
MEADOW VIEW
HULLAND WARD
GUILD HOMES
INSPIRATIONAL LIVING







Guild Homes

INSPIRATIONAL LIVING

Guild Homes creates properties designed to inspire and, in turn, provide a lifestyle, an investment and – most important – a home to be proud of.

Formed in 1996, Guild Homes is a family-owned business, using its varied and unique perspectives to create homes with a broad appeal – and with an unwavering focus on delivering individuals their dream home.

At Guild Homes, we build properties which are of a traditional size, with room in abundance for the entire family to feel comfortable. The key element is having the space which enables you to bring your ideas to life.

With regular opportunities for purchasers to tailor build specifications to their own taste, Guild's unique approach to home creation is one centred solely on you: your life; your dream; your home.

Situated in and around the Midlands, Guild Homes strives to go beyond constructing just a beautiful property – its aim is to build homes which unequivocally deliver on its promise of inspirational living.

"Guild Homes is a family business which chooses sites, then designs and builds homes of which we are proud… and ones in which we, ourselves, would be happy to live. Wherever possible, we design large open-plan living areas, which is how we, as a family, like to live, but we give the option to partition spaces, where we can, if buyers require. Our homes are larger than modern new builds – we believe space to be the ultimate luxury. We are very open, subject to timing, for you to amend your home and welcome your personalising your home to suit your needs and desires. We will take the time with you to help you to achieve a truly unique home."

Jeff Guest
Managing Director



HULLAND WARD

RESPLENDENT COUNTRYSIDE

Nestled into the hills of the Derbyshire Dales and the Peak District, Hulland Ward provides boundless opportunity for exploration. With endless countryside to explore and a web of footpaths running among settlements, you'll be surrounded by history and heritage.

ON THE DOORSTEP

The village has a parish church, a primary school, a village hall, a medical centre, a garage and two pubs. The quintessential countryside location offers everything one could wish for in the pursuit of village life. With Hulland Ward benefiting from its market town, Ashbourne, lying just four miles to the west, there's an array of shops, cafés and restaurants for an afternoon or evening out.

"Our homes stretch beyond the boundaries of four walls, reaching into areas of outstanding natural beauty."

Charlotte
Sales and Commercial Manager





SOMETHING FOR EVERYONE

Along with endless countryside to explore, Hulland Ward hosts numerous clubs and organisations for almost every age and interest. From varied-use playing fields to arts and bowls clubs, you won't want for anything. Carsington Water is just an eight-minute drive away*, offering cycling, water sports and fishing, along with several lovely villages to visit.

EXCELLENT EDUCATIONAL OPPORTUNITIES

In addition to the primary school in Hulland Ward itself, you are surrounded by some of the best private and state schools in the region, including The Ecclesbourne School (Ofsted rating: outstanding) just seven miles* away.

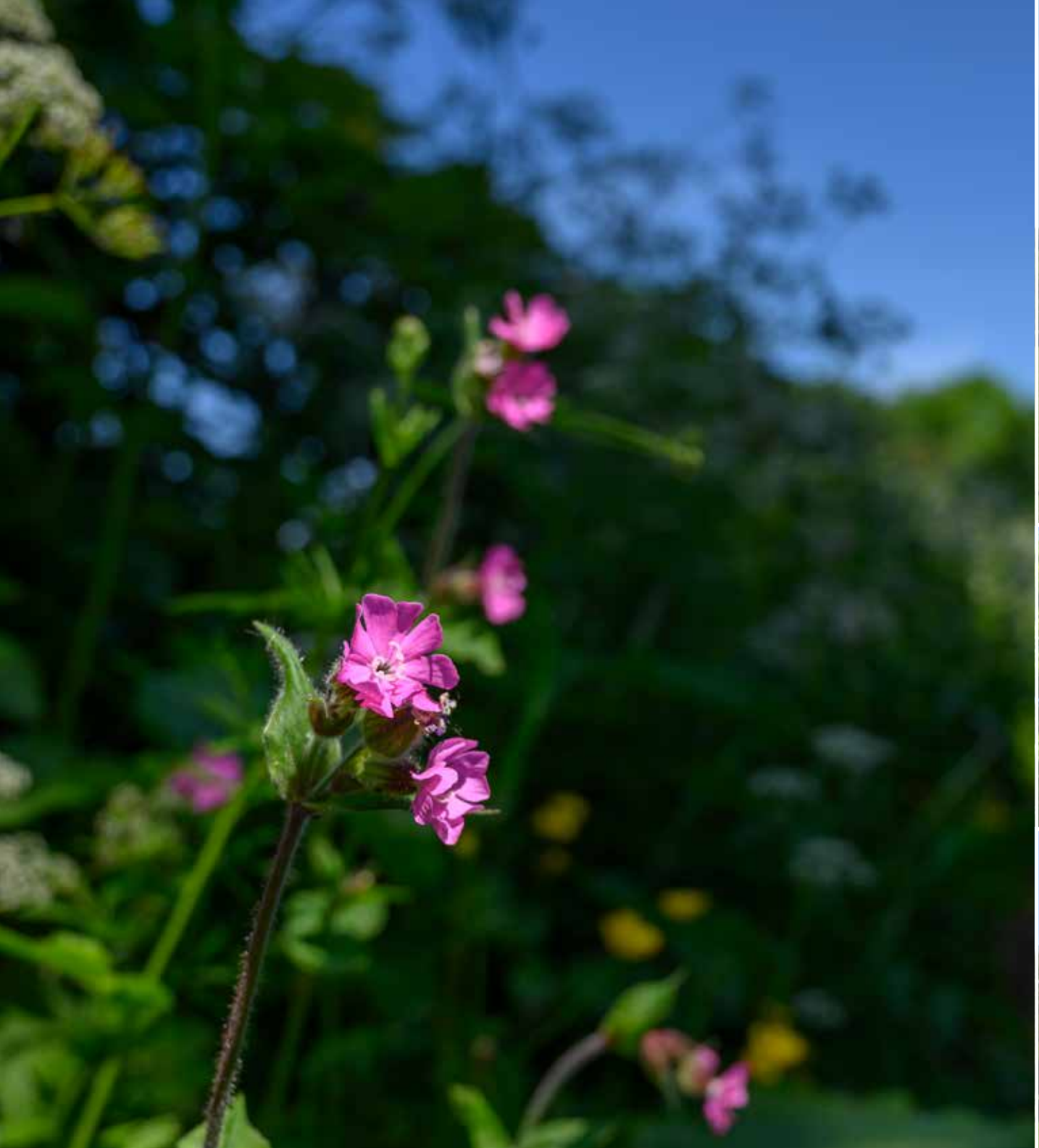
TRANSPORT LINKS

Connections for this splendid village in the Dales include local buses, while the A52 and A39 are just a short drive away. For train services, nearby Belper station offers mainline connections to the rest of the UK. A regular bus service to Ashbourne, taking just 10 minutes*, means that you aren't far away from this lively, historic town.

*Times and distances taken from Google Maps.










Millennium
VILLAGE HALL





MEADOW VIEW

Meadow View is a superb collection of homes set in the heart of the resplendent Derbyshire countryside. Nestled in a picturesque rural village location, these modern homes are constructed to the most exacting standards and finished to a high specification.

From new families looking to grow and professional couples yearning for an escape from the hustle and bustle to those looking to downsize without compromising on luxury, Meadow View offers a home to suit your needs.

