



YORKSHIRE
COUNTRY PROPERTIES

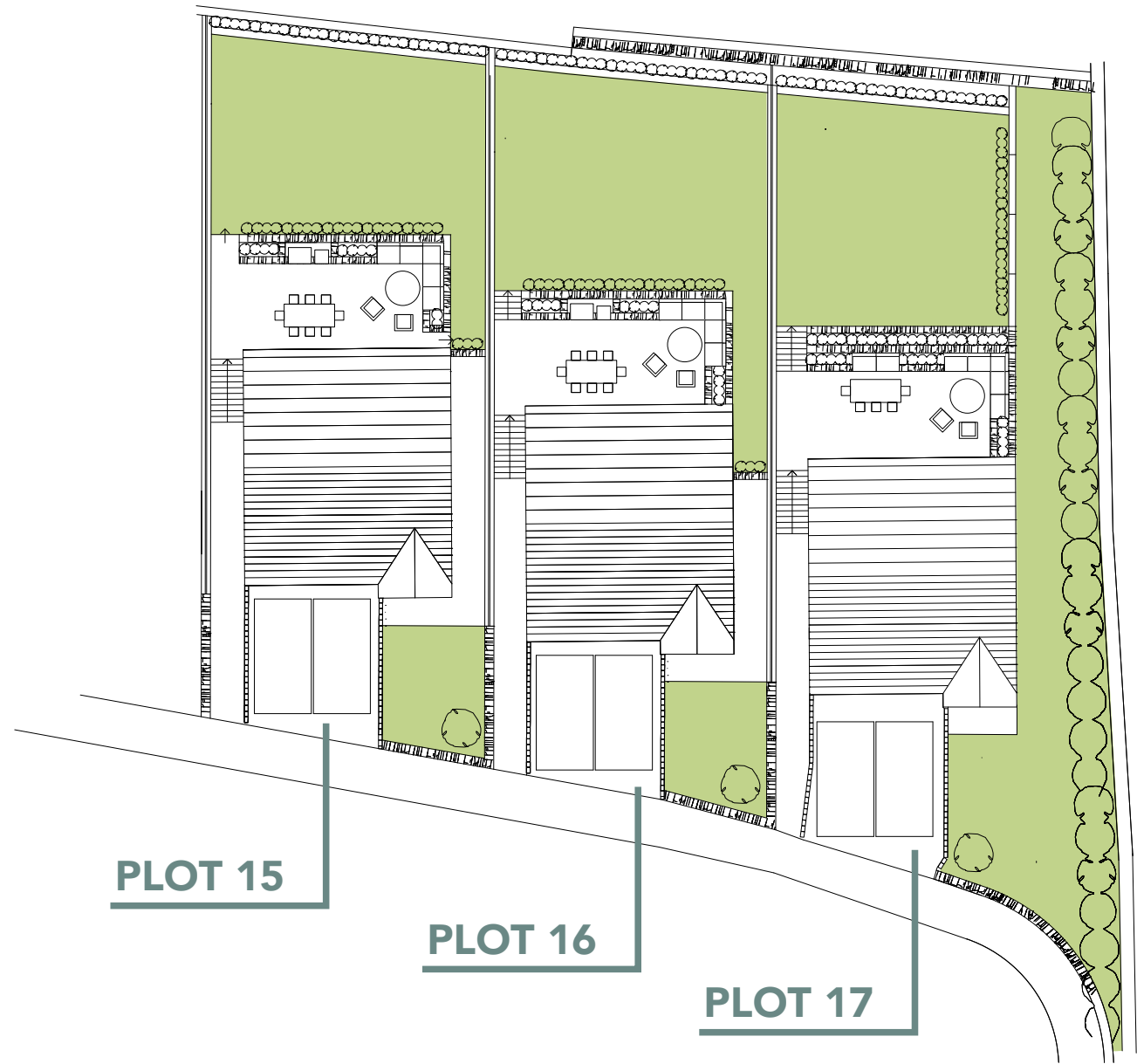
PLOTS 15, 16, 17 THE OLDFIELD, DEYNEBROOK, NETHERTHONG





PLOTS 15, 16 & 17

PLOT 15, 16 & 17
SITE PLANS



PLOT 15

PLOT 16

PLOT 17



WE OFFER THE AWARD
WINNING **QUOOKER TAP**
FITTED AS **STANDARD** IN
ALL KITCHENS.

