



ABODE

SALES & LETTINGS

THE HAWTHORNS

MAIN STREET | SCROPTON | DERBYSHIRE



EXCEPTIONAL SPECIFICATION – DESIGNED FOR MODERN LIVING

Each home at The Hawthorns is built to the highest standards, combining contemporary elegance with premium-quality finishes.

INTRODUCTION

Designed for comfort, efficiency, and style, these homes come with the reassurance of a new home guarantee, ensuring peace of mind for years to come.

The kitchens are locally made and bespoke by Creative Interiors of Derby, offering both style and functionality. Integrated appliances, including a dishwasher and fridge/freezer, create a seamless modern look, while a Bosch oven, hob, and extractor provide high performance and reliability.

Each home features a utility room with locally made units, thoughtfully designed to accommodate a washing machine and tumble dryer, keeping laundry out of sight and maintaining a clutter-free space.

The cloakroom is stylish and practical, featuring a sleek sink and vanity unit along with a WC. The family bathroom is finished to the highest standard, complete with a sink and vanity unit, a fully tiled bath/shower with screen, and a thermostatic bar mixer shower with adjustable and fixed heads for a luxurious shower experience. A separate ensuite bathroom enhances the master bedroom, offering a fully tiled shower enclosure, a thermostatic bar mixer shower, a sink and vanity unit, and a WC.

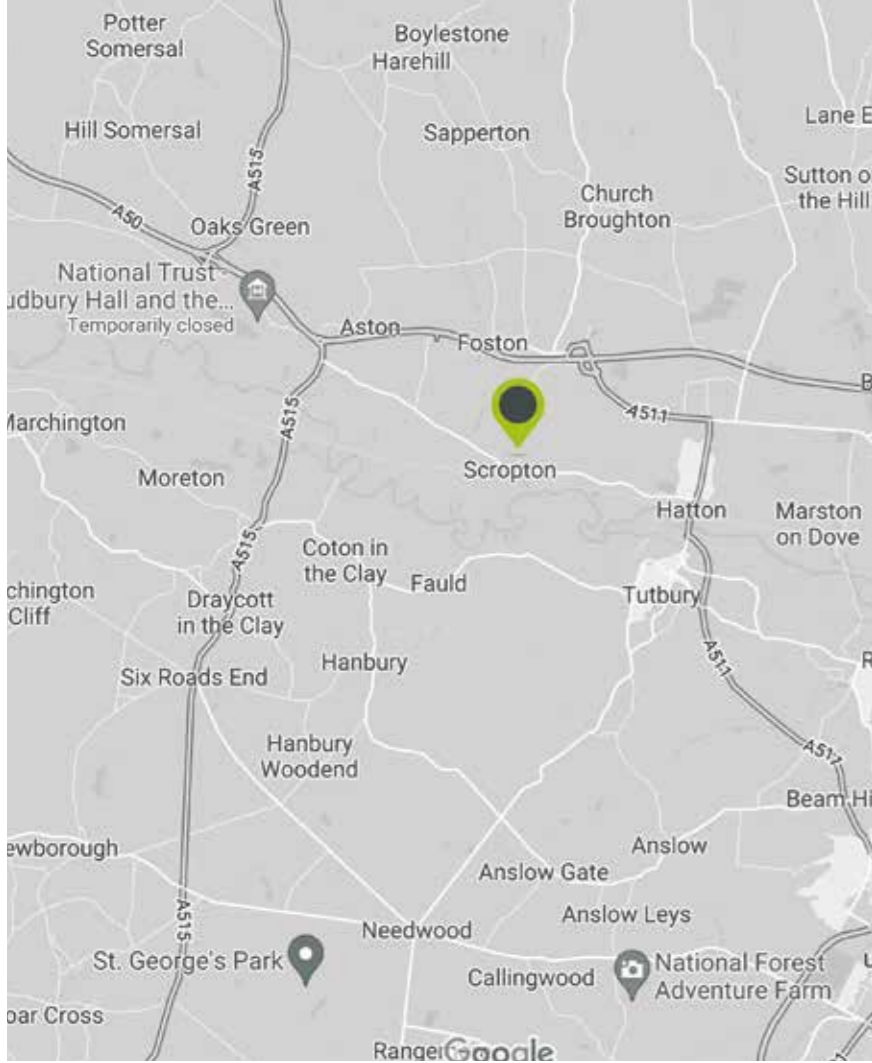
Throughout each home, the attention to detail continues with oak-faced internal doors, adding warmth and character, and brushed chrome switchgear, providing a contemporary touch.

