

# MARQUIS GARDENS





## INTRODUCING MARQUIS GARDENS

Rippon Homes is delighted to present Marquis Gardens in the charming and welcoming Leicestershire village of Old Dalby.

Comprising 39 of Rippon's select three and four bedroom detached homes, Marquis Gardens represents the very best in town and country living.

Old Dalby village life offers something for every member of the family – from a pre school, primary school and pubs to its own brewery and numerous active community groups, including a wine club.

The popular and peaceful Wolds village is surrounded by delightful countryside. Just eight miles away lies the bustling market town of Melton Mowbray – home of the infamous pork pie. The cities of Loughborough and Leicester, and their plethora of secondary schools, FE colleges and universities, are also within easy reach by car or public transport.

A comprehensive road network including the A46 on its doorstep, as well as a mainline station connection to London St Pancras from Loughborough, also makes Marquis Gardens easily commutable both locally and further afield.





## A SOUGHT AFTER LOCATION

The popular unspoilt Wolds village of Old Dalby in Leicestershire dates back to the 12th century. Set around a picturesque village green, with stunning views over the Vale of Belvoir, Old Dalby offers a traditional environment with delightful character properties, barn conversions and cottages.

The active local community supports a church, pre-school and primary school, village hall, retirement home, pub and a popular brewery and eatery, plus a variety of groups, including netball, cricket, Scouts and singing.

The arts are well supported locally with a theatre and small cinema in nearby Melton Mowbray, whilst the surrounding cities offer larger venues attracting national acts and performances.

The historic town of Melton Mowbray, famous for pork pies and stilton cheese, has claimed the title of 'Rural Capital of Food', hosting a number of food and drink festivals throughout the year.

Sports and leisure facilities are also well catered for locally, with several golf courses, equestrian centres, a swimming pool, gym and a snooker club.

A popular location for outdoor enthusiasts, the county has an abundance of footpaths, trails, country parks and bridleways while in the adjoining county, Rutland Water provides excellent cycling, fishing and water sport facilities.



Old Dalby





Old Dalby



Old Dalby



Old Dalby Parish 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 Nottinghamshire, Derbyshire and South Yorkshire, we prioritise quality over quantity.

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 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

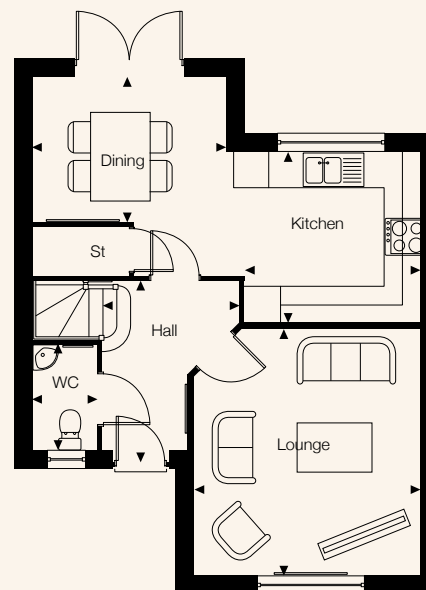
Lounge	3.715 x 4.072	12'2" x 13'4"
Kitchen	2.949 x 2.784	9'8" x 9'2"
Dining	3.265 x 2.356	10'9" x 7'9"

#### FIRST FLOOR

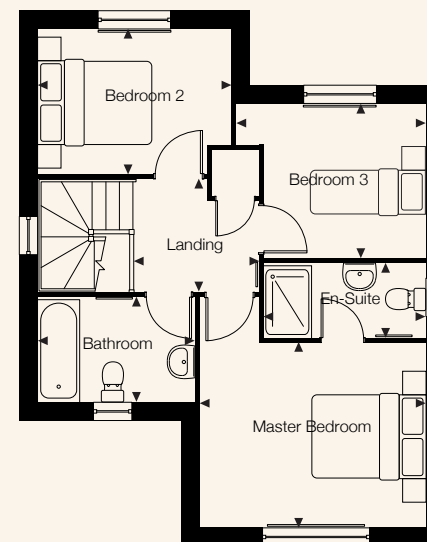
Master Bedroom	3.715 x 3.073	12'2" x 10'1"
En-Suite	2.659 x 1.228	8'9" x 4'0"
Bedroom 2	3.265 x 2.356	10'9" x 7'9"
Bedroom 3	2.659 x 2.503	8'9" x 8'3"
Bathroom	2.622 x 1.699	8'7" x 5'7"



