



JUNE 2024



Great Easton

Development

LUXURY PROPERTY DEVELOPERS

“A great opportunity to get a real hand-crafted home in this stunning village”

Welcome to our Great Easton Development

Located in the scenic Welland Valley, Great Easton is a charming village known for its beautiful, untouched countryside and friendly community atmosphere. With a lively village hall and a historic parish church as its focal points, the village enjoys a thriving community life. There are only 3 plots left at this fantastic development site, and this brochure will provide you with all the information you need

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Plot 2

GUIDE PRICE £1,750,00

- Approx. 4600ft² of Accommodation
- Open Plan Living
- Underfloor Heating Throughout
- Off-Road Parking
- Double Garage
- Approx. Plot Size - 1546m²
- UFH upstairs and downstairs
- Air Source Heat Pumps
- Hot water loop for instant hot water
- Kitchen from SmartHaus or Create (Shaker style)
- Wi-Fi enabled appliances
- MVHR system
- Porcelanosa bathrooms
- Handmade Oak staircase and glass balustrade or spindles
- Porcelain tiles throughout downstairs
- Oak flooring or carpets upstairs
- Cat 6 cabling to all rooms
- Aluminium Or Timber windows and bifold doors
- House built out of Brick, Ironstone and stained timber cladding
- Slate roofs & pan tiles
- Aluminium guttering
- Oak internal doors

PLOT 2 GREAT EASTON

Plot 2 is our largest property at the Great Easton site. It features an oak balcony with fantastic views, a large garden surrounded by native hedging, and the bonus of a double-story oak carport. This build needs to be seen to understand how special it is.

Exterior Features

BALCONY

A crafted home featuring a blend of brick, locally sourced ironstone, and stained timber cladding. The sleek entrance showcases chunky oak framing with modern hints around the property including aluminium windows and bi-fold doors, while the rooftops boast a mix of slate and pan tiles. Aluminium guttering adds a practical yet modern touch and a balcony provides a quiet retreat. This residence is a harmonious fusion of traditional and modernity paying homage to its environment.



Plot 2 offers everything you'd expect from a luxury-built property: a spacious garden, garden room, balcony, and an oak carport. It's the epitome of a Kaybee home, designed to stand the test of time while providing unparalleled comfort and style. Whether you're relaxing in the garden room, enjoying the view from the balcony, or sheltering your vehicle in the elegant oak carport, this home is a testament to enduring quality and timeless elegance.

Interior



EXAMPLE INTERIOR

All our properties have state of the art hand-made bespoke kitchens designed and installed by local professionals.

As we all know, the kitchen is the heart of the home, and the kitchen in Plot 2 certainly creates the beat. With modern appliances, spacious countertops, and ample storage, it's perfect for everyday meals and those special gatherings.



