Riverside Close

exclusive luxuriously appointed stone-built home







Riverside Close Ryhall Rutland

Ryhall 'in Rutland' enjoys all the advantages and benefits of village life together with the great amenities it has to offer and is on the doorstep of Stamford - one of the most sought-after locations to live in the country.

Stamford is surrounded by renowned public schools with the Stamford Endowed Schools in the town itself and the famous schools at Oakham, Oundle and Uppingham just a short drive away.

The nearby City of Peterborough has direct high-speed rail links to London as well as extensive shopping centres such as the Queensgate Centre and the Serpentine Green Centre at Hampton.

For those keen on outdoor pursuits, in addition to the miles of country walks, cycling and fishing, there are windsurfing and sailing facilities both at Ferry Meadows in Peterborough and nearby Rutland Water, and a kilometre long 4-lane rowing lake in Peterborough.

The area is well served for eating out with well known hotels in Stamford, Wansford and Hambleton, and numerous restaurants and Gastro pubs within a short distance.















The library

Ryhall Academy







the company

the quality and style of traditional homes with the energy efficiency and high specifications of new homes



Simon Boon Homes is a small Cambridgeshirebased building company that specialises in bespoke, high specification, homes in prime locations.

The company started over 20 years ago looking to provide a high quality alternative to the mass-produced offerings on the market. Simon Boon has been associated with building homes in this area for 40 years, which adds up to an unbeatable combination of local knowledge and house building expertise.

Simon Boon Homes use a dedicated team of local craftsmen - working closely together to ensure the reputation for quality and finish is maintained.

Traditional building materials are combined with the latest building techniques to create outstanding new homes that have all the energy efficiency and high specifications of the best new homes with the style and quality expected in traditional homes.

the standards

B-

I have been building homes in Cambridgeshire, Huntingdonshire, Northamptonshire, South Kesteven and Rutland for 40 years. I believe I have built some of the best new homes in these counties in this time.

We (my team and I) try to get everything right, location, position, size, design and finish. We are very proud of what we have achieved over the years and the benefit of our experience is apparent when you see the finished homes. Building a new home is not as easy as it perhaps appears. Many different materials and trades combined with the varied seasons contribute to the challenge of the building process.

Our aim is to get it right first time, and this is what we usually achieve, on the occasions a little bit of 'after sales' is required we are more than happy to do this, and pride ourselves on prompt and efficient action. We have many satisfied customers, and we are more than happy to introduce you to these people so you can hear about their experience first-hand. We are confident if you ask in the area you will find we are renowned for building quality homes on the best plots!

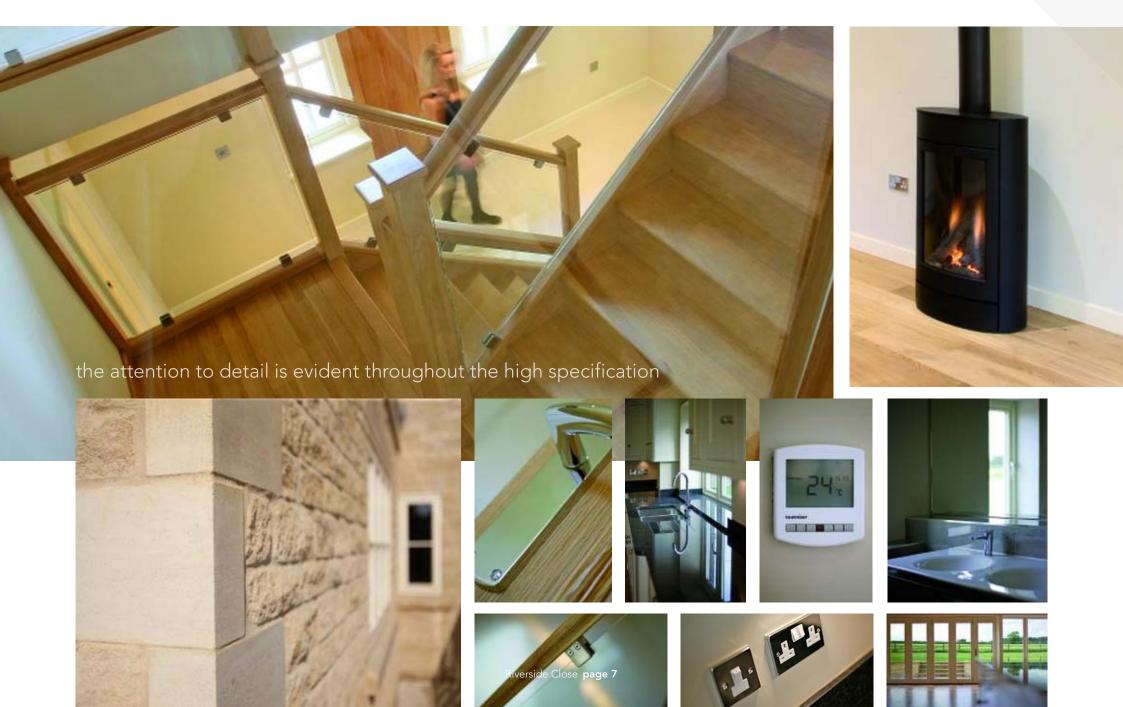
You can buy with confidence - a great home and a great investment.