#### GROUND FLOOR



#### FIRST FLOOR



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



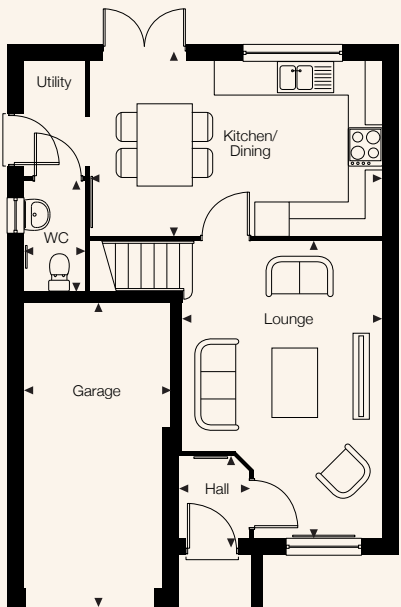


# THE CRANMORE

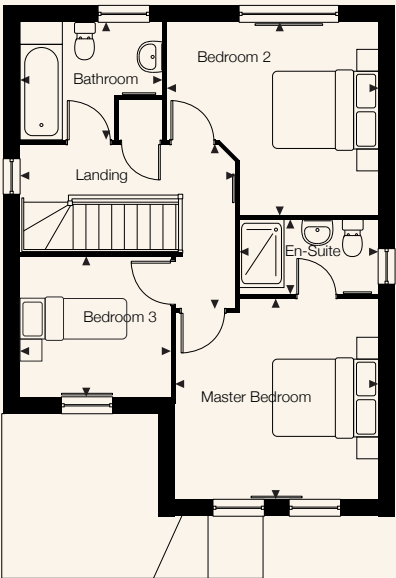
## THREE BEDROOM DETACHED WITH GARAGE

- 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



FIRST FLOOR



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

GROUND FLOOR

Lounge	3.765 x 5.218	12'4" x 17'1"
Kitchen/Dining	5.381 x 3.100	17'8" x 10'2"
Garage	2.579 x 5.038	8'6" x 16'6"

FIRST FLOOR

Master Bedroom	3.755 x 3.476	12'4" x 11'5"
En-Suite	2.559 x 1.308	8'5" x 4'3"
Bedroom 2	3.715 x 3.073	12'2" x 10'1"
Bedroom 3	2.449 x 2.686	8'0" x 8'10"
Bathroom	2.579 x 2.086	8'6" x 6'10"

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## 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

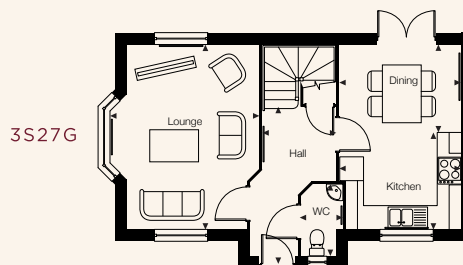
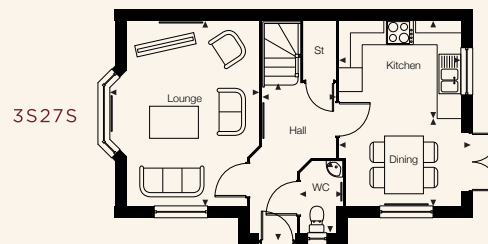
Lounge	3.352 x 4.615	11'0" x 15'2"
Kitchen/Dining	3.065 x 4.615	10'1" x 15'2"

#### FIRST FLOOR

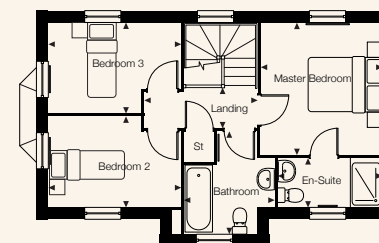
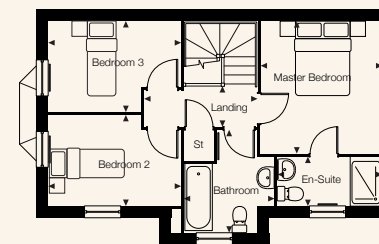
Master Bedroom	3.065 x 3.306	10'1" x 10'10"
En-Suite	2.630 x 1.222	8'8" x 4'0"
Bedroom 2	3.352 x 2.280	11'0" x 7'6"
Bedroom 3	3.352 x 2.248	11'0" x 7'5"
Bathroom	2.284 x 2.606	6'1" x 8'7"