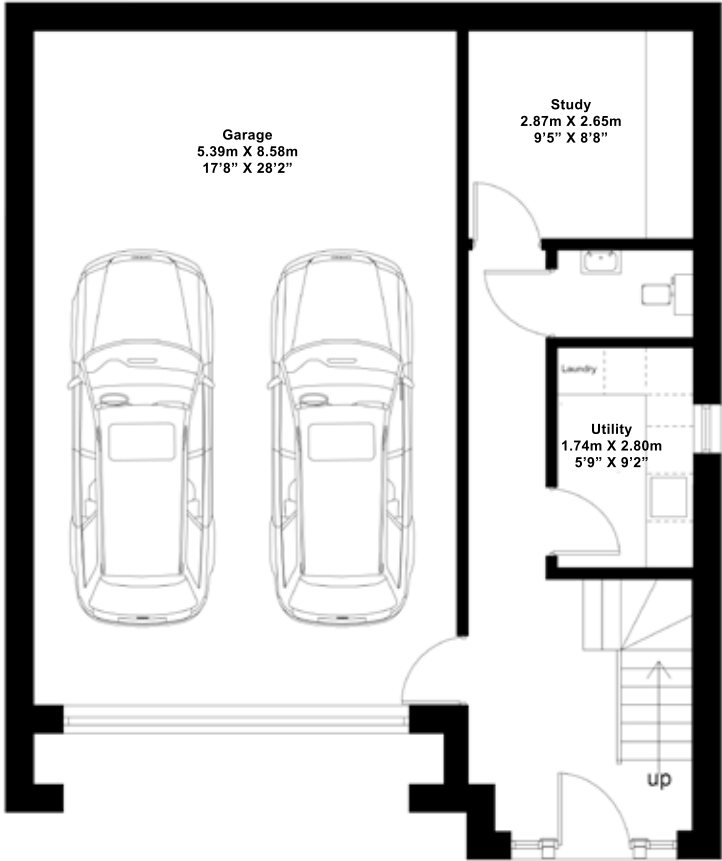


**ENSURE YOUR HOME IS A
TRUE REFLECTION OF YOUR
STYLE.**

AT YORKSHIRE COUNTRY
PROPERTIES WE WORK
CLOSELY WITH YOU TO
BESPOKE YOUR HOME TO
SUIT YOUR LIFESTYLE.