KEY

THE CRAWFORD
PLOTS 1, 2, 3, 4, 5 and 6

Two-bedroom detached dormer bungalow: 1,720 sq ft

THE DURHAM
PLOTS 7 and 10

Five-bedroom detached: 2,395 sq ft

THE KINGSLEY
PLOTS 8, 9, 18 and 25

Five-bedroom detached: 1,925 sq ft

THE HAMPTON
PLOTS 11 and 17

Five-bedroom detached: 2,836 sq ft

THE RICHMOND
PLOTS 12, 15 and 16

Four-bedroom detached: 1,794 sq ft

THE REDFORD
PLOTS 13 and 14

Three-bedroom detached: 1,400 sq ft

THE ELDRIDGE
PLOTS 19, 21 and 26

Three-bedroom detached: 1,584 sq ft

THE GRIFFIN
PLOTS 20, 22 and 27

Three-bedroom detached: 1,378 sq ft

THE HENDERSON
PLOTS 23, 24, 28, 29, 32 and 33

Three-bedroom semi-detached: 1,146 sq ft



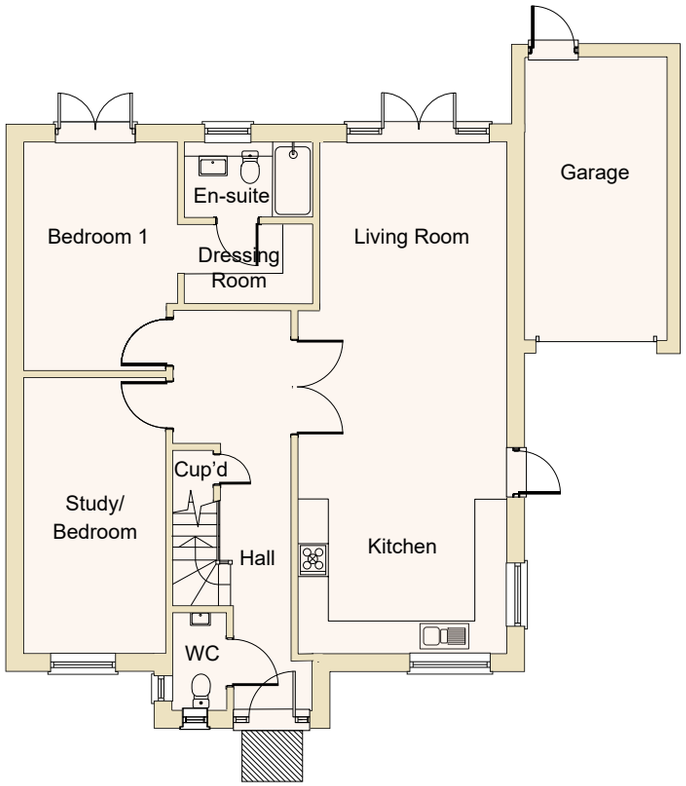
Not to scale. Trees, shrubs, gardens and landscaping are indicative/illustrative only and may alter during construction. Finishes and materials may vary from those shown. Please ask at the site office for specific details.

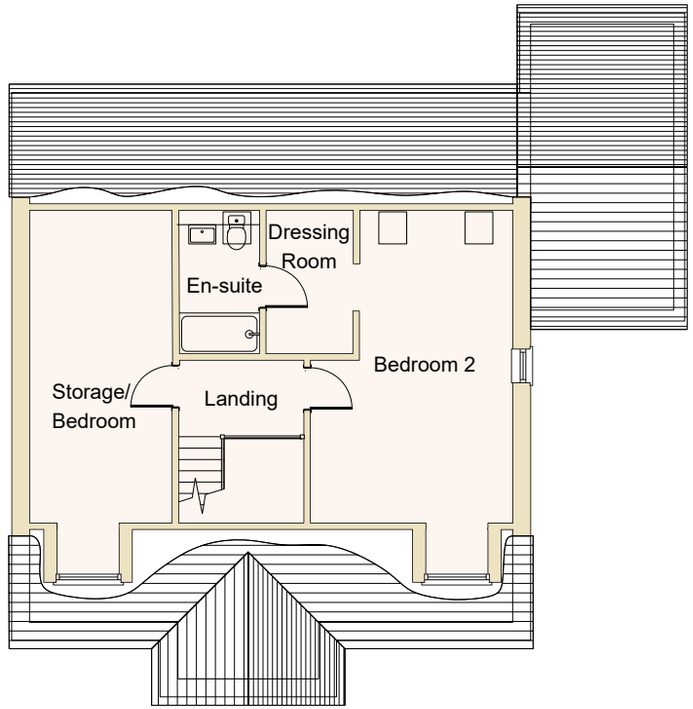
THE CRAWFORD

PLOTS 1, 2, 3, 4, 5 and 6

1,720 sq ft







GROUND FLOOR

Living Room/Kitchen	10084mm x 3819mm (max)
Study/Bedroom	5463mm x 2825mm
Bedroom 1	4521mm x 3050mm
Single Garage	5465mm x 2653mm

FIRST FLOOR

Bedroom 2	6226mm x 4000mm (max)
Storage/Bedroom	6226mm x 3028mm

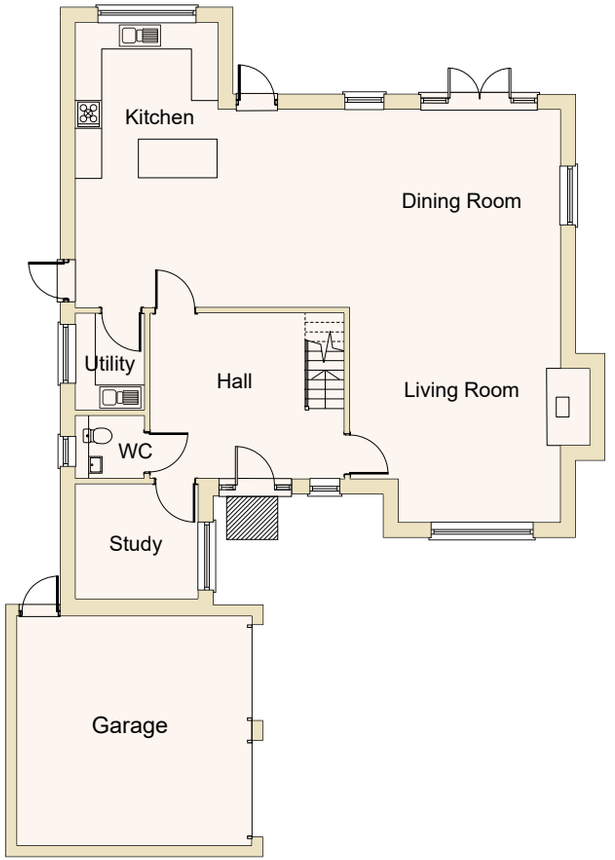
"An attractive two-bedroom dormer bungalow, with spacious rooms throughout. This home comprises a large 10-metre open-plan living space."

