



# The Beaufields

*A beautiful new beginning*



**CUSTO**  
Homes

# The Beaufields

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GUSTO

The Beaufields has been designed as a community for the over 55's who are looking to enjoy their free time in a new, low maintenance home. Imagine the peace of mind from knowing your home is covered by a 10-year new build warranty, the grounds are always beautifully maintained and there is a warm welcome waiting for you in the coffee lounge situated within Beaufields House. Imagine having more time to spend on the people and things you love.

With just 36 bungalows and 22 apartments The Beaufields will maintain its exclusive, community feel. All the bungalows have 2 bedrooms, a bathroom and en-suite shower plus a garage and are freehold properties. Some overlook the landscaped communal gardens while other have private outdoor spaces. The 1 and 2 bedroom apartments benefit from patios or balconies with lift access to the first floor.

As a resident of The Beaufields you will have full access to excellent communal facilities including a residents' lounge, a hobbies room, the community gardens and private allotments. You will also have access to a visitor's suite which can be pre-booked for overnight guests. An on-site Community and Estate Manager will be responsible for the running of the development, including a schedule of events and activities. They will also be able to offer guidance on accessing extra care provisions should you need additional help at any time.

For any questions or to reserve your new home today, get in touch with our Sales Team on; 01636 894210.





# The Reading

## Priced from £165,000

### 1 Bedroom Apartment

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The Reading are all 1-bedroom apartments located on either the ground or first floor and are ideal for low-maintenance living. Perfectly proportioned and benefiting from lots of natural light plus either a patio or balcony, these homes come fully finished including carpets and a fitted wardrobe.

All the properties are finished to the exceptionally high standards for which Gusto Homes are applauded. Locally sourced, high-quality fixtures and fittings throughout include a Chris Sharp kitchen with A rated appliances and high-speed fibre optic broadband straight into your home.



\*Gusto Homes' company policy is one of continuous improvement, both in design and construction. We, therefore, reserve the right to make amendments to the specification without notice. Please speak to our Sales Team for further information.

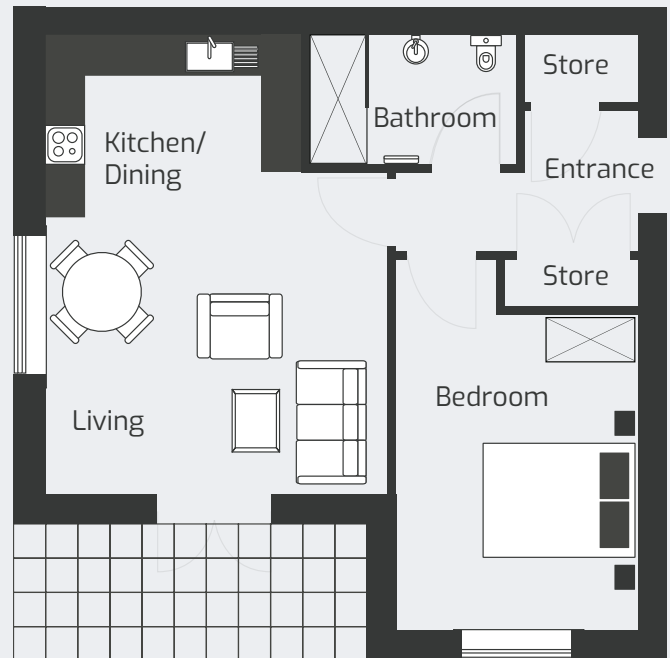
# The Reading Floor Plans

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## Dimensions

Lounge/ Kitchen/Dining	5.74m x 4.62m (18'8" x 15'1")
Bedroom	4.40m x 3.68m (14'4" x 12'0")
Bathroom	2.70m x 1.70m (8'9" x 5'6")
Internal area	51m <sup>2</sup> (549ft <sup>2</sup> )

\*Please note that the floor-plans and dimensions shown aren't to scale. Also, the position and size of windows, appliances and other features, are approximate only, as taken from Architects plans.



# The Jackson

## Priced from £175,000

### 1 Bedroom Apartment

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GUSTO

The Jackson are all 1-bedroom apartments located on either the ground or first floor and are ideal for low-maintenance living. Perfectly proportioned and benefiting from lots of natural light plus either a patio or balcony, these homes come fully finished including carpets and a fitted wardrobe.

