



RUFFORD PASTURES

Edwinstowe

WOODHEAD
HOMES

Peaceful countryside living in
the heart of Nottinghamshire



DISCOVER WOODHEAD HOMES

Building on decades of exquisite craftsmanship

With our roots firmly set within the historic setting of North Nottinghamshire, we're proud to be known as a family-owned housebuilder championing quality new-build homes.

Green space, open plan living and natural light sit at the heart of the homes we create - banishing the box, decluttering living spaces and creating spacious developments tailor made for contemporary living.

As part of the Woodhead Group, we take inspiration from our team's extensive knowledge and experience descending from nationally renowned new-build projects and historically significant heritage sites.

Construction excellence sits at the heart of everything we do and this unwavering commitment to the highest standards is reflected by our award-winning construction and sales teams. A dedication to customer care is a promise we make to you when you choose a Woodhead home. Our friendly and experienced team will be with you every step of the way, providing personal and attentive service that only a family-owned housebuilder can offer.

Above all, we build for the good of our communities, creating a home you will truly love for life.



SPACIOUS

As soon as you step into one of our stunning homes, you'll immediately notice the generously sized rooms designed for living, not just for show.



LIGHT

Large windows throughout to create beautifully unique living spaces bathed in natural light.



SUSTAINABLE

Energy efficiency is woven into the very fabric of our design, with up to 50% greater insulation than other developments, keeping you cool in the summer and warm in winter.



OUTSIDE

With an abundance of open green spaces, and landscaped walkways throughout the development, we've created an idyllic rural environment at Rufford Pastures, that's still in easy reach of Nottingham, Sheffield, Newark and Lincoln.

SAY HELLO TO RUFFORD PASTURES

Award-winning homes in the heart of Sherwood Forest

Discover North Nottinghamshire's best kept secret; Rufford Pastures - nestled amongst the historic oak trees and layers of leafy splendour encapsulated within the world renowned Sherwood Forest. This picture perfect development brings together a contemporary collection of 2, 3, 4 and 5-bedroom new homes sympathetic to their rural surroundings, while injecting the quaint village of Edwinstowe with a new vision for the humble home.

Luscious green space creates a haven for families and makes Rufford Pastures a unique development that's perfect for first-time buyers, upsizers and those looking to move into something more accommodating to their needs.

The location is truly special - combining the legend of Robin Hood with the stunning natural beauty of Sherwood Forest, the thriving community of Edwinstowe and the charm of the surrounding area.

We were proud to see Rufford Pastures crowned winner of the best development of its type at the LABC East Midlands Building Excellence Awards in 2019 and the site continues to be the first choice for many purchasers in Nottinghamshire. Following the popularity of this exclusive development to-date, we're delighted to be able to unveil the final phase of Rufford Pastures with a range of new properties now available.

There really has never been a better time to surround yourself with the undying beauty of Sherwood Forest.



**EXPLORE THE
LOCAL AREA**



Unearth local legends and undiscovered gems

Rufford Pastures is nestled on the outskirts of the quintessentially English village of Edwinstowe. A short walk from the development takes you into the beating heart of this thriving location, renowned for its popular high street of independent shops, eateries and places of interest - from butchers, craft shops and cafes to antique shops, florists and local produce retailers.

Edwinstowe is also home to a Co-op supermarket as well as the popular Launay's Restaurant & Bar, The Village Kitchen and several pubs including the Royal Oak and The Dukeries Lodge - with both serving real ales, beers, wines and hearty food menus.



Further afield, the local area has plenty to offer for those keen to explore the great outdoors and discover the legends behind one of the most historic counties in England. Within a short walk of Rufford Pastures is the world-renowned Sherwood Forest, home to the legend of Robin Hood and the Major Oak. This 450 acre country park is part of the Sherwood Forest National Nature Reserve and teeming with an abundance of wildlife as well as walking routes, cycle paths and places of interest.

