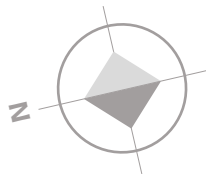


So good to come **home** to



Vicarage Meadows Site Layout

Vicarage Meadows is an exclusive development of 4 & 5 bedroom homes in Holmfirth.



Housetype key

- **The Ennerdale**
4 bedroom detached home
- **The Langdale**
4 bedroom detached home
- **The Windsor**
4 bedroom detached home
- **The Belfry**
5 bedroom detached home

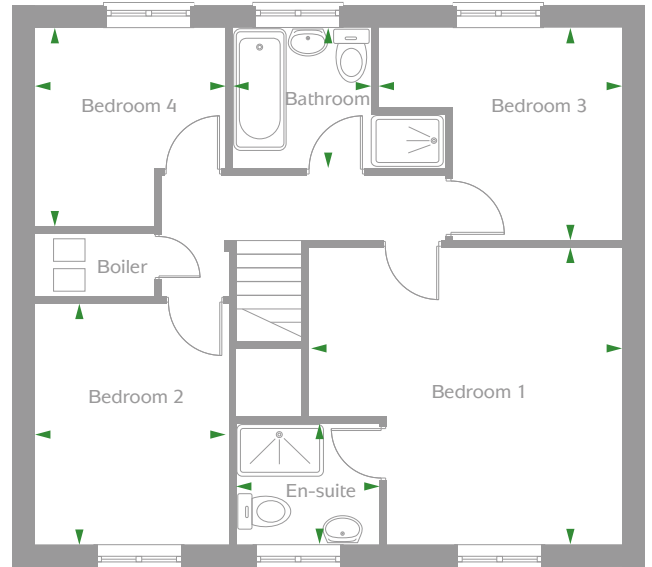
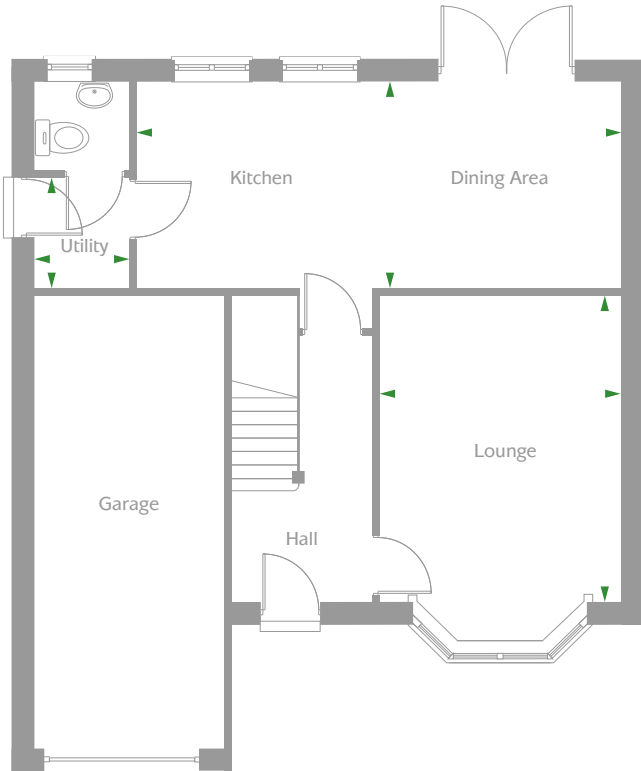
The Ennerdale

A superb 4 bedroom detached home with integral garage

- Spacious lounge featuring a bay window
- Open-plan kitchen and dining area with integrated appliances
- Utility
- Downstairs cloakroom
- En-suite to bedroom 1
- Single garage



The Ennerdale



Ground Floor

Lounge
4.10m x 3.10m 13'5" x 10'2"

Kitchen/Dining Room
6.80m x 2.70m 22'2" x 8'10"

Utility
1.60m x 1.40m 5'3" x 4'7"

First Floor

Bedroom 1
4.20m x 3.80m 13'9" x 12'5"

En-suite
2.05m x 1.55m 6'9" x 5'1"

Bedroom 2
3.10m x 2.95m 10'2" x 9'8"

Bedroom 3
3.30m x 3.00m 10'10" x 9'10"

Bedroom 4
2.95m x 2.80m 9'8" x 9'2"