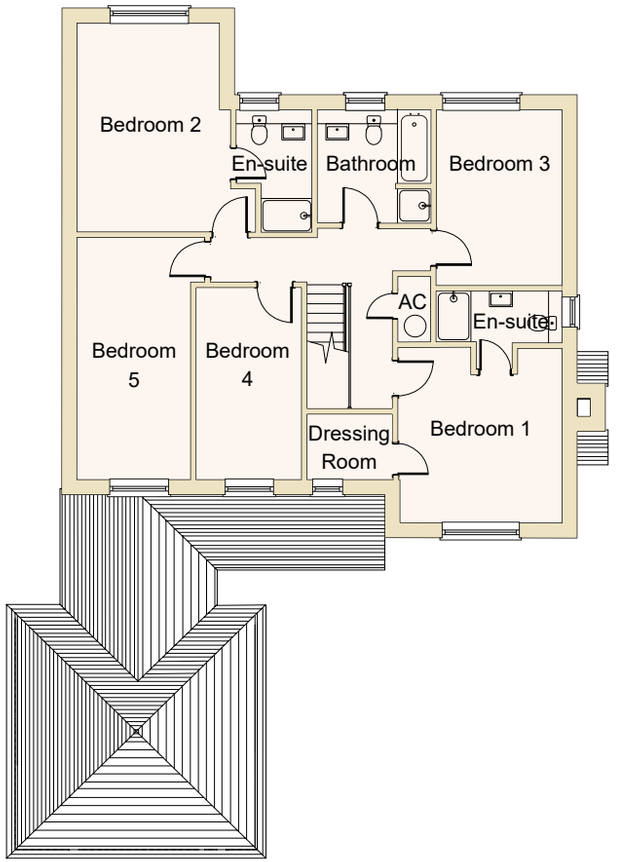
The two large double bedrooms, one on the ground floor, both have an en suite bathroom. Each double bedroom also features the added luxury of a walk-in wardrobe. The large open-plan kitchen/ lounge offers access, through French doors, to the rear garden. Additionally, there is not only a large storage room on the first floor, which, should you wish, would make a perfect craft room, but also a separate study on the ground floor. Essentially, this is the space of a five-bedroom home in a two-bedroom home.

Custom build specifications are subject to timings and build stage.
Kitchen and bathroom layouts may vary from those indicated in the above illustrations. Wardrobe positions are indicative, and wardrobes are included in bedroom 1 only.
All dimensions are approximate. Purchasers are advised not to purchase any flooring relying on these measurements, without allowing for the tolerance given above and checking at the site office.

“A lavish home which provides the opportunity to lay out rooms in any number of combinations, with a dramatic entry hall, study and fireplace.”

This luxurious five-bedroom home currently offers a large entrance hall, separate study and large open-plan living area – and, subject to timing, there is potential to alter the layout to suit your specific needs. The first floor offers five large double bedrooms – two with an en suite – along with a modern family bathroom. The master bedroom also benefits from a separate dressing room. An adjoining double garage completes this impressive house.





GROUND FLOOR

Living Room	4927mm x 5000mm
Kitchen/Dining Room	11360mm x 4700mm
Utility	2206mm x 1636mm
Study	2700mm x 2850mm
Double Garage	5440mm x 5572mm

FIRST FLOOR

Bedroom 1	3848mm x 4108mm (max)
Bedroom 2	4199mm (max) x 4899mm
Bedroom 3	4110mm x 2949mm
Bedroom 4	4496mm x 2509mm
Bedroom 5	5660mm x 2625mm
Bathroom	2683mm x 2647mm

Plot 7 is handed to the illustrations indicated above. Custom build specifications are subject to timings and build stage.
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THE DURHAM

PLOTS 7 and 10

2,395 sq ft

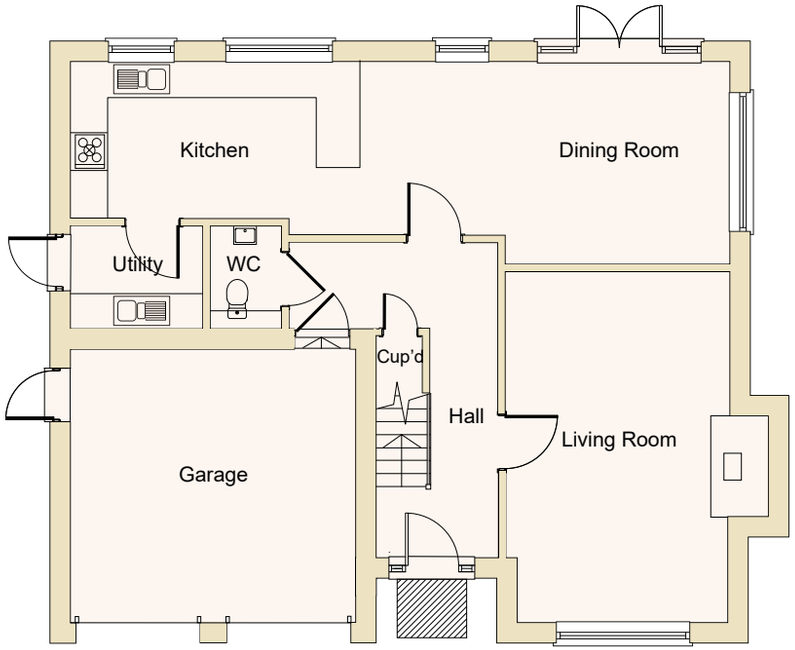


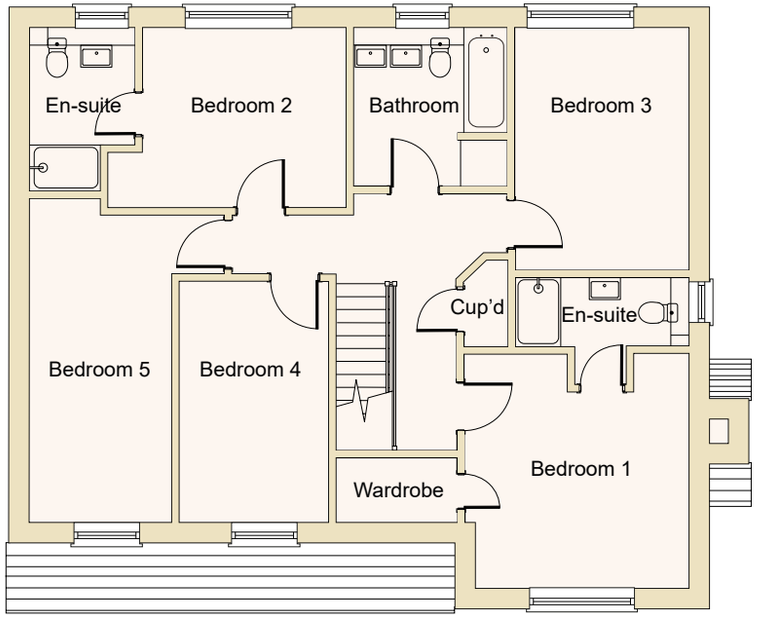
THE KINGSLEY

PLOTS 8, 9, 18 and 25

1,925 sq ft







GROUND FLOOR

Living Room	6042mm x 3672mm
Kitchen/Dining Room	11322mm x 3492mm (max)
Double Garage	4909mm x 4677mm

FIRST FLOOR

Bedroom 1	4048mm (max) x 3876mm
Bedroom 2	4129mm (max) x 3111mm
Bedroom 3	4183mm x 3009mm
Bedroom 4	4183mm x 2625mm
Bedroom 5	5597mm (max) x 2464mm
Bathroom	2683mm x 2747mm