The development is without doubt in a very enviable position in the old part of Ryhall, close to the river Gwash. It is a few minutes walk along the idyllic village stream to the shop, church, Post Office and village school. There are three superb pubs within walking distance, two in the village and one in Belmsthorpe Village, which is only half a mile from the development. By car, the development is just minutes away from the A1 via Tolthorpe and less than 10 minutes to Stamford Railway Station.

Now you might wonder why we haven't named these houses? We can easily come up with names, but these homes are really waiting for you to name them with relevant names that mean something to you. Once decided these names can be registered with Rutland District Council.



Internal doors

Will be double panelled in a traditional design, painted and with chrome knobs.

Wardrobe doors

Will be either double panelled or sliding panels, painted to suit with chrome knobs and hanging rails.

Internal finishes

Plaster finish ceilings throughout. Skirting and architrave will be bold but subtly moulded. Stairs will be painted softwood with black metal or wooden square spindles with hardwood handrail. The homes will be painted in Farrow and Ball colours selected by Simon Boon.

Floor finish

The hall, cloaks, utility will be finished with stone coloured floor tile which will be in neutral tones giving a welcoming traditional feel.

The kitchen floors will be either in stone coloured tiles or strip wood engineered floorboards. These will be selected to compliment the kitchen style, design and colour.

Bathrooms/ensuites will be tiled or have soft-feel floor covering.

Wall tiling

Bathrooms, shower rooms and ensuite tiling will be supplied by local quality suppliers and each room will be fully tiled within shower enclosures and half tiled in wet areas.

Shower/ensuite/bathrooms

All fitted with white traditionally styled sanitaryware quality Grohe showers and Kudos showerscreens, or similar, exclusively chosen vanity units with mirrors behind sinks. Taps, showers and fittings to be in chrome finish. Baths will be double ended and freestanding where possible or subtly built-in in smaller areas.

Kitchens and utilities

Simon Boon works with local kitchen suppliers to design beautiful individual kitchens for each home. Ovens, hobs, extractors, fridge/freezers and dishwashers are all incorporated into the design and are from trusted manufacturers. Utilities will be finished as the kitchen leaving spaces for purchasers own washing machines and driers.

Heating

Air source heating system with underfloor heating to the ground floor and radiators to the first and second floors all with thermostatic and programmable control.

Towel rails will be fitted to all bathrooms and ensuites in chrome finish.

Fireplace

Plots 4 to 11 will have a woodburning stove in the sitting room, some incorporated within the chimney breast and some within a stone surround.

Electrical and lighting

Recessed light fittings throughout, chrome switches to the ground floor, CAT 5/TV points to reception rooms, kitchen and bedrooms. Power and light to loft areas. External socket to plots 4 to 11 and car charging points to all houses.

Garages

Properties with their own garages will be fitted with light and power, and, where possible, external tap.
Plots 4, 5 and 7-11 will have electrically remote controlled garage doors. Plot 6 will be fitted with a pair of garage doors.

Security

Individual alarm system to be fitted to plots 4 to 11 with motion detectors, 5 lever locks and multi-locking systems fitted to doors and locks to windows.

External lighting with attractive fittings will be supplied about the home, some of which will be controlled by sensors.

Landscaping

Gardens will be turfed front and rear. we are not green fingered so we are not undertaking any planting!

Warranty

All homes will be provided with a 10 year warranty.

The homes

Simon Boon Homes are more than happy to discuss changes to the specification should purchasers require to bespoke their homes, this would of course be subject to the stage of construction.