#### GROUND FLOOR



#### FIRST FLOOR



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



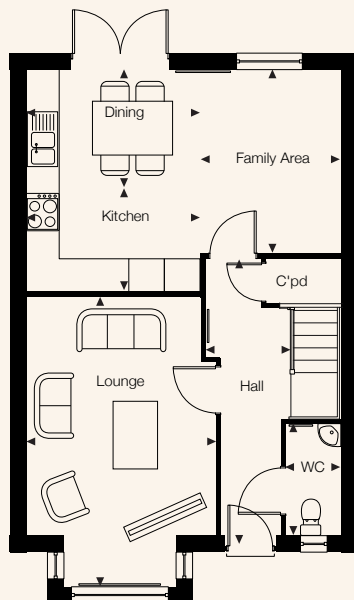


## THE KEMPSEY

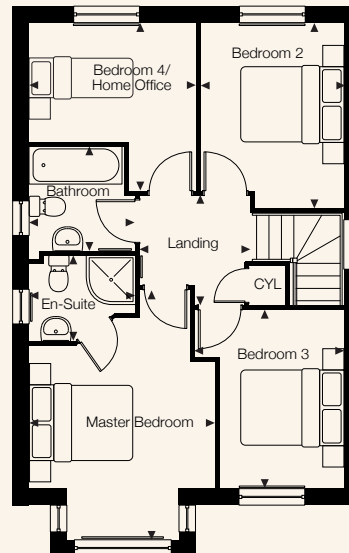
### FOUR BEDROOM DETACHED WITH GARAGE

- 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



#### FIRST FLOOR



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

#### GROUND FLOOR

Lounge	3.246 x 5.415	10'8" x 17'9"
Kitchen/Dining	5.740 x 4.028	18'10" x 10'6"

#### FIRST FLOOR

Master Bedroom	4.719 x 3.427	15'6" x 11'3"
En-Suite	1.977 x 1.556	6'6" x 5'1"
Bedroom 2	2.566 x 3.341	8'5" x 11'0"
Bedroom 3	2.226 x 2.999	7'4" x 9'10"
Bathroom	1.907 x 1.977	6'3" x 6'6"



## 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

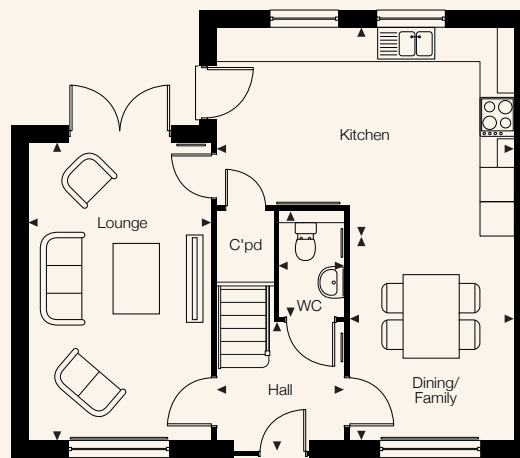
Lounge	3.252 x 5.290	10'8" x 17'4"
Kitchen	5.191 x 3.431	17'0" x 11'3"
Dining/Family	3.890 x 2.836	12'9" x 9'4"