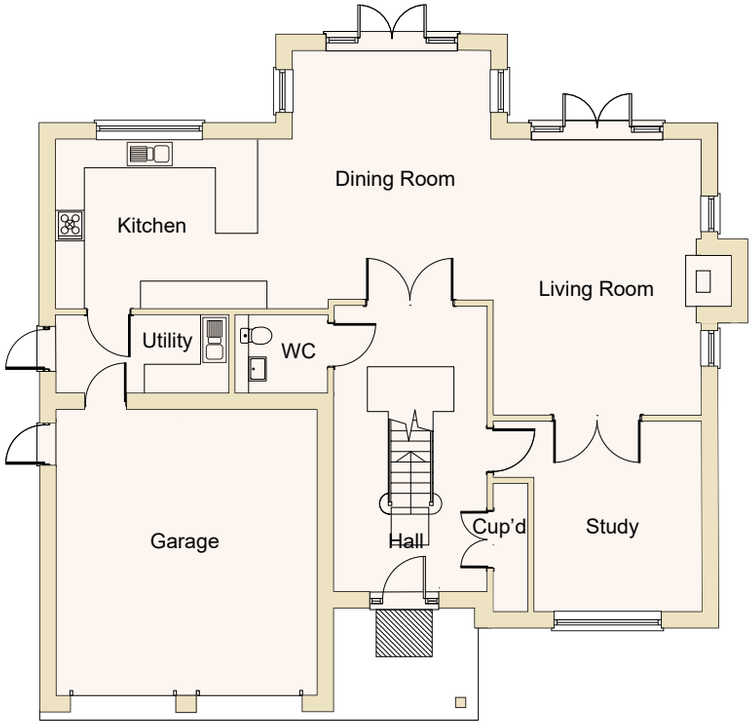
Plot 9 is handed to the illustrations indicated above. Custom build specifications are subject to timings and build stage.
Kitchen and bathroom layouts may vary from those indicated in the above illustrations. Wardrobe positions are indicative, and wardrobes are included in bedroom 1 only.
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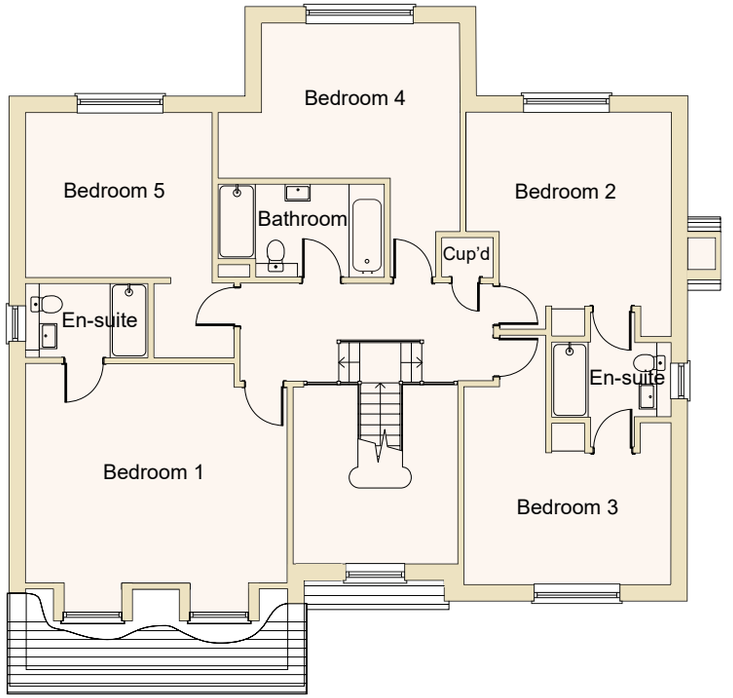
"An attractive property with plenty to offer, the main focus of this house is the wonderful open living space at the back of the property arranged as a kitchen/dining room, with large windows and doors leading to the private rear garden."

Downstairs, there is a sizeable separate living area, with large inglenook fireplace. Upstairs, four large double bedrooms – two with an en suite – accompany a fifth room, to be used as a bedroom or study, and a stylish family bathroom.

“A truly fantastic five-bedroom home. On entry to this property, the beautiful gallery staircase and landing impress immediately.”

This outstanding and extensive home has a large open-plan kitchen/dining/lounge area and a separate study. To suit the buyer’s needs, there is the potential to partition this with solid walls or bi-fold doors. A separate utility, WC and double garage complete the ground floor. On the first floor, across the gallery landing and accompanied by a large family bathroom, are five large double bedrooms – three with an en suite. Beautiful large windows and plenty of room for storage make this home truly wonderful.





GROUND FLOOR

Kitchen/Dining Room	9328mm x 5347mm
Living Room	5908mm x 4459mm
Utility	3708mm x 1676mm
Study	3595mm x 4076mm
Double Garage	5584mm x 6113mm

FIRST FLOOR

Bedroom 1	5597mm x 4741mm
Bedroom 2	4412mm x 4806mm (max)
Bedroom 3	4459mm x 4241mm (max)
Bedroom 4	5180mm (max) x 4453mm (max)
Bedroom 5	4011mm x 3539mm
Bathroom	3575mm x 2025mm