The homes are designed with energy efficiency in mind, featuring an energy-efficient Grant air source heat pump and cylinder to reduce carbon footprint and energy costs. Heating is carefully planned with Grant AFINIA aluminium radiators on the first floor, while underfloor heating on the ground floor ensures a luxurious and comfortable living environment.

Quality flooring is included, with LVT flooring in bathrooms and kitchens, offering both durability and a high-end finish. Each home is BT Openreach Fibre Broadband ready, ensuring ultrafast internet connectivity, and comes equipped with a burglar alarm for added security and peace of mind.

The exterior of each property is just as impressive. Fully landscaped gardens provide an inviting outdoor space, while flush casement UPVC double glazed windows and doors enhance both energy efficiency and aesthetics. A detached garage offers additional storage and parking convenience, while EV charging points ensure future-proof sustainability. For those who enjoy outdoor living, an Indian sandstone patio creates the perfect setting for al fresco dining and entertaining.

These brand-new, high-specification homes at The Hawthorns offer the perfect combination of luxury, practicality, and energy efficiency, all set within the picturesque Derbyshire countryside.



SITE PLAN



LOCATION

Scropton is a parish in South Derbyshire comprising of the villages of Scropton and Foston. Scropton vilage, situated in the Dove Valley.

Situated conveniently along the A50 corridor which provides access for the M1 and M6. Local towns include Uttoxeter and Burton on Trent.

SPECIFICATIONS

Kitchen	Locally made, bespoke kitchens by Creative Interiors of Derby. Integrated dishwasher & fridge/freezer. Bosch oven, hob & extractor.
Utility	Locally made utility room units with space to incorporate a washing machine and tumble dryer.
Cloakroom	Sink and vanity unit. WC.
Family Bathroom	Sink and vanity unit. Fully tiled bath/shower with screen. Thermostatic bar mixer shower with adjustable and fixed heads. WC.
Ensuite	Fully tiled shower enclosure. Thermostatic bar mixer shower with adjustable and fixed heads. Sink and vanity unit. WC.
All Rooms	Oak faced internal doors. Brushed chrome switchgear.
Heating	Energy-efficient Grant air source heat pump and cylinder. Grant Afinia aluminium radiators to the first floor. Underfloor heating to the ground floor.
Flooring	LVT flooring to bathrooms and kitchen.
Electrics	BT Openreach Fibre Broadband ready. Burglar alarm.
Exterior	Fully landscaped gardens. Flush casement UPVC double glazed windows and doors. Detached garages. EV charging points. Indian sandstone patio.





LUXURY COUNTRYSIDE LIVING - A STUNNING DETACHED FAMILY HOME

Nestled within an exclusive private countryside development, this exquisite four-bedroom detached home offers the perfect balance of contemporary luxury and serene rural living. Designed to an exceptional standard, House Type 2 provides spacious and thoughtfully designed interiors, ideal for modern family life.

Ground Floor

Step into a welcoming entrance hall, leading to a bright and airy open-plan living, dining, and kitchen area (10.08m x 3.85m), the true heart of the home. This impressive space is perfect for entertaining, featuring high-quality finishes and expansive views of the surrounding landscape. A separate sitting room (5.00m x 3.10m) offers a cosy retreat, while a study (1.85m x 1.78m) provides the perfect home office. Additional conveniences include a utility room and a W/C, ensuring practical family living.

First Floor

The first floor boasts a beautifully designed master bedroom (3.85m x 3.28m) complete with a luxury en-suite (2.98m x 1.20m) and walk-in wardrobe (2.98m x 1.75m). Three further generously sized bedrooms, a stylish family bathroom, and ample storage space complete the upper level, making it perfect for growing families.