#### FIRST FLOOR

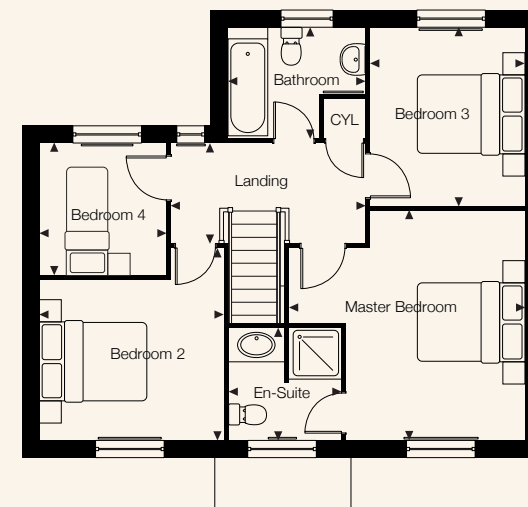
Master Bedroom	4.116 x 3.991	13'6" x 13'1"
En-Suite	1.970 x 1.960	6'6" x 6'5"
Bedroom 2	3.352 x 3.287	11'0" x 10'9"
Bedroom 3	3.462 x 2.490	11'4" x 8'2"
Bedroom 4	2.295 x 2.412	7'6" x 7'11"
Bathroom	2.614 x 2.150	8'7" x 7'1"



#### GROUND FLOOR



#### FIRST FLOOR



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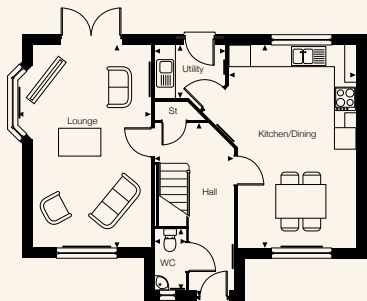
# THE WINDSOR

FOUR BEDROOM DETACHED  
WITH GARAGE

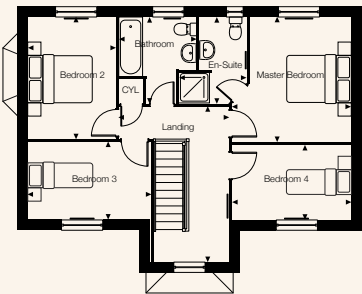
- Impressive family home
- Spacious kitchen/diner with utility
- Lounge with glazed doors opening onto the garden
- Galleried landing giving access to first floor bedrooms and family bathroom
- Master bedroom with fitted wardrobes and en-suite

## GROUND FLOOR

4D36G

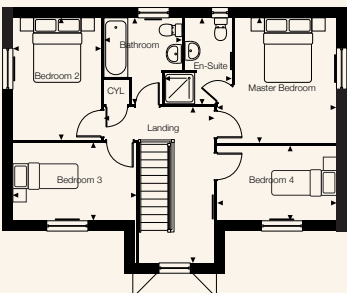
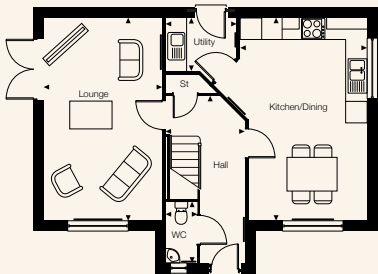


## FIRST FLOOR



## GROUND FLOOR

4D36S



## GROUND FLOOR

Lounge	3.366 x 5.965	11'1" x 19'7"
Kitchen/Dining	3.700 x 5.965	12'2" x 19'7"
Utility	2.190 x 1.527	7'2" x 5'0"

## FIRST FLOOR

Master Bedroom	2.872 x 3.631	9'5" x 11'11"
En-Suite	1.449 x 2.362	4'9" x 7'9"
Bedroom 2	3.531 x 2.562	11'7" x 8'5"
Bedroom 3	3.520 x 2.347	11'7" x 7'8"
Bedroom 4	3.399 x 2.2247	11'2" x 7'4"
Bathroom	2.511 x 2.272	8'3" x 7'5"

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# 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

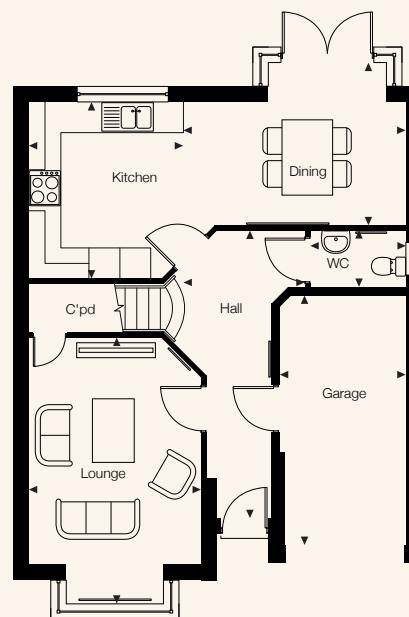
Lounge	3.204 x 5.203	10'6" x 17'1"
Kitchen	3.311 x 3.430	10'10" x 11'3"
Dining	3.060 x 4.446	10'0" x 13'6"
Garage	2.577 x 5.041	8'5" x 16'6"