Interior

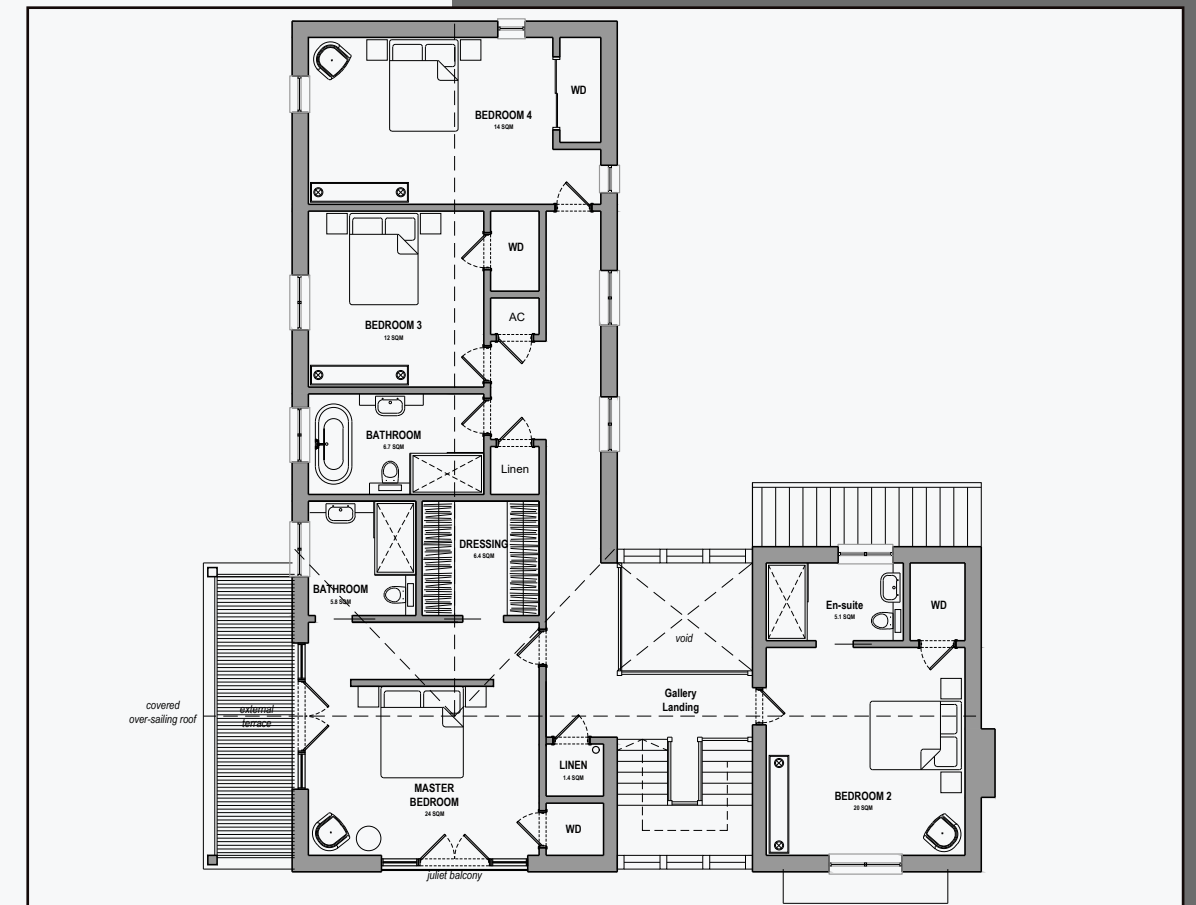
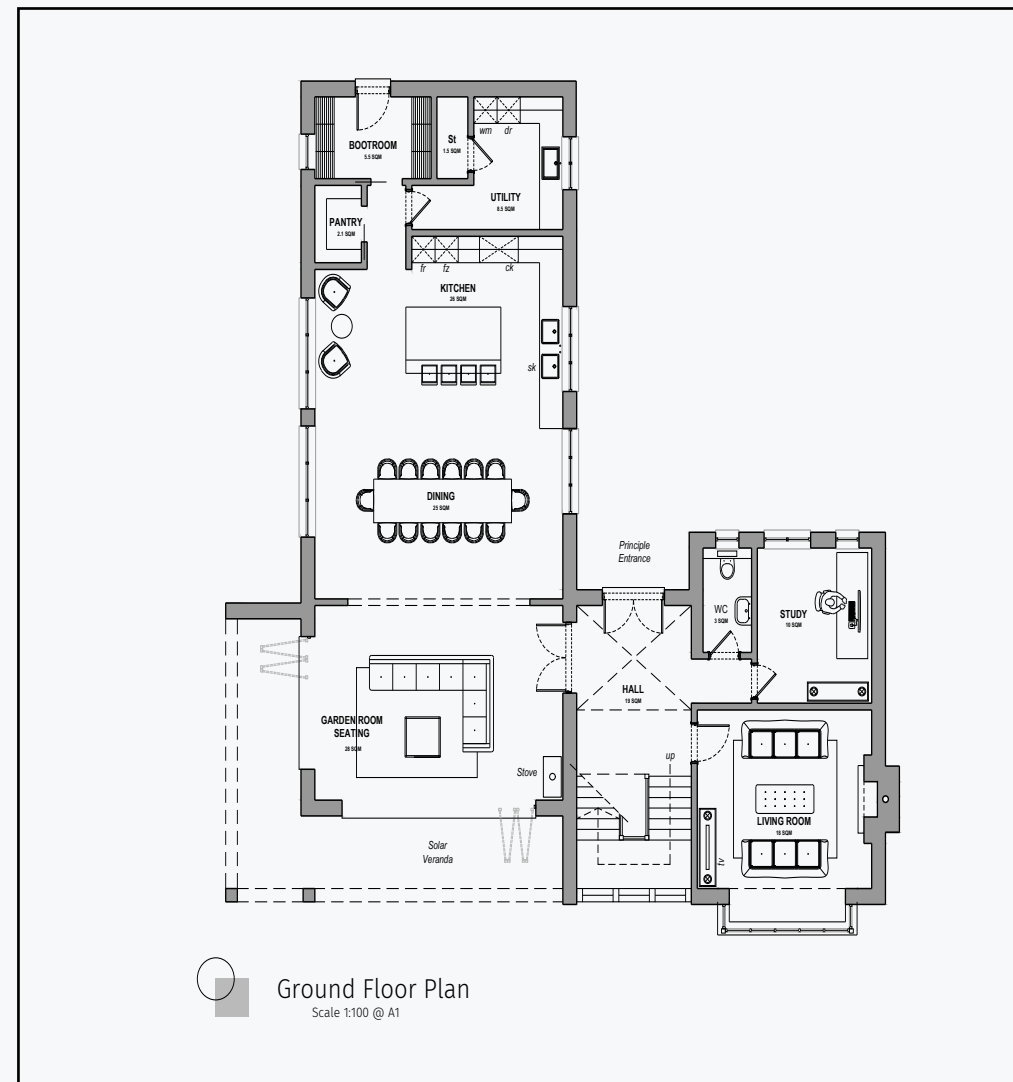
INTERIOR

- Bespoke kitchen by SmartHaus or Create
- Wi-Fi-enabled appliances in kitchen and utility
- Bathrooms and en-suites feature Porcelanosa fittings, bath/shower options, hand basin and WC
- Oak internal doors throughout
- Handmade Oak staircase with a choice of glass balustrade or spindles
- Porcelain tiles adorn the ground floor
- Upstairs, enjoy the comfort of oak flooring or carpets
- Fitted wardrobes in the master and guest suite
- Loft ladder provides access to a loft that is 25-50% boarded