These pages show detail images of the high quality fittings and finishes and are all photographed at recently completed Simon Boon Homes























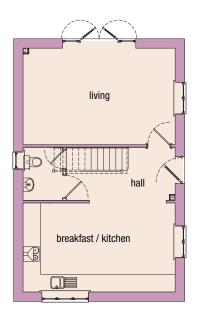
One Riverside Close 1140ft²

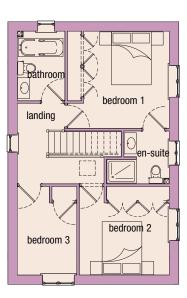


Plot 1 - Situated on the frontage of the development, this detached 3-bedroom, 2 bathroom two floor home has been designed to integrate with the existing properties in the village.

The front door features a porch canopy to the ground floor, the 18'10" living room features French doors opening on to the garden. The kitchen will be fully fitted with built in oven; hob; extractor; dishwasher and fridge/freezer. Plumbing is ready to accommodate your washing machine. A cloakroom is also on the ground floor. To the first floor, the principal bedroom has a fully tiled ensuite with shower. The second bedroom is a good-sized double, again with fitted wardrobes with sliding doors. The third bedroom could also be used as an office if so wished. The fully tiled bathroom features a free-standing contemporary bath.

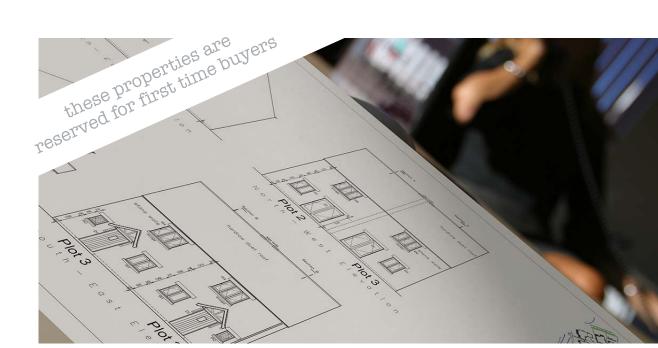
Outside the block paved driveway can accommodate parking for 2 cars.





lounge	18'10" x 11'10"	5750 x 3650mm
kitchen/breakfast	18'10" x 11'0"	5750 x 3350mm
bedroom 1	12'6" x 12'0"	3850 x 3680mm
bedroom 2	11'0" x 11'0"	3400 x 3360mm
bedroom 3	7′3″ x 11′0″	2260 x 3360mm
en-suite	7'9" x 6'2"	2380 x 1900mm
bathroom	5′10" x 8′6"	1800 x 2600mm

Two and three Riverside Close 780ft'



Plots 2 and 3 are mirror images - semi-detached 2-bedroom, 1 bathroom two floor First Homes

As First Homes, only buyers meeting the Government's criteria of a First Homes buyer and the criteria of Rutland Council can be considered - for further information please contact Simon Boon Homes.

In keeping with Plot 1 enter under practical porch canopy, kitchens will be supplied with integrated oven, hob, extract, dishwasher and fridge/freezer and space for your washing

GROUND FLOOR

lounge 14'8" x 12'6" 4500 x 3850mm kitchen 7'2" x 13'6" 2185 x 4125mm machine. The living room is a good size 14' '12' able to accommodate furniture comfortably with French Doors leading on to the garden. Also, downstairs is a cloakroom.

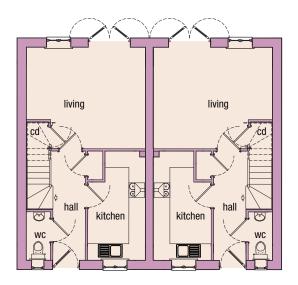
Upstairs, both bedrooms are a good size double featuring built-in wardrobes with sliding doors.

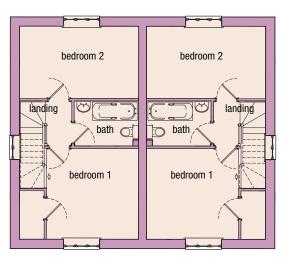
The fully tiled bathroom will feature a bath with shower over.

Externally each property can accommodate parking for 2 cars.

FIRST FLOOR

bedroom 1	11'4" x 11'2"	3480 x 3435mm
bedroom 2	14'8" x 9'0"	4500 x 2735mm
bathroom	8'0" x 5'6"	2435 x 1700mm





Four Riverside Close 1390ft²





Plot 4 This prestigious 3-bedroom 2 bathroom single storey home is flooded with natural light from the two sets of folding doors on to the outside living areas.