### FIRST FLOOR

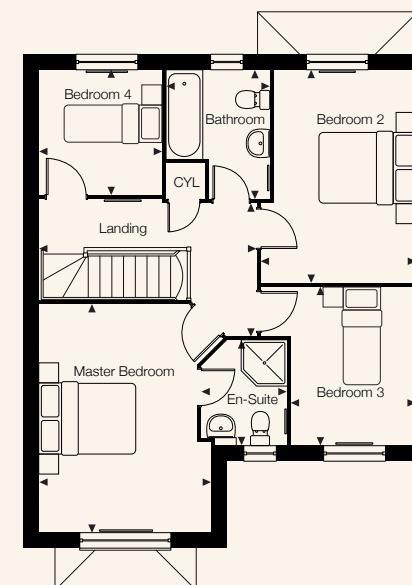
Master Bedroom	3.041 x 4.473	10'0" x 14'8"
En-Suite	1.658 x 2.194	5'5" x 7'2"
Bedroom 2	2.899 x 4.114	9'6" x 13'6"
Bedroom 3	3.226 x 2.430	10'7" x 8'0"
Bedroom 4	2.347 x 2.410	7'8" x 7'11"
Bathroom	2.008 x 2.498	6'7" x 8'2"



### GROUND FLOOR



### FIRST FLOOR



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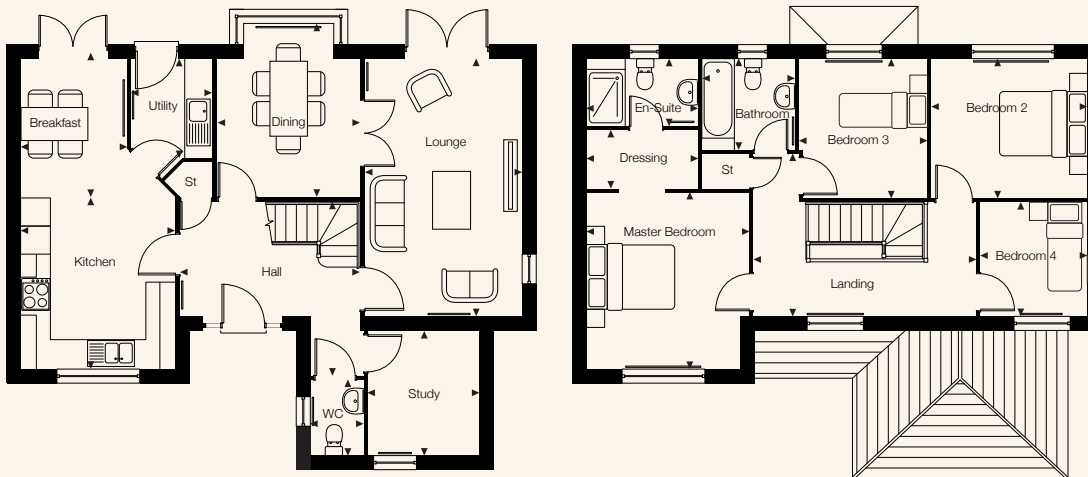
## THE RICHMOND

### FOUR BEDROOM DETACHED

This impressive four bedroom home, has a spacious kitchen with breakfast area and double doors leading out to the garden. There is also a separate dining room with bay window and double doors leading through to a beautiful lounge. To the front of the property there is a study and downstairs cloakroom. Upstairs the impressive master bedroom features a dressing area and en-suite. The Richmond also benefits from a double garage.