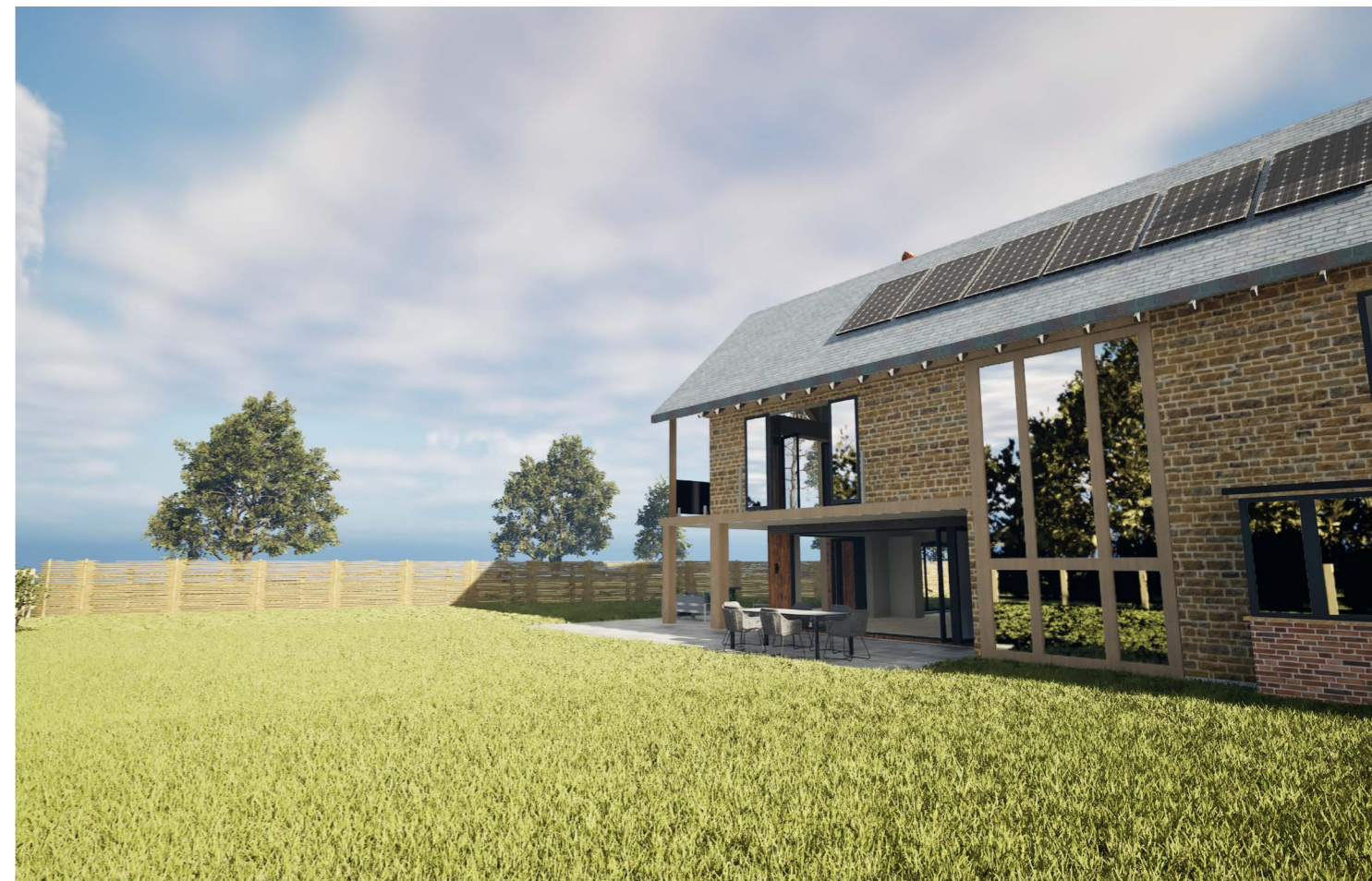
Floor Layout

PLOT 2 FLOOR PLAN

Plot 2 features a spacious open floor plan that seamlessly integrates the kitchen, dining room, and lounge, perfect for modern living and entertaining. Large sliding glass doors connect the living area to a beautifully landscaped garden, ideal for alfresco dining and relaxation. This design creates a harmonious flow between indoor and outdoor spaces, enhancing the home's inviting ambience.



Baulogic SmartHome is included in all our homes as a standard feature, providing homeowners with a fully integrated home automation system from day one. Each home comes pre-installed with a suite of smart devices and sensors that work together seamlessly. These components are interconnected through a central control hub, ensuring a cohesive and efficient smart home experience.





PLOT 3
GREAT EASTON

Plot 3, the centre of our luxury four-property estate, boasts the latest in modern heating technology with MVHR, along with state-of-the-art smart home controls that manage everything from lighting to window operations via a smart panel.