Bathroom
2.00m x 1.85m 6'7" x 6'0"

Photograph of one of the external elevations for this house type is for guidance only. Our Sales Negotiator will provide external material details for each Development. Please note: these dimensions are given as a guideline only and should not be relied upon to determine the size of carpets, appliances, furniture etc. Although every effort is made to ensure accuracy, exact details may vary during the course of construction and no responsibility can be accepted for any mis-statements in this display, which is not a contract. The Company also reserves the right to alter specifications without notice. GDA August 2017

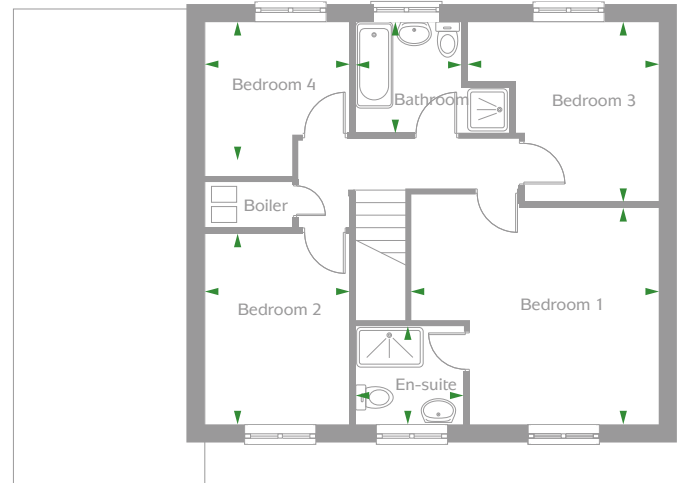
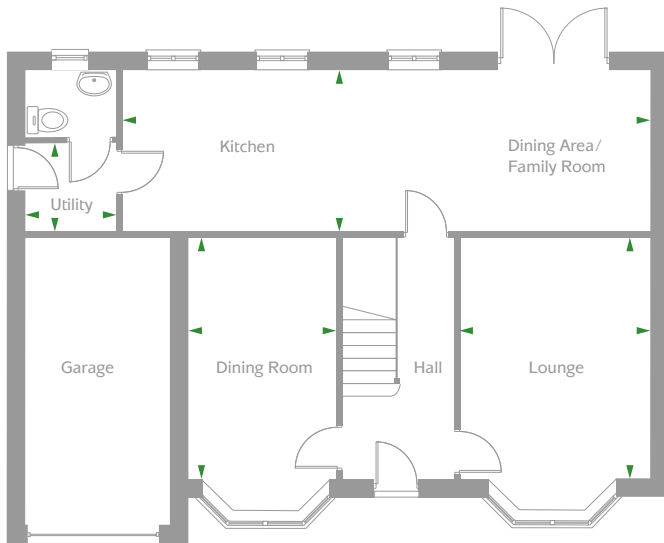
The Langdale

A stylish 4 bedroom detached home with attached garage

- Spacious lounge featuring a bay window
- Open-plan kitchen with integrated appliances and dining/family area
- Separate dining room
- Utility
- Downstairs cloakroom
- En-suite to bedroom 1
- Single garage



The Langdale



Ground Floor

Lounge
4.00m x 3.10m 13'7" x 10'6"

Kitchen/Family Room
9.45m x 2.65m 31'0" x 8'8"

Dining Room
4.10m x 2.50m 13'5" x 8'2"

Utility
1.55m x 1.55m 5'1" x 5'1"

First Floor

Bedroom 1
4.15m x 3.65m 13'7" x 11'11"

En-suite
1.95m x 1.55m 6'5" x 5'1"

Bedroom 2
3.20m x 2.50m 10'6" x 8'2"

Bedroom 3
3.25m x 3.15m 10'8" x 10'4"

Bedroom 4
2.60m x 2.50m 8'6" x 8'2"

Bathroom
1.85m x 1.85m 6'0" x 6'0"

