

PLOT 22
DEYNE HOUSE
DEYNEBROOK,
NETHERTHONG

Dean House



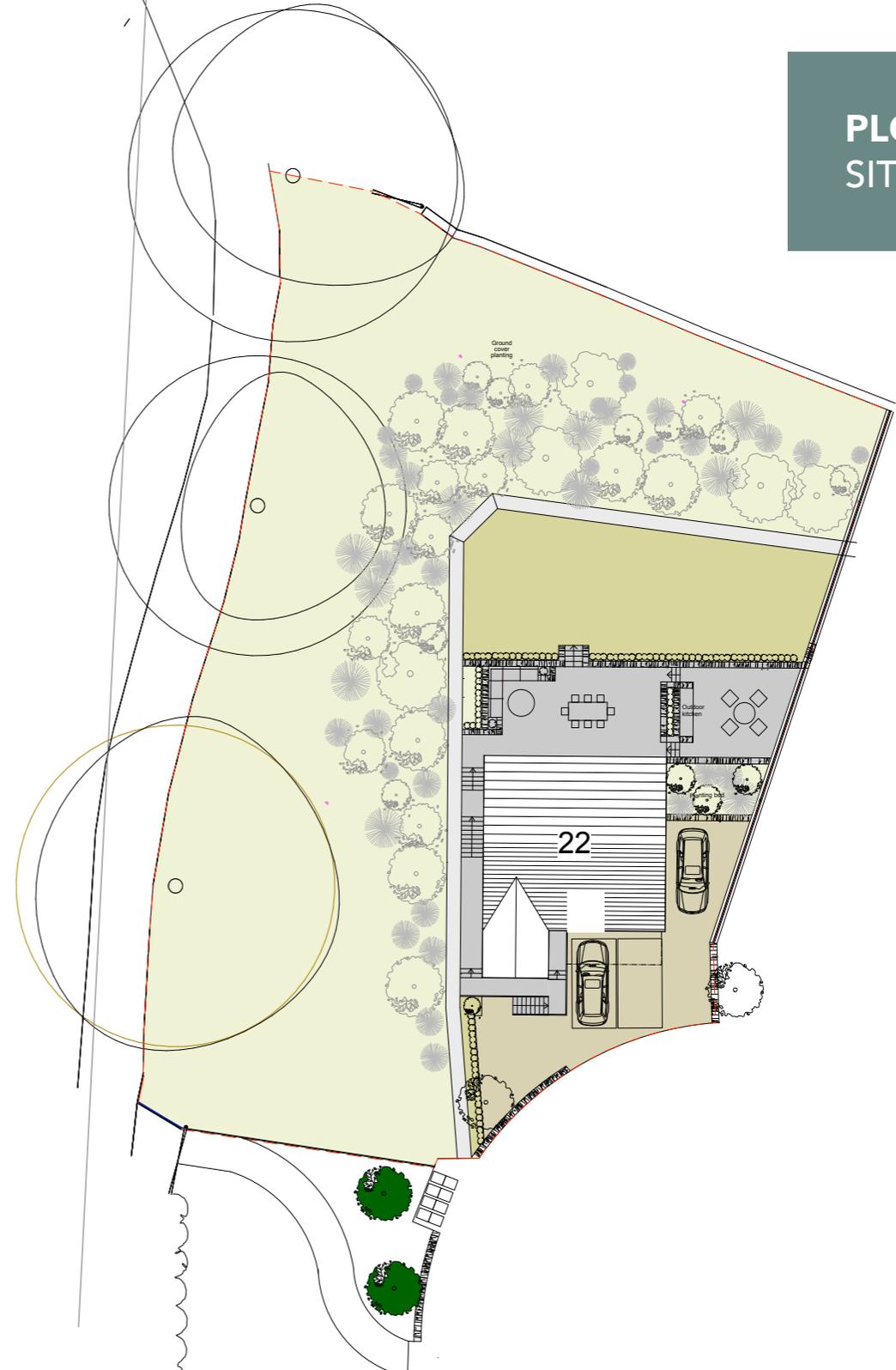
YORKSHIRE
COUNTRY PROPERTIES



PLOT 22



PLOT 22 SITE PLAN





**FANTASTIC OPEN PLAN
KITCHEN AND LIVING
SPACE WITH DIRECT
ACCESS TO BALCONY
OFFERING FAR REACHING
VIEWS ACROSS THE
HOLME VALLEY.**

