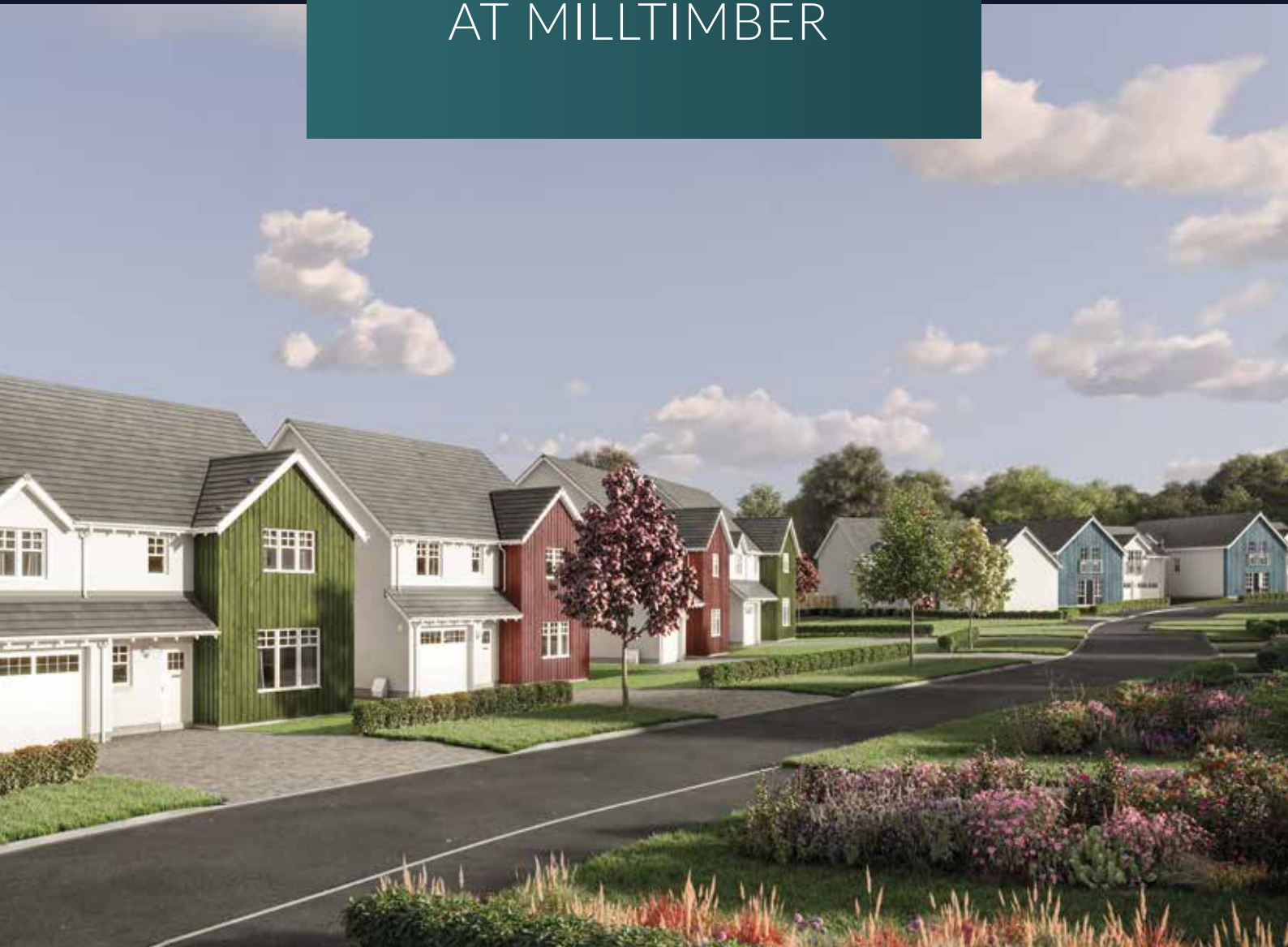


Valley View

AT MILLTIMBER



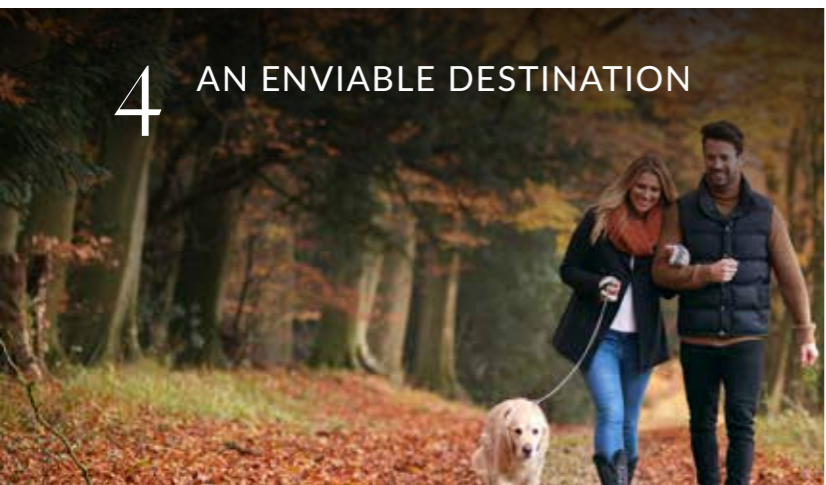
DESIGNED FOR LIVING
built for life...



3 THE PLACE WHERE I BELONG



4 AN ENVIABLE DESTINATION



8 VALLEY VIEW:
DESIGNED FOR LIVING,
BUILT FOR LIFE



10 QUALITY AND FINISH



11 BANCON HOMES
CUSTOMER CARE



12 WELCOME TO YOUR SPECIAL NEW NEIGHBOURHOOD



50 YEARS | BANCON GROUP

Established in Banchory, Aberdeenshire 1975

Valley View

AT MILLTIMBER

THE PLACE WHERE I

Belong



Moving home is more than a fresh start - it's a decision shaped by real-life moments. Maybe you're running out of space, or simply no longer need as much. Perhaps your family is growing, you're stepping onto the property ladder, or looking for a home that offers more flexibility - a home office, a place for family to stay, or rooms where the kids can grow and thrive.

Whatever your reason, it's personal - and we understand that. With generations of experience, we know how to build homes that work for modern life. Homes with space to be together, and space to enjoy some peace and quiet. Surrounded by greenery, safe streets, and fresh air - the kind of place where children can play outside, where dogs can roam, and where you can take a breath and feel at ease.

Inside, it's all about comfort and considered design. A kitchen that's ready for everyday life and special occasions alike, with generous worktops, high-specification appliances, and space for dining with family and friends. A garden that invites you out when the sun shines. Built-in storage where you need it, and bathrooms that balance practicality with a little everyday luxury.

These are homes where quality shows in every detail. Warm, bright, energy-efficient, and easy to live in. With French doors that open to let the day in, and close behind you when it's time to unwind.

It just works. So you can get on with the things that matter: time with friends, weekends well spent, laughter around the table, and the quiet moments that make you feel truly at home.

DESIGNED FOR LIVING

built for life...



An enviable destination...

Valley View

AT MILLTIMBER



AN ENVIABLE DESTINATION

A new home, a new life



There's nothing like a fresh start to inspire a new life. Valley View at Milltimber offers you the opportunity to live in one of Aberdeen's most prestigious residential areas, combining tranquil green surroundings with excellent amenities and direct city access. Here, you'll discover a beautiful place to live just minutes from the city and enjoy the freedom of a stunning new-build home in this sought-after part of Deeside.



LIVE YOUR LIFE

Milltimber is known for offering a high quality of life with a semi-rural feel, a peaceful setting, with fantastic access to both nature and the city. With the River Dee nearby and the rolling countryside just beyond, this exclusive community is a sanctuary on the edge of Aberdeen - perfect for individuals and families who want space to thrive.



GET ACTIVE

From riverside walks along the Dee to scenic cycling routes and woodland trails, Milltimber is a gateway to outdoor adventure. The Old Deeside Railway Line provides a stunning walking and cycle path that connects to Duthie Park and beyond, while nearby parks and golf courses make it easy to stay active. For more adventurous outings, the Cairngorms National Park is within easy reach for hiking, skiing and mountain biking.



DESIGNED FOR LIVING

built for life...