Clumber park is just over a 15 minute drive away and offers plenty of opportunities for exploration. This National Trust site provides open spaces for play and relaxation all year round, while Rufford Abbey Country Park is only 7 minutes away by car with its popular on-site restaurant, walking routes, lakes, shops and seasonal events.

For those who like to get active, Sherwood Pines is perfect for family cycling and mountain biking and is also home to Go Ape - a tree-top adventure course and play centre.

SITE PLAN

-  **The Faber**
2 Bedroom Bungalow
-  **The Catkin**
3 Bedroom Bungalow
-  **The Cooper**
3 Bedroom Home
-  **The Shore**
3 Bedroom Home
-  **The Foxtail**
4 Bedroom Home
-  **The Shortleaf**
5 Bedroom Home
-  **Shared Ownership**
-  **Housing Association**

**CONSUMER
CODE FOR
HOME BUILDERS**

www.consumercode.co.uk

Please Note: This site plan is only a guide to the above development. It does not bind or imply that the layout will be as indicated. Garages/Garden Rooms are a chargeable optional extra that are subject to plot chosen/planning. 5105-00 Rufford Pastures. Details correct at time of publishing October 2020.







THE SHORE



Bedrooms
3



Bathrooms
2



Parking
Driveway*

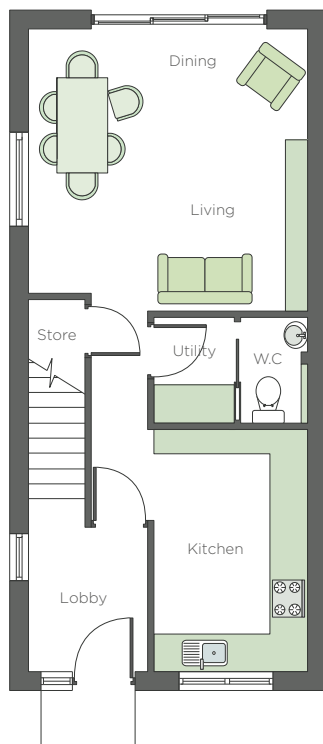


House Type
Semi-Detached

*Garage where applicable (see plan)

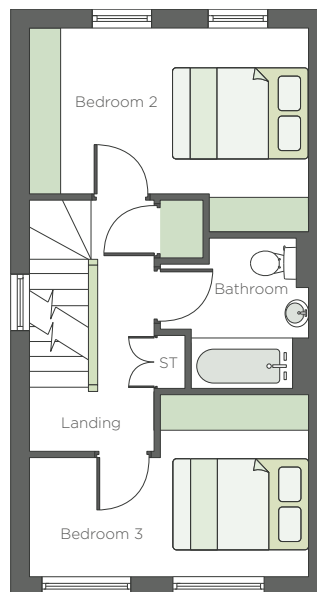
A MODERN 3-BEDROOM SEMI-DETACHED HOME, THE SHORE IS SET OVER THREE FLOORS WITH SPACE AND NATURAL LIGHT IN ABUNDANCE.

The open plan ground floor includes a lobby, WC, utility room/laundry space, storage cupboard, entrance hall and living area with a secluded patio leading to the rear garden. On the first floor, two double bedrooms lead from the landing alongside a family bathroom and generous storage cupboard. The second floor boasts vaulted ceilings and dormer windows for additional character as well as a master bedroom with en-suite and an open plan living space - perfect for a private dressing or study area.



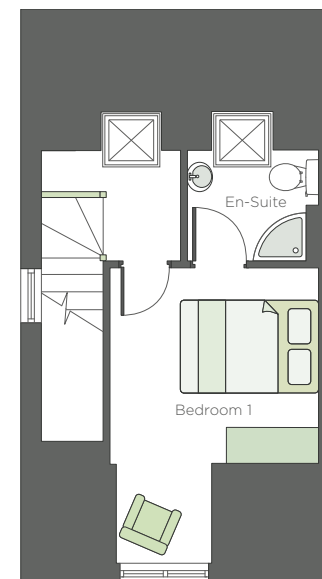
GROUND FLOOR

LOBBY	1.9 x 2.4	6'3" x 7'9"
LIVING / DINING	4.5m x 4.5m	14'9" x 14'9"
KITCHEN	2.5m x 3.9m	8'0" x 12'9"
UTILITY	1.2m x 1.7m	3'11" x 5'6"
W.C.	1.2m x 1.7m	3'11" x 5'6"