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THE HAMPTON

PLOTS 11 and 17

2,836 sq ft

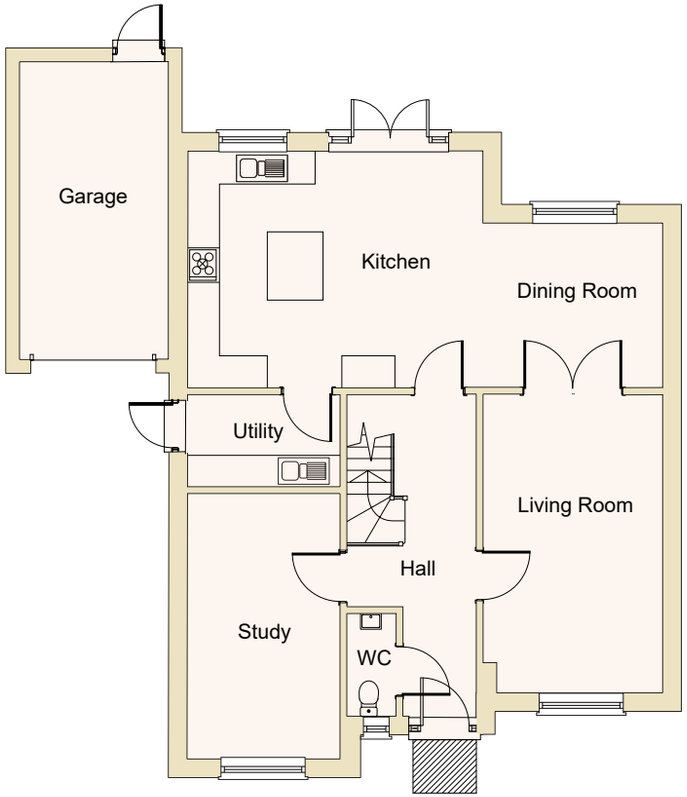


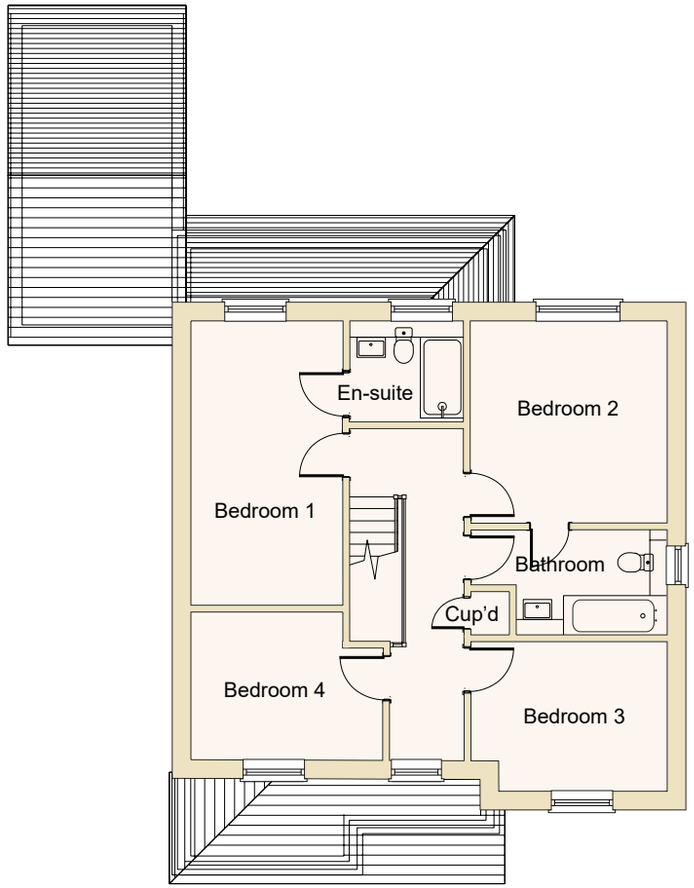
THE RICHMOND

PLOTS 12, 15 and 16

1,794 sq ft







GROUND FLOOR

Living Room	5638mm x 3407mm
Kitchen/Dining Room	8968mm x 4459mm (max)
Study	5000mm x 2884mm
Utility	2884mm x 1775mm
Single Garage	5465mm x 2853mm

FIRST FLOOR

Bedroom 1	5370mm x 2896mm
Bedroom 2	3720mm x 3826mm
Bedroom 3	3720mm (max) x 2818mm
Bedroom 4	3646mm (max) x 2825mm
Bathroom	2856mm x 2025mm

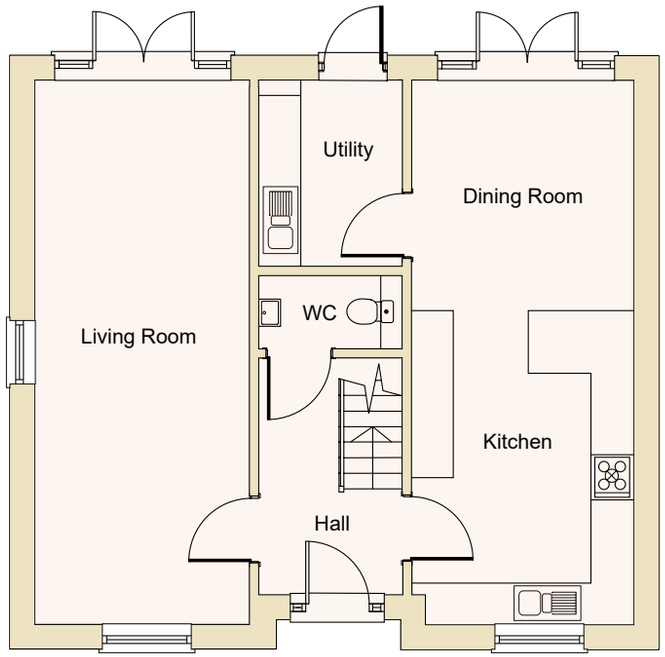
"A delightful home with all of the creature comforts you could ask for, including a large study, utility room and understairs storage."

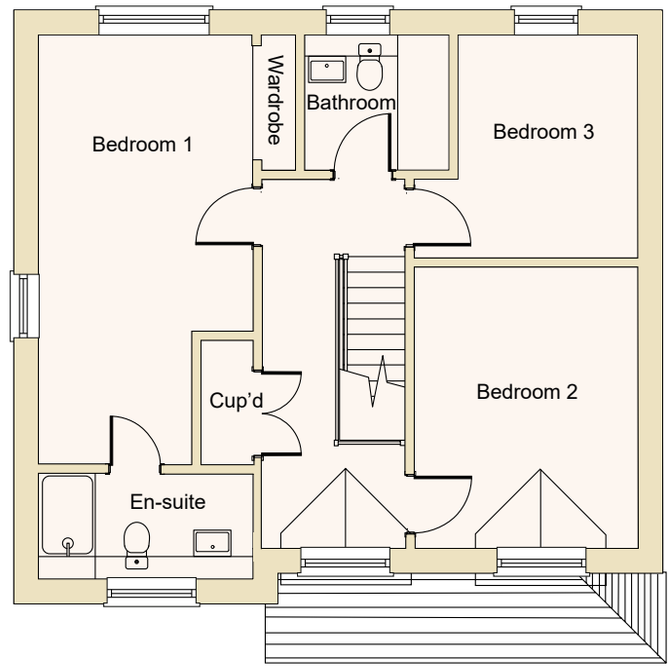
The ground floor offers a spacious lounge which opens, through glass French doors, into the open-plan kitchen/family/dining area. The spacious kitchen and large island are ideal for entertaining. To suit individual tastes and subject to timing, there is opportunity to alter the layout. Upstairs, there are four spacious bedrooms, two with an en suite, and a stylish family bathroom.

Plot 12 is handed to the illustrations indicated above. Custom build specifications are subject to timings and build stage.
Kitchen and bathroom layouts may vary from those indicated in the above illustrations. Wardrobe positions are indicative, and wardrobes are included in bedroom 1 only.
All dimensions are approximate. Purchasers are advised not to purchase any flooring relying on these measurements, without allowing for the tolerance given above and checking at the site office.

“A handsome three-bedroom home with an abundance of space for the family, the Redford offers plenty of possibilities for layout options.”

The ground floor offers a large kitchen leading to an open-plan dining room, with access to a separate utility room and the rear garden. The separate lounge offers further access, through French doors, to the rear garden and is large enough to incorporate a study or quiet area. Upstairs, two considerable double bedrooms are served by a family bathroom, while the impressive master bedroom features its own en suite and large dressing area.