CULTURAL SPOTS TO KEEP EVERYONE CURIOUS

Milltimber benefits from its proximity to Aberdeen city, placing theatres, museums, art galleries and live music venues within easy reach. Closer to home, Deeside's rich heritage can be explored through nearby castles such as Drum and Crathes, while local events and community groups provide opportunities to get involved and stay connected.



A WELCOMING COMMUNITY, A PREMIUM LOCATION

Milltimber is a well-established and close-knit community, highly regarded for its peaceful lifestyle and strong sense of place. Residents enjoy access to high-quality local amenities, including medical and dental practices, a local church, and a well-used community centre. Nearby Cults and Peterculter offer a wide range of shops, cafes, and services, while Aberdeen's West End is only a short drive away for more extensive retail and dining options.



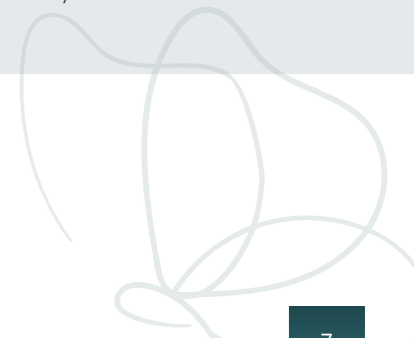
GETTING AROUND

Commuting is easy, with Aberdeen city centre just 6 miles away and the AWPR providing quick access north and south. The area is also well-served by public transport, with regular bus routes connecting Milltimber to the city and beyond. For travel further afield, Aberdeen International Airport is just over 10 miles away.



EDUCATION

Milltimber is ideally located for families, falling within the catchment area for the highly regarded Cults Academy, one of Scotland's top-performing secondary schools. Milltimber Primary School also ranked joint first place in the 2024 league tables as a top performing state school offering a nurturing learning environment with strong links to the local community.





VALLEY VIEW AT MILLTIMBER

Designed for Living, Built for Life



THE KITCHEN: THE HEART OF YOUR HOME

Your kitchen is more than just a place to cook, it's the heart of your home. It's where conversations flow, kids do their homework at the table, and friends gather for relaxed, easy suppers. It's the hub of daily life, designed with space and style in mind so there's room for everyone.

Whether you're whipping up a quick midweek meal or preparing a leisurely Sunday lunch, your kitchen is ready for it all. With modern work surfaces, clever storage solutions,

and high-performance Siemens appliances included as standard, it makes cooking a pleasure, not a chore.

Crafted by Kitchens International, your Leicht kitchen is designed in collaboration with our expert team to suit your lifestyle perfectly. Enjoy soft-close drawers, premium finishes, and the freedom to choose the colours and materials that reflect your personal taste.

STYLE AND COMFORT THROUGHOUT

In your bedrooms the mirror wardrobes are built in and ready for you to make your own.

Bathrooms and en-suites feature pristine white sanitaryware, contemporary taps, and large showers, all complemented by your choice of elegant Porcelanosa tiling.

THE THOUGHTFUL TOUCHES

We know it's the little details that make a difference. That's why your home includes brushed chrome sockets and switches on the ground floor and ample storage throughout for everything from coats to kids' toys.

READY FOR MODERN LIFE

With more of us working from home, fast and reliable connectivity is essential. Every home includes superfast broadband infrastructure, making it easy to get online when you choose your broadband provider.



DESIGNED FOR LIVING
built for life...





QUALITY AND FINISH
Delivered as standard

We take pride in thoughtfully including all the little touches that make a home truly special. Delivered as standard in the exceptional quality and finish you can expect from us.

YOUR HOME COMES COMPLETE WITH

- > Two years of Bancon Homes after care
- > A 10 year NHBC warranty
- > UPVC double glazed casement and tilt and turn windows
- > High performance front door with chrome ironmongery
- > Outside tap
- > Rotary clothes dryer
- > 1800mm timber screen fencing to rear, including matching timber gate
- > Turfed front garden
- > Lock block paved driveway

YOUR KITCHEN

- > German designed, award winning Leicht kitchen by Kitchens International
- > Inset stainless steel sink with lever chrome mixer tap
- > Your choice of door and work surface colour and finish
- > Siemens 4 zone induction hob
- > Siemens hob induction pan set
- > Siemens multifunction single fan oven
- > Siemens canopy extractor
- > Siemens integrated fridge freezer
- > Siemens integrated dishwasher

THROUGHOUT YOUR HOME YOU'LL FIND

- > Built in wardrobes to all bedrooms*. Floor to ceiling sliding mirror doors or oak finish pass door for walk-ins
- > Flush oak finish internal doors, some with glass panels
- > White satin paintwork for all wood with solid oak capping and handrail to stair
- > Brushed chrome sockets and light switches downstairs
- > Hard wired heat & smoke alarms with battery back-up

*With the exception of The Osborne Bedroom 5

YOUR BATHROOM

- > Chrome finish heated towel rails to all bathrooms and en-suites
- > Your choice of Porcelanosa wall tiling
- > Contemporary white sanitaryware
- > Contemporary taps



Sophie Morrice is our sales consultant at Valley View. Sophie will be on site to guide and assist you through your new home journey.

AWARD WINNING

Customer Care

We pride ourselves on the level of individual customer care we provide, and our award winning, passionate team is committed to delivering an end-to-end personalised service throughout the entire buying and settling-in process and beyond.

From the moment you arrive at our sales centre our friendly team will guide you at every step. From reserving your dream plot, reviewing detailed plans and drawings, choosing your personalised colours and finishes, working with your solicitors and helping you plan your move-in day, we are here to help.

We have a long-standing service commitment to our customers and want to ensure that your new home exceeds your expectations. Bancon Homes cover your home for

the first two years with a warranty and an emergency care service. You will be introduced to a dedicated after-care specialist and welcomed to our HomeCare app to help you report and resolve any issues you may have with your new home quickly and easily. You will also have a 10-year NHBC home warranty.

It really matters to us that each and every customer is happy with their home. We know how important it is. We were therefore delighted when we secured a prestigious Gold Award from independent research company In House Research Ltd for eight consecutive years.

Bancon Homes is a Registered Developer with the New Homes Quality Board.



We know that the quality of finish is just as important as the quality of build, that's why we work with the best suppliers.



DESIGNED FOR LIVING

built for life...



Welcome to your special
new neighbourhood...