FIRST FLOOR

BEDROOM 2	4.5m x 3.3m	14'9" x 10'10"
BEDROOM 3	4.5m x 2.9m	14'9" x 9'6"
BATHROOM	2.4m x 2.4m	7'10" x 7'10"



SECOND FLOOR

BEDROOM 1	3.5m x 3.3m	11'4" x 10'10"
EN-SUITE	2.0m x 1.8m	6'7" x 5'10"

Please Note: The Shore floor plans taken as plot 32. These measurements should not be used for the purchase of carpets and curtains. All dimensions are estimate and floor plans are not shown to scale. Electrical, plumbing and kitchen layouts are available from the Sales Information Centre. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Artist's impressions are used for illustration purposes only. Elevations, external treatments, chimney's, brick, roof tile colour and window positions may vary. Please see our sales team for full specification and plot details at this development. 4059-00 Rufford Pastures. Details correct at time of print 01.11.20



THE COOPER



Bedrooms
3



Bathrooms
2



Parking
Driveway*

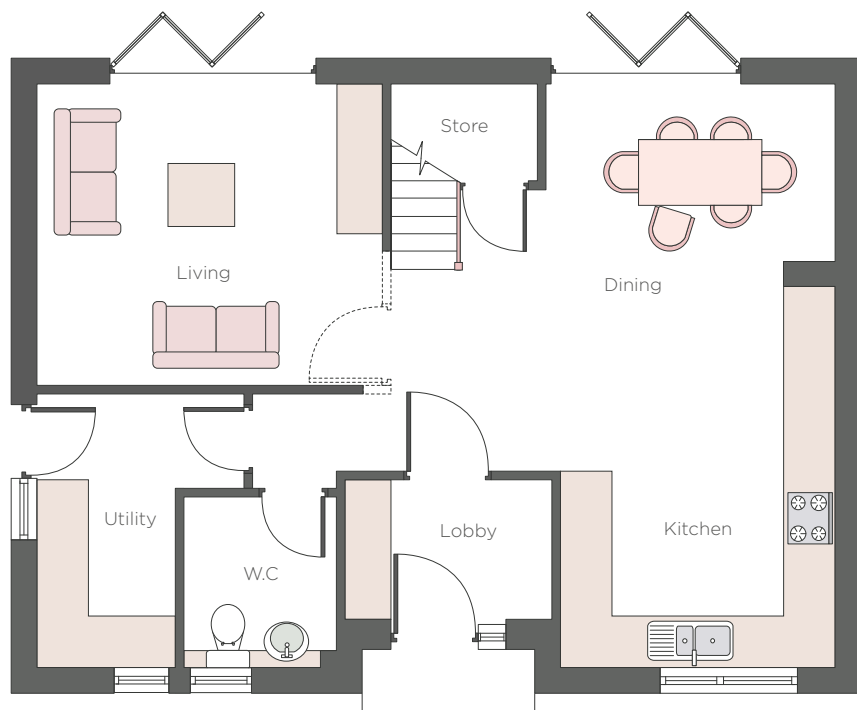


House Type
Detached

*Garage where applicable (see plan)