PLOT 15 THE OLDFIELD,
FLOOR PLANS &
DIMENSIONS

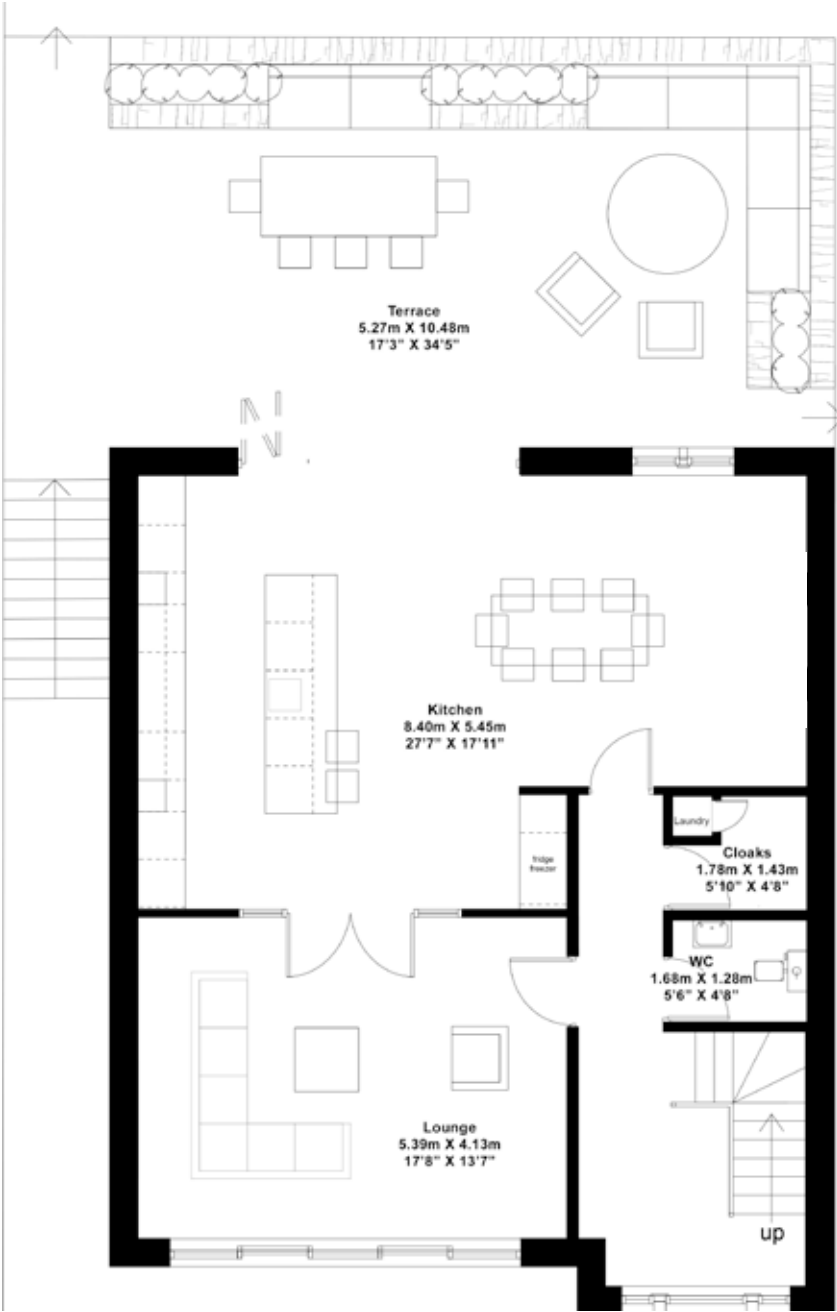


GROUND FLOOR PLAN

29.9 sqm (323 sq ft)

Choice of layout subject to site programme

PLOT 15 THE OLDFIELD,
FLOOR PLANS &
DIMENSIONS



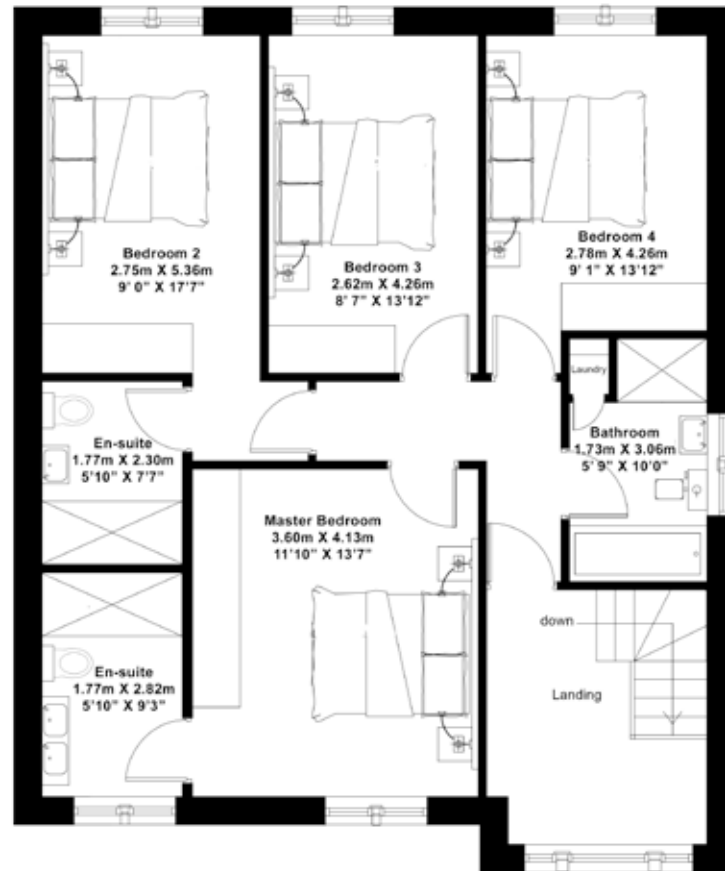
FIRST FLOOR PLAN

82 sqm (883 sq ft)