Plot 3

GUIDE PRICE £1.250,00

- Approx. 2625ft² of Accommodation
- Open Plan Living
- Underfloor Heating Throughout
- Off-Road Parking
- Double Garage
- Approx. Plot Size - 500m²
- UFH upstairs and downstairs
- Air Source Heat Pumps
- Hot water loop for instant hot water
- Kitchen from SmartHaus or Create (Shaker style)
- Wi-Fi enabled appliances
- MVHR system
- Porcelanosa bathrooms
- Handmade Oak staircase and glass balustrade or spindles
- Porcelain tiles throughout downstairs
- Oak flooring or carpets upstairs
- Cat 6 cabling to all rooms
- Aluminium Or Timber windows and bifold doors
- House built out of Brick, Ironstone and stained timber cladding
- Slate roofs & pan tiles
- Aluminium guttering
- Oak internal doors
- House Alarm and CCTV
- Separate towel rail loop
- Black nickel flat plate metal sockets
- Sockets with USB ports in bedrooms
- LED dimmable down lights
- Smart home technology to cover lighting, heating, CCTV
- Fitted wardrobes to the master and guest suite
- Loft ladder and loft 25-50% boarded

Exterior Features

MODERN BUT TRADITIONAL

Plot 3 is a masterfully crafted home that blends brick, ironstone, and stained timber cladding. The sleek entrance, with its chunky oak framing, is accented by modern features such as aluminium Windows and bi-fold doors. The rooftops feature a combination of slate and pan tiles, while aluminium guttering offers practicality. Large windows provide plenty of natural light making this residence a seamless blend of traditional and contemporary design that honours its surroundings.



Plot 3 Features hand-crafted estate fencing, Field views and a Sun kissed porcelain patio with a lush lawn ready for relaxing

Interior Delight



EXAMPLE INTERIOR

Experience the future of living in Plot 3, where smart technology meets everyday comfort. Imagine windows that open at your command with a touch on your smart panel, seamlessly integrating with your home's WiFi system. Whether you're adjusting the lighting, setting the perfect temperature, or letting in a fresh breeze, every detail is at your fingertips. Embrace the effortless harmony of innovation and convenience in your new home.