Exceptional Features & Private Garages

This prestigious home benefits from detached garages, with Plots 1 & 9 featuring single garages (6.01m x 3.31m), while Plot 4 offers a double garage (6.23m x 6.01m).

An Unrivalled Location

Set within a highly sought-after countryside development, this home offers breathtaking views, peace, and privacy while still being within easy reach of local amenities, excellent schools, and transport links.

Don't miss the opportunity to own a truly exceptional home in a prime countryside setting. Contact us today to arrange a viewing!

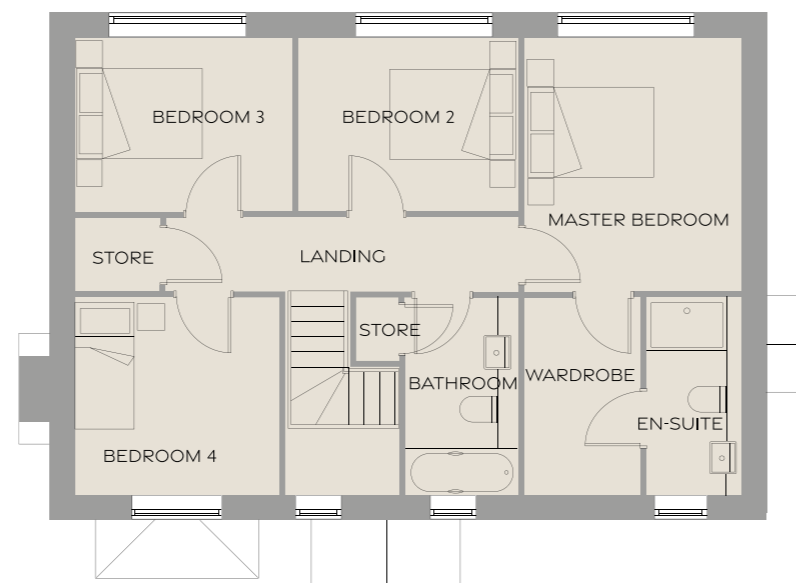
PLOT 1, 4, 6, 9 - HOUSE TYPE 2 **PLOT 2 - HOUSE TYPE 2A**