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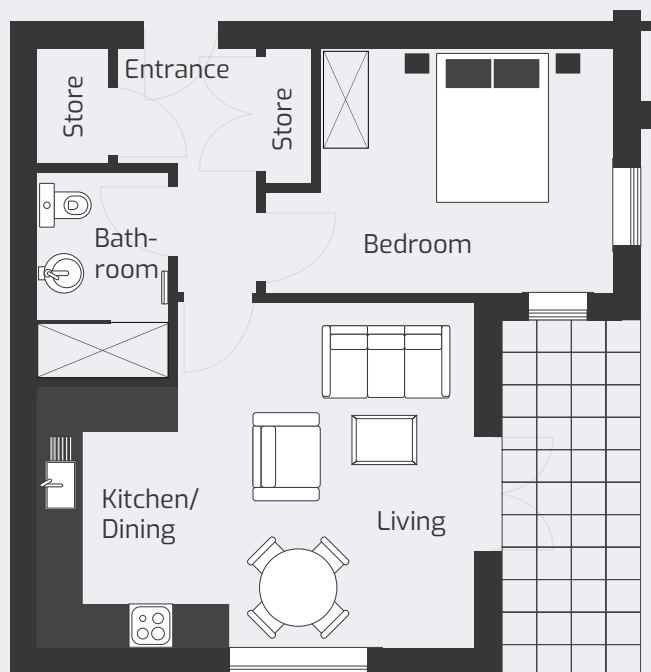
# The Jackson Floor Plans

GUSTO

## Dimensions

Lounge/ Kitchen/Dining	4.60m x 6.08m (15'0" x 19'9")
Bedroom	4.40m x 3.68m (15'5" x 10'4")
Bathroom	2.70m x 1.70m (8'9" x 5'6")
Internal area	53.70m <sup>2</sup> (578ft <sup>2</sup> )

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# The Turner

## Priced from £215,000

### 2 Bedroom Apartment

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GUSTO

The Turner are all 2-bedroom apartments located on either the ground or first floor and are ideal for low-maintenance living. Perfectly proportioned and benefiting from lots of natural light plus either a patio, balcony or Juliet style balcony, these homes come fully finished including carpets and a fitted wardrobe.

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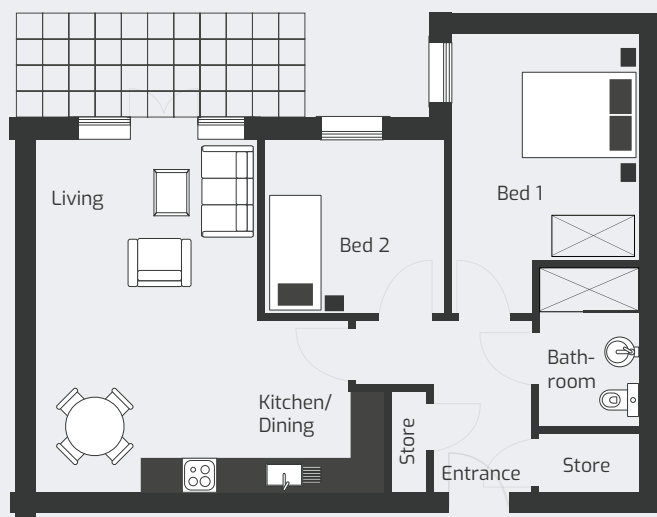
# The Turner Floor Plans

GUSTO

## Dimensions

Lounge/ Kitchen/Dining	6.06m x 6.06m (19'8" x 19'8")
Bedroom 1	4.71m x 3.66m (15'5" x 12'0")
Bedroom 2	3.03m x 2.92m (9'94" x 12'9")
Bathroom	2.70m x 1.70m (8'9" x 5'6")
Internal area	68.90m <sup>2</sup> (742ft <sup>2</sup> )

\*Please note that the floor-plans and dimensions shown aren't to scale. Also, the position and size of windows, appliances and other features, are approximate only, as taken from Architects plans.



# The Newton

## Priced at £255,000

### 2 Bedroom Apartment

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The Newton is a one off 2-bedroom apartment located on the first floor and is an ideal choice for those looking to enjoy all the benefits of apartment living without compromising on space. Generously proportioned with an en-suite shower room to the master and benefiting from lots of natural light plus a Juliet style balcony, this home comes fully finished including carpets and a fitted wardrobe.

All the properties are finished to the exceptionally high standards for which Gusto Homes are applauded. Locally sourced, high-quality fixtures and fittings throughout include a Chris Sharp kitchen with A rated appliances and high-speed fibre optic broadband straight into your home.