Interior

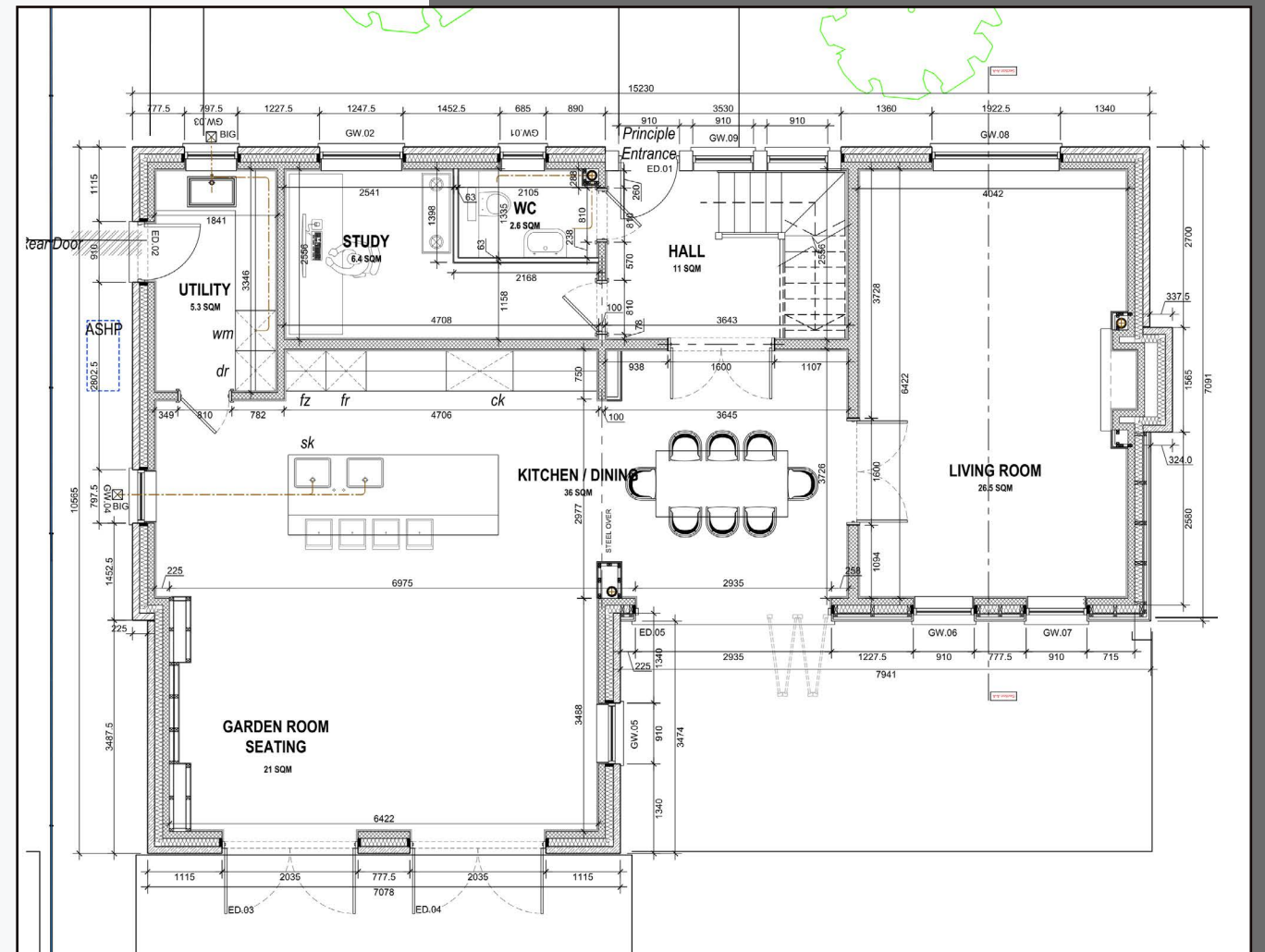
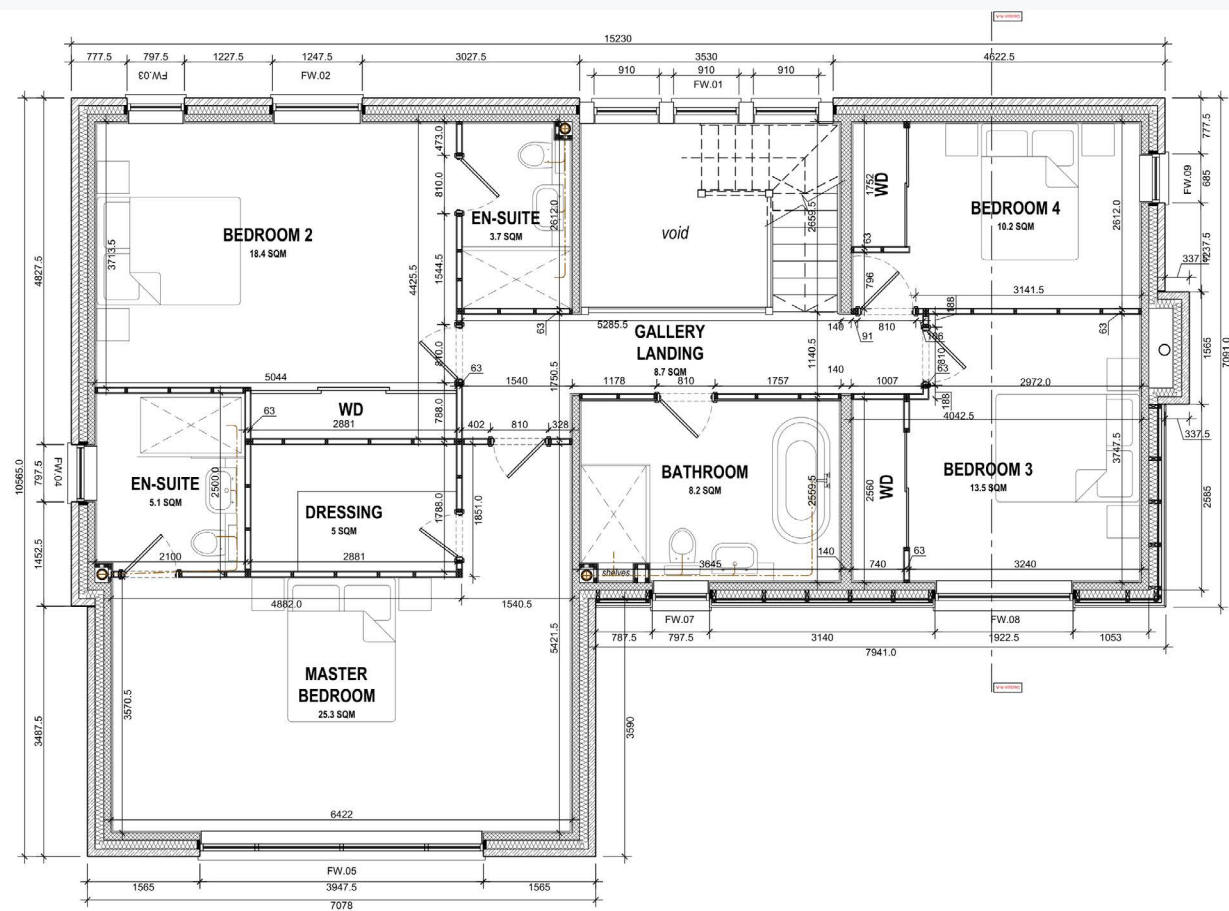
INTERIOR

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Floor Layout

FLOOR PLAN

Plot 3 offers a generously sized master bedroom, complete with a luxurious dressing room and en-suite bathroom. Enhanced by large, sleek aluminium smart windows, this serene space is flooded with natural light, creating a perfect retreat for rest and relaxation. The thoughtful design and premium finishes make the master suite a true haven of comfort and elegance.



The central control hub we have installed by Baulogic allows for the easy management of various home functions, including lighting, climate control, and security systems. Homeowners can access and control these features through an intuitive app on their smartphones, tablets, or computers. This centralised system ensures that all smart home devices are easily accessible and manageable from a single platform.