PLOT 1,4,6 & 9 - FLOOR PLANS

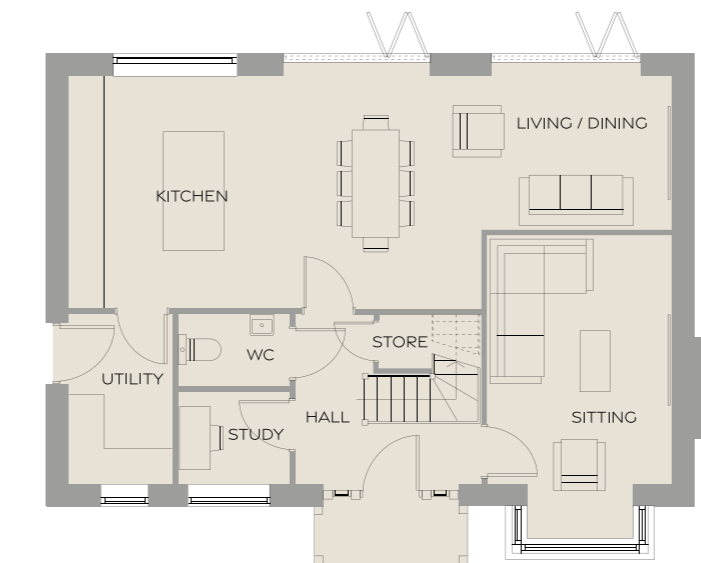
PLOT 2 - FLOOR PLANS



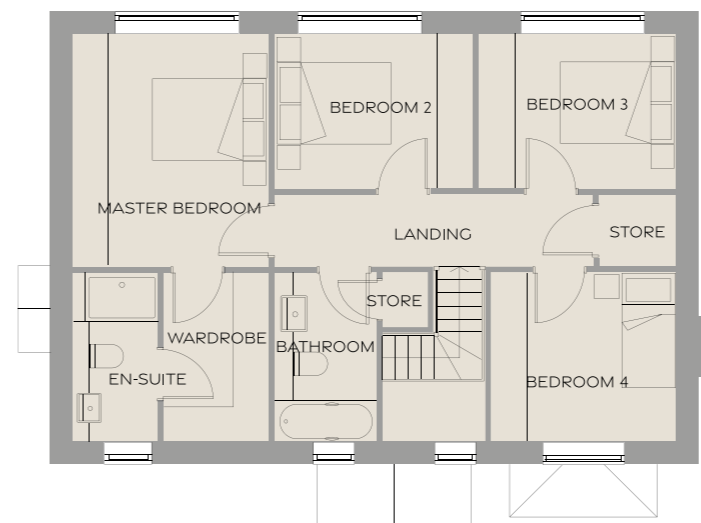
GROUND FLOOR



FIRST FLOOR



FIRST FLOOR



GROUND FLOOR

MEASUREMENTS

(Measurements in Feet & Inches)

Ground Floor	
Living / Dining / Kitchen	10.08m x 3.85m
Utility	2.98m x 1.75m
Sitting	5.00m x 3.10m
Study	1.85m x 1.78m
Hall	3.08m (max) x 2.98m (max)
W/C	1.85m x 1.10m
First Floor	
Master Bedroom	3.85m x 3.28m
En-suite	2.98m x 1.20m
Wardrobe	2.98m x 1.75m
Bedroom 2	3.30m x 2.65m
Bedroom 3	3.30m x 2.65m
Bedroom 4	3.10m x 2.98m
Bathroom	2.98m x 1.70m
Garages	
Plot 4 & 6 Detached Double Garages	6.23m x 6.01m
Plot 1 & 9 Detached Single Garages	6.01m x 3.31m



ELEGANT COUNTRYSIDE RETREAT - A STUNNING FOUR-BEDROOM HOME

Situated within an exclusive private countryside development, Plot 2 (House Type 4) is a beautifully designed four-bedroom detached home that offers a seamless blend of luxury, comfort, and practicality. With generous living spaces and high-end finishes, this home is perfect for those seeking a peaceful yet well-connected lifestyle.

Ground Floor

Upon entry, you are welcomed by a spacious hallway (6.36m max x 3.57m max) leading to an impressive open-plan living, dining, and kitchen area (6.36m x 5.07m), ideal for entertaining and family gatherings. A separate sitting room (5.07m x 3.33m) provides a cosy retreat, while a dedicated study (2.37m x 2.31m) offers the perfect space for home working. Additional conveniences include a utility room and a W/C, enhancing everyday functionality.

First Floor

The master bedroom (5.07m x 3.33m) is a true sanctuary, complete with a private en-suite (2.05m x 1.57m) for ultimate comfort. Three further well-proportioned bedrooms, a stylish family bathroom, and ample storage space ensure that this home caters perfectly to families of all sizes.

Exceptional Features & Garage

This home benefits from a detached single garage (6.01m x 3.31m), providing secure parking and additional storage.