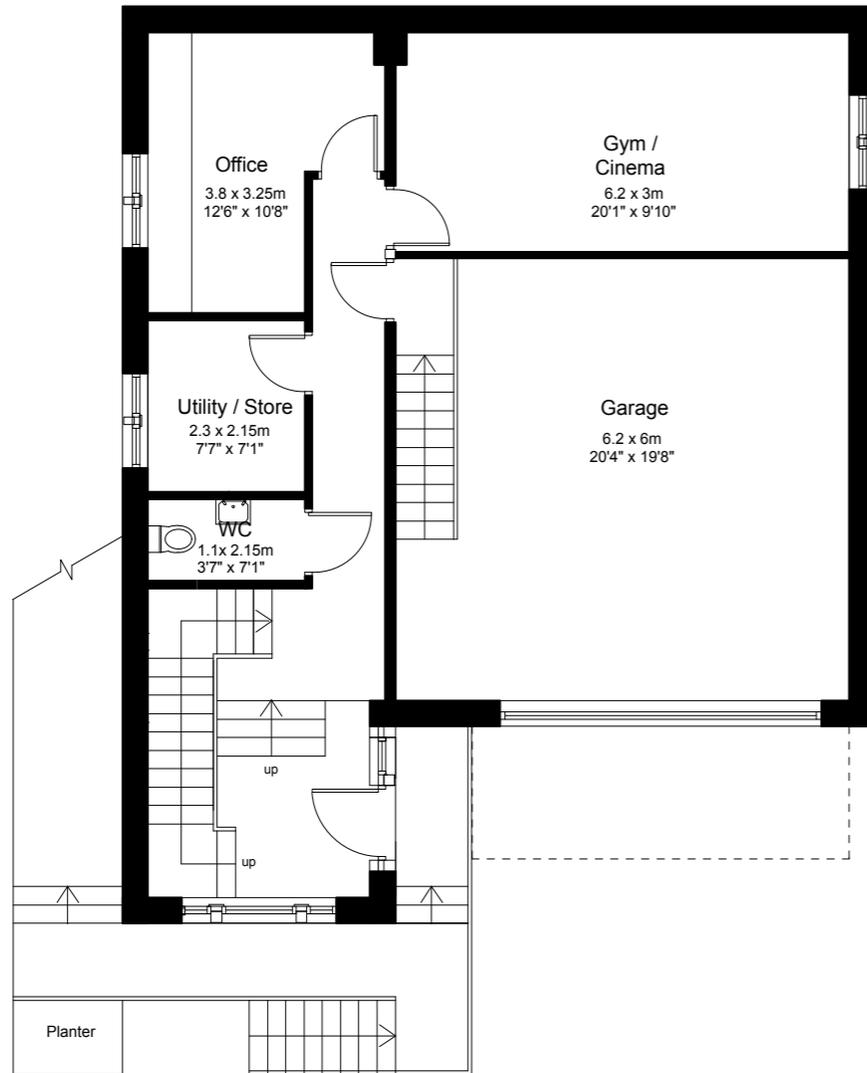


**ENSURE YOUR HOME IS A
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STYLE.**

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



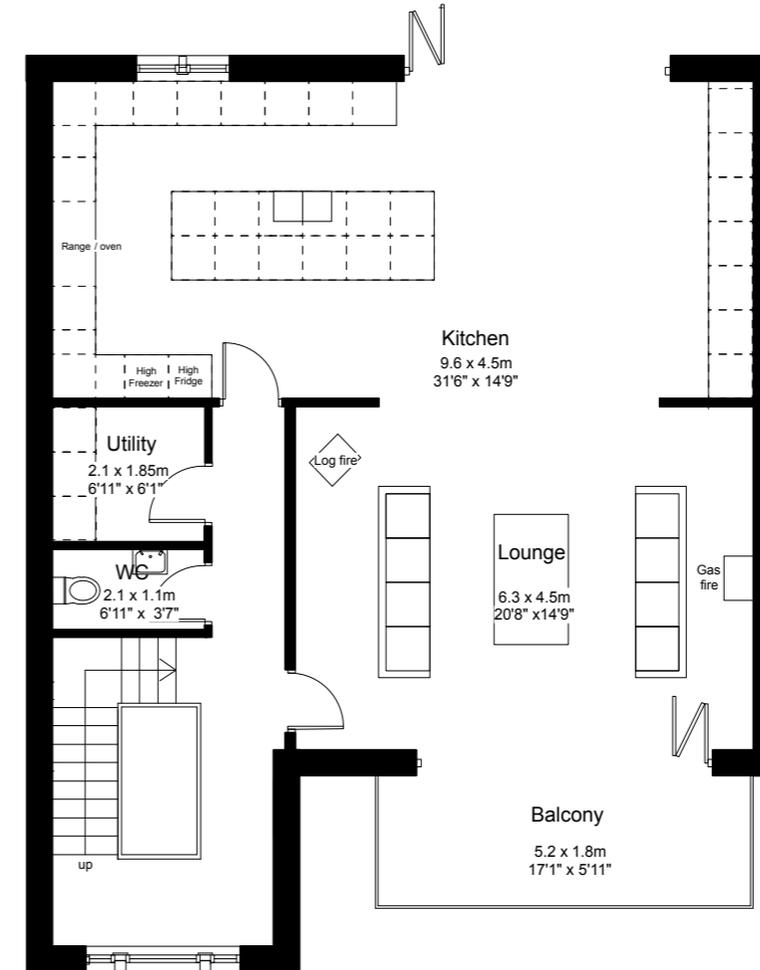
PLOT 22 DEYNE HOUSE FLOOR PLANS & DIMENSIONS