GROUND FLOOR

Living Room	7834mm x 3109mm
Kitchen/Dining Room	7834mm x 3220mm
Utility	2692mm x 2092mm
Garage	5647mm x 3048mm

FIRST FLOOR

Bedroom 1	6212mm (max) x 3101mm
Bedroom 2	4072mm x 3240mm
Bedroom 3	3234mm x 2604mm
Bathroom	2125mm x 1984mm

Detached garage not shown on CGI.
Plot 13 is handed to the illustrations indicated above. Custom build specifications are subject to timings and build stage.
Kitchen and bathroom layouts may vary from those indicated in the above illustrations. Wardrobe positions are indicative, and wardrobes are included in bedroom 1 only.
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THE REDFORD

PLOTS 13 and 14

1,400 sq ft

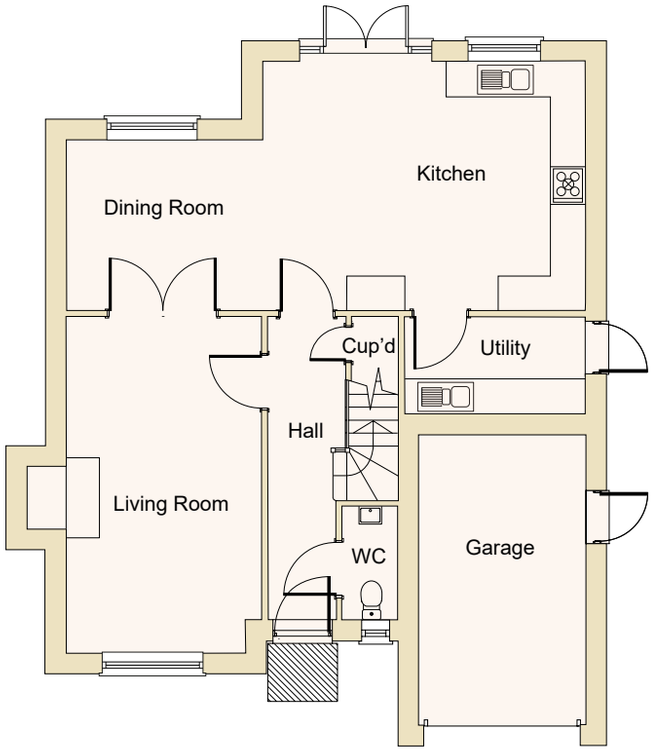


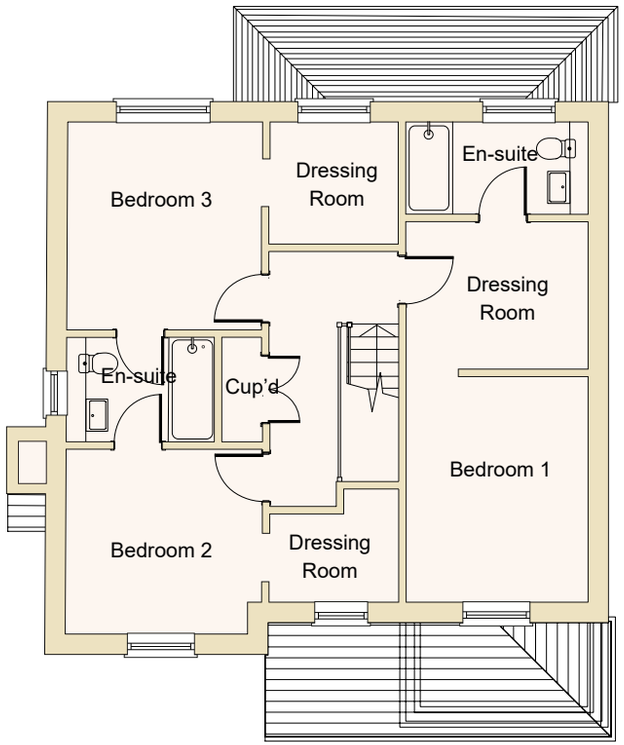
THE ELDRIDGE

PLOTS 19, 21 and 26

1,584 sq ft







GROUND FLOOR

Living Room	5786mm x 3372mm
Kitchen/Dining Room	8969mm x 4311mm (max)
Utility	3134mm x 1673mm
Single Garage	5000mm x 2884mm

FIRST FLOOR

Bedroom 1/Dressing	6581mm x 3146mm
Bedroom 2/Dressing	3218mm (max) x 5740mm (max)
Bedroom 3/Dressing	3626mm (max) x 5750mm (max)

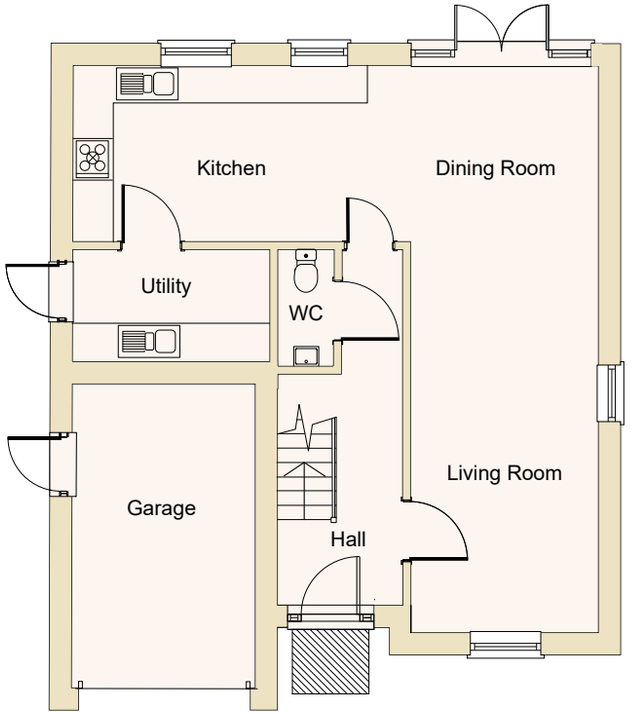
"A desirable three-bedroom home with space for all of the family – three dressing rooms give this home the element of luxury."

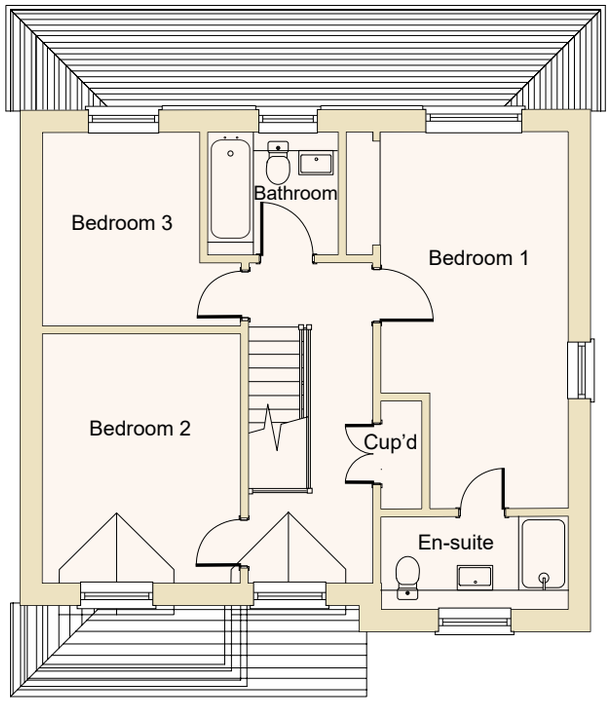
The ground floor offers a separate lounge, with access to the private rear garden through French doors from the kitchen/family room. Upstairs, there are three sizeable double bedrooms – each with a dressing room – and all have the added bonus of an en suite bathroom. These are large enough to be reconfigured as a study, if so desired.

Plot 26 is handed to the illustrations indicated above. Custom build specifications are subject to timings and build stage.
Kitchen and bathroom layouts may vary from those indicated in the above illustrations. Wardrobe positions are indicative, and wardrobes are included in bedroom 1 only.
All dimensions are approximate. Purchasers are advised not to purchase any flooring relying on these measurements, without allowing for the tolerance given above and checking at the site office.

“Full of charm, this three-bedroom home is open-plan living at its finest.”

Designed with triple aspect open-plan living, the ground floor offers an exceptional space which could be partitioned, if desired and subject to timing, with solid walls or bi-folding doors offering seclusion. The kitchen/dining room and lounge, along with a separate utility and WC, complete the downstairs accommodation. The first floor includes an impressive master bedroom with dressing area and an en suite, two spacious additional bedrooms and a stylish family bathroom.





