'10"M x 7'4"M
Bathroom	2.28M x 2.56M	7'5"M x 8'4"M

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GROUND FLOOR



FIRST FLOOR



THE BAKEWELL

Three bedroom detached with garage

- Traditional styled double fronted home
- Fitted kitchen diner with glazed doors opening onto the garden
- Downstairs cloakroom and under stairs storage
- Master bedroom with fitted wardrobe and en-suite

Ground Floor		
Lounge	3.62M x 5.17M	11'10"M x 16'11"M
Kitchen/Dining	2.46 x 5.85	8'0" x 19'2"

First Floor		
Bedroom 1	3.59M x 3.48M	11'9"M x 11'4"M
En-suite	1.86M x 1.50M	6'1"M x 4'11"M
Bedroom 2	2.86M x 3.17M	9'4"M x 10'4"M
Bedroom 3	2.54M x 2.57M	8'3"M x 8'5"M
Bathroom	3.27M x 1.76M	10'8"M x 5'9"M

All room dimensions are shown ↔ x ↕
M = Maximum dimensions.



GROUND FLOOR



FIRST FLOOR



THE FOXTON

Three bedroom detached with garage

- Interesting entrance hallway giving access to downstairs accommodation
- Spacious fitted kitchen/diner with glazed doors leading onto the garden
- Storage cupboard to downstairs and upstairs
- Master bedroom with fitted wardrobe and en-suite

Ground Floor		
Lounge	3.68M x 4.02M	12'0"M x 13'2"M
Kitchen	3.20M x 2.82	10'6"M x 9'3"
Dining	3.20M x 3.28M	10'6"M x 10'9"M

First Floor		
Bedroom 1	3.68M x 3.01M	12'0"M x 9'10"M
En-suite	2.64 x 1.21	8'7" x 3'11"
Bedroom 2	3.15M x 2.35M	10'4"M x 7'8"M
Bedroom 3	2.64M x 2.51M	8'7"M x 8'2"M
Bathroom	2.57 x 1.70	8'5" x 5'6"

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GROUND FLOOR



FIRST FLOOR



THE CRANMORE

Three bedroom detached with garage

- Lounge overlooking the front aspect
- Rear fitted dining/kitchen with glazed doors onto the garden
- Downstairs cloakroom and additional useful storage
- Master bedroom with fitted wardrobe and en-suite

Ground Floor		
Lounge	3.51M x 5.24M	11'6"M x 17'2"M
Kitchen/Dining	5.19 x 3.08	17'0" x 10'1"

First Floor		
Bedroom 1	3.55M x 3.53M	11'7"M x 11'6"M
En-suite	2.43 x 1.30	7'11" x 4'3"
Bedroom 2	3.72M x 3.40M	12'2"M x 11'1"M
Bedroom 3	2.66 x 2.42	8'8" x 7'11"
Bathroom	2.49M x 2.06M	8'1"M x 6'9"M

All room dimensions are shown ↔ x ↑
M = Maximum dimensions.



GROUND FLOOR



FIRST FLOOR



THE KEMPSEY

Four bedroom detached with garage

- Lounge with feature bay fronted window
- Spacious kitchen/diner/family room with glazed doors leading onto the garden
- Master bedroom with bay window, fitted wardrobe and en-suite
- Detailed render panel to the front elevation
- Downstairs cloakroom
- Under stairs storage

Ground Floor

Lounge	3.43M x 4.30M*	11'2"M x 14'1"M*
Kitchen/Dining	5.69M x 4.00M	18'7"M x 13'1"M

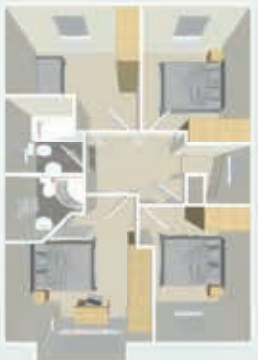
First Floor

Bedroom 1	3.36M x 3.12M*	11'0"M x 10'2"M*
En-suite	1.90M x 1.55M	6'2"M x 5'0"M
Bedroom 2	2.58M x 3.35M	8'5"M x 10'11"M
Bedroom 3	2.24M x 3.23M	7'4"M x 10'7"M
Bedroom 4/Office	3.02M x 2.14M	9'10"M x 7'0"M
Bathroom	1.90M x 1.90M	6'2"M x 6'2"M

All room dimensions are shown \longleftrightarrow x \updownarrow
M = Maximum dimensions.