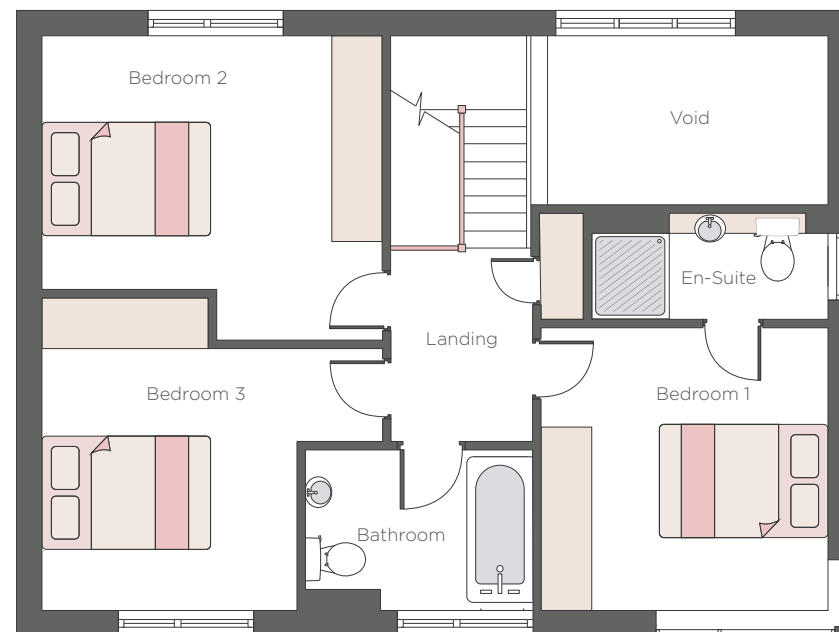
A CHARMING 3-BEDROOM DETACHED PROPERTY, THE COOPER IS A HAVEN FOR FAMILY LIFE SET ACROSS TWO SPACIOUS FLOORS CAPTURING PLENTY OF NATURAL LIGHT.

The lobby leads to an open plan kitchen, dining and lounge area with adjacent utility room and WC while two sets of bi-fold doors open to a sizable garden to complete the ground floor. A stunning floor to ceiling curtain wall joins the ground and first floor, maximising natural light alongside a climate-responsive velux window. The master bedroom boasts a corner window and en-suite while two further bedrooms and a contemporary bathroom complete this gorgeous property.



GROUND FLOOR

LOBBY	2.4m x 1.6m	7'11" x 5'4"
LIVING	4.0m x 3.5m	13'2" x 11'6"
KITCHEN	3.2m x 4.1m	10'6" x 13'6"
DINING	4.3m x 2.6m	14'1" x 8'6"
UTILITY	1.6m x 3.2m	5'4" x 10'6"
W.C.	1.8m x 2.0m	5'10" x 6'6"



FIRST FLOOR

BEDROOM 1	3.4m x 3.3m	11'2" x 11'10"
EN-SUITE	2.8m x 1.2m	9'2" x 4'1"
BEDROOM 2	3.0m x 3.0m	9'10" x 9'10"
BEDROOM 3	4.0m x 3.6m	13'2" x 11'10"
BATHROOM	2.7m x 1.9m	8'10" x 6'3"

Please Note: The Cooper floor plans taken as plot 28. These measurements should not be used for the purchase of carpets and curtains. All dimensions are estimate and floor plans are not shown to scale. Electrical, plumbing and kitchen layouts are available from the Sales Information Centre. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Artist's impressions are used for illustration purposes only. Elevations, external treatments, chimney's, brick, roof tile colour and window positions may vary. Please see our sales team for full specification and plot details at this development. 4059-00 Rufford Pastures. Details correct at time of print 01.11.20