Enter under the covered entrance way to the thoughtfully designed internal layout with all living areas to one side and bedrooms together on the other side. The impressive open plan living area is a beautiful space for day to day living and entertaining. Kitchens have been designed to have that wow factor and feature appliances and finishes of a high quality fitting for this home. A contemporary

wood burning fire makes a stunning focal point. Passing into the hallway the bathroom has a separate shower and bath; whilst the principal bedroom has its own en suite with shower. All three bedrooms are good sized



double bedrooms, and all finished with fitted wardrobes with sliding doors.

Outside, the property has a double detached garage with a pedestrian door.

lounge	18'8" x 15'8"	5700 x 4800mm
kitchen/dining	30'2" x 15'0"	9200o/a x 4600mm
utility	5′8″ x 11′5″	1740 x 3500mm
bedroom 1	15′0″ x 12′5″	4600 x 3800mm
bedroom 2	15′0″ x 11′5″	4600 x 3500mm
bedroom 3	11'4" x 10'6"	3470 x 3200mm
en-suite	5'2" x 9'2"	1600 x 2800mm
bathroom	11′10″ x 9′2″	3640o/a x 2800mm

Five Riverside Close 2240ft



Plot 5 A beautifully practical family home laid out over 3 floors with four double bedrooms, and three ensuites plus family bathroom.

An open plan kitchen and dining area with French doors on to the garden has been designed with today's modern living in mind, supplied with all high-end cabinetry; worktops and appliances. A

GROUND FLOOR

sitting room	15'8" x 15'4"	4790 x 4700mm
kitchen	15′0″ x 15′8″	4600 x 4800 o/a
dining	15'6" x 10'8"	4790 x 3250 o/a
utility	11'2" x 7'9"	3450 x 2380mm

well proportioned utility room also has a door leading outside, as does the garage. Internally the sitting room has a wood burning stove and double doors on to the dining area and kitchen. To the first floor, the space is equally as impressive with double bedrooms having ensuites, and the third bedroom also a good sized double. The family bathroom has a separate bath and shower.

FIRST FLOOR

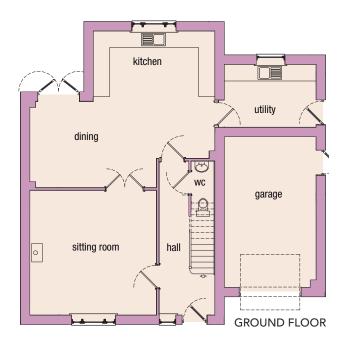
12'9" x 15'6" 9'9" x 6'9"	3900 x 4750mm 3000 x 2100mm
13'2" x 11'9"	4050 x 3600mm
11′4″ x 17′8″ 11′4″ x 7′6″	3475 x 5400mm o/a 3475 x 2300mm o/a
12'3" x 7'0"	3760 x 2150mm
	9'9" x 6'9" 13'2" x 11'9" 11'4" x 17'8" 11'4" x 7'6"

Up to the third floor and you are met with a light and airy feeling principal bedroom, receiving light on one elevation from a dormer window and on the opposite elevation from a roof light. With its own en-suite this room is the perfect sanctuary.

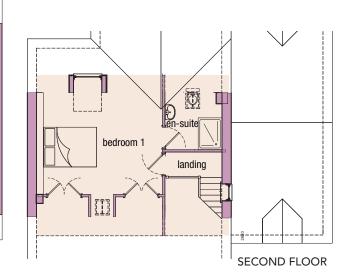
To the front of the property there is ample parking for guests.

SECOND FLOOR

bedroom 1	15'6" x 13'9"	4760 x 4200mm o/
en-suite	7′0″ x 6′9″	2150 x 2100mm







Six Riverside Close 2725ft²



Plot 6 This elegant home is built over three floors with 4 large double bedrooms, two with en-suite and has been considerately designed to integrate with modern day family living.