Valley View

AT MILLTIMBER



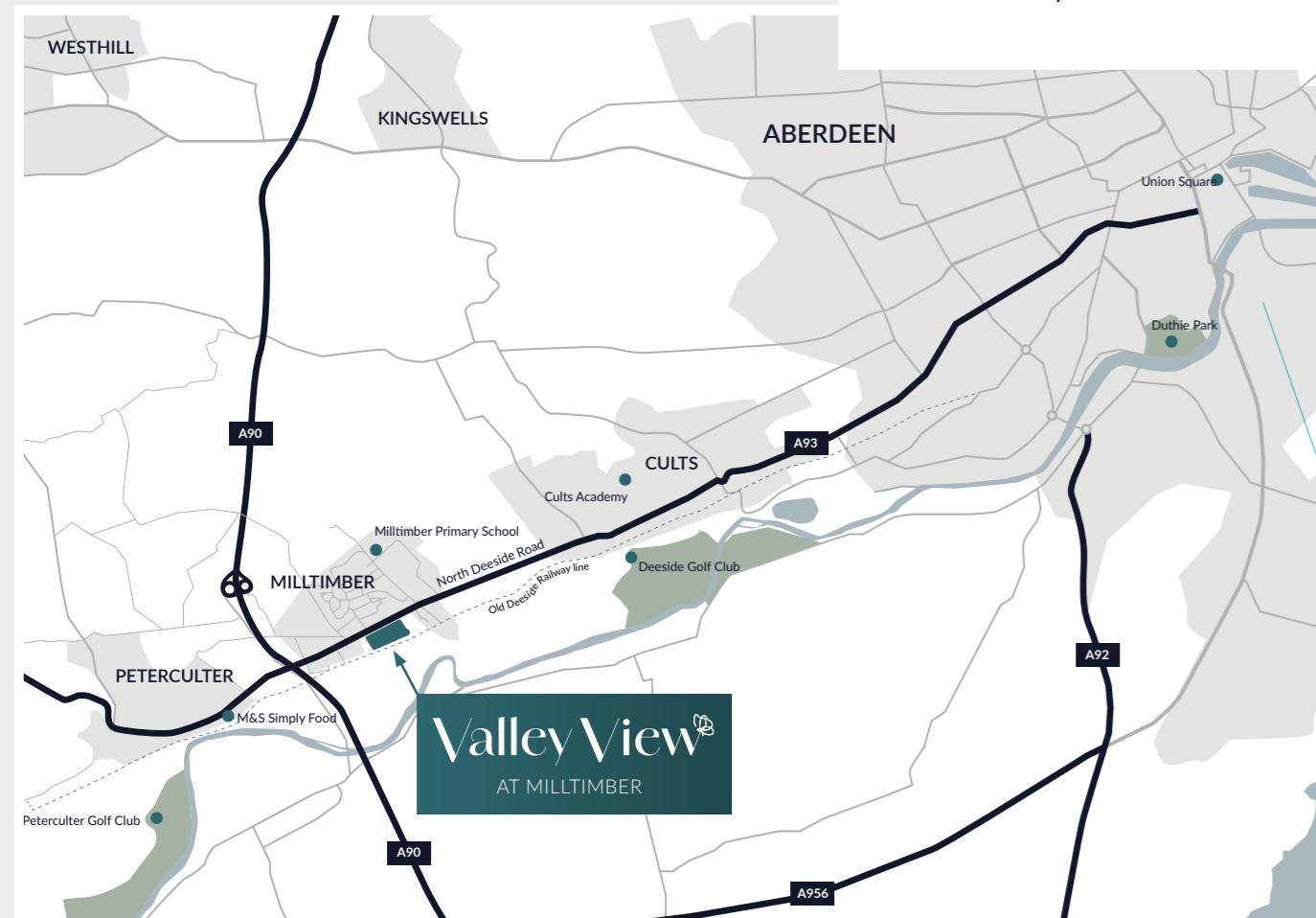
Valley View Location


Ideally positioned on the North Deeside Road in Milltimber with views of the River Dee and scenic countryside, your new home enjoys a wonderful setting.


There are seven different house styles, each with its own unique layout, designed to suit a variety of lifestyles and needs. Whether you're looking for open-plan living, flexible family spaces, or elegant finishes, you'll find a home that reflects your taste and enhances your everyday life.


This exclusive development offers more than just beautiful homes – it's a peaceful, well-connected community where nature, quality, and comfort come together. Tree-lined streets, thoughtfully landscaped green spaces, and easy access to Aberdeen city centre, local schools, and outdoor leisure make this a truly exceptional place to live.


Welcome home.

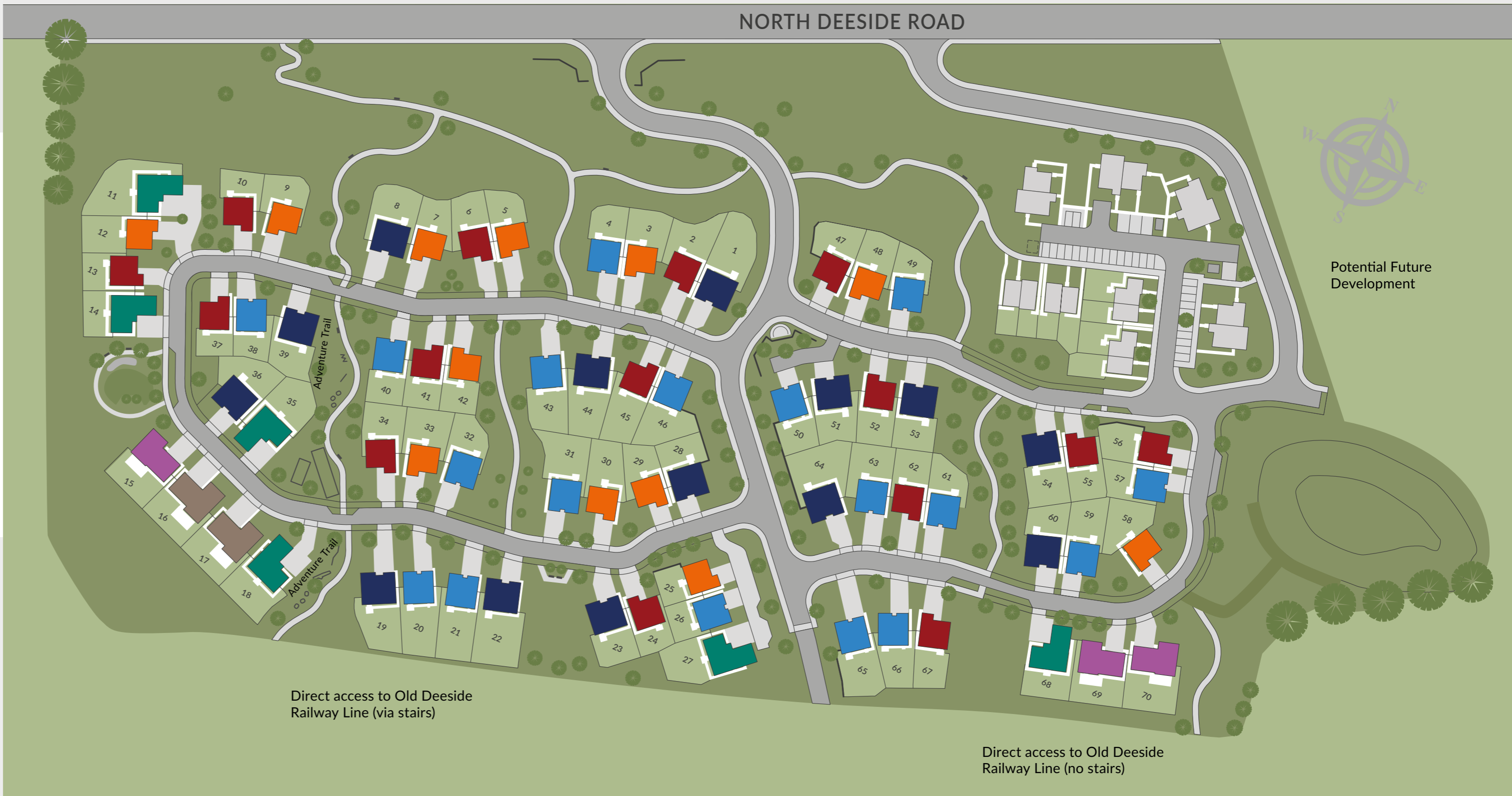


- 
Direct access to Old Deeside Railway Line
 Milltimber Primary School: 17 mins
 Cults Academy: 47 mins

- 
Milltimber Primary School: 2 mins
 Cults Academy: 6 mins
 M&S Simply Food: 4 mins
 Prime 4 Business Park: 12 mins
 Deeside Golf Club: 6 mins
 Union Square: 20 mins

- 
Cults Academy: 20 mins
 Union Square: 40 mins

- 
Cults Academy: 12 mins
 Duthie Park: 30 mins
 Banchory: 60 mins



The Viewfield
 4 bedroom detached home
 Plots 3, 5, 7, 9, 12, 25, 29, 30, 33, 42, 48, 58

Speak to your sales consultant about The Viewfield Lifestyle.



The Larch
 4 bedroom detached home
 Plots 2, 6, 10, 13, 24, 34, 37, 41, 45, 47, 52, 55, 56, 62, 67



The Louisville
 4 bedroom detached home
 Plots 4, 20, 21, 26, 31, 32, 38, 40, 43, 46, 49, 50, 57, 59, 61, 63, 65, 66



The Devonshire
 4 bedroom detached home
 Plots 1, 8, 19, 22, 23, 28, 36, 39, 44, 51, 53, 54, 60, 64



The Heather
 4 bedroom detached home
 Plots 15, 69, 70



The Osborne
 5 bedroom detached home
 Plot 11, 14, 18, 27, 35, 68



The Moray
 5 bedroom detached home
 Plots 16 & 17

The site plan is for illustrative purposes only to depict the general layout of the development. It does not form part of any contract and should not be relied upon for exact details. For precise information regarding plot positions and boundaries please speak to your sales consultant.

Valley View

AT MILLTIMBER

Our Homes Collection

Choose from seven different house styles.