PLOT 4
GREAT EASTON

At Plot 4, craftsmanship meets convenience with an oak framed carport and handcrafted estate fencing. A modern porcelain path guides the way, leading to a handy shed for all your summer garden needs. Enjoy the perfect blend of style and practicality in this charming outdoor space.

Plot 4

GUIDE PRICE £1.250,00

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Exterior Features

MODERN BUT TRADITIONAL

Plot 4 stands as a testament to meticulous craftsmanship, harmoniously blending brick, ironstone, and stained timber cladding. Its grand entrance boasts robust oak framing, complemented by sleek aluminium windows and bi-fold doors. The rooftops showcase a charming mix of slate and pan tiles, enhanced by the practicality of aluminium guttering. A welcoming touch is added with the inclusion of an oak carport, offering both elegance and functionality.



Plot 4 has the addition of modern Porcelain paving in the style of grey sandstone and a touching planting area to the front to set off the properties elegance.

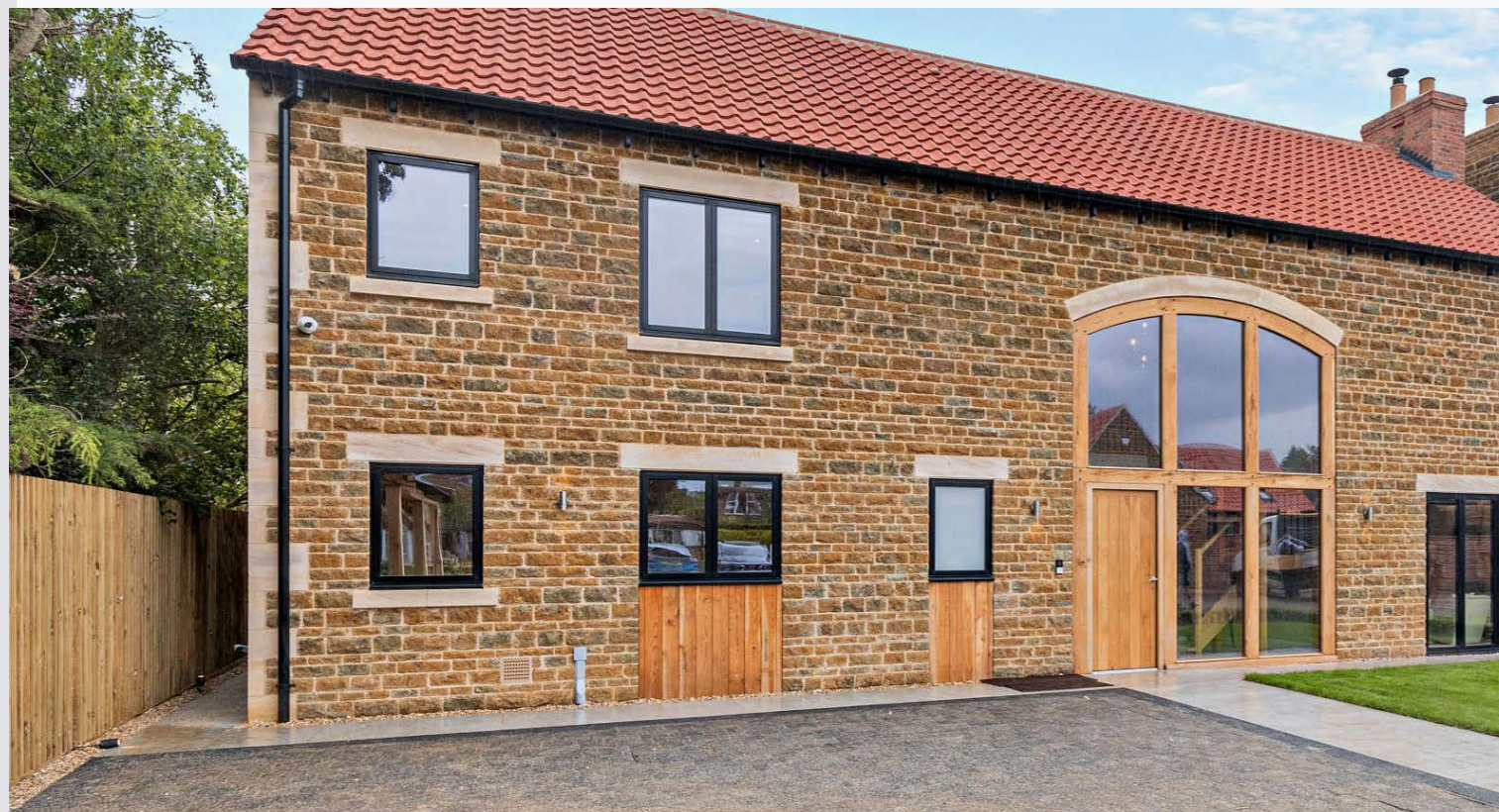
Imagine Your Build

MODERN BUT TRADITIONAL

Our properties are meticulously designed by experienced architects and interior designers. With our cutting-edge CGI services, you can visualize your new home in stunning detail before it's even built. Plot 4 is an excellent example of how our CGI services bring your future home to life. Here's a chance to see a side-by-side comparison.