GROUND FLOOR

FIRST FLOOR



GROUND FLOOR

Lounge	5.515 x 3.346	18'1" x 11'0"
Kitchen	3.265 x 3.617	10'9" x 11'10"
Dining	3.022 x 3.726	9'11" x 12'3"
Breakfast	2.249 x 2.910	7'5" x 9'7"
Study	2.640 x 2.406	8'8" x 7'11"
Utility	1.741 x 2.112	5'9" x 6'11"

FIRST FLOOR

Master Bedroom	3.265 x 3.690	10'9" x 12'1"
En-Suite	2.375 x 1.425	7'10" x 4'8"
Dressing	2.375 x 1.238	7'10" x 4'1"
Bedroom 2	3.347 x 2.972	11'0" x 9'9"
Bedroom 3	2.636 x 2.972	8'8" x 9'9"
Bedroom 4	2.292 x 2.469	7'6" x 8'1"
Bathroom	2.072 x 1.891	6'10" x 6'2"

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# DEVELOPMENT LAYOUT

## HOUSING



FOXTON



CRANMORE



ROMSEY



KEMPSEY



KINGSTON



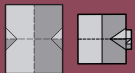
WINDSOR



ARLINGTON



RICHMOND



AFFORDABLE HOUSING

\*Please discuss with the sales negotiator







# MARQUIS GARDENS SPECIFICATION

FOXTON	CRANMORE	ROMSEY	KEMPSEY	KINGSTON	WINDSOR	ARLINGTON	RICHMOND
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INTERNAL SPECIFICATION							
<b>Walls &amp; Ceilings</b>							
All walls in 'timeless', except kitchen & bathroom which are white	🔥	🔥	🔥	🔥	🔥	🔥	🔥
Plastered ceilings finished with 1 mist coat and 2 coats of matt white emulsion	🔥	🔥	🔥	🔥	🔥	🔥	🔥
<b>Joinery</b>							
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	🔥	🔥	🔥	🔥	🔥	🔥	🔥
<b>Bedrooms</b>							
Fitted SPACEPRO sliding wardrobes to master bedroom	🔥	🔥	🔥	🔥	🔥	🔥	🔥
<b>General floor Finishes</b>							
Carpets Standard range throughout except kitchen/dining area/bathroom/cloaks/ensuite	🔥	🔥	🔥	🔥	🔥	🔥	🔥
Vinyl flooring to kitchen/dining area	🔥	🔥	🔥	○	○	○	○
Ceramic flooring to kitchen/dining area	○	○	○	🔥	🔥	🔥	🔥
<b>KITCHENS</b>							
<b>Kitchen Units</b>							
SYMPHONY KITCHEN range with upgraded carcass/ends/cornice/pelmet/plinth	🔥	🔥	🔥	🔥	🔥	🔥	🔥
Selection of postformed laminate work surfaces from standard range	🔥	🔥	🔥	🔥	🔥	🔥	○
Worktop upstands to match	🔥	🔥	🔥	🔥	🔥	🔥	🔥
<b>Appliances (see layout to determine if applicable)</b>							
NEFF double oven in tall housing unit	○	○	○	○	○	○	🔥
NEFF on BLACK glass hob HVG620bl with cast iron pan supports				🔥	🔥	🔥	🔥
NEFF extractor hood Glass canopy	○	○	○	○	○	○	🔥
NEFF integrated dishwasher							🔥
NEFF integrated Fridge freezer							🔥
CDA stainless steel double oven tall housing DC940					🔥	🔥	🔥
CDA stainless steel electric single under counter oven SC223SS	🔥	🔥	🔥	🔥			
CDA on BLACK glass hob HVG620bl with cast iron pan supports	🔥	🔥	🔥				
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 integrated under counter fridge	🔥	🔥	🔥				
CDA 600mm dishwasher WC142IN	🔥	🔥		🔥	🔥	🔥	🔥
Under pelmet lighting to kitchen units	🔥	🔥	🔥	🔥	🔥	🔥	🔥
<b>BATHROOMS ENSUITES CLOAKS</b>							
<b>Bathroom</b>							
ROCA Debba range to bathroom	🔥	🔥	🔥	🔥	🔥	🔥	🔥
Roca Seville bath 170 x 70cm	🔥	🔥	🔥	🔥	🔥	🔥	🔥
Bristan bath/shower mixer	🔥	🔥	🔥	🔥	🔥	🔥	🔥
Chrome Towel Rail Radiator SPACE ALLOWING	🔥	🔥	🔥	🔥	🔥	🔥	🔥
Ceramic wall tiles half height around bath, splash back to basin	🔥	🔥	🔥	🔥	🔥	🔥	🔥
Vinyl flooring	🔥	🔥	🔥	🔥	🔥	🔥	○
<b>Ensuite (if applicable)</b>							
Roca Debba range to ensuite	🔥	🔥	🔥	🔥	🔥	🔥	🔥
<b>ELECTRIC SHOWER TO ENSUITE</b>							
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	🔥	🔥	🔥	🔥	🔥	🔥	○