Choice of layout subject to site programme

**PLOT 15 THE OLDFIELD,
FLOOR PLANS &
DIMENSIONS**

TOTAL PER PLOT:
**194 sqm
(2089 sq ft)**



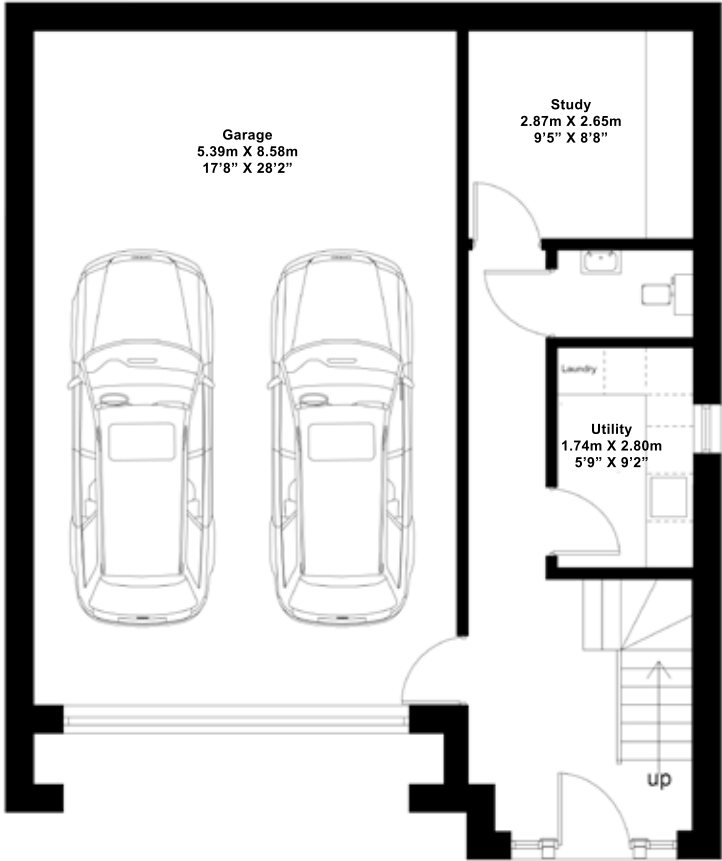
SECOND FLOOR PLAN

82 sqm (883 sq ft)

Choice of layout subject to site programme



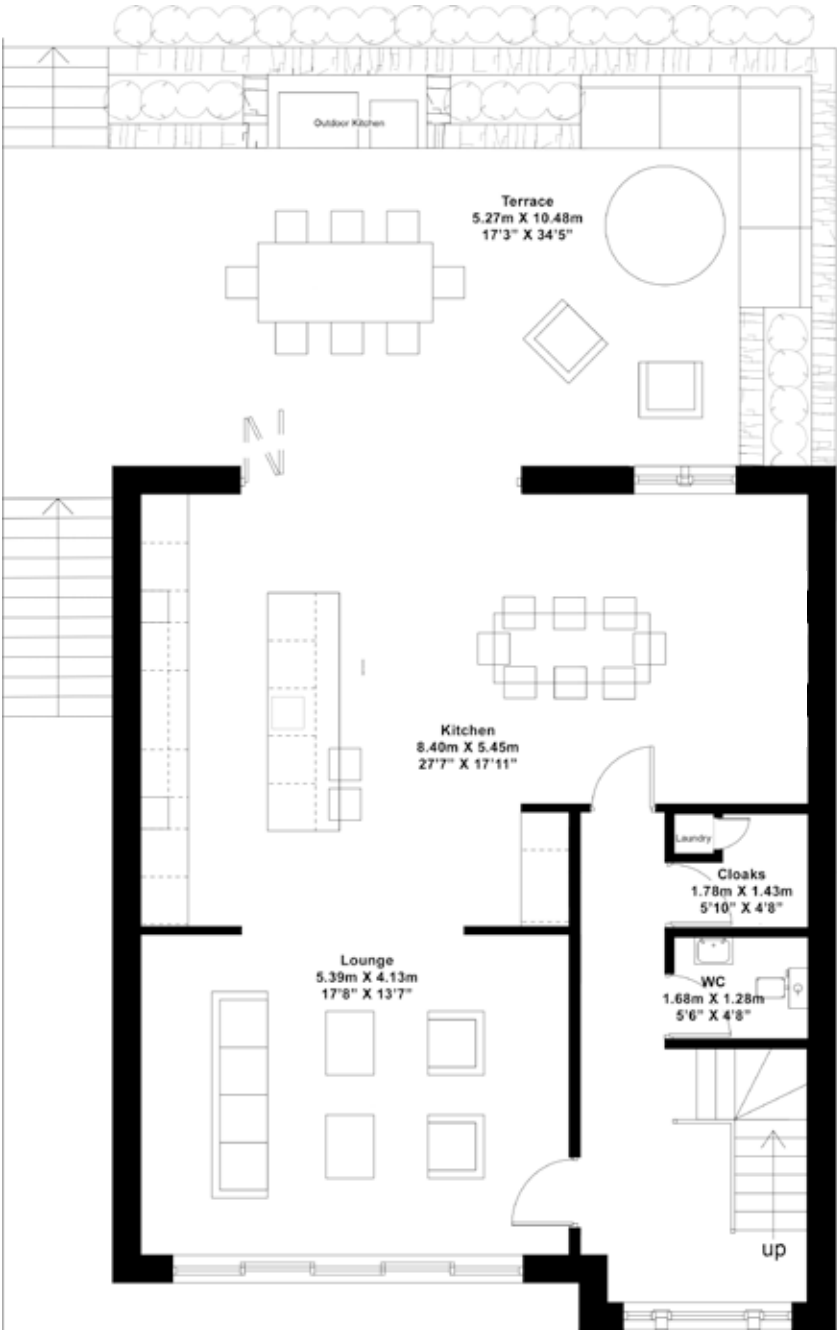
PLOT 16 THE OLDFIELD,
FLOOR PLANS &
DIMENSIONS