GROUND FLOOR PLAN

58 sq m / 624 sq ft (excluding garage)
Garage - 37 sq m / 402 sq ft. All dimensions shown are approximate.

PLOT 22 DEYNE HOUSE FLOOR PLANS & DIMENSIONS



FIRST FLOOR PLAN

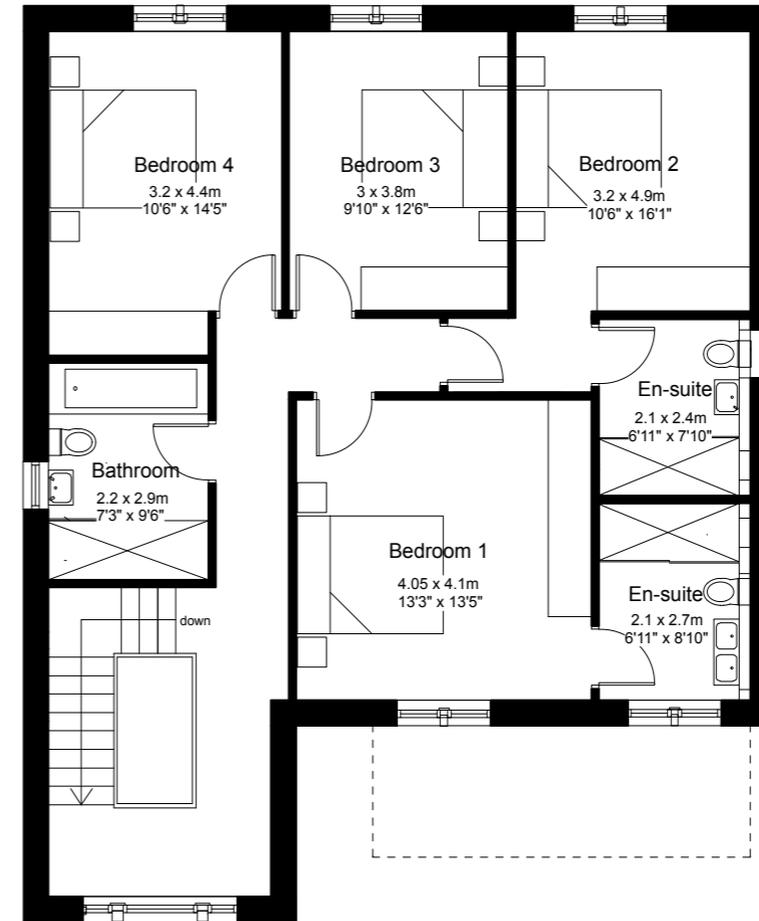
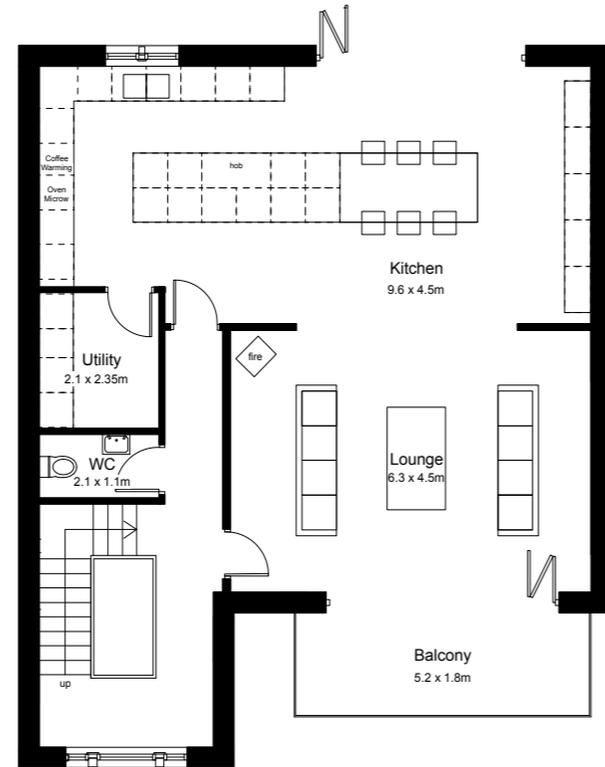
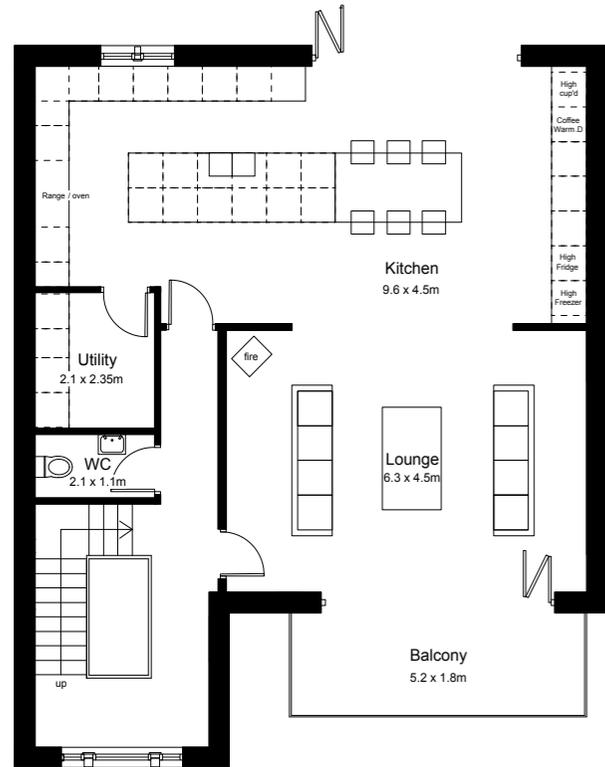
95 sq m / 1026 sq ft. (excluding balcony)
All dimensions shown are approximate.