The Moray 5 bedroom home



The Osborne 5 bedroom home



The Heather 4 bedroom home



The Devonshire 4 bedroom home



The Louisville 4 bedroom home



The Larch 4 bedroom home



The Viewfield Lifestyle 5 bedroom home



The Viewfield 4 bedroom home

Choose your perfect home...

DESIGNED FOR LIVING
built for life...

Computer generated images for illustrative purposes only.

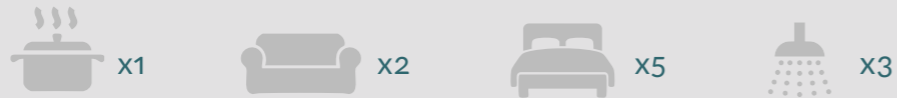
The Moray

5 bedroom detached home with integral double garage



Computer generated image for illustrative purposes only.

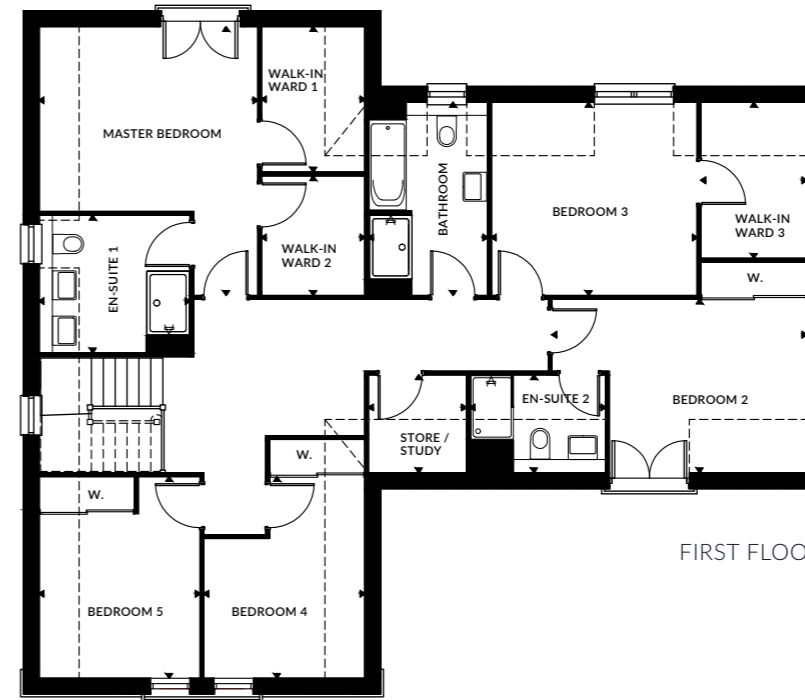
KEY FEATURES



- > Kitchen with island unit and utility room
- > Family dining area with French doors leading out to the garden
- > Master bedroom features two large walk-in wardrobes and luxurious en-suite shower room
- > Four further spacious double bedrooms (one en-suite) and a luxurious family bathroom
- > Siemens appliances in kitchen and Porcelanosa tiling in bathrooms
- > Double integrated garage. Painted white with light and power

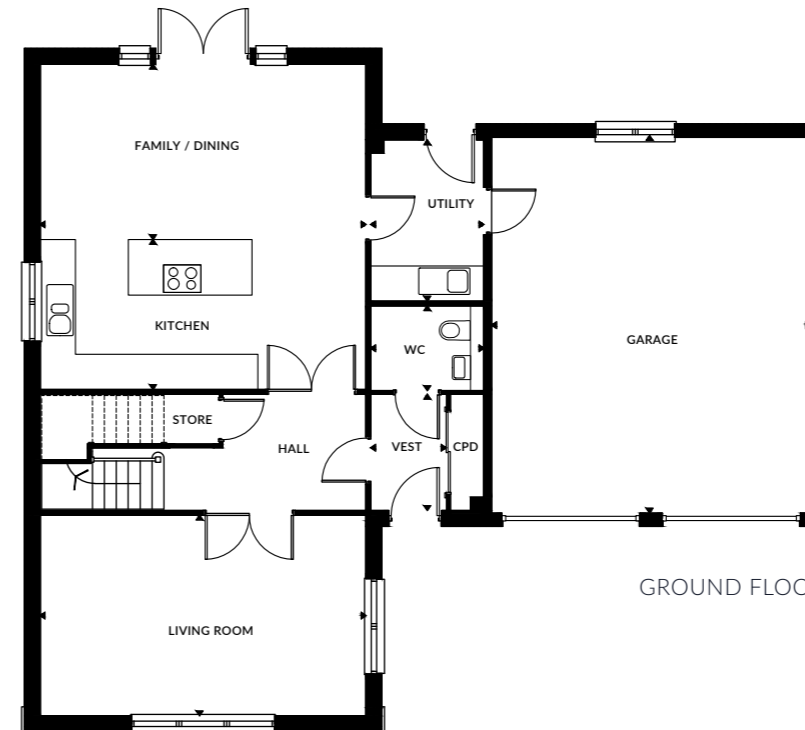


Interior image for illustrative purposes only.



FIRST FLOOR

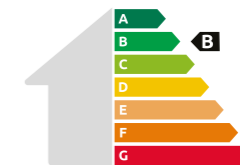
First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	4.10m x 5.05m	13' 5" x 16' 7"
Walk-in Wardrobe 1	1.92m x 2.72m	6' 3" x 8' 11"
Walk-in Wardrobe 2	1.92m x 2.23m	6' 3" x 7' 4"
En-suite 1	2.82m x 2.57m	9' 3" x 8' 5"
Bedroom 2	4.78m x 3.25m	15' 8" x 10' 8"
En-suite 2	2.53m x 1.82m	8' 4" x 6' 0"
Bedroom 3	3.86m x 3.62m	12' 8" x 11' 10"
Walk-in Wardrobe 3	1.97m x 2.92m	6' 6" x 9' 7"
Bedroom 4	3.01m x 3.78m	9' 11" x 12' 5"
Bedroom 5	3.01m x 3.78m	9' 11" x 12' 5"
Store / Study	1.83m x 1.83m	6' 0" x 6' 0"
Bathroom	2.23m x 3.63m	7' 4" x 11' 11"



GROUND FLOOR

Ground Floor	Metric Sizes	Imperial Sizes
Vestibule	1.40m x 2.16m	4' 8" x 7' 1"
Living Room	6.12m x 3.76m	20' 1" x 12' 4"
Kitchen	6.12m x 2.81m	20' 1" x 9' 2"
Family / Dining	6.12m x 3.30m	20' 1" x 10' 9"
Utility	2.10m x 3.01m	6' 11" x 9' 11"
WC	2.10m x 1.57m	6' 11" x 5' 2"
Garage	6.00m x 7.07m	19' 8" x 23' 2"

Total Area 224.10m² | 2,412 Sq Ft



DESIGNED FOR LIVING
built for life...

Floor plans are for illustrative purposes only to demonstrate the general layout of the house type. They do not form part of any contract and may be subject to change. For detailed and plot-specific information, including dimensions and final layouts, please speak to your sales consultant.

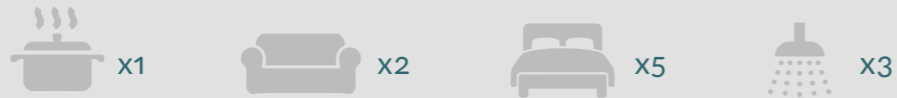
The Osborne

5 bedroom detached home with integral double garage



Computer generated image for illustrative purposes only.