GROUND FLOOR PLAN

29.9 sqm (323 sq ft)

Choice of layout subject to site programme



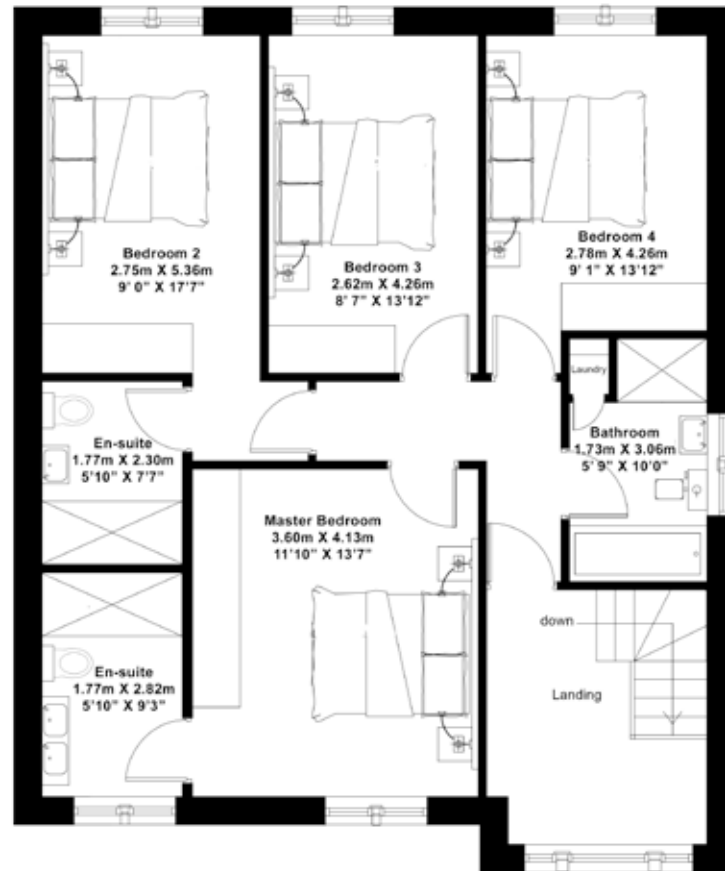
FIRST FLOOR PLAN

82 sqm (883 sq ft)