GROUND FLOOR



FIRST FLOOR



THE WOODFORD

Four bedroom detached with garage

- Attractive traditional double fronted design
- Fully fitted kitchen/diner with glazed doors opening onto the garden
- Lounge with windows to the front and rear.
- Versatile study/dining/play room
- Master bedroom with fitted wardrobe and en-suite
- Three further bedrooms and a family bathroom

Ground Floor

Lounge	3.45M x 4.55M	11'3"M x 14'11"M
Kitchen/Dining	5.54 x 2.75M	18'2" x 9'0"M
Study/Dining	2.77M x 2.52M	9'1"M x 8'3"M

First Floor

Bedroom 1	3.40M x 3.54M	11'1"M x 11'7"M
En-Suite	2.55M x 1.51M	8'4"M x 4'11"M
Bedroom 2	3.17 x 2.79	10'4" x 9'1"
Bedroom 3	2.48 x 2.52	8'1" x 8'3"
Bedroom 4	2.27 x 2.71M	7'5" x 8'10"M
Bathroom	1.64 x 2.52	5'4" x 8'3"

All room dimensions are shown \longleftrightarrow x \updownarrow
M = Maximum dimensions.



GROUND FLOOR



FIRST FLOOR



THE KINGSTON

Four bedroom detached with garage

- Most impressive family home
- Spacious open plan kitchen/dining/family room
- Bright lounge with window to the front and glazed doors to the rear
- Master bedroom with fitted wardrobe and en-suite
- Landing area leading to further bedrooms and family bathroom

Ground Floor		
Lounge	3.15 x 5.15	10'4" x 16'10"
Kitchen area	5.15 x 3.06	16'10" x 10'0"
Dining/Family area	2.84 x 4.08	9'3" x 13'4"

First Floor		
Bedroom 1	4.09M x 3.97M	13'5"M x 13'0"M
En-suite	1.95 x 1.93	6'5" x 6'4"
Bedroom 2	3.19M x 2.7M	10'5"M x 9'1"M
Bedroom 3	2.67 x 3.10	8'9" x 10'2"
Bedroom 4	2.19 x 2.27	7'2" x 7'5"
Bathroom	2.37M x 1.92M	7'9"M x 6'3"M

All room dimensions are shown ↔ x ↑
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GROUND FLOOR



FIRST FLOOR



THE ARLINGTON

Four bedroom detached with garage

- Interesting entrance hallway
- Feature bay window to the lounge
- Spacious fitted kitchen/diner with glazed doors leading onto the rear garden
- Downstairs cloakroom
- Master bedroom with en-suite facility

Ground Floor		
Lounge	3.26M x 4.35*	10'8"M x 14'3"*
Kitchen/Dining	7.24M x 3.38M*	23'8"M x 11'0"M*

First Floor		
Bedroom 1	3.26M x 4.40	10'8"M x 14'5"
En-suite	1.65M x 2.01M	5'4"M x 6'7"M
Bedroom 2	2.72M x 3.90	8'11"M x 12'9"
Bedroom 3	2.38M x 3.24	7'9"M x 10'7"
Bedroom 4	2.33 x 2.39	7'7" x 7'10"
Bathroom	2.00M x 2.47M	6'6"M x 8'1"M

All room dimensions are shown ↔ x ↑
M = Maximum dimensions.



GROUND FLOOR



FIRST FLOOR



THE WINDSOR

Four bedroom detached with garage

- Impressive family home
- Spacious kitchen/diner with utility
- Lounge with glazed doors opening onto the garden
- Galleried landing giving access to first floor bedrooms and family bathroom
- Master bedroom with fitted wardrobes and en-suite

Ground Floor		
Lounge	3.40 x 5.86	11'2" x 19'2"
Kitchen/Dining	3.65M x 5.86	11'11"M x 19'2"
Utility	2.02M x 1.50	6'7"M x 4'11"

First Floor		
Bedroom 1	3.45M x 3.61	11'3"M x 11'10"
En-suite	1.35 x 2.49M	4'5" x 8'2"M
Bedroom 2	2.52 x 3.51	8'3" x 11'6"
Bedroom 3	3.54 x 2.24	11'7" x 7'4"
Bedroom 4	3.45 x 2.14	11'3" x 7'0"
Bathroom	2.24M x 2.49M	7'4"M x 8'2"M

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GROUND FLOOR

FIRST FLOOR



BUY WITH HELP TO BUY

What is the Help to Buy: Equity Loan?