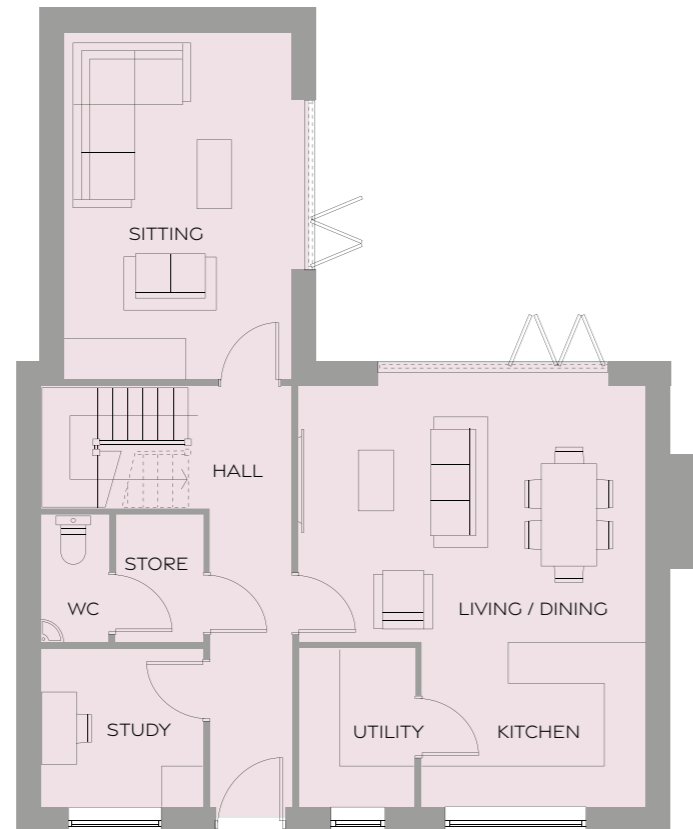
Tranquil Countryside Setting

Located in a prestigious development, this home offers breathtaking views, privacy, and a strong sense of community, all while being within easy reach of local amenities, excellent schools, and transport links.

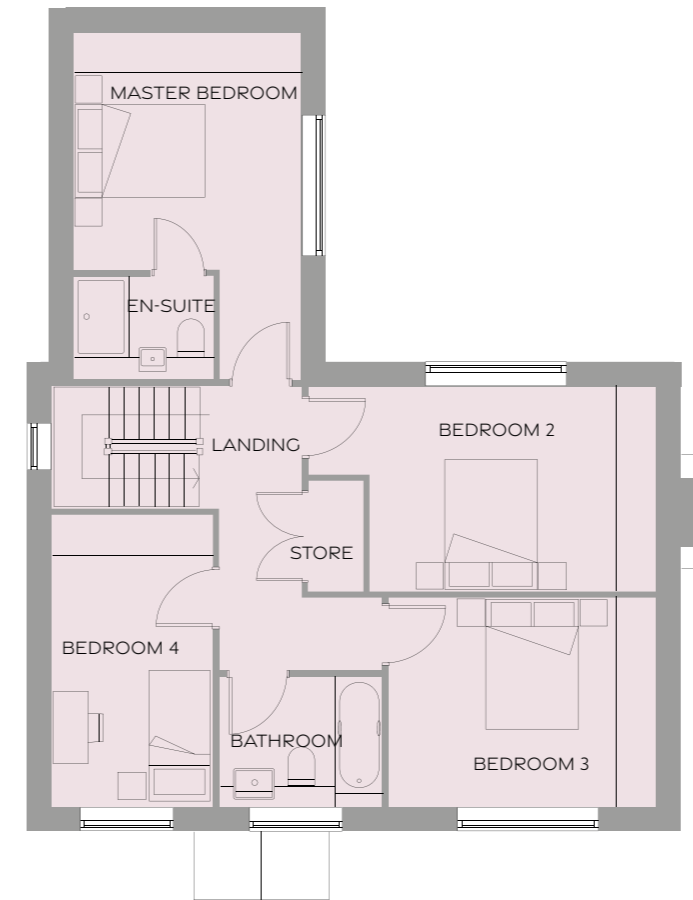
Experience the best of countryside living in a home designed for modern life. Contact us today to arrange a viewing!

PLOT 2 - HOUSE TYPE 4

PLOT 2 - FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

MEASUREMENTS

(Measurements in Feet & Inches)

Ground Floor	
Living / Dining / Kitchen	6.36m x 5.07m
Utility	2.30m x 1.70m
Sitting	5.07m x 3.33m
Study	2.37m x 2.31m
Hall	6.36m (max) x 3.57m (max)
W/C	2.28m x 1.80m
First Floor	
Master Bedroom	5.07m x 3.33m
En-suite	2.05m x 1.57m
Bedroom 2	5.07m x 3.07m
Bedroom 3	3.87m x 3.08m
Bedroom 4	4.21m x 2.37m
Bathroom	2.40m x 1.90m
Garage	
Detached Single Garage	6.01m x 3.31m



REFINED COUNTRYSIDE LIVING - SPACIOUS & ELEGANT FAMILY HOMES

Located within a prestigious private countryside development, Plots 3, 8, and 10 (House Type 3) offer an exquisite blend of modern design and rural tranquility. These four-bedroom detached homes provide spacious interiors, high-quality finishes, and a layout designed for contemporary family life.