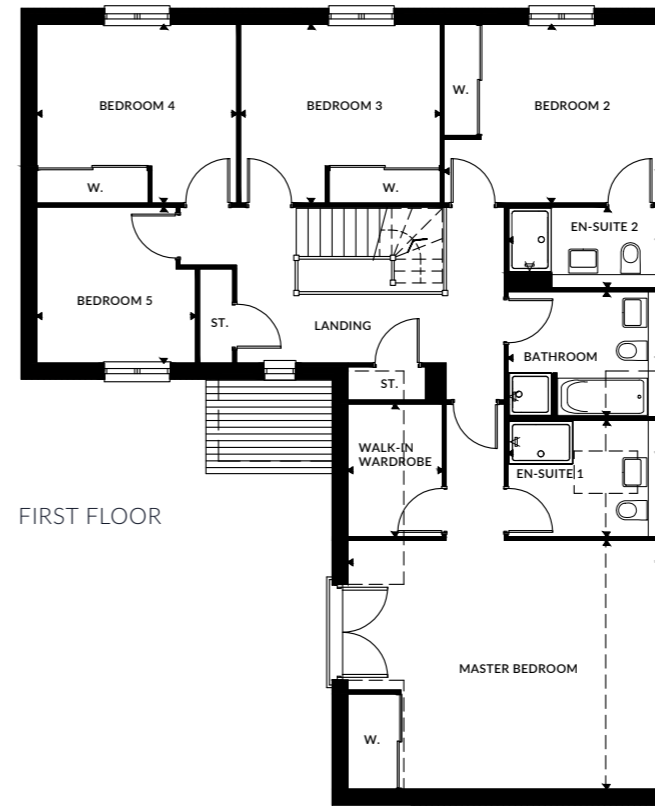
KEY FEATURES



- > Large open plan kitchen/family/dining area and separate utility room
- > Dining area with French doors leading out to the garden
- > Master bedroom features a large walk-in wardrobe and luxurious en-suite shower room
- > Four further spacious double bedrooms (one en-suite) and a luxurious family bathroom
- > Siemens appliances in kitchen and Porcelanosa tiling in bathrooms
- > Double integrated garage. Painted white with light and power

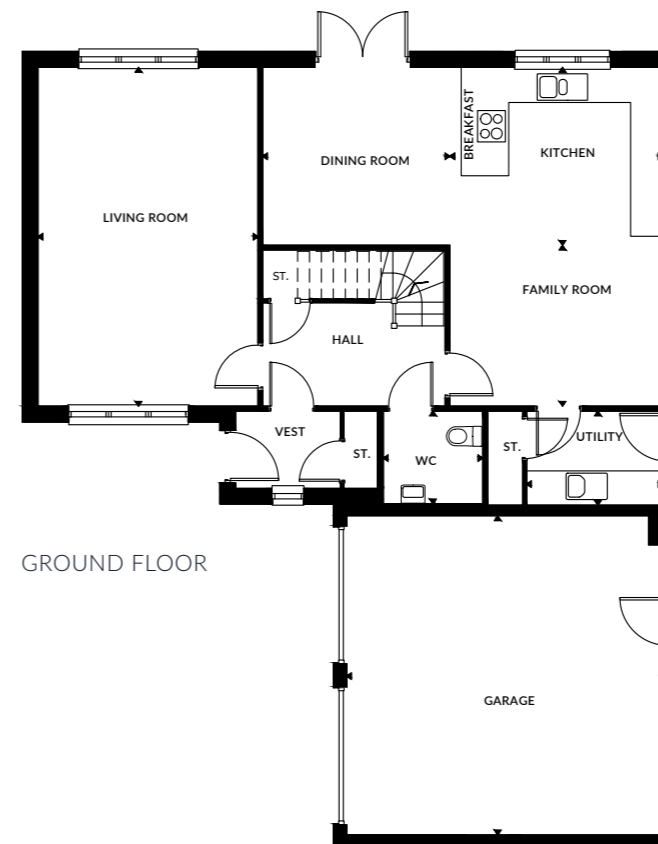


Interior image for illustrative purposes only.



FIRST FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	5.89m x 4.66m	19' 3" x 15' 3"
En-suite 1	2.87m x 2.17m	9' 4" x 7' 1"
Walk-in Wardrobe	1.75m x 2.48m	5' 8" x 8' 1"
Bedroom 2	4.08m x 3.35m	13' 4" x 10' 11"
En-suite 2	2.87m x 1.50m	9' 4" x 4' 11"
Bedroom 3	3.74m x 3.35m	12' 3" x 10' 11"
Bedroom 4	3.74m x 3.35m	12' 3" x 10' 11"
Bedroom 5	2.97m x 2.92m	9' 8" x 9' 6"
Bathroom	2.87m x 2.33m	9' 4" x 7' 7"



GROUND FLOOR

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	4.12m x 6.37m	13' 6" x 20' 10"
Kitchen	3.33m x 4.00m	10' 11" x 13' 1"
Family Room	3.04m x 4.00m	10' 0" x 13' 1"
Dining Room	3.33m x 3.53m	10' 11" x 11' 6"
Utility	2.54m x 1.75m	8' 4" x 5' 8"
WC	1.84m x 1.72m	6' 0" x 5' 7"
Garage	6.00m x 6.00m	19' 8" x 19' 8"

Total Area 211.70m² | 2,278 Sq Ft



DESIGNED FOR LIVING
built for life...

Floor plans are for illustrative purposes only to demonstrate the general layout of the house type. They do not form part of any contract and may be subject to change. For detailed and plot-specific information, including dimensions and final layouts, please speak to your sales consultant.

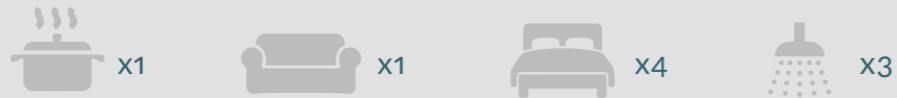
The Heather

4 bedroom detached home with integral double garage



Computer generated image for illustrative purposes only.

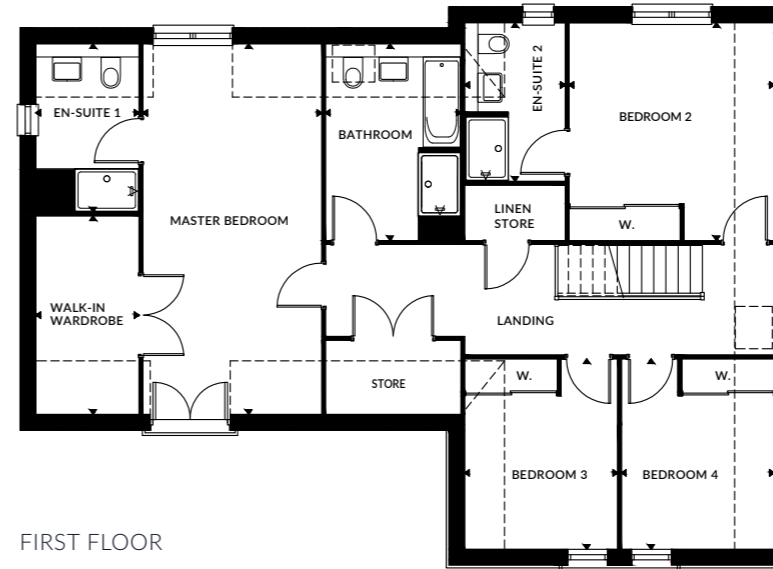
KEY FEATURES



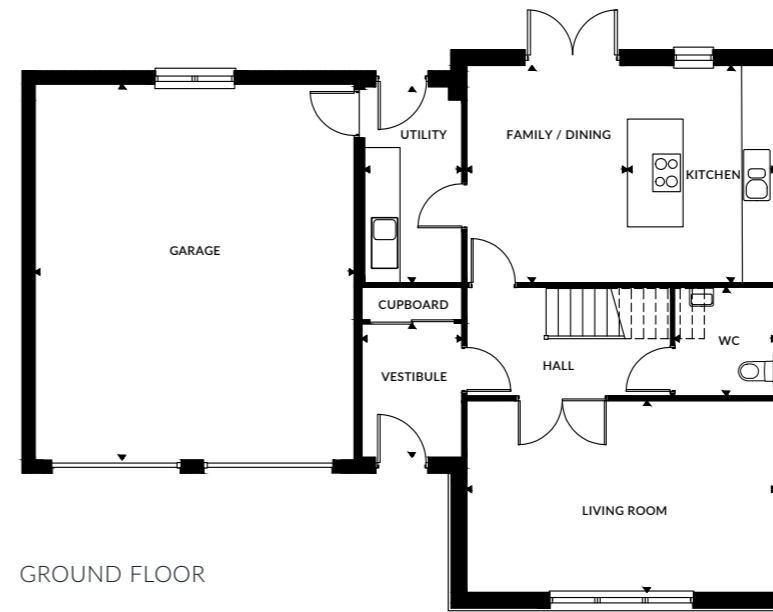
- > Kitchen with island unit and utility room
- > Dining area with French doors leading out to the garden
- > Master bedroom features a large walk-in wardrobe and luxurious en-suite shower room
- > Three further spacious double bedrooms (one en-suite) and a luxurious family bathroom
- > Siemens appliances in kitchen and Porcelanosa tiling in bathrooms
- > Double integrated garage. Painted white with light and power



Interior image for illustrative purposes only.