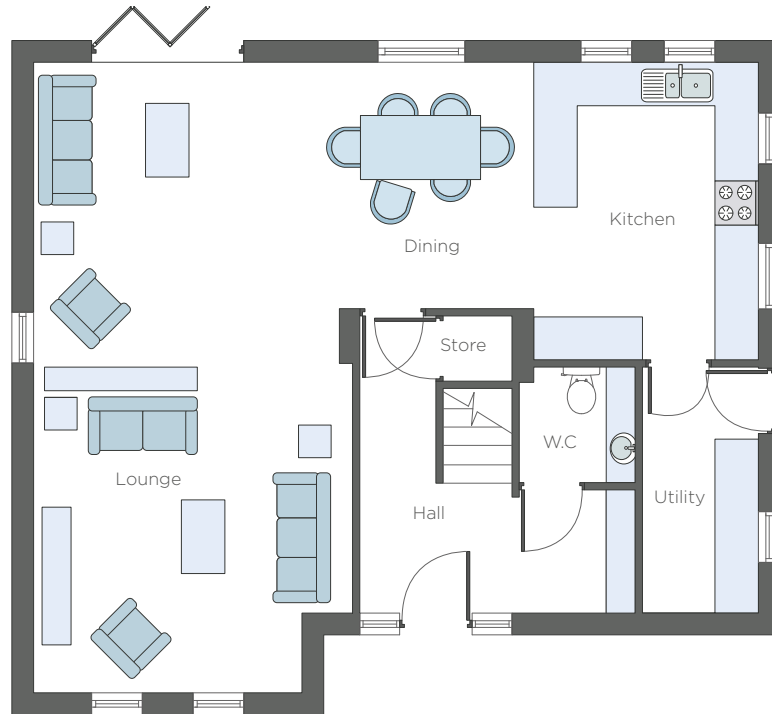
THE FOXTAIL

 Bedrooms **4**  Bathrooms **2**  Parking **Driveway***  House Type **Detached**

*Garage where applicable (see plan)

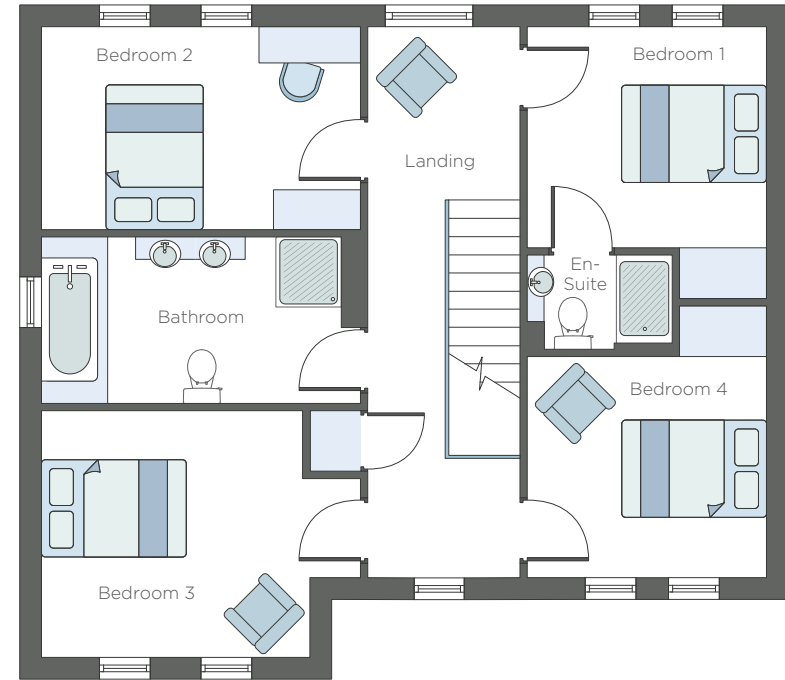
A STUNNING FOUR BEDROOM DETACHED HOME, THE FOXTAIL DELIVERS CONTEMPORARY, OPEN PLAN LIVING OVER TWO FLOORS.

A welcoming entrance hall leads to the open plan dining room, kitchen and lounge with bi-fold doors bringing the outdoors, indoors. The generously sized ground floor also includes a utility/laundry room, WC and storage cupboard. On the first floor, the central gallery landing leads to four double bedrooms with en-suite to the master, as well as a family bathroom and further additional storage to complete this generous family home.