The impressive kitchen/dining/family area spans the full width of the house with two sets of folding doors opening out on to the garden and with more light flooding in through the roof lantern. The fully fitted kitchen will be supplied with integrated appliances, and the central island makes this space ideal for social get togethers. Through double doors into the sitting room with a log burning stove and large window looking on to the Close. Along with a good sized utility room with useful door outside to the garden, you also have a cloakroom and a door through to the internal garage. On the second floor the spacious landing leads on to 3 double sized bedrooms each having wardrobes with sliding doors; bedroom 1 has it's own ensuite and bedrooms 3 and 4 share a generous family

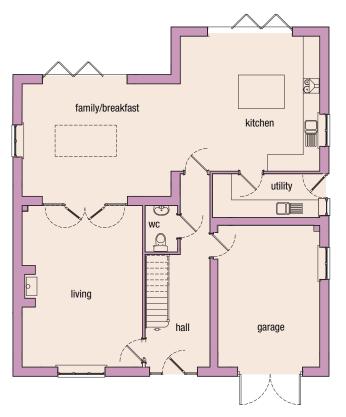


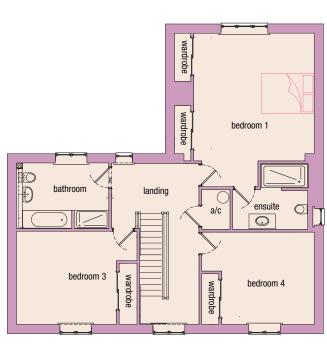


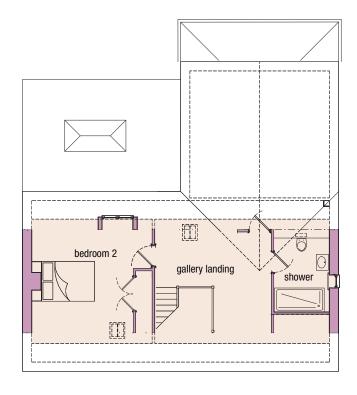
bathroom with separate bath and shower. The third floor is dedicated to the principle bedroom with light flooding in from two aspects and a comfortably sized shower room.

Externally the garden fully wraps around the house.

Six Riverside Close 2725ft²







GROUND FLOOR

sitting room	14'8" x 20'0"	4500 x 6100mm
kitchen	17'2" x 16'8"	5250 x 5100mm
family/dining	18'3" x 14'0"	5600 x 4250mm
utility	13'0" x 5'4"	4000 x 1650mm

FIRST FLOOR

bedroom 1 en-suite	17'2" x 15'8" 9'9" x 8'2"o/a	5200 x 4800mm 3000 x 2500mm o/a
bedroom 3	14′8″ x 11′5″	4500 o/a x 3500mm
bedroom 4	14'0" x 11'4"	4250 o/a x 3450mm
bathroom	11′3″ x 8′0″	3450 x 2450mm
gallery area	14'4" x 15'0"	4400 o/a x 4600mm o/a

SECOND FLOOR

bedroom 2 14'8" o/a x 15'0"o/a 4500 o/a x 4600mm o/a en-suite 6'9" x 11'5" 3050 x 2500mm

Seven Riverside Close 3790ft



Plot 7 and 10 These executive homes boast 5 double bedrooms all with their own en-suite bathroom.

Exquisitely laid out, enter through the large entrance way in to a generous hallway at the centre of the home. Through double doors to the sitting room which has two windows onto the Close, folding doors out to the garden and a wood-burning stove to add that touch of quality. Double doors lead in to the large kitchen/dining/family area with island, this is a living space truly befitting of this distinguished home. The kitchen will house fully integrated appliances and all cabinetry and worktops will be of a high quality you can expect from Simon Boon Homes with two sets of large folding

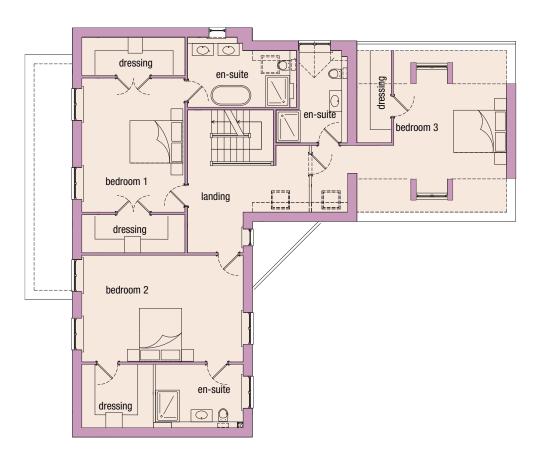
doors. The utility room has a useful door to the garden - ideal for muddy paws. Along with a cloakroom a good sized study completes this living space. To the first floor, it would be difficult to choose the principle bedroom as all three large double rooms come not only with their own ensuite bathrooms but each has its own dressing room too - although bedroom 1 goes a little further and features two dressing rooms and an ensuite with separate bath and shower! On the third floor, both double bedrooms have their own ensuites.