Choice of layout subject to site programme

**PLOT 16 THE OLDFIELD,
FLOOR PLANS &
DIMENSIONS**

TOTAL PER PLOT:
**194 sqm
(2089 sq ft)**



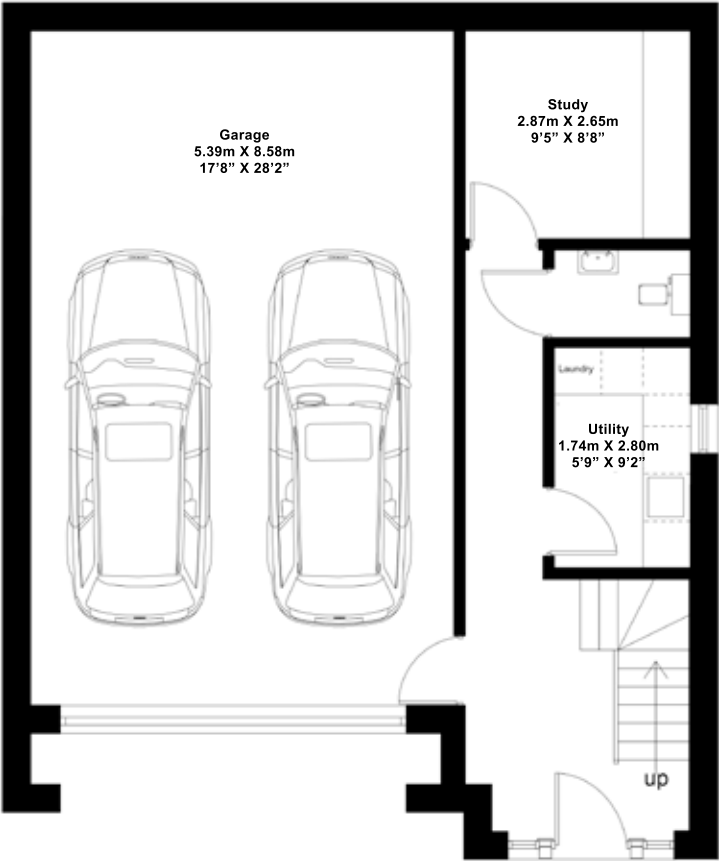
SECOND FLOOR PLAN

82 sqm (883 sq ft)

Choice of layout subject to site programme



PLOT 17 THE OLDFIELD,
FLOOR PLANS &
DIMENSIONS

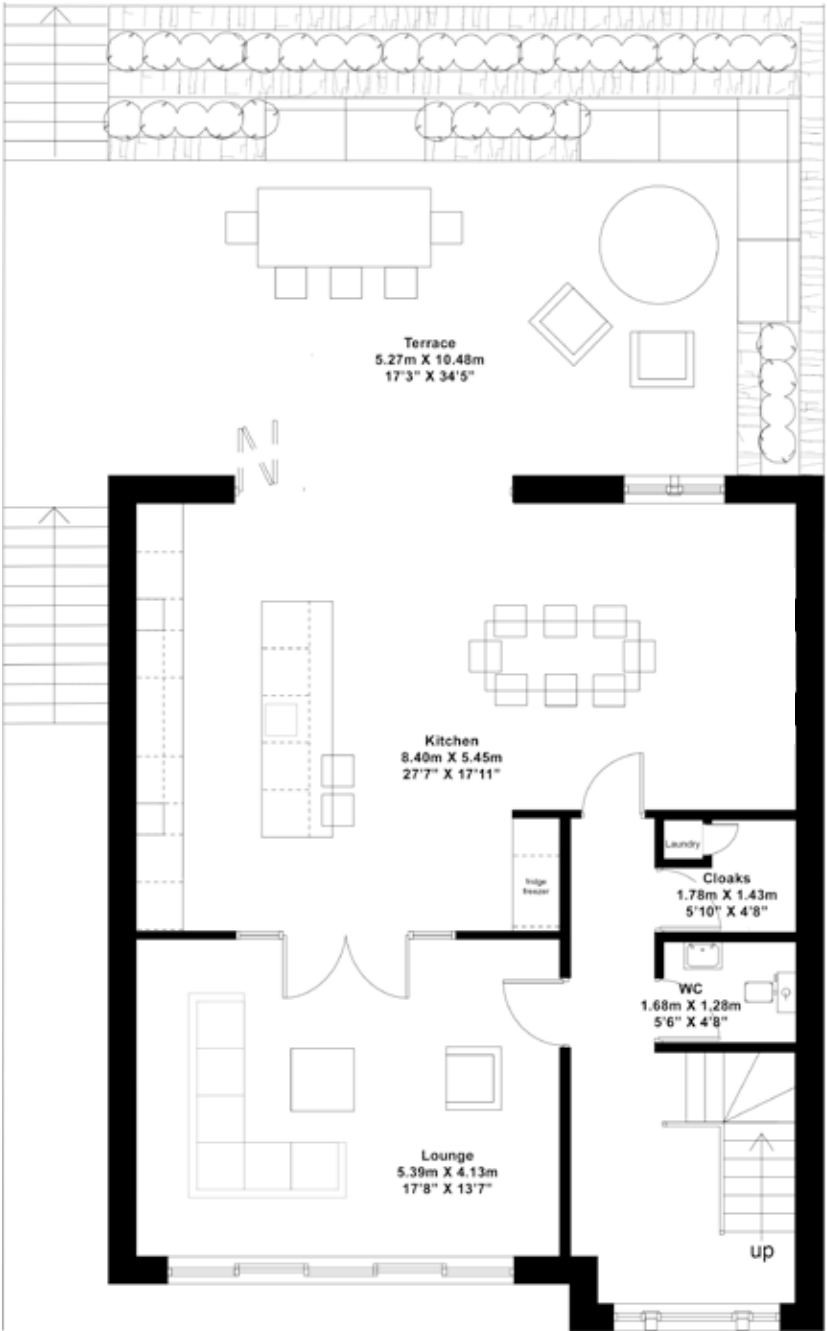


GROUND FLOOR PLAN

29.9 sqm (323 sq ft)