GROUND FLOOR

HALL	4.0m x 2.0m	13'1" x 6'7"
KITCHEN	3.1m x 3.9m	10'2" x 12'10"
LIVING / DINING	6.9m x 3.2m	22'8" x 10'6"
LOUNGE	4.2m x 5.5m	13'9" x 18'1"
W.C.	1.6m x 1.5m	5'3" x 4'11"
UTILITY	1.6m x 3.6m	5'3" x 11'10"



FIRST FLOOR

BEDROOM 1	3.3m x 3.0m	10'10" x 10'0"
EN-SUITE	2.0m x 1.3m	6'7" x 4'3"
BEDROOM 2	4.4m x 2.8m	14'5" x 9'2"
BEDROOM 3	4.4m x 3.4m	14'5" x 11'2"
BEDROOM 4	3.3m x 3.0m	10'10" x 10'0"
BATHROOM	4.4m x 2.3m	14'5" x 7'7"

Please Note: The Foxtail floor plans taken as plot 31. These measurements should not be used for the purchase of carpets and curtains. All dimensions are estimate and floor plans are not shown to scale. Electrical, plumbing and kitchen layouts are available from the Sales Information Centre. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Artist's impressions are used for illustration purposes only. Elevations, external treatments, chimney's, brick, roof tile colour and window positions may vary. Please see our sales team for full specification and plot details at this development. 4059-00 Rufford Pastures. Details correct at time of print 01.11.20



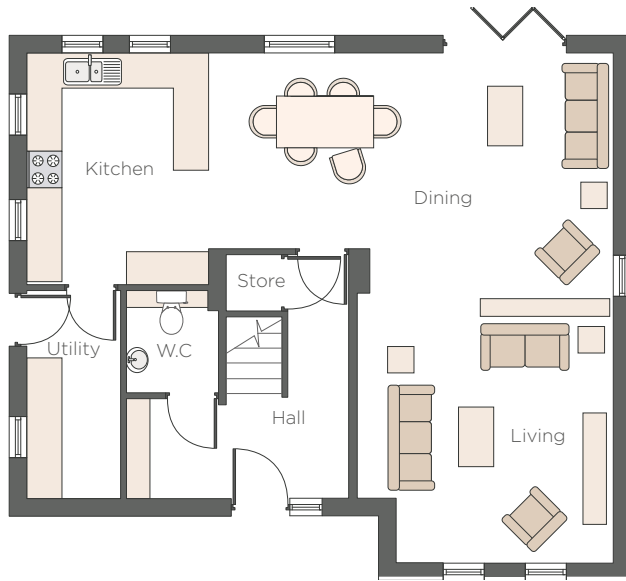
THE SHORTLEAF

 Bedrooms **5**  Bathrooms **3**  Parking **Driveway***  House Type **Detached**

*Garage where applicable (see plan)

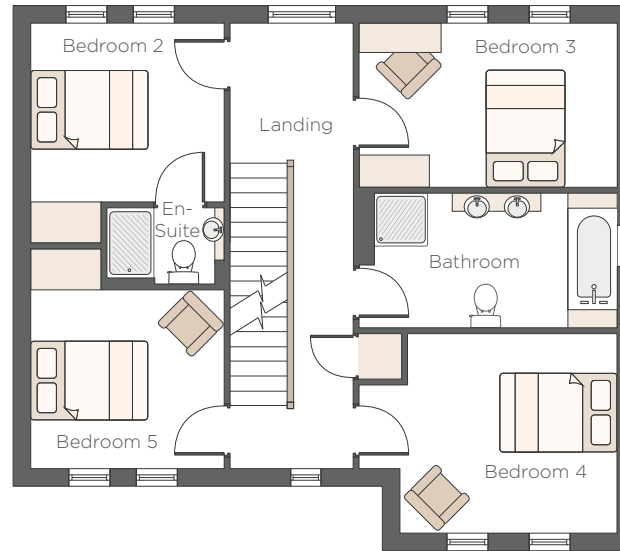
AN EXCLUSIVE 5-BEDROOM DETACHED HOME, THE SHORTLEAF IS AN EYE-CATCHING OPEN PLAN PROPERTY SET ACROSS THREE FLOORS.