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# The Newton

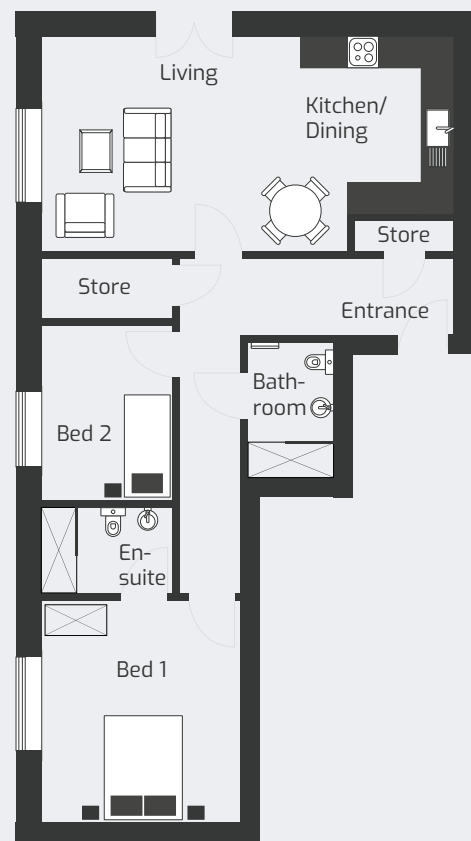
## Floor Plans

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### Dimensions

Lounge/ Kitchen/Dining	7.67m x 3.86m (25'2" x 12'7")
Bedroom 1	5.76m x 3.54m (18'9" x 11'6")
Ensuite	2.21m x 1.70m (7'2" x 5'6")
Bedroom 2	3.45m x 2.21m (11'3" x 7'3")
Bathroom	2.70m x 1.70m (8'9" x 5'6")
Internal area	79.40m <sup>2</sup> (855ft <sup>2</sup> )

\*Please note that the floor-plans and dimensions shown aren't to scale. Also, the position and size of windows, appliances and other features, are approximate only, as taken from Architects plans.



# The Gillespie

## Priced at £258,000

### 2 Bedroom Apartment

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The Gillespie is the largest 2-bedroom apartment located on the first floor, benefitting from an en-suite shower room off the master bedroom. The perfectly proportioned living area and guest bedroom means you can still enjoy entertaining family and friends from home. The Gillespie also comes fully finished including carpets and a Juliet style balcony.

All the properties are finished to the exceptionally high standards for which Gusto Homes are applauded. Locally sourced, high-quality fixtures and fittings throughout include a Chris Sharp kitchen with A rated appliances and high-speed fibre optic broadband straight into your home.



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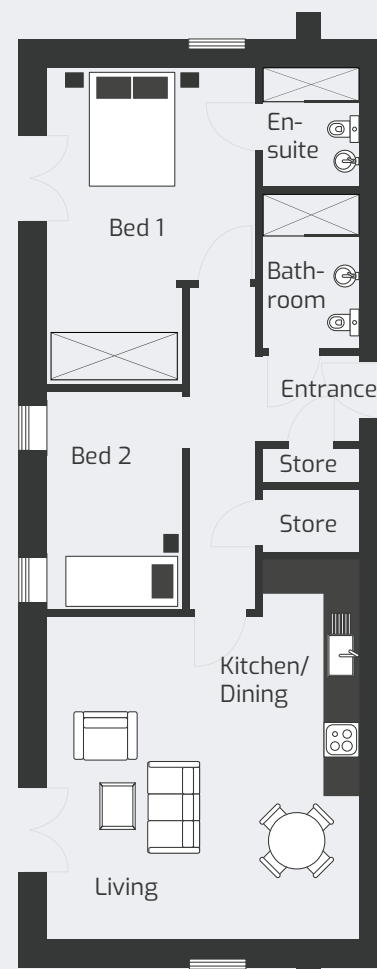
# The Gillespie Floor Plans

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## Dimensions

Lounge/ Kitchen/Dining	5.78m x 5.52m (18'9" x 18'1")
Bedroom 1	5.06m x 3.70m (16'6" x 12'1")
Ensuite	2.40m x 1.70m (7'9" x 5'6")
Bedroom 2	4.20m x 2.38m (13'8" x 7'8")
Bathroom	2.70m x 1.70m (8'9" x 5'6")
Internal area	80.90m <sup>2</sup> (871ft <sup>2</sup> )