GROUND FLOOR

Living Room	6392mm x 3109mm
Kitchen/Dining Room	8622mm x 2905mm
Utility	3247mm x 1842mm
Single Garage	5000mm x 2996mm

FIRST FLOOR

Bedroom 1	6211mm x 3650mm (max)
Bedroom 2	4085mm x 3266mm
Bedroom 3	3220mm x 2604mm (max)

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THE GRIFFIN

PLOTS 20, 22 and 27

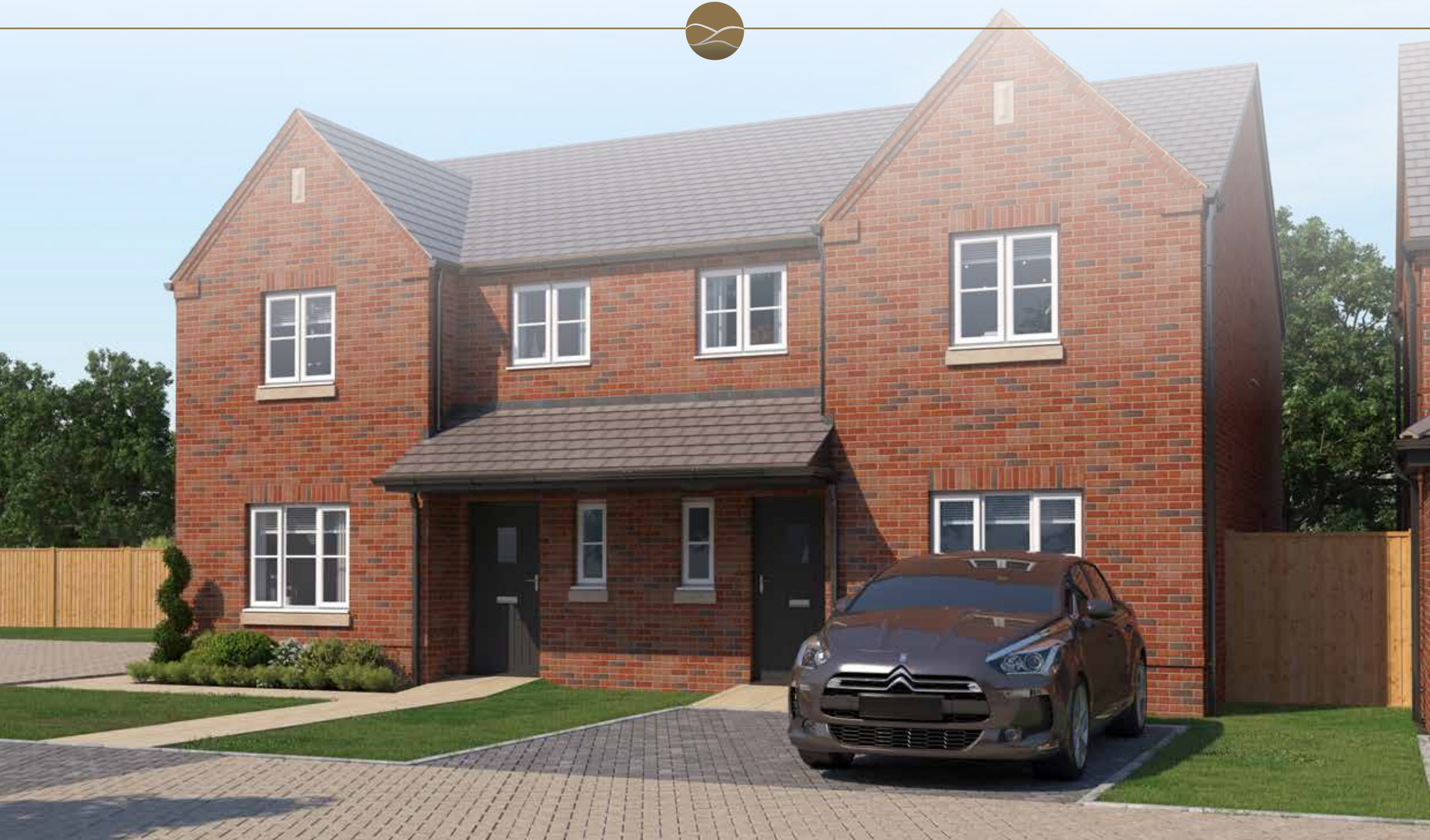
1,378 sq ft

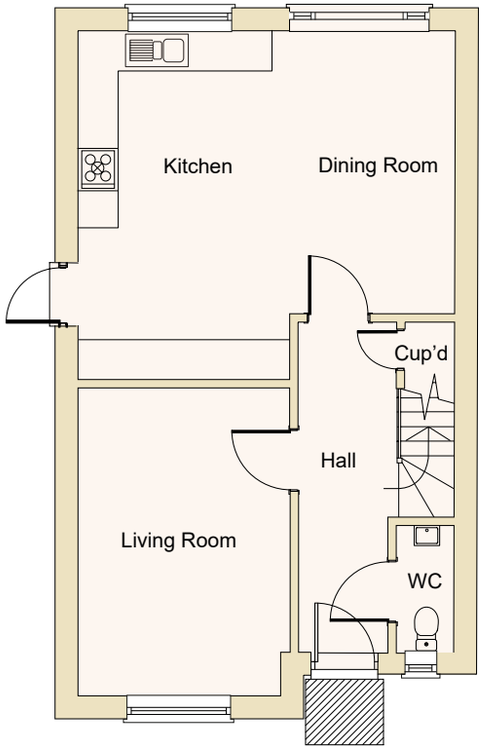


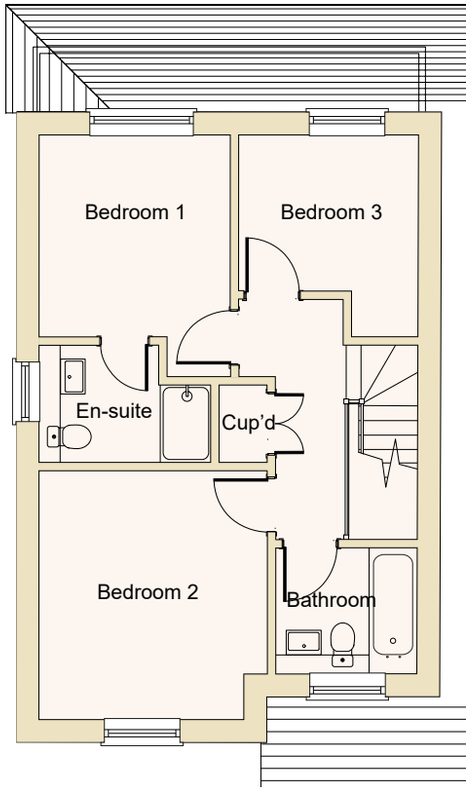
THE HENDERSON

PLOTS 23, 24, 28, 29, 32 and 33

1,146 sq ft







GROUND FLOOR

Living Room	4742mm x 3109mm
Kitchen/Dining Room	5805mm x 5335mm (max)

FIRST FLOOR

Bedroom 1	3123mm x 2904mm
Bedroom 2	3504mm x 3834mm
Bedroom 3	2775mm x 3125mm (max)
Bathroom	2211mm x 1986mm

Plots 24, 28 and 33 are handed to the illustrations indicated above. Custom build specifications are subject to timings and build stage.
Kitchen and bathroom layouts may vary from those indicated in the above illustrations. Wardrobe positions are indicative, and wardrobes are included in bedroom 1 only.
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"This three-bedroom semi-detached home has everything you could wish for."