The welcoming entrance hall leads to the heart of this spacious home with an open plan kitchen, dining and living area. Bi-fold doors open to the rear garden while the ground floor also features a utility/laundry room, WC and storage cupboard. The first floor comprises four double bedrooms, with en-suite to the master, as well as a large family bathroom, airy landing and additional storage. On the second floor, a spacious galleried landing is home to a secluded study with velux windows alongside a dressing and living area and a master bedroom with en-suite.



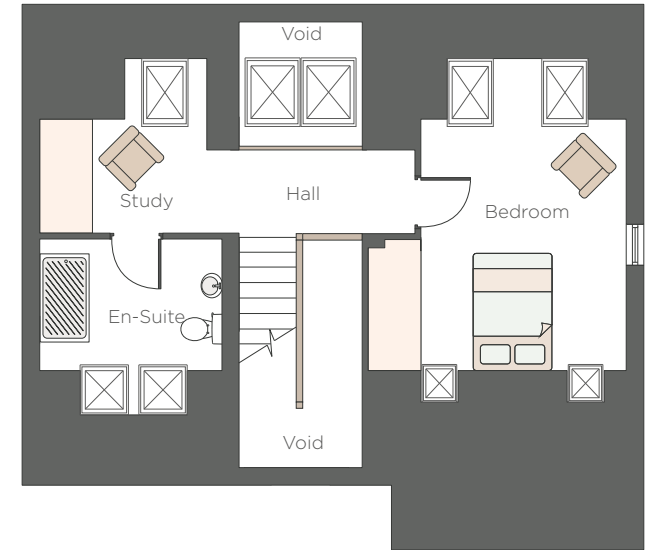
GROUND FLOOR

HALL	4.0m x 2.0m	13'1" x 6'7"
KITCHEN	3.1m x 3.9m	10'2" x 12'10"
LIVING / DINING	6.9m x 3.2m	22'8" x 10'6"
LOUNGE	4.2m x 5.5m	13'9" x 18'1"
W.C.	1.6m x 1.5m	5'3" x 4'11"
UTILITY	1.6m x 3.6m	5'3" x 11'10"



FIRST FLOOR

BEDROOM 2	3.3m x 3.0m	10'10" x 10'0"
EN-SUITE	2.0m x 1.3m	6'7" x 4'3"
BEDROOM 3	4.4m x 2.8m	14'5" x 9'2"
BEDROOM 4	4.4m x 3.4m	14'5" x 11'2"
BEDROOM 5	3.3m x 3.0m	10'10" x 10'0"
BATHROOM	4.4m x 2.3m	14'5" x 7'7"



SECOND FLOOR

BEDROOM 1	3.5m x 4.3m	11'6" x 14'1"
EN-SUITE	3.3m x 2.0m	10'10" x 6'8"

Please Note: The Shortleaf floor plans taken as plot 50. These measurements should not be used for the purchase of carpets and curtains. All dimensions are estimate and floor plans are not shown to scale. Electrical, plumbing and kitchen layouts are available from the Sales Information Centre. These particulars do not wholly or in part constitute a contract or agreement and are for general guidance only. Artist's impressions are used for illustration purposes only. Elevations, external treatments, chimney's, brick, roof tile colour and window positions may vary. Please see our sales team for full specification and plot details at this development. 4059-00 Rufford Pastures. Details correct at time of print 01.11.20