CGI Image



Plot 4 has the addition of modern Porcelain paving in the style of grey sandstone and a touching planting area to the front to set off the properties elegance.

Interior Delight



PLOT 4 INTERIOR

Step into the spa-like sanctuary of Plot 4's bathrooms and en-suites, where Porcelanosa fittings offer elegance akin to a luxury resort. With bath/shower options, hand basin, and WC, it's like having your own private spa retreat at home.



Interior

INTERIOR

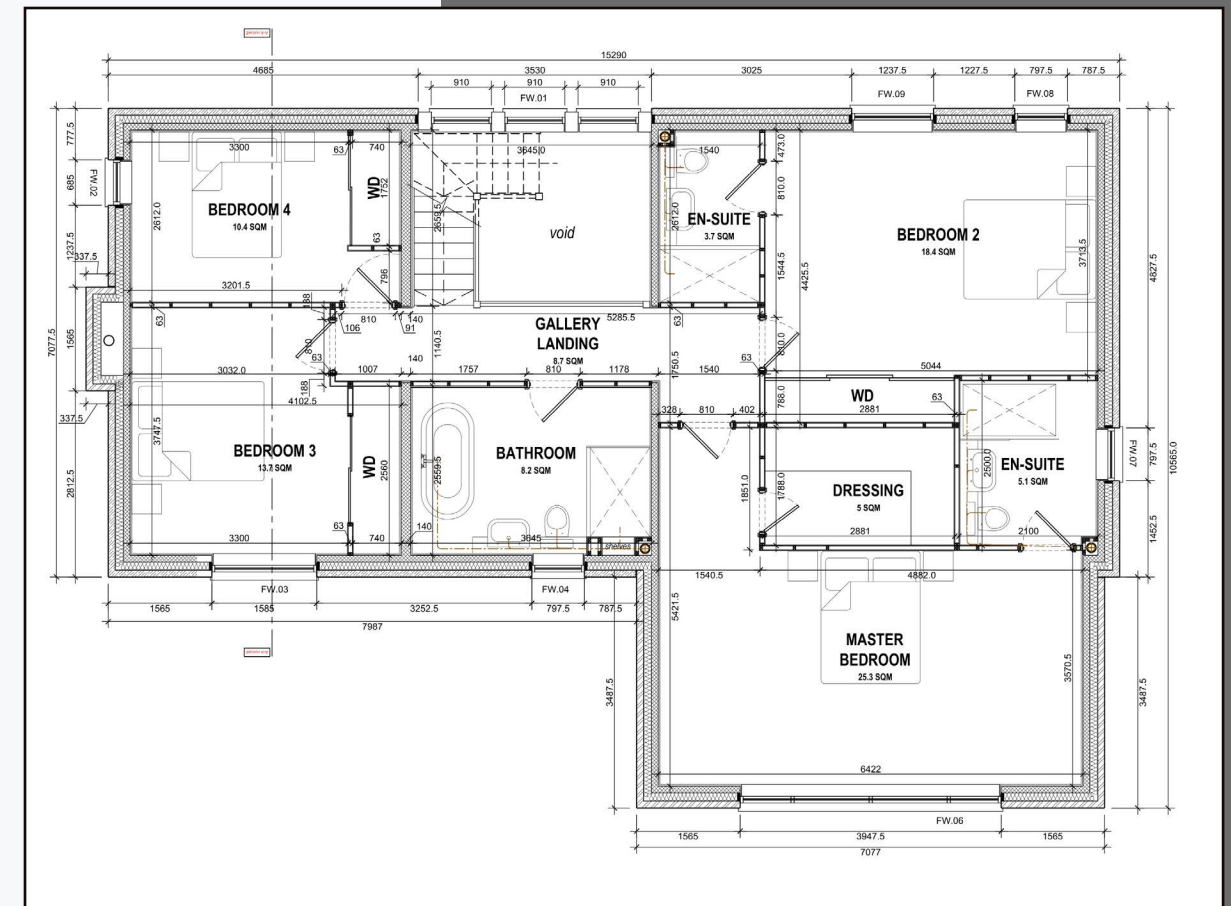
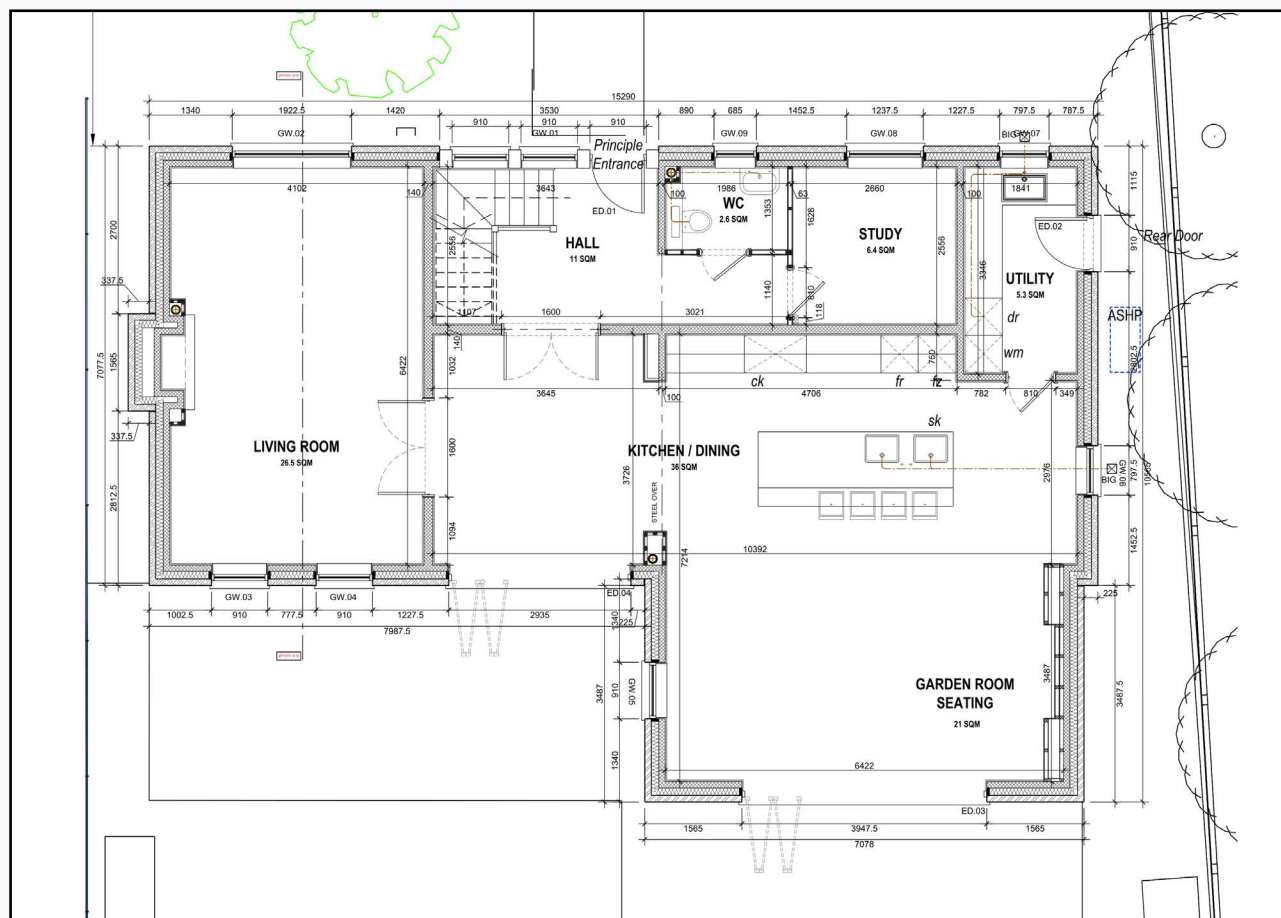
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Floor Layout