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# Gusto Homes Specification

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Our homes are finished to a very high specification and include the following:

- All flooring included as standard
- Bespoke fitted kitchens from Chris Sharp, Lincoln
- Hotpoint appliances including a microwave combi-oven, full-size oven, hob, extractor, fridge/freezer, slimline dishwasher, washer/dryer (plot dependant, see sales team for more details)
- Fitted wardrobe to the master bedroom
- Digital aerial installed in the roof space
- Full height tiling to the bath or shower with half height tiling behind the sink and toilet
- Mirrored vanity cupboard in bathrooms
- Super-fast fibre broadband direct into each home
- External tap and power socket (bungalows only)
- LED downlighters in the kitchen and bathrooms





## Add your own personal touch with:

- Choice of kitchen unit colours
- Choice of luxury vinyl flooring finishes
- Choice of quality carpet colours
- Solid oak internal door upgrade (extra cost applies)

Choices are plot dependant and may not be available after 'roof on' stage.



# The Management Company

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As a resident of The Beaufields, you automatically become a shareholder in the Collingham Brook Management Company. This is solely a resident owned management company meaning our homeowners can influence how their annual service charge is used. You may decide you would like to sit on the board of directors and take an active role in the running of your development or you may feel happy to read over your annual budget review and entrust your neighbours to get the job done - whatever your preference you can rest in the knowledge that this is your community and together we can make it work for you!

Running a development of over 180 properties is no small task so we have entrusted an expert Managing Agent to support our homeowners and their management company. They have a clear objective to be communicative, transparent and strive to unite all property owners, with a projected common goal of a well-managed and desirable environment for the residents.

"We will keep things running like clockwork behind the scenes, however, if we are needed we will be ready to spring into action to help, wherever we need to."

**Craig Staples, Estate Consultant**

# What does The Beaufields annual management fee include?

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As a shareholder in the resident owned management company you can expect to have the following services:

- Maintenance of public open spaces and unadopted roadways within the development
- Grounds maintenance of the communal gardens
- Cleaning and caretaking within the communal areas
- On site Communities and Estate manager
- Necessary insurances for areas outside of your personal ownership
- Fully protected sinking fund

## How much will I pay?

Bungalows      **£1000** per year

Apartment      **£1730** per year



Become a part of the community in the highly sought-after village of Collingham.

## **Local amenities**

Located in the centre of the Village and only a short walk from each other is your local supermarket, medical centre, pharmacy, dental practice, post office and two village pubs. Perfect for accommodating all your needs.

- **Royal Oak Community Pub**

As a Community Pub, the Royal Oak is more than just your usual pub, it is registered as a Community Benefit Society meaning that profits go back into the community.

- **The Village Fish Bar**

Treat yourself at your local fish and chip shop. Having been part of the high street for over 25 years, the Village Fish Bar is a firm favourite for many residents.

- **Langford Lowfields Nature Reserve**

Bird watching sits right on your doorstep at Langford Lowfields. As a flagship partnership project involving the RSPB and Tarmac, the wetland area is home to a wide variety of wildlife. Enjoy a walk around the trail, get your binoculars at the ready for some bird sightseeing and relish in the tranquillity of nature.

- **Community Groups**

Collingham is home to numerous different community groups stemming from Collingham Ramblers through to Collingham District Men in Sheds. Head over to the Collingham Parish Council website to find out what other community organisations and groups are in the area.

- **Collingham Railway Station**

Conveniently located on the Nottingham-Lincoln line. Less than 10-minutes away is the Historic Market Town of Newark. If you fancy a journey a little further afield, take the train to Lincoln.

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# The Customer Charter

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## Our promise to you;

- G** Great service. From start to finish our dedicated sales team are here for you.
- U** Unique homes. Our high-quality homes are unlike any other new homes you may have seen.
- S** Social spaces. We build communities, not just houses.
- T** Teamwork. We work with you to make purchasing your new home as easy and enjoyable as possible.
- O** Open and honest communication. We will always keep you fully up to date with progress on your new home.
- H** Helpful and knowledgeable team members.
- O** Ongoing support from the moment you find your new home and for years to come.
- M** Meeting deadlines. We promise to move you into your new home when we say we will.
- E** Evolving home designs. Our homes are always built to the highest standard using the latest technologies.
- S** Surpassing expectations, every step of the way.

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 01636 894210     [beaufields.com](http://beaufields.com)      [@gustohomes](https://www.instagram.com/gustohomes)