SPECIFICATION

GENERAL FEATURES	SHORE	COOPER	FOXTAIL	SHORTLEAF
10 Year LABC Warranty	✓	✓	✓	✓
Gas Fired Central Heating with Potterton Boiler	✓	✓	✓	✓
Heat/Smoke Detectors	✓	✓	✓	✓
Combined Gas and Electric Smart Meters	✓	✓	✓	✓
CO2 Detector	✓	✓	✓	✓
Ceilings and walls finished in white emulsion	✓	✓	✓	✓
Choice of contemporary wall tiling to bathroom, en-suite and cloakroom by BCT	✓	✓	✓	✓
NK City Sanitaryware and NK Smart Brassware from Porcelanosa	✓	✓	✓	✓
NK Urban Sanitaryware and NK Smart Brassware from Porcelanosa	✓	✓	✓	✓
NK Urban Sanitaryware and NK Concept Brassware from Sanitaryware	✓	✓	✓	✓
GD City 120mm double sink and vanity unit (as per show home)	✓	✓	✓	✓
EXTERNAL FEATURES	SHORE	COOPER	FOXTAIL	SHORTLEAF
Landscaped front garden in accordance with development plan	✓	✓	✓	✓
Turfed rear garden	✓	✓	✓	✓
1.8m close board fence to rear garden inc. 1 x gate	✓	✓	✓	✓
Grey riven paving to front, rear and 1 x side inc. patio. Size as per individual plans	✓	✓	✓	✓
UPVC gutters and downpipes	✓	✓	✓	✓
Grey exterior/white interior UPVC windows	✓	✓	✓	✓
Solidoak front door c/w 1200mm SSS handle, deadlock and nightlatch	✓	✓	✓	✓
Velux windows (where designed)	✓	✓	✓	✓
Outside Tap	✓	✓	✓	✓
External light to front & rear elevation		✓	✓	✓
Alluminium bi-folding doors		✓	✓	✓
UPVC patio doors	✓			
Mains wired front doorbell	✓	✓	✓	✓

Specification is subject to change.

This specification is not exhaustive and is meant for indicative purposes only. For additional/technical information, please speak to a member of the sales team.

INTERNAL FEATURES	SHORE	COOPER	FOXTAIL	SHORTLEAF
Dordogne style internal doors with oak veneered finish	✓	✓	✓	✓
Choice of contemporary ironmongery	✓	✓	✓	✓
Raised profile skirting and architrave	✓	✓	✓	✓
Wardrobes to Bedroom 1 as standard	✓	✓	✓	✓
Heated towel radiator to Bathroom (450 x 1600 mm)		✓		
Heated towel radiator to Bathroom (600 x 1800 mm)			✓	
Heated towel radiator to Bathroom (750 x 1800 mm)				✓
KITCHEN FEATURES	SHORE	COOPER	FOXTAIL	SHORTLEAF
Fully fitted designer kitchen in a range of colours and styles, all with soft close doors and drawers	✓	✓	✓	✓
Egger laminate worktop	✓	✓	✓	✓
Integrated Zanussi fan assisted stainless steel double oven	✓	✓	✓	✓
Integrated Zanussi 4 burner gas hob	✓	✓		
Integrated Zanussi 5 burner gas hob			✓	✓
Integrated Zanussi extractor	✓	✓	✓	✓
Integrated Zanussi dishwasher	✓	✓	✓	✓
Integrated Zanussi fridge freezer	✓	✓	✓	✓
Franke sink and drainer (details 1 bowl etc.)	✓	✓	✓	✓
Franke chrome mixer taps	✓	✓	✓	✓
Chrome low voltage downlighters to ceiling	✓	✓	✓	✓
ELECTRICAL FEATURES	SHORE	COOPER	FOXTAIL	SHORTLEAF
TV point to Lounge and Master Bedroom	✓	✓	✓	✓
TV point to Living Area			✓	✓
BT point to Hall and Master Bedroom	✓	✓	✓	✓
BT point to Bedroom 3			✓	✓
Shaver point to Bathroom	✓	✓	✓	✓
Downlighters to Kitchen and Bathroom	✓	✓		
Downlighters to Kitchen, Bathroom and En-suite			✓	✓
Chrome fittings to GF only			✓	✓
Fused outlet for burglar alarm	✓	✓	✓	✓

PRE-BOOK AN APPOINTMENT WITH OUR TEAM

CLICK HERE

woodhead-homes.co.uk

01623 827695 | homes@woodhead-group.co.uk

Rufford Pastures, Off Rufford Road, Edwinstowe, NG21 9HX



**A HOME YOU WILL
LOVE FOR LIFE**