Choice of layout subject to site programme

PLOT 17 THE OLDFIELD,
FLOOR PLANS &
DIMENSIONS



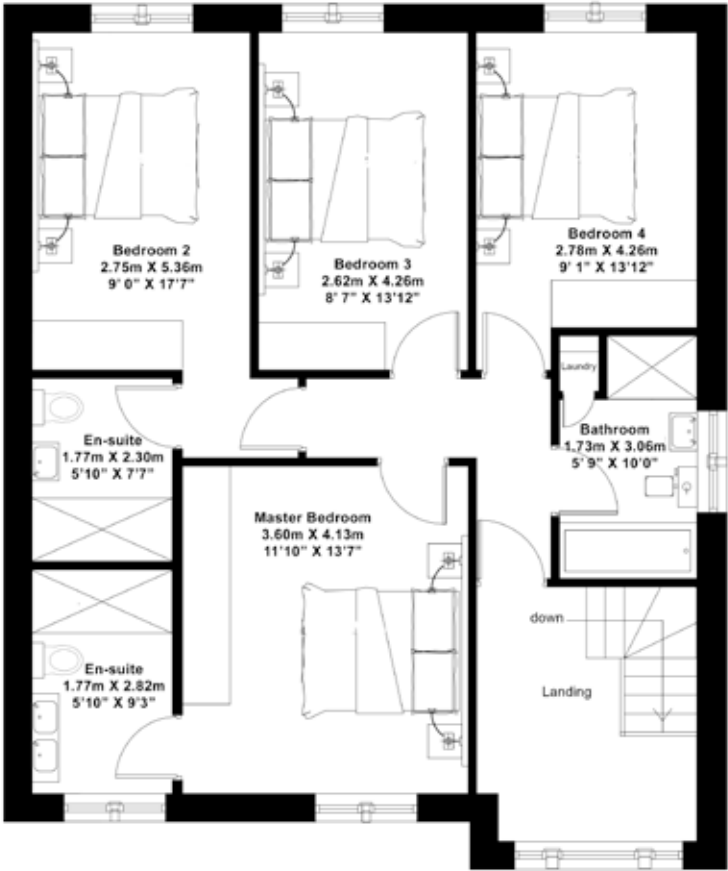
FIRST FLOOR PLAN

82 sqm (883 sq ft)

Choice of layout subject to site programme

**PLOT 17 THE OLDFIELD,
FLOOR PLANS &
DIMENSIONS**

TOTAL PER PLOT:
**194 sqm
(2089 sq ft)**



SECOND FLOOR PLAN
82 sqm (883 sq ft)

Choice of layout subject to site programme





PLOT 15, 16 & 17 INTERIORS & SPECIFICATIONS



An impressive four bedroom family home situated in an elevated position on this exclusive development. Offering 2089 Sq Ft of well considered living space this property has the perfect balance of style and practicality.

Enter the property on the ground floor to a feature double height entrance hall, internal door to access the integral double garage. Also located on this floor is a good sized study/home office, practical utility/laundry room and w/c.

Stairs up to the first floor with cloakroom and second w/c. The hall leads through to a vast open plan lounge/kitchen/diner with full height windows/doors to front and rear. (Option to separate lounge). The front offering a sliding door opening onto a Juliet balcony with spectacular views across the valley. The rear offering modern bi fold doors out to the landscaped rear terrace and garden area. Stunning individual kitchens and a myriad of opportunity to

configure this space to suit you, makes this floor the ideal space for entertaining, relaxing or facilitating family life.

The second floor accommodates four good sized double bedrooms. The stunning master suite has high specification fitted wardrobes and a luxurious en suite bathroom with double sink and a walk-in shower. Bedroom two offers fitted wardrobes and an en suite walk in shower room. Also included at this level is a spacious family bathroom with bath and separate walk in shower.