- You only need a minimum 5% deposit
- The Government loans you up to 20% of the value of the property which is interest-free for five years, making your dream home more affordable. The loan can be re-paid at any time, at the end of 5 years, or when your house is sold
- You only need to secure a 75% mortgage from a bank or building society
- You own 100% of your new Rippon home



Backed by
HM Government

Help to Buy example based on a Rippon home value of **£200,000**

Here's how it works:

- Buyer's 5% deposit
- Government 20% Help to Buy: Equity Loan
- 75% mortgage from mortgage lender



The Help to Buy: Equity Loan is available for a first time buyer.

- The home you buy must be your only residence
- The scheme isn't available for buy-to-let investors
- The scheme isn't available to those who will own any other property after completion.
- The scheme is available on new homes up to the value of £600,000 in England

It is restricted to first time buyers and includes regional property price caps to ensure the scheme reaches people who need it most.

For further information please speak to our Sales Executive.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP YOUR REPAYMENTS ON YOUR MORTGAGE OR ANY OTHER DEBT SECURED ON IT. *Help to Buy price is 80% of the full purchase price. Subject to status, Help to Buy terms and conditions apply, and available on selected properties. Help to Buy is available on the purchase of your primary residence up to the value of £600,000. You must fund a minimum of 80% of the purchase price. The equity loan will need to be repaid when the property is sold or after 25 years i.e. up to 20% of the property's total sale price. You will also require adequate funds to cover legal costs and moving fees. To be eligible you must meet the criteria set down by the Government scheme, details of which are available from the Sales Executive. The amount of deposit required may vary depending on the scheme rules and the lender for the mortgage finance. If you are in any doubt about this scheme please seek independent advice. Rippon Homes does not provide mortgages and cannot give any financial advice. See website for details. Rippon Homes reserve the right to amend/withdraw any offers at any time. Rippon Homes terms and conditions apply subject to availability.



SPECIFICATIONS

The Lodge has been carefully designed and specified to provide for a comfortable modern lifestyle, with quality fixtures and fittings. We also offer you the option to further personalise and upgrade your home with an exciting range of optional extras.

General

- Double glazed uPVC lockable windows and glazed doors
- uPVC fascias, soffits, barge boards and guttering
- GRP composite front and rear door with chrome finish ironmongery
- Fenced and gated rear gardens
- Turfed front and rear gardens
- Gas fired central heating
- Thermostatic radiator valves
- White 5 panel internal doors
- Flooring fitted throughout
- Fully fitted SYMPHONY kitchen
- Laminate worktops and upstands
- Stainless steel sink with monobloc mixer tap to kitchen
- CDA stainless steel ovens
- CDA glass hob with stainless steel splash back
- TV aerial point in living room, kitchen/diner and master bedroom
- USB charging point to kitchen
- Chrome towel rail to bathroom (space allowing)
- Light with PIR to front door
- Smoke detectors
- Light and power to garage

Three bedroom detached homes

- Ceramic flooring to kitchen/dining area
- CDA stainless steel electric double fan under counter oven
- CDA integrated fridge/freezer and dishwasher
- One and half bowl stainless steel sink
- Under pelmet lighting to kitchen units
- Downlighters to kitchen area
- Roca Laura range sanitary ware throughout
- Fitted sliding wardrobe to master bedroom

Four bedroom detached homes

- Ceramic flooring to kitchen/dining area and cloakroom
- CDA stainless steel integrated double oven and appliances
- CDA glass extractor
- Glass splash back to hob
- Utility with base units and laminate worktop and upstand (house style dependant)
- Roca Debba range of sanitary ware fitted throughout
- Gas fired condensing boiler with separate cylinder and electric immersion heater