Kitchen layout options
detailed on the next page

**PLOT 22 DEYNE HOUSE
KITCHEN LAYOUT
OPTIONS**

**TOTAL:
249 sq m
(2676 sq ft)**

**PLOT 22 DEYNE HOUSE
FLOOR PLANS &
DIMENSIONS**



Option A

Option B

KITCHEN LAYOUT OPTION A

KITCHEN LAYOUT OPTION B

SECOND FLOOR PLAN

95 sq m / 1026 sq ft.
All dimensions shown are approximate.

PLOT 22 DEYNE HOUSE INTERIORS & SPECIFICATIONS



Occupying a prime position off a private drive and located in one of the most elevated positions on our exclusive flagship development sits plot 22. This spectacular four/five bedroom home boasts circa 3078 sq ft situated in an extensive plot.

Enter the property on the ground floor by an external stepped entrance with contemporary balustrade. The large internal entrance hall featuring a triple height feature staircase provides a dramatic welcome to this extraordinary house. The ground floor offers a private, self contained office space, a versatile gym/cinema room which could also be used as a fifth bedroom, a w/c and integral access door to the garage.

Upstairs and through the hallway to the stunning dual aspect first floor living area. With the choice of two high quality kitchen layouts available this vast open plan floor is a luxurious yet practical family space. The first floor offers access to the rear garden from a large open plan kitchen / living space and the glass balcony to the front providing a stunning vista across the rolling hills of the Holme Valley. Also conveniently located on this floor is a handy utility room adjacent to the kitchen area and a w/c.

The second floor boasts four substantial double bedrooms (two en-suite) with bespoke fitted wardrobes and a fabulous family bathroom with separate bath and shower unit. The superb master suite offers extensive wardrobe space and leads through to a high specification en-suite with walk in shower and double vanity area.

Externally this property is built to impress. The front aspect features our trademark tegula sett driveway with parking for 5 cars (including garage) with a flagged pathway leading to the raised front door. Traditional dry stone walling adds to the character of this home and complements its semi-rural location.