Externally the property is built in our trademark natural Yorkshire stone and has a large private driveway with enough parking for four cars (including garage) and a tranquil rear garden with large terrace and lawned area.

Plots 15-17 are helpfully presented with either a traditional or contemporary internal finish to your home.

PLOT 15, 16 & 17,
INTERIOR SPECIFICATION

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Smart home controlled HIVE heating system
Internal Doors - Suffolk styled door with a choice of finish: white, oak or grey
Internal wall paint
Staircase with oak handrail and painted
Switches and Sockets with USB points - Brushed stainless steel
Lighting - Spot lights throughout finished in brushed stainless steel
Fully prepared for high speed optical fibre connectivity
FLOOR COVERINGS THROUGHOUT PROPERTY
Ground floor - Garage - Painted concrete Study & Utility - vinyl or laminate in a choice of finishes.
First floor - Kitchen/Loung/Cloaks/WC - vinyl or laminate in a choice of finishes. Lounge - carpet in a choice of colours
Second floor - Carpet in a choice of colours

KITCHEN
Modern or shaker style designer kitchens
Silestone worktop and up-stands
APPLIANCES
AEG double oven with induction hob/Range oven
Integrated Fridge/Freezer
Integrated microwave
Integrated dishwasher
Kitchen taps by hot water' award winning Quooker - PRO3 Fusion Square/Flex Chrome
UTILITY
Opening in the low level units for customers own 'stand alone' washer and dryer.
Sink and drainer
MAIN BATHROOM
Wall tiling to customers choice
Flooring to customers choice
Gloss vanity unit - In a choice of colours
Quality sanitaryware - Seperate shower & bath with shower attachment
Towel rail
Mirror

EN-SUITE - FIRST FLOOR
Double Vanity unit
Quality sanitary ware with seperate shower
Wall tiling to customers choice
Flooring to customers choice
EN-SUITE - SECOND FLOOR
Quality sanitary ware with seperate shower
Wall tiling to customers choice
Flooring to customers choice
W.C / CLOAKS
Toilet and wash basin finished to a high spec
MASTER BEDROOM
Fitted wardrobes - In a choice of styles
BEDROOM 2
Fitted wardrobes - In a choice of styles

PLOT 15, 16 & 17,
EXTERNAL SPECIFICATION

EXTERNAL SPECIFICATION
Properties to be constructed from natural tumbled stone
Natural stone roof slates
Contemporary UPVC windows finished externally in heritage grey and white to the interior
All external doors - 4 lever 'secure by design' as standard, with a composite front door
Aluminium Bi-fold doors/UPVC French doors
High quality seamless aluminium guttering, finished to match all external window frames
Natural stone paths and patios (subject to plot layout)
Indian stone terrace to rear (subject to plot layout)
External cold water tap
Landscaped and turfed rear garden
Tegula Setts driveway
Security alarm
Brushed stainless steel external lighting
Electric vehicle charging point (1 per house)
Double integral garage
Electric sectional garage door in stylish grey
Grey painted concrete garage floor

PLOT 15, 16 & 17,
UPGRADES

At the start of your journey our friendly and experienced team warmly welcome you to our marketing suite where you will be able to browse all we have to offer to make your dream home a reality. We are with you every step of the way.

INTERNAL
Log stove
Stone wall to kitchen and living room wall
Reclaimed clad beams to first floor
Dividing glass/ oak doors and fixed window panels between kitchen and living
Oak stair, glass & oak balustrade
Oak joinery to skirtings, architraves, doors
Laundry chute - linking second floor through to utility room on ground floor
Underfloor heating to kitchen, living, bathrooms
Upgrades on wardrobes, flooring, finishes in general.
Underfloor heating

Information contained In this brochure is for guidance only and does not constitute a contract, part of a contract or a warranty. It should be noted that the representation of our developments, may not be accurate in every respect. Photography may not be of actual interiors. All plans shown are not to scale, measurements are for guidance only.

Computer generated images are for illustrative purposes only and individual features often vary from one plot to another. The specification of the houses is correct at the date of print but may be subject to change as necessary and without notice. These particulars should not be relied upon as accurately describing any of the specific matters described by an order under the Property Misdescriptions Act 1991 due to their forward nature.

FOLLOW US ON:



EXTERNAL
Stone wall stepped planters between terrace and lawn. Sleepers to be priced as standard.
Planting, lavender, box hedge.
Outdoor kitchen including external built in fridge, bbq, storage cupboard.