Ground Floor

A welcoming hallway (6.36m max x 3.57m max) leads into a beautifully designed open-plan living, dining, and kitchen area (6.36m x 5.07m), creating a bright and airy hub for both relaxation and entertaining. A separate sitting room (5.07m x 3.33m) provides a cosy retreat, while a dedicated study (2.37m x 2.31m) ensures an ideal workspace. Completing the ground floor is a utility room and a W/C, enhancing everyday functionality.

First Floor

The luxurious master bedroom (5.07m x 3.33m) features a private en-suite (2.05m x 1.57m), offering a peaceful sanctuary. Three additional generously sized bedrooms, a stylish family bathroom, and ample storage space ensure ultimate comfort for the entire family.

Additional Features & Garage

Each home benefits from a detached single garage (6.01m x 3.31m), providing secure parking and extra storage space.

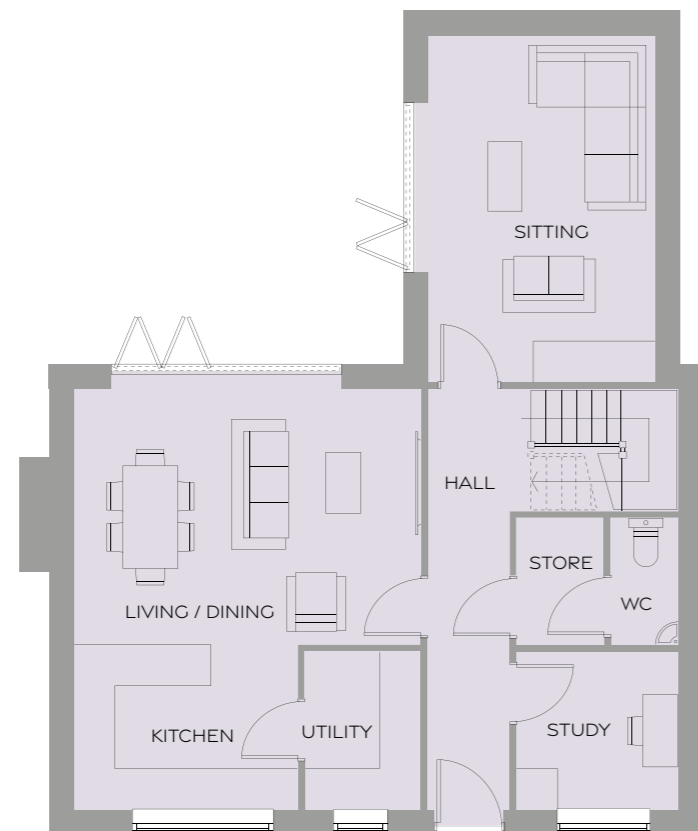
Exclusive Countryside Location

Set within a stunning rural environment, this development offers peaceful surroundings, picturesque views, and a strong sense of community, all while being conveniently located near local amenities, top-rated schools, and excellent transport links.