FIRST FLOOR



GROUND FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.35m x 6.97m	11' 0" x 22' 10"
Walk-in Wardrobe	1.92m x 3.72m	6' 4" x 12' 2"
En-suite 1	1.92m x 3.15m	6' 4" x 10' 4"
Bedroom 2	3.85m x 4.09m	12' 8" x 13' 5"
En-suite 2	1.87m x 2.97m	6' 2" x 9' 9"
Bedroom 3	2.86m x 3.57m	9' 5" x 11' 9"
Bedroom 4	2.86m x 3.57m	9' 5" x 11' 9"
Bathroom	2.53m x 3.69m	8' 4" x 12' 1"

Ground Floor	Metric Sizes	Imperial Sizes
Vestibule	1.85m x 2.48m	6' 1" x 8' 2"
Living Room	5.82m x 3.59m	19' 1" x 11' 9"
Kitchen	2.80m x 4.07m	9' 2" x 13' 4"
Family / Dining	3.00m x 4.07m	9' 10" x 13' 4"
Utility	1.80m x 3.67m	5' 11" x 12' 0"
WC	1.89m x 2.02m	6' 2" x 6' 8"
Garage	6.00m x 7.07m	19' 8" x 23' 2"

Total Area 185.70m² | 1,999 Sq Ft



DESIGNED FOR LIVING
built for life...

Floor plans are for illustrative purposes only to demonstrate the general layout of the house type. They do not form part of any contract and may be subject to change. For detailed and plot-specific information, including dimensions and final layouts, please speak to your sales consultant.



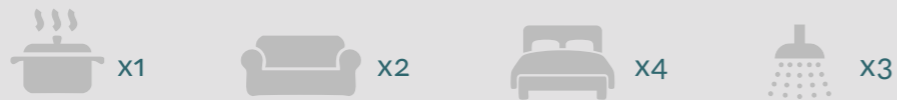
The Devonshire

4 bedroom detached home with integral garage



Computer generated image for illustrative purposes only.

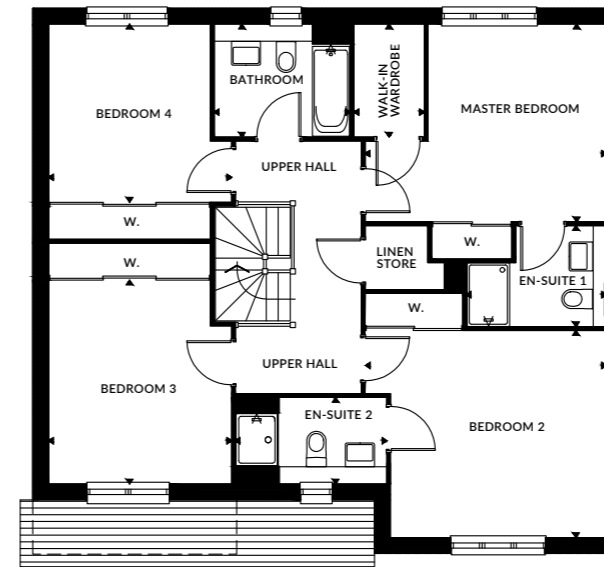
KEY FEATURES



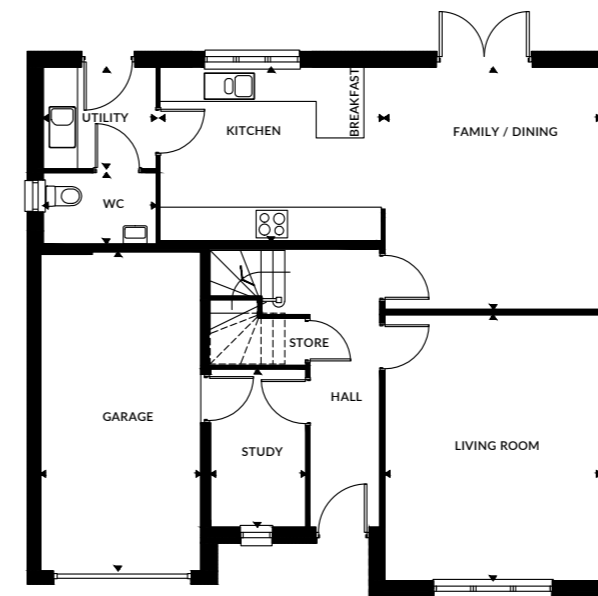
- > Kitchen with breakfast area and utility room. Study on ground floor
- > Open plan kitchen/family/dining area with French doors leading out to the garden
- > Master bedroom features a large walk-in wardrobe and luxurious en-suite shower room
- > Three further spacious double bedrooms, each with built-in wardrobes
- > Siemens appliances in kitchen and Porcelanosa tiling in bathrooms
- > Single integrated garage. Painted white with light and power



Interior image for illustrative purposes only.



FIRST FLOOR



GROUND FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	4.52m x 3.70m	14' 9" x 12' 1"
En-suite 1	2.61m x 1.88m	8' 6" x 6' 2"
Walk-in Wardrobe	1.30m x 2.10m	4' 3" x 6' 10"
Bedroom 2	4.52m x 3.88m	14' 9" x 12' 8"
En-suite 2	2.83m x 1.60m	9' 3" x 5' 2"
Bedroom 3	3.42m x 3.82m	11' 2" x 12' 6"
Bedroom 4	3.42m x 3.33m	11' 2" x 10' 11"
Bathroom	2.54m x 2.10m	8' 4" x 6' 10"

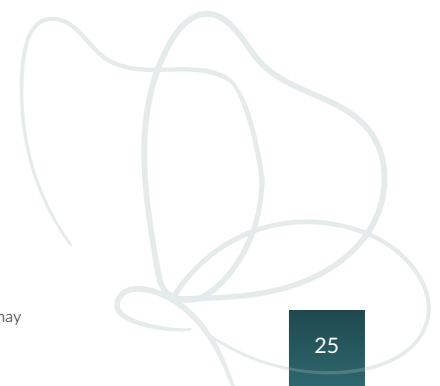
Ground Floor	Metric Sizes	Imperial Sizes
Living Room	4.05m x 5.00m	13' 3" x 16' 4"
Family / Dining	4.05m x 4.54m	13' 3" x 14' 10"
Kitchen	4.23m x 3.24m	13' 10" x 10' 7"
Utility	2.10m x 1.89m	6' 10" x 6' 2"
WC	2.10m x 1.31m	6' 10" x 4' 3"
Study	1.80m x 2.95m	5' 10" x 9' 8"
Garage	3.00m x 6.00m	9' 10" x 19' 8"

Total Area 173.10m² | 1,863 Sq Ft



DESIGNED FOR LIVING
built for life...

Floor plans are for illustrative purposes only to demonstrate the general layout of the house type. They do not form part of any contract and may be subject to change. For detailed and plot-specific information, including dimensions and final layouts, please speak to your sales consultant.



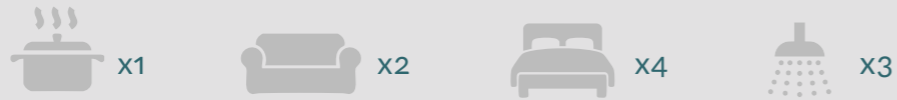
The Louisville

4 bedroom detached home with integral garage



Computer generated image for illustrative purposes only.