Additional options and upgrades available

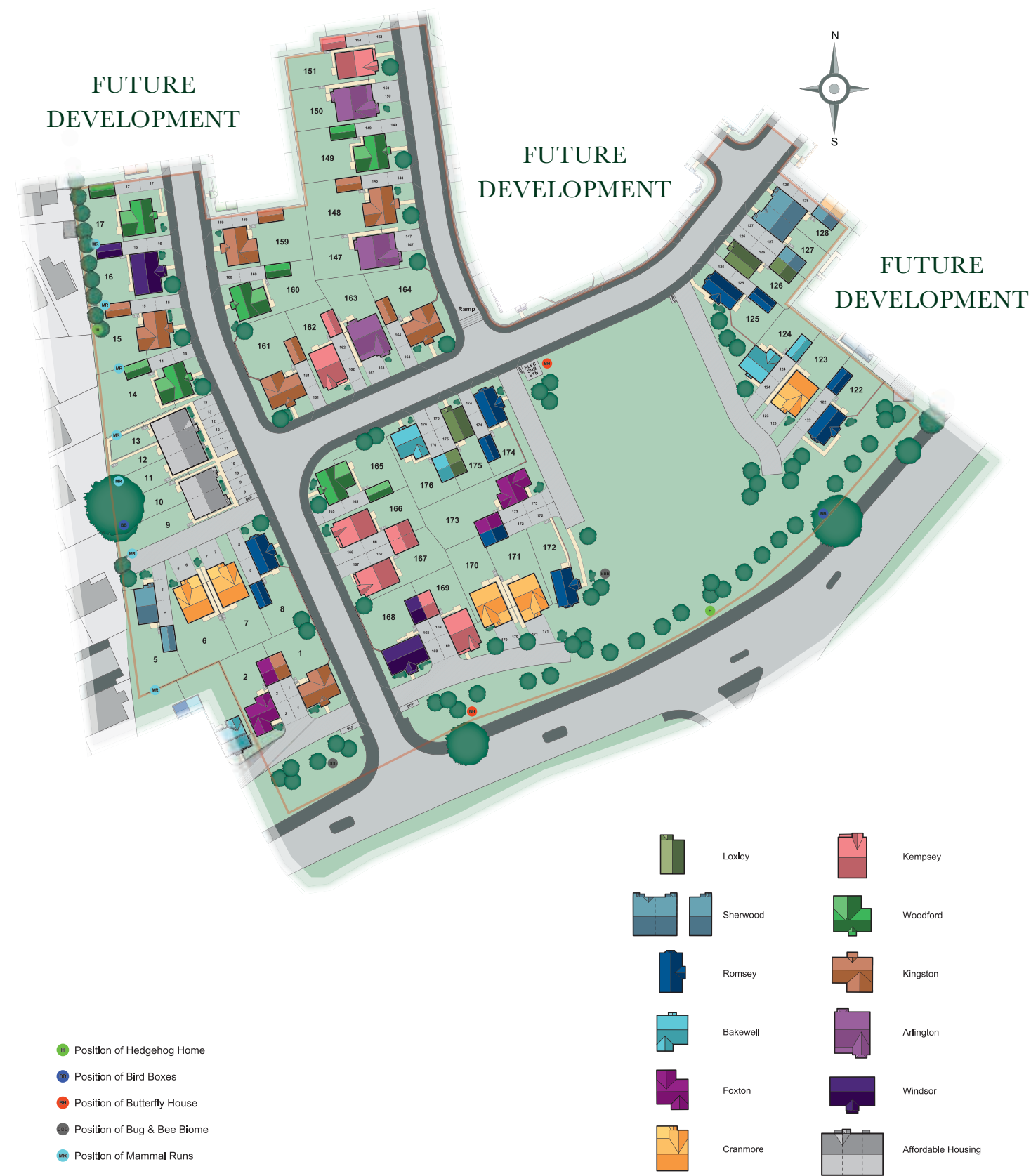
- Vinyl or ceramic flooring
- Carpets plus range
- Internal wardrobe organisers or additional wardrobe to other bedrooms
- Granite/quartz work surfaces and upstands
- CDA additional appliances
- Boiling water tap to kitchen
- Under pelmet lighting to kitchen units
- Additional wall tiling to cloakroom, bathroom or en-suite
- Extra TV, BT or power points
- Downlighters
- Burglar alarm
- Light with PIR to rear door
- External cold water tap
- Electric operated garage door
- Alarm and PIR light to outside garage

The availability of additional extras and upgrades are dependant upon the stage of build of the property. Please check with the Sales Executive for clarification of what is possible on your chosen plot.