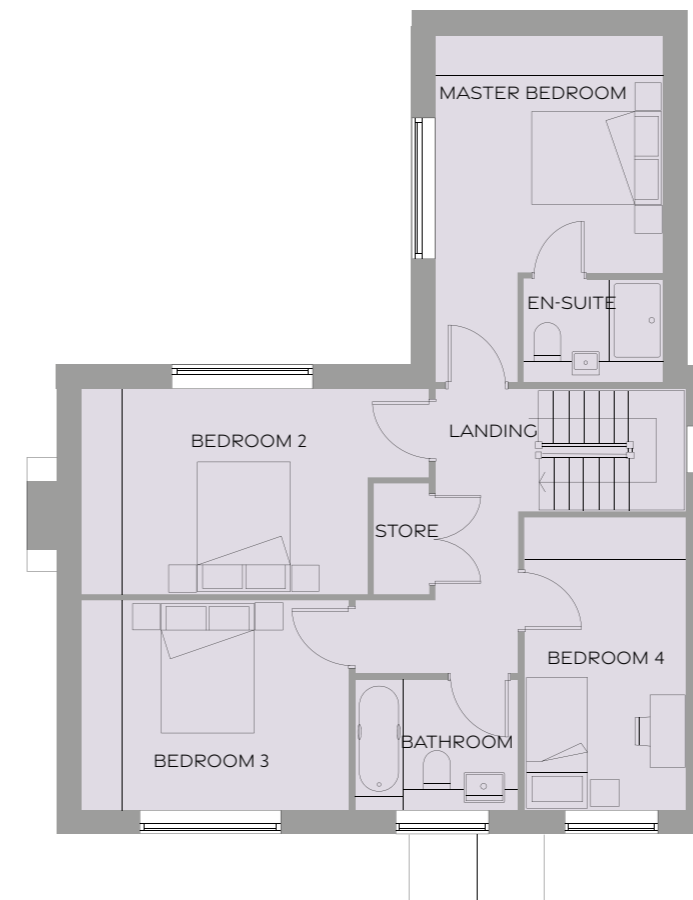
Discover the perfect combination of space, style, and serenity. Contact us today to arrange a viewing!

PLOT 3 & 10 - HOUSE TYPE 3

PLOT 3 & 10 - FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

MEASUREMENTS

(Measurements in Feet & Inches)

Ground Floor	
Living / Dining / Kitchen	6.36m x 5.07m
Utility	2.30m x 1.70m
Sitting	5.07m x 3.33m
Study	2.37m x 2.31m
Hall	6.36m (max) x 3.57m (max)
W/C	2.28m x 1.80m
First Floor	
Master Bedroom	5.07m x 3.33m
En-suite	2.05m x 1.57m
Bedroom 2	5.07m x 3.07m
Bedroom 3	3.87m x 3.08m
Bedroom 4	4.21m x 2.37m
Bathroom	2.40m x 1.90m
Garage	
Detached Single Garage	6.01m x 3.31m



SPACIOUS FAMILY HOME - FOUR-BEDROOM DETACHED PROPERTY

Nestled in a desirable location, this beautifully designed four-bedroom detached home combines style, space, and practicality, offering the perfect setting for family living. With generous living areas, modern finishes, and a thoughtful layout, this property provides both comfort and functionality in equal measure.

Ground Floor

Upon entering the home, you are welcomed into a spacious hallway (9'3" x 9'9"), leading to the heart of the home — a large open-plan living, dining, and kitchen area (33'4" x 12'8"). This expansive space is ideal for entertaining guests or enjoying family meals. A separate sitting room (13'5" x 10'2") offers a cosy retreat, while a dedicated study (8'7" x 6'1") provides an ideal environment for working from home. The ground floor also includes a convenient utility room (9'9" x 5'9") and a W/C (6'1" x 3'10"), enhancing everyday functionality.

First Floor

Upstairs, the master bedroom (12'8" x 10'9") is a spacious sanctuary, complete with a private en-suite (9'9" x 4'7") for a touch of luxury. The room also features a generous wardrobe area (9'9" x 5'9"), offering ample storage space. Three additional well-proportioned bedrooms — Bedroom 2 (10'10" x 8'8"), Bedroom 3 (10'10" x 8'8"), and Bedroom 4 (10'2" x 9'9") — provide versatility for family members or guests. A stylish family bathroom (9'9" x 5'7") ensures comfort and convenience for all.