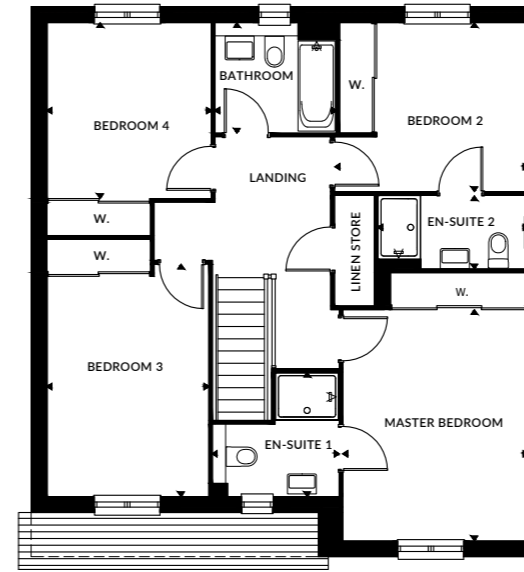
KEY FEATURES



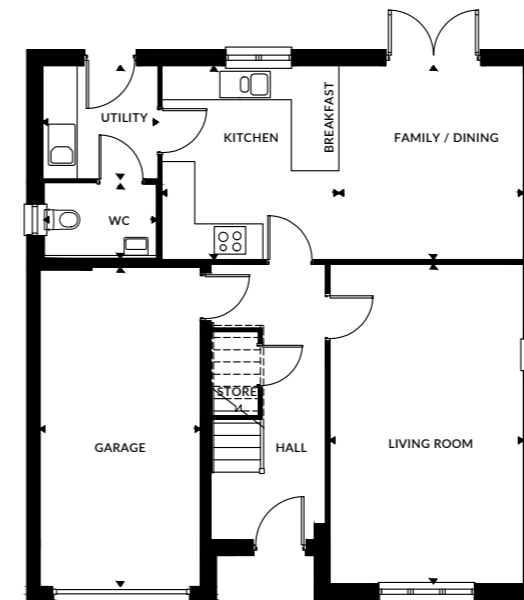
- > Kitchen with breakfast area and utility room
- > Open plan kitchen/family/dining area with French doors leading out to the garden
- > Master bedroom with wardrobe and luxurious en-suite shower room
- > Three further spacious double bedrooms, each with built-in wardrobes
- > Siemens appliances in kitchen and Porcelanosa tiling in bathrooms
- > Single integrated garage. Painted white with light and power



Interior image for illustrative purposes only.



FIRST FLOOR



GROUND FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.46m x 4.33m	11' 4" x 14' 2"
En-suite 1	2.31m x 2.36m	7' 6" x 7' 9"
Bedroom 2	3.62m x 3.16m	11' 10" x 10' 4"
En-Suite 2	2.80m x 1.36m	9' 2" x 4' 5"
Bedroom 3	3.03m x 4.36m	9' 11" x 14' 3"
Bedroom 4	3.07m x 3.29m	10' 0" x 10' 9"
Bathroom	2.25m x 2.05m	7' 4" x 6' 8"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.62m x 6.00m	11' 10" x 19' 8"
Kitchen	3.63m x 3.33m	11' 10" x 10' 11"
Family / Dining	3.63m x 3.47m	11' 10" x 11' 4"
Utility	2.14m x 2.11m	7' 0" x 6' 11"
WC	2.14m x 1.32m	7' 0" x 4' 3"
Garage	3.00m x 6.00m	9' 10" x 19' 8"

Total Area 150.20m² | 1,616 Sq Ft



DESIGNED FOR LIVING
built for life...

Floor plans are for illustrative purposes only to demonstrate the general layout of the house type. They do not form part of any contract and may be subject to change. For detailed and plot-specific information, including dimensions and final layouts, please speak to your sales consultant.



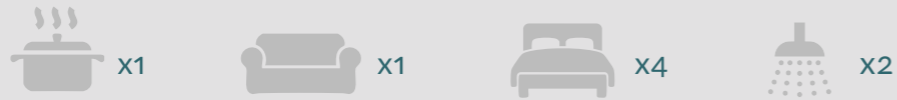
The Larch

4 bedroom detached home with integral garage



Computer generated image for illustrative purposes only.

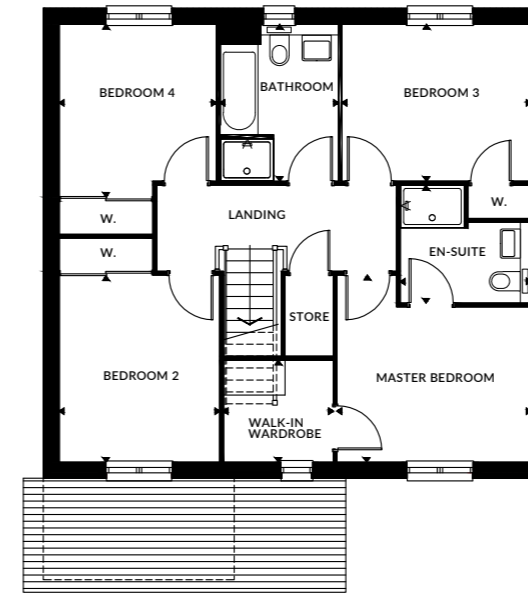
KEY FEATURES



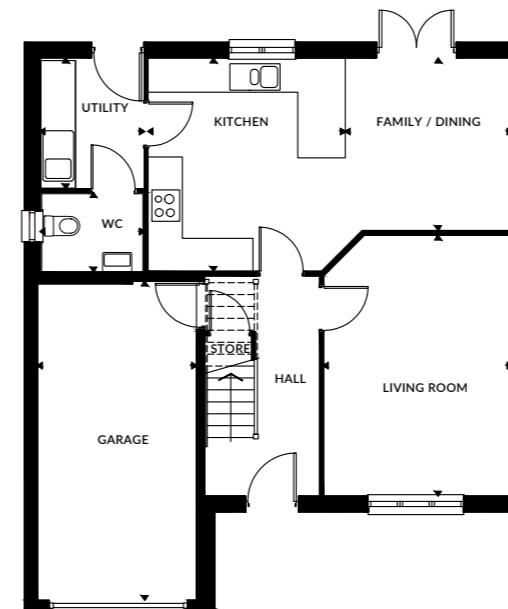
- > Open plan kitchen/dining area with French doors leading out to the garden
- > Separate utility room
- > Master bedroom features a large walk-in wardrobe and luxurious en-suite shower room
- > Three further spacious double bedrooms, each with built-in wardrobes
- > Siemens appliances in kitchen and Porcelanosa tiling in bathrooms
- > Single integrated garage. Painted white with light and power



Interior image for illustrative purposes only.



FIRST FLOOR



GROUND FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.63m x 3.51m	11' 10" x 11' 6"
En-suite	2.44m x 2.20m	8' 0" x 7' 2"
Walk-in Wardrobe	2.04m x 1.90m	6' 8" x 6' 2"
Bedroom 2	3.00m x 3.51m	9' 10" x 11' 6"
Bedroom 3	3.54m x 2.94m	11' 7" x 9' 7"
Bedroom 4	2.94m x 3.24m	9' 7" x 10' 7"
Bathroom	2.20m x 2.94m	7' 2" x 9' 7"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.53m x 4.90m	11' 6" x 16' 0"
Kitchen	3.71m x 4.00m	12' 2" x 13' 1"
Family / Dining	3.13m x 3.22m	10' 3" x 10' 6"
Utility	1.92m x 2.44m	6' 3" x 8' 0"
WC	1.87m x 1.39m	6' 1" x 4' 6"
Garage	3.00m x 6.00m	9' 10" x 19' 8"

Total Area 133.20m² | 1,434 Sq Ft



DESIGNED FOR LIVING
built for life...

Floor plans are for illustrative purposes only to demonstrate the general layout of the house type. They do not form part of any contract and may be subject to change. For detailed and plot-specific information, including dimensions and final layouts, please speak to your sales consultant.



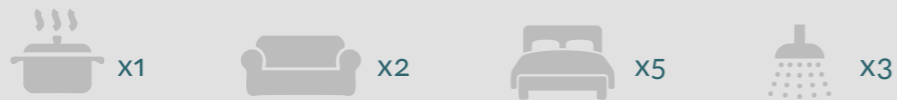
The Viewfield Lifestyle

5 bedroom detached home



Computer generated image for illustrative purposes only.