Outside the double garage also has a door to the garden which wraps around the house. To the front there is ample additional parking.



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sitting room	20'0" x 16'8"	6100 x 5100mm
kitchen/		
breakfast	18′7″ x 17′3″	5700 x 5275mm o/a
family/dining	18′7″ x 14′0″	5700 x 4275mm
study	8'9" x 12'2"	2700 x 3800mm
utility	10'6" x 8'6"	3240 x 2640mm o/a
cloaks	4′5″ x 7′2″	1365 x 2200mm

Seven Riverside Close 3790ft²





FIRST FLOOR

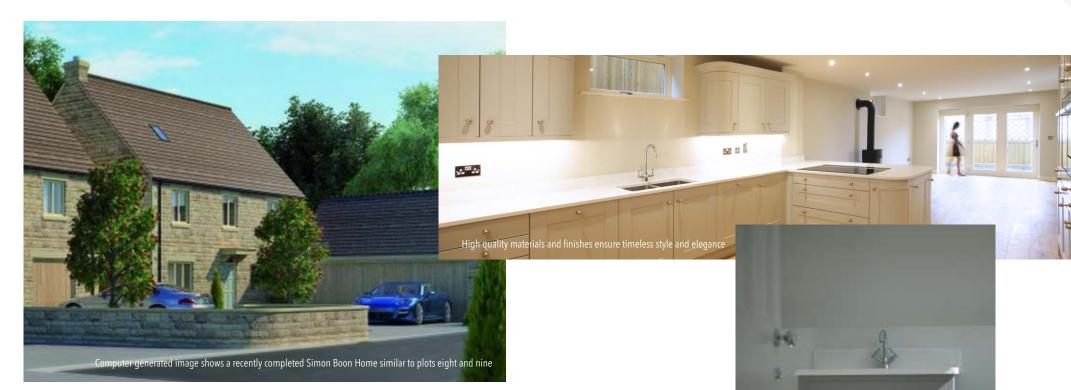
bedroom 1	12'9" x 16'6"	3900 x 5050mm
en-suite	13'0" x 8'6"	4000 x 2640mm
dressing 1	12'9" x 4'8"	3900 x 1440mm
dressing 2	12'9" x 4'8"	3900 x 1440mm
bedroom 2	20'0" x 13'0"	6100 o/a x 4000mm
en-suite	10'9" x 7'9"	3300 x 2400mm
bedroom 3	18'6"o/a x 14'8"	5650 o/a x 4500mm
en-suite	7'9"o/a x 11'3"	2400 o/a x 3450mm

SECOND FLOOR

bedroom 4	8'6" x 17'8"o/a	2600 x 5400mm o/a
en-suite	12′5″ x 5′6″	3800 x 1725mm
bedroom 5	12'5" x 16'6"o/a	3800 o/a x 5050mm o/a
en-suite	12′5″ x 7′6″	3800 x 2300mm



Eight and nine Riverside Close 2840ft



Plot 8 and 9 Wonderfully appointed 4/5 bedroom family homes set over three floors. On the ground floor the sitting room is an impressive 14' by 19' and has a large window looking onto the close. The thoughtfully placed wood-burning stove will make this room very homely. Through double doors and in to the stunning kitchen/dining/family area which is flooded with light from a roof lantern and two sets of folding doors with lovely views of the River Gwash at the bottom of the garden. The kitchen is designed with today's living in mind and fully integrated appliances will be housed in beautiful cabinetry under stone worktops. The kitchen connects to the utility room which has a

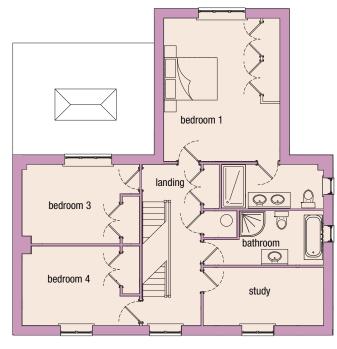
very practical door to the garden. A cloakroom completes the ground floor. On the second floor 3 double bedrooms feature wardrobes and one has its own ensuite. A fourth room can be either used as a study/hobby room or a bedroom. The family bathroom has a separate bath and shower. On the third floor is another comfortable double bedroom with its own ensuite.