STANDARD ITEM



OPTIONAL EXTRA

FOXTON	CRANMORE	ROMSEY	KEMPSEY	KINGSTON	WINDSOR	ARLINGTON	RICHMOND
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<b>Cloaks</b>							
Roca Laura range to cloaks	🔥	🔥	🔥				
Roca Debba range to cloaks				🔥	🔥	🔥	🔥
Ceramic tiles splashback to basin	🔥	🔥	🔥	🔥	🔥	🔥	🔥
Vinyl flooring	🔥		🔥	🔥	🔥	🔥	○
<b>ELECTRICAL &amp; HEATING/PLUMBING</b>							
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	🔥	🔥	🔥	🔥	🔥	🔥	🔥
<b>USB CHARGING SOCKET TO KITCHEN</b>							
BT point living room	🔥	🔥	🔥	🔥	🔥	🔥	🔥
BT point to 1 additional room (order at pre roof stage) otherwise will be fitted in bed 1	🔥	🔥	🔥	🔥	🔥	🔥	🔥
Burglar alarm	○	○	○	○	○	○	○
Chrome up/down light to front door with PIR	🔥	🔥	🔥	🔥	🔥	🔥	🔥
Wiring to blank plate rear light	🔥	🔥	🔥	🔥	🔥	🔥	🔥
wireless Doorbell and chimes to front door only	🔥	🔥	🔥	🔥	🔥	🔥	🔥
Smoke detectors as floor plan	🔥	🔥	🔥	🔥	🔥	🔥	🔥
Energy saving light fittings to specified rooms	🔥	🔥	🔥	🔥	🔥	🔥	🔥
Down lighters to kitchens	🔥	🔥	🔥	🔥	🔥	🔥	🔥
<b>Heating</b>							
Air Source Heat Pump heating system with underfloor heating to gf and Stelrad Elite radiators to ff	🔥	🔥	🔥	🔥	🔥	🔥	🔥
Thermostatic radiator valves to all specified first floor rooms	🔥	🔥	🔥	🔥	🔥	🔥	🔥
Air Source Heat Pump with separate cylinder	🔥	🔥	🔥	🔥	🔥	🔥	🔥
<b>Mechanical Ventilation and Heat Recovery System</b>							
<b>Plumbing</b>							
External cold water tap	🔥	🔥	🔥	🔥	🔥	🔥	🔥
<b>EXTERNAL FINISHES</b>							
<b>House</b>							
Water butts	🔥	🔥	🔥	🔥	🔥	🔥	🔥
Double glazed PVC-u windows, lockable except fire escape units White	🔥	🔥	🔥	🔥	🔥	🔥	🔥
Double glazed PVC-u french doors with multi point locking White inc cill	🔥	🔥	🔥	🔥	🔥	🔥	🔥
Chrome finish ironmongery to external doors	🔥	🔥	🔥	🔥	🔥	🔥	🔥
White UPVC fascia and soffit	🔥	🔥	🔥	🔥	🔥	🔥	🔥
White UPVC barge boards or stone/brick verge detail	🔥	🔥	🔥	🔥	🔥	🔥	🔥
UPVC gutter BLACK	🔥	🔥	🔥	🔥	🔥	🔥	🔥
1800mm high timber vertilap divisional fencing	🔥	🔥	🔥	🔥	🔥	🔥	🔥
1800mm high timber closeboarded boundary fencing as shown on landscape drawings	🔥	🔥	🔥	🔥	🔥	🔥	🔥
Side timber gate with latch and bolt	🔥	🔥	🔥	🔥	🔥	🔥	🔥
Turf to front garden	🔥	🔥	🔥	🔥	🔥	🔥	🔥
Turf to rear garden	🔥	🔥	🔥	🔥	🔥	🔥	🔥
Trees/landscaping to front garden as shown on landscape drawings	🔥	🔥	🔥	🔥	🔥	🔥	🔥
Buff riven paving slabs to paths	🔥	🔥	🔥	🔥	🔥	🔥	🔥
3Nr x 3Nr 600sq, Buff riven paving slabs to rear of house as shown on the landscape drawings	🔥	🔥	🔥	🔥	🔥	🔥	🔥
Washed gravel chippings to margins	🔥	🔥	🔥	🔥	🔥	🔥	🔥
<b>Garages - Where Applicable</b>							
Single/double - detached/attached/integral garage SEE PLAN	🔥	🔥	🔥	🔥	🔥	🔥	🔥
Part black tarmac/gravel to drives with concrete edgings and delineation to shared drive	🔥	🔥	🔥	🔥	🔥	🔥	🔥
Factory finished white garage door - windsor	🔥	🔥	🔥	🔥	🔥	🔥	🔥
Pendant light to garage area	🔥	🔥	🔥	🔥	🔥	🔥	🔥
Double power point to garage	🔥	🔥	🔥	🔥	🔥	🔥	🔥