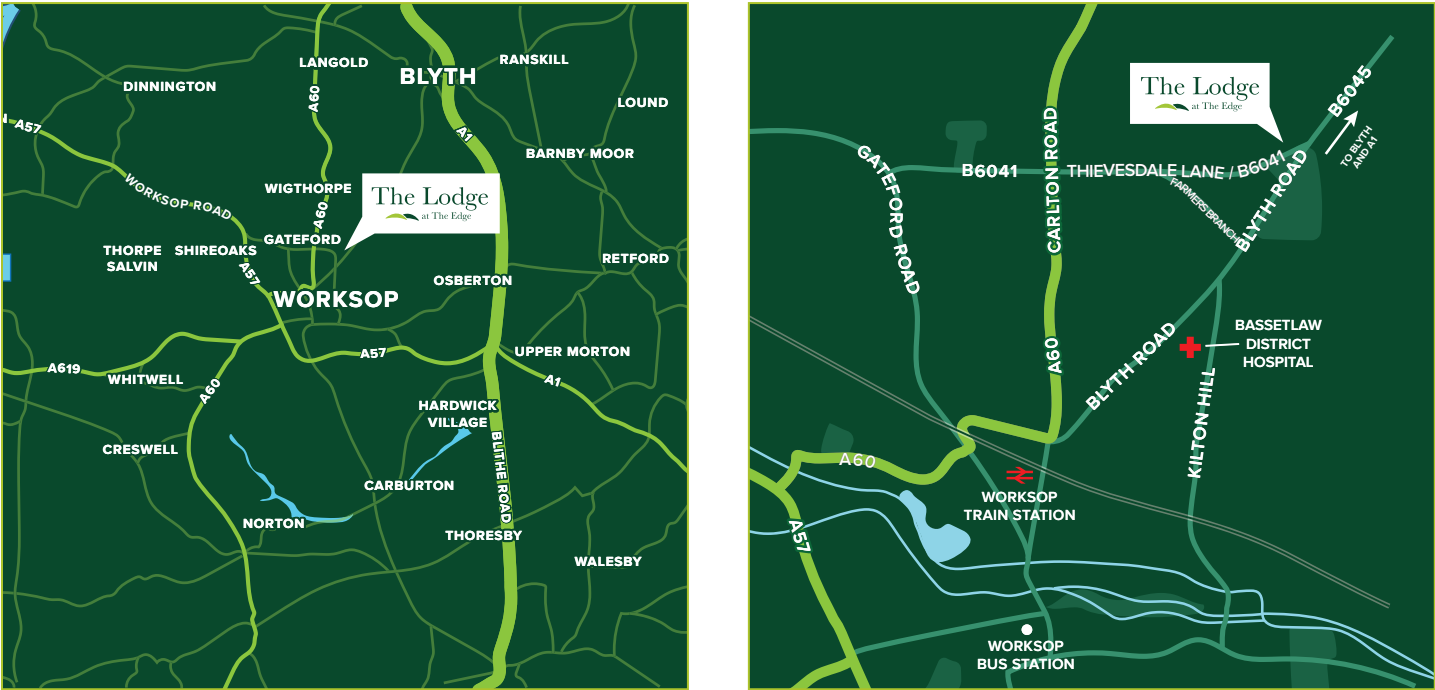
Images may include optional upgrades at additional cost.



SITE PLAN



HOW TO FIND THE LODGE



THE EDGE, BLYTH ROAD, WORKSOP, NOTTINGHAMSHIRE, S81 0XL

YOUR NOTES

Blank lined area for notes.

The Lodge



at The Edge



The Willows
Ransom Wood Business Park
Southwell Road West
Mansfield, Nottinghamshire NG21 0HJ

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ripponhomes.co.uk



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