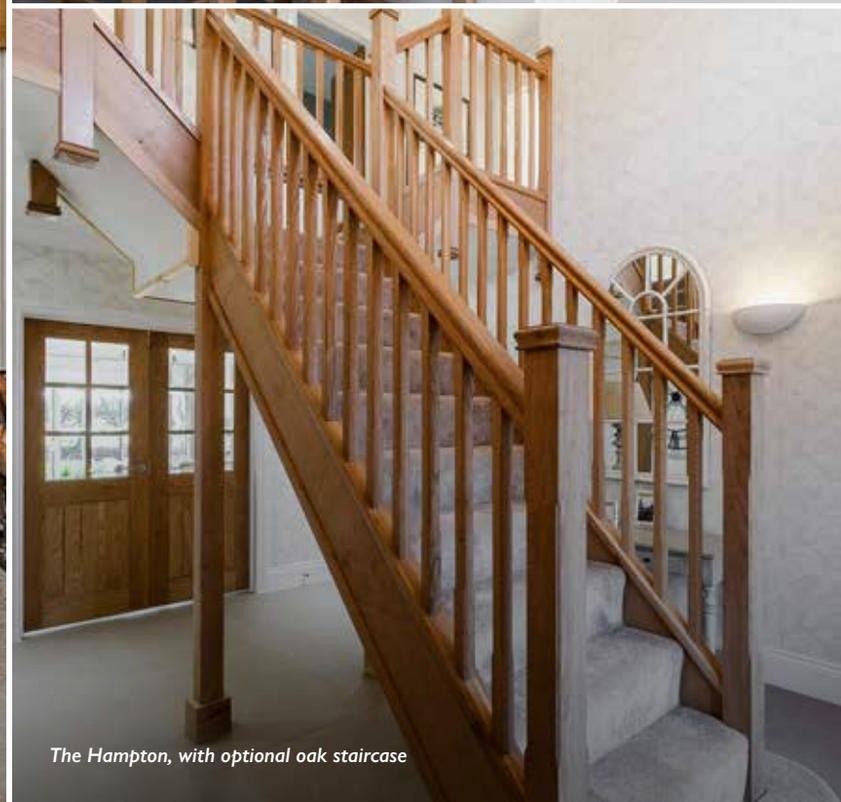
This traditionally designed semi-detached home offers a rear kitchen/family room, separate lounge, ground-floor WC and understairs storage. Three bedrooms, one with an en suite, and the family bathroom complete the first floor.



The Eldridge, with optional fire and fireplace



The Hampton



The Hampton, with optional oak staircase

SPECIAL AS STANDARD

Guild Homes is not a mass-market housebuilder – and never will be. This means that every home built is as individual as its purchaser. There are no extra charges for personalisation! Changes made to the design which don't affect budget will not be passed on to you. Making a house into YOUR home is the sole purpose of Guild Homes. From taking down a wall or changing the style and layout of the kitchen, to adding a plug socket for a coffee machine, the process is all about YOU.

BATHROOMS

For the bathrooms in a Guild Home, only quality sanitaryware and tiling brands are used. Each bathroom is thoughtfully designed by the team. If a different style is preferred, changes can be made at no additional cost, subject to timing. For example: fully tiled bathrooms are standard – if a partially tiled bathroom is requested, that allocation for tile can go towards another aspect of the home. Speak to a sales adviser to find out more.

KITCHENS

At Guild Homes, the kitchen is seen as the social hub of the home. This is why spacious and open-plan rooms are included in our layouts. They are designed with the whole family in mind. With a kitchen-design service available*, the kitchen in each home can be bespoke, with those features important to you, from an abundance of storage to granite worktops or even a wine-cooler.

PREPARED FOR REAL LIFE

At Meadow View, superfast fibre is readily available, allowing for broadband speed to make both home entertainment and homeworking as smooth and easy as possible.

MAKE YOUR HOUSE A HOME

At Guild Homes, we believe that your home should be personal to you – which is why we go that extra mile and allow you to reconfigure layouts, where possible, to really make your house your home. Want a larger bedroom or perhaps a downstairs study? No problem. Dependent on the stage of build, we will work with you to configure the home just as you want it.

ENERGY-SAVING

Our homes are built with air-source heat pumps. These work by transferring heat absorbed from the outside air to an indoor space. Combined with a green electricity tariff, this is great news for not only the environment, but also your pocket.

*Kitchen-design service available, subject to timing.



The Eldridge



The Hampton

SPECIFICATION

This is only a small section of our extensive specification. To see exactly what Guild Homes offers, please visit our show home and help yourself to a full specification sheet or talk to one of our sales advisers.

KITCHEN

– Fully fitted bespoke kitchens*

– Featured profile worktops, including solid wood and granite*

– Stainless-steel double oven with four-plate ceramic hob or range cooker (depending on plot) with integrated pyramid hood*

– Stainless-steel sink with mixer tap*

– Integrated/freestanding fridge freezer and washer/dryer (or separate washing machine, dryer and dishwasher, where space permits) from a quality manufacturer*

BATHROOM, EN SUITE AND WC

– Bathrooms, en suites and WC fitted with contemporary sanitaryware from Porcelanosa® or Villeroy & Boch®, in white, with stylish chrome fittings

– Bathrooms and en suites fitted with contemporary wall and floor tiles. Full-height tiling in all en suites and bathrooms. Feature wall tiling in cloakrooms*

– Recessed chrome downlighters installed in bathrooms and en suites

– Shaver socket installed in bathrooms and en suites

DECORATIVE AND INTERNAL FINISH

– Each home features smooth emulsion finish on walls and ceilings

– Feature walls are included (where appropriate)

– Internal doors in oak finish

– Woodwork and skirting finished in brilliant white

– Staircases in softwood/hardwood timber (depending on house type)

EXTERNAL FINISH

– All driveways block paved

– Gardens landscaped and rear gardens enclosed by fence or hedgerows (where appropriate)

– Through-colour render used for quality (on appropriate house types)

*Choice available, subject to timing.

ENERGY-EFFICIENCY, HEATING AND INSULATION

– Heating system comprises air-source heat pump

– Underfloor heating on ground floors; radiators on first floors

– Mains-pressure hot-water system, with electronic programmer

– uPVC double-glazed windows

– Cavity-wall and loft insulation installed to the latest efficiency standards

ELECTRICAL INSTALLATION

– Numerous BT®, TV and data points fitted throughout

– Mains-operated smoke alarms

– Alarm systems fitted

– Recessed chrome downlighters fitted in kitchen areas

– Mix of downlighters and pendant light fittings in all other rooms, supplied with energy-efficient bulbs



PREMIER GUARANTEE AND CUSTOMER CARE

At various key stages of construction, all homes are independently surveyed by Premier Guarantee, whose inspectors will issue a 10-year warranty certificate, on structural completion.





MEADOW VIEW

HULLAND WARD

DERBYSHIRE

DE6 3FZ

Viewing by appointment only

01886 822 188

GUILD HOMES

INSPIRATIONAL LIVING

www.guildhomes.co.uk

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