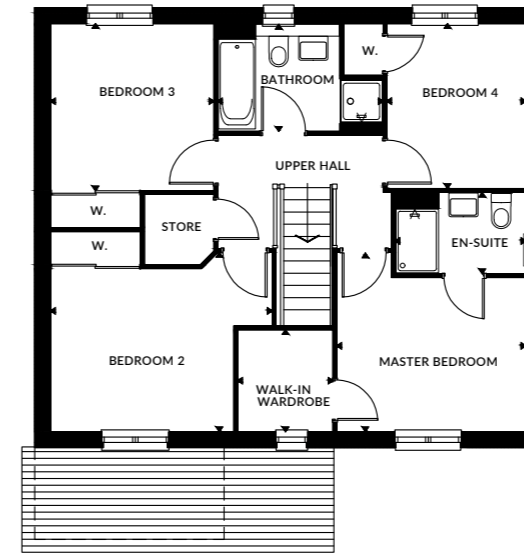
KEY FEATURES



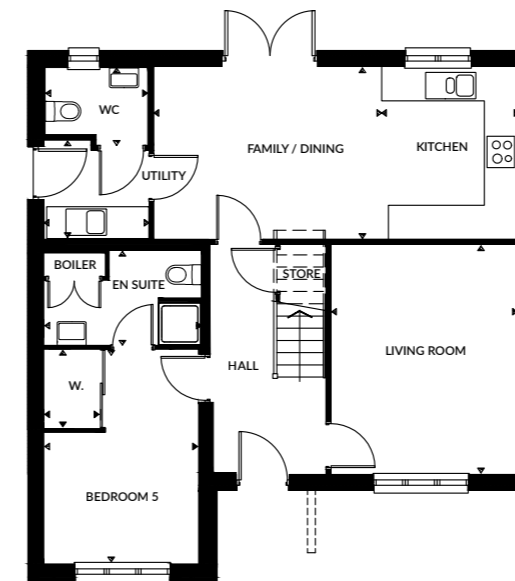
- > Open plan kitchen/family/dining area with French doors leading out to the garden
- > Separate utility room
- > Bedroom 1 features a large walk-in wardrobe and luxurious en-suite shower room
- > Three further spacious double bedrooms on the first floor, each with built-in wardrobes
- > Fifth double bedroom with en-suite shower room and built-in wardrobes on the ground floor
- > Siemens appliances in kitchen and Porcelanosa tiling in bathrooms



Interior image for illustrative purposes only.



FIRST FLOOR



GROUND FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.54m x 3.35m	11' 7" x 10' 11"
En-suite 1	2.44m x 1.51m	8' 0" x 4' 11"
Walk-in Wardrobe	1.77m x 1.90m	5' 9" x 6' 2"
Bedroom 2	4.15m x 3.35m	13' 7" x 10' 11"
Bedroom 3	3.05m x 3.12m	10' 0" x 10' 2"
Bedroom 4	2.59m x 3.08m	8' 5" x 10' 1"
Bathroom	3.09m x 2.00m	10' 1" x 6' 6"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.52m x 4.32m	11' 6" x 14' 2"
Kitchen	2.56m x 3.23m	8' 4" x 10' 7"
Family / Dining	4.30m x 3.23m	14' 1" x 10' 7"
Utility	1.97m x 1.85m	6' 5" x 6' 1"
WC	1.92m x 1.43m	6' 3" x 4' 8"
Bedroom 5	4.55m x 2.97m	14' 11" x 9' 8"
En Suite	2.97m x 1.80m	9' 8" x 5' 10"

Total Area 142m² | 1,528 Sq Ft



DESIGNED FOR LIVING
built for life...

Floor plans are for illustrative purposes only to demonstrate the general layout of the house type. They do not form part of any contract and may be subject to change. For detailed and plot-specific information, including dimensions and final layouts, please speak to your sales consultant.



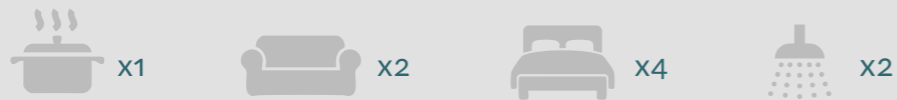
The Viewfield

4 bedroom detached home with integral garage



Computer generated image for illustrative purposes only.

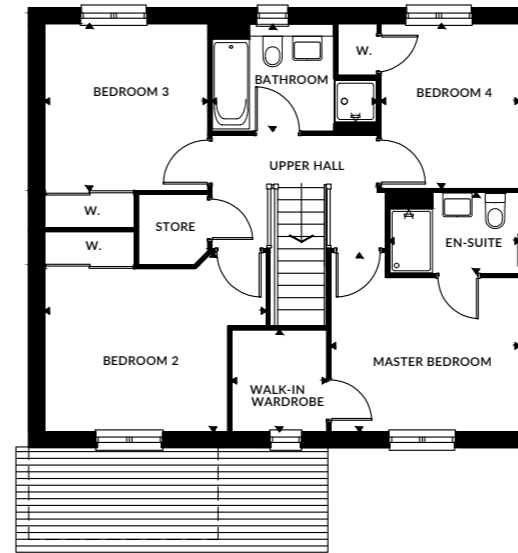
KEY FEATURES



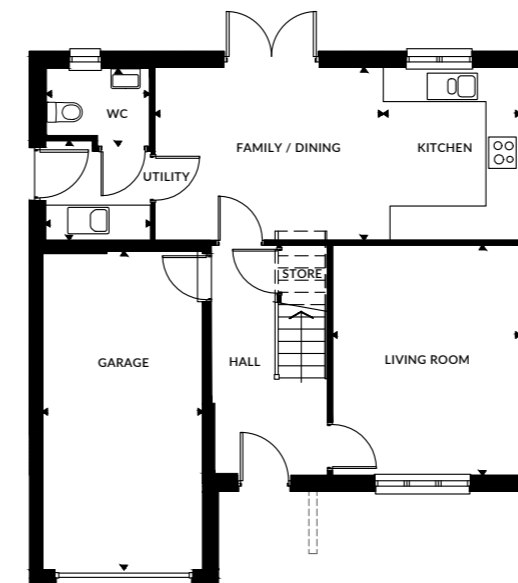
- > Open plan kitchen/family/dining area with French doors leading out to the garden
- > Separate utility room
- > Master bedroom features a large walk-in wardrobe and luxurious en-suite shower room
- > Three further spacious double bedrooms, each with built-in wardrobes
- > Siemens appliances in kitchen and Porcelanosa tiling in bathrooms
- > Single integrated garage. Painted white with light and power



Interior image for illustrative purposes only.



FIRST FLOOR



GROUND FLOOR

First Floor	Metric Sizes	Imperial Sizes
Master Bedroom	3.54m x 3.35m	11' 7" x 10' 11"
En-suite 1	2.44m x 1.51m	8' 0" x 4' 11"
Walk-in Wardrobe	1.77m x 1.90m	5' 9" x 6' 2"
Bedroom 2	4.15m x 3.35m	13' 7" x 10' 11"
Bedroom 3	3.05m x 3.12m	10' 0" x 10' 2"
Bedroom 4	2.59m x 3.08m	8' 5" x 10' 1"
Bathroom	3.09m x 2.00m	10' 1" x 6' 6"

Ground Floor	Metric Sizes	Imperial Sizes
Living Room	3.52m x 4.32m	11' 6" x 14' 2"
Kitchen	2.56m x 3.23m	8' 4" x 10' 7"
Family / Dining	4.30m x 3.23m	14' 1" x 10' 7"
Utility	1.97m x 1.85m	6' 5" x 6' 1"
WC	1.92m x 1.43m	6' 3" x 4' 8"
Garage	3.00m x 6.00m	9' 10" x 19' 8"

Total Area 123.30m² | 1,327 Sq Ft



DESIGNED FOR LIVING
built for life...

Floor plans are for illustrative purposes only to demonstrate the general layout of the house type. They do not form part of any contract and may be subject to change. For detailed and plot-specific information, including dimensions and final layouts, please speak to your sales consultant.





Find out more about our beautiful homes at Valley View.

Tel 07467 821618 | **www.banconhomes.com**

If you would like to be updated on our latest news
please email us at **valleyview@bancon.co.uk**

Whilst these particulars have been prepared with all due care for the convenience of prospective purchasers, the information provided is intended as a preliminary guide only. The Company expressly reserves the right to amend or vary details at any time, and nothing contained herein shall constitute or form part of any contract.

It is the Company's policy to ensure that no misleading information is provided to prospective purchasers, in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPRs). All interested parties are advised to consult the Sales Consultant for the most up-to-date information, including plot-specific plans and specifications.

Any photographs or computer-generated images within this brochure are for illustrative purposes only and may depict typical Bancon homes, which are not necessarily representative of the specific development. Floor plans may be handed or differ slightly from those shown. Please speak to our Sales Consultants, who will be happy to guide you through the specific layout and design of your chosen home.

All information is accurate at the time of publication.