The extensive landscaped rear garden is a wonderful space and a perfect place to enjoy the quiet tranquillity of this village. The modern bi fold doors from the first floor living area open onto a large flagged patio area, including a split level feature terrace, the ideal place for separate seating and/or an outdoor kitchen/BBQ area.

Subject to timescales, plot 22 provides the opportunity to bespoke this property to your lifestyle and taste. Flexible spaces and imaginative design will allow us to work with you to make this property a future proof yet beautiful home for many years to come.

PLOT 22 DEYNE HOUSE INTERIOR SPECIFICATION

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'HIVE' Smart Home Heating system

Internal wall paint

Internal Doors - Suffolk styled door

Painted skirting and architraves

Feature staircase with a choice of oak handrail and spindals or glazing

Switches and Sockets with USB ports - 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
WC & Office - Karndean Knight Tile/Knight plank in a choice of colours

Gym/Cinema- Karndean Knight Tile/Knight plank in a choice of colours/Carpet

First floor - Kitchen/Diner/hall/Utility & WC- Karndean Knight Tile/Knight plank in a choice of colours

First floor - Lounge- Karndean Knight Tile/Knight plank in a choice of colours/carpet in a choice of colours

Second floor - Carpet in a choice of colours

KITCHEN

Premium kitchen designed within spacious living area. A choice of styles and finishes available.

APPLIANCES

RangeMaster cooker

Integrated fridge/freezer or American style free standing

Integrated dishwasher by AEG or equivalent

Double ceramic sink

Kitchen taps by 'hot water' award winning "Quooker" - PRO3 Fusion Square/Flex Chrome

UTILITY

Low level cupboards and work top, with opening for customers stand alone washing machine and dryer

Sink & drainer

MAIN BATHROOM

Premium fully tiled bathroom

Porcelanosa flooring tiles to customers choice

Feature vanity unit - In a choice of colours

Spacious shower and separate bath

Towel rail in a choice of finish

EN-SUITE - MASTER

Enclosed spacious shower unit

Premium tiled bathroom - Half tile except shower area which is full tile

Porcelanosa flooring tiles to customers choice

Double sink

EN-SUITE - 2

Enclosed spacious shower unit

Premium tiled bathroom - Half tile except shower area which is full tile

Porcelanosa flooring tiles to customers choice

W.C

Toilet and wash basin finished to a high spec

MASTER BEDROOM

Bespoke designed fitted wardrobes as per brochure layout - Choice of styles and colour

BEDROOM 2

Bespoke designed fitted wardrobes as per brochure layout - Choice of styles and colour

PLOT 22 DEYNE HOUSE EXTERNAL SPECIFICATION

EXTERNAL SPECIFICATION

Properties to be constructed from natural stone

Natural stone roof slates

Contemporary UPVC windows finished externally in stylish grey and white to the interior

All external doors - 4 lever 'secure by design' as standard, with a composite front door

High quality seamless aluminium guttering, finished to match all external window frames

Natural stone terrace

Aluminium bi-fold doors to the rear of the property

Balcony with bi-folds to front offering fantastic views and extended living space with a composite decking floor

External cold water tap

Landscaped and turfed rear garden, feature terrace framed with stone

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 22 DEYNE HOUSE UPGRADES

FOLLOW US ON:



At the start of your journey, our friendly and experienced team warmly welcome you to our marketing suite in Netherthong. 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

- Stone wall to kitchen and living room wall
- Timber beams to first floor
- Dividing glass/ oak doors and fixed window panels between kitchen and living
- Oak staircase treads
- Oak joinery to skirtings, architraves, doors
- Upgrades on wardrobes, flooring, finishes in general
- Log burning stove in living room
- Laundry chute
- Under floor heating
- Feature vanity to ensuites

EXTERNAL

- Stone wall stepped planters between terrace and lawn. Sleepers included as standard.
- Planting, lavender, box hedge.
- Outdoor kitchen including external built in fridge, BBQ, storage cupboard.

AUDIO VISUAL

We pride ourselves on integrating tomorrows technology. Our home automation solutions use intuitive touchscreen and SMART technology providing the ultimate in convenience and flexibility for combining Lighting, TV and Audio, Heating & Cooling, Shades & Blinds by using your own iPad, iPhone or custom in-wall touchscreen devices. Create your own theatre, watch TV, access movie collection, play video games and stream films in the comfort of your own home.

Our design team will work with you to create your own desired system tailored to meet your families and household requirements.



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