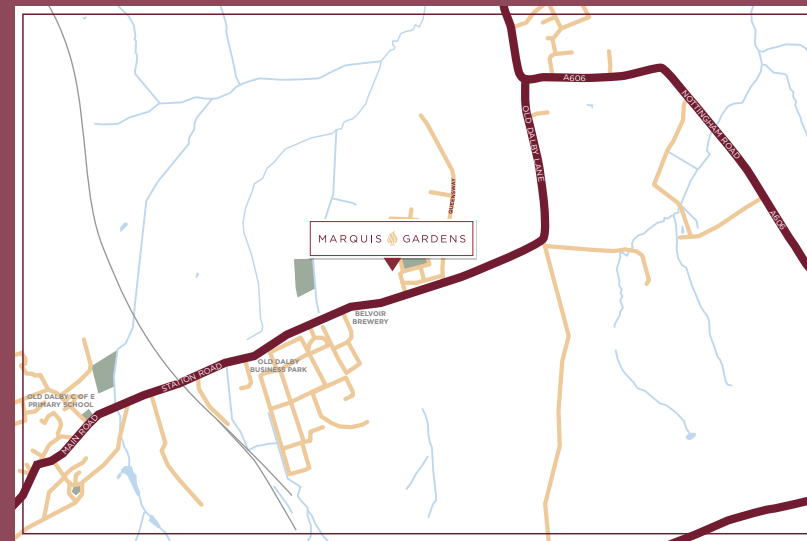
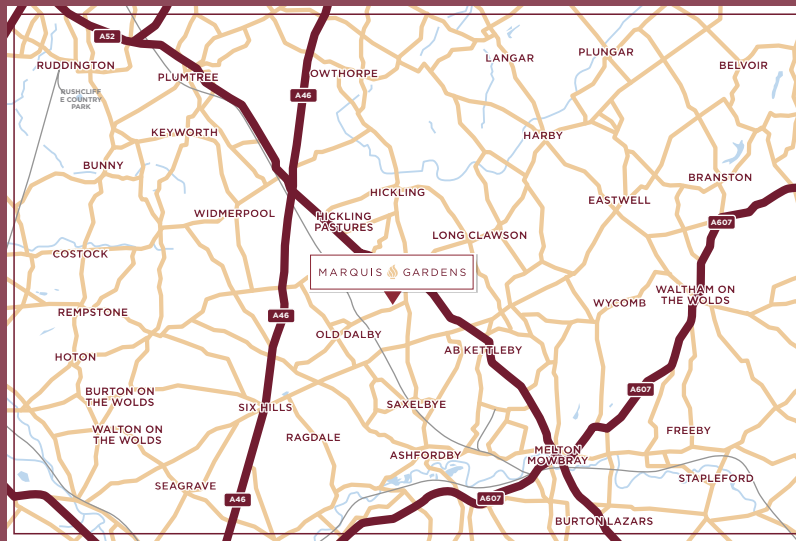
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The availability of additional extras and upgrades are dependant upon the stage of build of the property. Please ask our development sales executive for further details





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