2 FLOOR PLAN

Plot 4 Boasts a large Living room area seamlessly connecting you to the kitchen and garden room. It offers a most joyous way of exploring your house with a large open living area while providing a warm feeling every home needs.



The Baulogic SmartHome system is designed to be user-friendly and highly customizable, enabling you to personalize settings and automate routines to fit your lifestyle. This customisation enhances convenience, security, and energy efficiency, making everyday living more comfortable and efficient. From the moment you move in, homeowners can enjoy the benefits of a smart, connected home.



Plot 4 Photos



Plot 4 Photos



Great Easton

Why Great Easton is a Great Location to Buy a Kaybee Home

Great Easton offers a unique blend of historical charm and modern convenience, making it an ideal place to buy one of the new homes from Kaybee Developments. The village's rich history and beautiful ironstone architecture provide a picturesque setting, while the thriving community life ensures plenty of activities and amenities.

Additionally, Great Easton's location in the scenic Welland Valley offers a peaceful and idyllic environment, perfect for families and individuals looking to escape the hustle and bustle of city life. With its close-knit community, local businesses, and vibrant social scene, Great Easton provides a welcoming atmosphere for new homeowners.

Investing in a Kaybee home in Great Easton means becoming part of a village with a deep sense of history and community, all while enjoying the benefits of a newly built, modern home.

What You Can Find Nearby

Bringhurst Primary School-In Village
 St Andrew's Church-In Village
 Eye Brook Resovior- 5 Minutes
 luffenham heath golf course- 15 Minutes
 Uppingham School-12 Minutes
 Oakham School-20 Minutes

What You Can Find Nearby

Corby Train Station-12 Minutes
 Uppingham-12 Minutes
 Rutland Water-20 Minutes
 Local Village Pub-In Village
 Village Shop-In Village



Having plenty of local lifestyle attractions, excellent schools, and conveniently located just an hour away from London via the main central train line, it's hard to imagine a more ideal location for this idyllic 4-home estate. Whether you're seeking the tranquility of suburban living or easy access to the bustling city, this estate offers the perfect balance of convenience and serenity, making it an exceptional place to call home.



*Don't Just buy a Home,
Invest in a Kaybee Home.*

For Any more Information on our
Great Easton Estate Site Please

Call or Email at;

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Office@kaybeedevelopments.co.uk

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