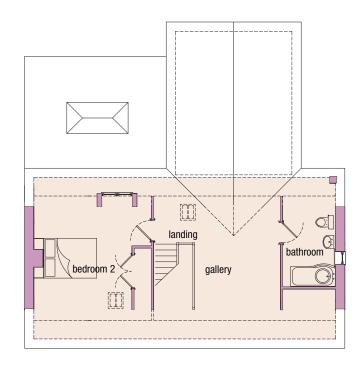
Outside the garden wraps around the home. To the front is a double detached garage and extensive driveway offering plenty of parking



Eight and nine Riverside Close 2840ft'







GROUND FLOOR

sitting room	14'4" x 19'9"	4400 x 6050mm
wc	3'9" x 6'0"	1200 x 1825mm
kitchen	15′5″ x 13′4″	4700 x 4100mm
utility	11′2″ x 6′0″	3400 x 1825mm
breakfast / dining	14'4" x 17'4"	4400 x 5300mm
family / snug	17'6" x 12'6"	5350 x 3850mm

FIRST FLOOR

bedroom 1 en-suite	14′4″ x 17′8″ 12′9″ x 5′3″	4400 x 5400mm 3900 x 1650mm
bedroom 3	14'5"o/a x 9'10"	4400 o/a x 3000mm
bedroom 4	14'5"o/a x 9'10"	4400 o/a x 3000mm
bathroom	10'6" x 6'8"	3200 x 2050mm
study	14'10" x 7'2"	4550 x 2200mm

SECOND FLOOR

bedroom 2	14'4"o/a x 15'0"	4400 o/a x 4600mm
bathroom	10'2" x 10'9"	3100 x 3300mm

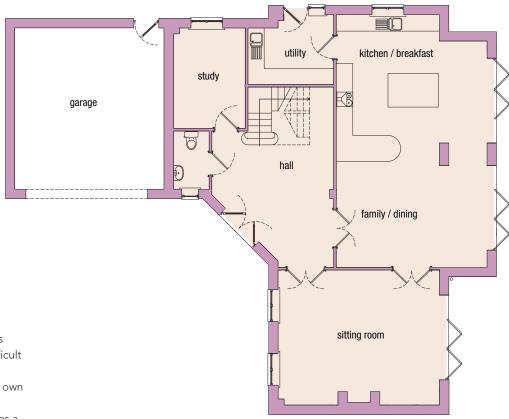
Ten Riverside Close 3790ft



Plot 7 and 10 These executive homes boast 5 double bedrooms all with their own en-suite bathroom. Exquisitely laid out, enter through the large entrance way in to a generous hallway at the centre of the home. Through double doors to the sitting room which has two windows onto the Close, folding doors out to the garden and a wood-burning stove to add that touch of quality. Double doors lead in to the large kitchen/dining/family area with island, this is a living space truly befitting of this distinguished home. The kitchen will house fully integrated appliances and all cabinetry and worktops will be of a high quality you can expect from Simon Boon Homes with two sets of large folding doors. The utility room has a useful door to the

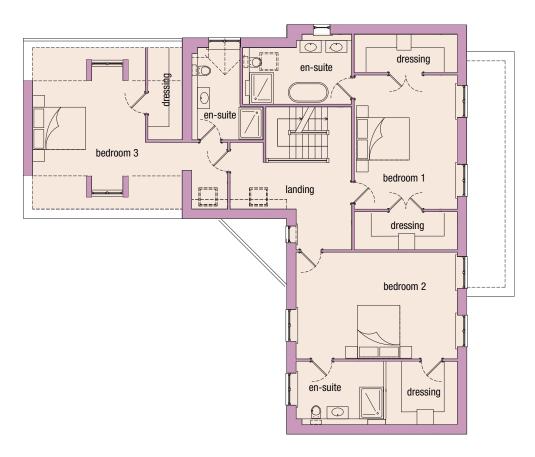
garden - ideal for muddy paws. Along with a cloakroom a good sized study completes this living space. To the first floor, it would be difficult to choose the principle bedroom as all three large double rooms come not only with their own en-suite bathrooms but each has its own dressing room too - although bedroom 1 goes a little further and features two dressing rooms and an en-suite with separate bath and shower! On the third floor, both double bedrooms have their own en-suites.