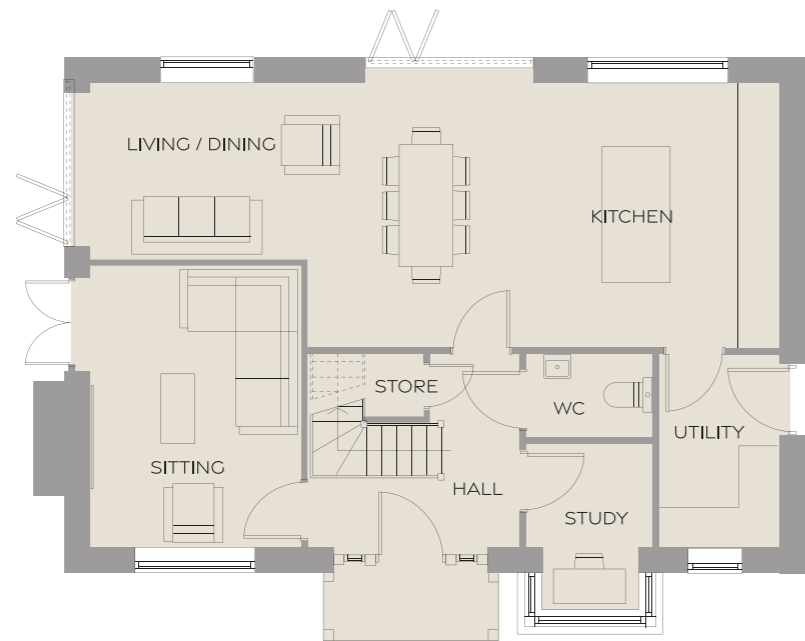
Exceptional Features & Garage

With its spacious layout and modern amenities, this home is perfect for growing families. Located in a sought-after area, it is conveniently close to local amenities, excellent schools, and transport links, providing the ideal balance of peaceful living and easy accessibility.

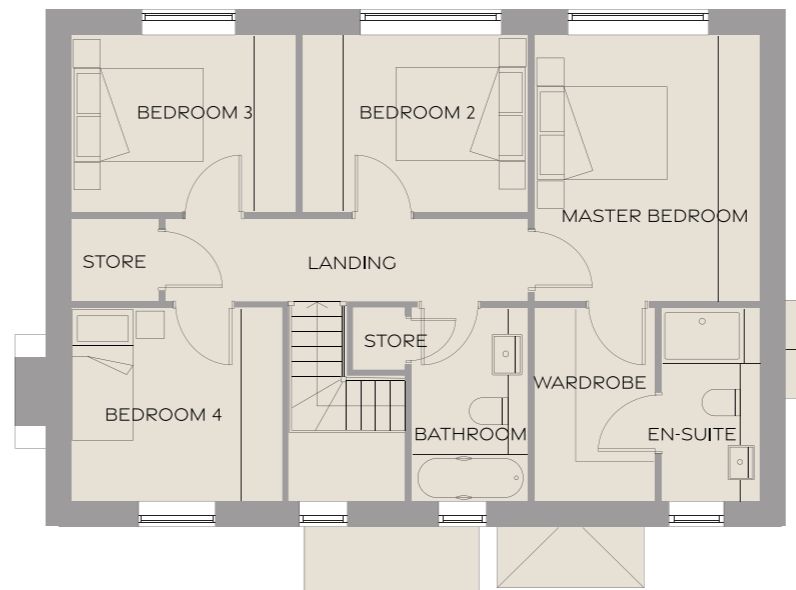
Contact us today to arrange a viewing and experience this stunning home for yourself!

PLOT 5 - HOUSE TYPE 5

PLOT 5 - FLOOR PLANS



GROUND FLOOR



FIRST FLOOR

MEASUREMENTS

(Measurements in Feet & Inches)

Ground Floor	
Living / Dining / Kitchen	10.08m x 3.85m (max)
Utility	2.98m x 1.75m
Sitting	4.10m x 3.10m
Study	2.61m x 1.85m
Hall	2.81m (max) x 2.98m (max)
W/C	1.85m x 1.17m
First Floor	
Master Bedroom	3.85m x 3.28m
En-suite	2.98m x 1.40m
Wardrobe	2.98m x 1.75m
Bedroom 2	3.30m x 2.65m
Bedroom 3	3.30m x 2.65m
Bedroom 4	3.10m x 2.98m
Bathroom	2.98m x 1.70m
Garage	
Detached Double Garage	6.23m x 6.01m

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HOMES



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