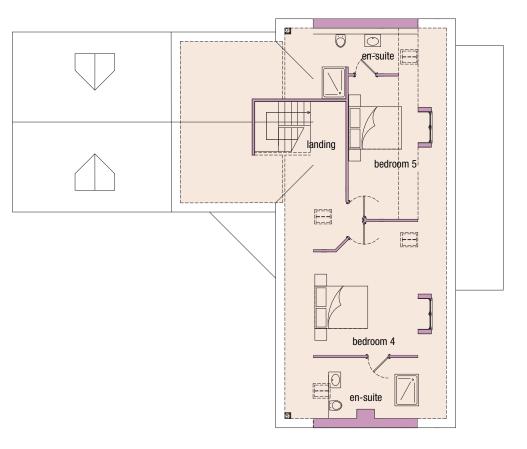
Outside the double garage also has a door to the garden which wraps around the house. To the front there is ample additional parking.



GROOME I LOOK			
sitting room	20'0" x 16'8"	6100 x 5100mm	
kitchen/			
breakfast	18′7″ x 17′3″	5700 x 5275mm o/a	
family/dining	18'7" x 14'0"	5700 x 4275mm	
study	8'9" x 12'2"	2700 x 3800mm	
utility	10'6" x 8'6"	3240 x 2640mm o/a	
cloaks	4′5″ x 7′2″	1365 x 2200mm	

Ten Riverside Close 3790ft





FIRST FLOOR

bedroom 1	12'9" x 16'6"	3900 x 5050mm
en-suite	13'0" x 8'6"	4000 x 2640mm
dressing 1	12'9" x 4'8"	3900 x 1440mm
dressing 2	12'9" x 4'8"	3900 x 1440mm
bedroom 2	20'0" x 13'0"	6100 o/a x 4000mm
en-suite	10'9" x 7'9"	3300 x 2400mm
bedroom 3	18'6"o/a x 14'8"	5650 o/a x 4500mm
en-suite	7'9"o/a x 11'3"	2400 o/a x 3450mm

SECOND FLOOR

bedroom 4	8'6" x 17'8"o/a	2600 x 5400mm o/a
en-suite	12'5" x 5'6"	3800 x 1725mm
bedroom 5	12'5" x 16'6"o/a	3800 o/a x 5050mm o/a
en-suite	12′5″ x 7′6″	3800 x 2300mm

Eleven Riverside Close 13900ft





Plot 11 This prestigious 3-bedroom 2 bathroom single storey home is flooded with natural light from the two sets of folding doors on to the outside living areas.

Enter under the covered entrance way to the thoughtfully designed internal layout with all living areas to one side and bedrooms together on the other side. The impressive open plan living area is a beautiful space for day to day living and entertaining. Kitchens have been designed to have that wow factor and feature appliances and finishes of a high quality fitting for this home. A contemporary wood burning fire makes a stunning focal point. Passing

into the hallway the bathroom has a separate shower

and bath; whilst the principal bedroom has its own en

suite with shower. All three bedrooms are good sized



double bedrooms, and all finished with fitted wardrobes with sliding doors.

Outside, the property has a double detached garage with a pedestrian door.

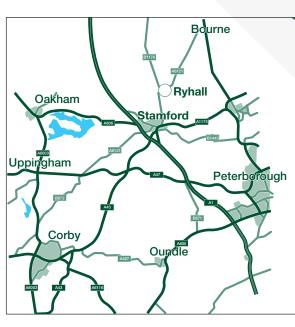
lounge	18'8" x 15'8"	5700 x 4800mm
kitchen/dining	30'2" x 15'0"	9200o/a x 4600mm
utility	5′8″ x 11′5″	1740 x 3500mm
bedroom 1	15'0" x 12'5"	4600 x 3800mm
bedroom 2	15′0″ x 11′5″	4600 x 3500mm
bedroom 3	11'4" x 10'6"	3470 x 3200mm
en-suite	5'2" x 9'2"	1600 x 2800mm
bathroom	11'10" x 9'2"	3640o/a x 2800mm



The Location sat-nav PE9 4JZ

Details given as a general guide and may be subject to alteration, for current and specific details please consult the sales advisor. Plans are not to scale and should not be used for ordering carpets or furniture. Measurements based on the original plans and to a tolerance of 50mm.

Simon Boon



Simon Boon Homes Limited, specialist builders of bespoke homes, please email for further details of this exclusive development

sales@simonboonhomes.co.uk