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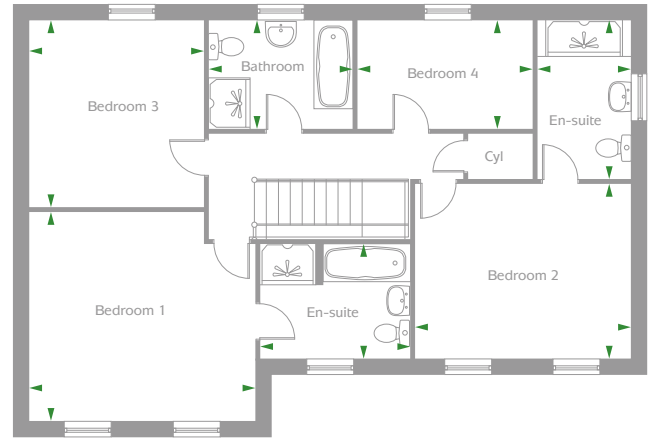
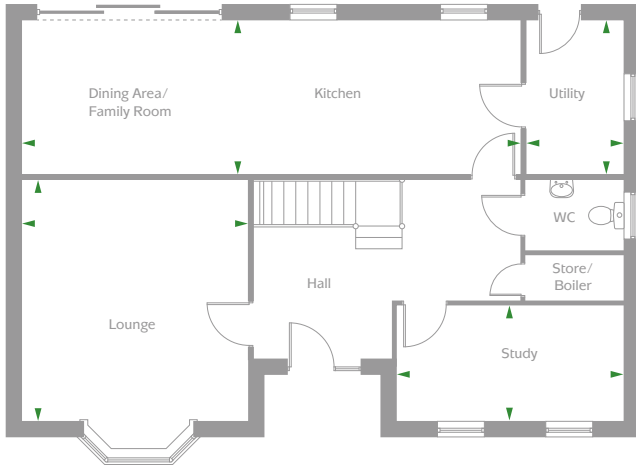
The Windsor

A modern 4 bedroom detached home with detached double garage

- Spacious lounge featuring a bay window
- Open-plan kitchen with integrated appliances and separate utility
- Dining/family area with tri-slide doors to the garden
- Study
- Downstairs cloakroom
- En-suite to bedrooms 1 & 2
- Detached double garage



The Windsor



Ground Floor

Lounge
4.70m x 4.35m 15'5" x 14'3"

Study
4.40m x 2.25m 14'5" x 7'5"

Kitchen/Dining/Family
9.65m x 2.95m 31'7" x 9'8"

Utility
2.95m x 1.90m 9'8" x 6'3"

First Floor

Bedroom 1
4.35m x 4.05m 14'3" x 13'3"

En-suite
2.95m x 2.20m 9'8" x 7'3"

Bedroom 2
4.10m x 3.35m 13'5" x 11'0"

En-suite
3.05m x 1.60m 10'0" x 5'3"

Bedroom 3
3.60m x 3.35m 11'9" x 11'0"

Bedroom 4
3.60m x 2.05m 11'9" x 6'9"

Bathroom
2.75m x 2.05m 9'0" x 6'9"

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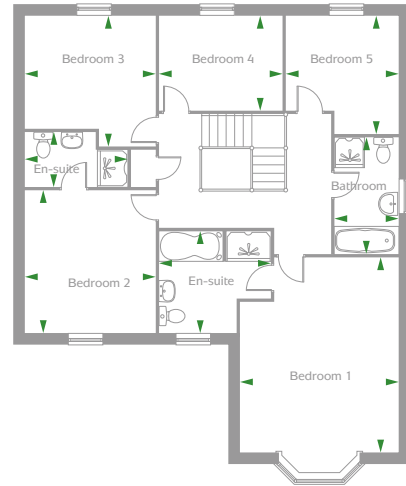
The Belfry

A spacious 5 bedroom detached home with attached garage

- Spacious lounge featuring a bay window
- Open-plan kitchen with integrated appliances and separate utility
- Dining/family area with tri-slide doors to the garden
- Study
- Downstairs cloakroom
- En-suite to bedrooms 1 & 2
- Double garage



The Belfry



Ground Floor

Lounge	5.45m x 4.15m	17'10" x 13'7"
Dining/Family Room	6.55m x 3.15m	21'5" x 10'4"
Study	3.50m x 3.05m	11'6" x 10'0"
Kitchen	5.05m x 3.15m	16'6" x 10'4"
Utility	2.05m x 2.05m	6'9" x 6'9"

First Floor

Bedroom 1	5.10m x 4.15m	16'8" x 13'7"
En-suite	2.95m x 2.65m	9'8" x 8'8"
Bedroom 2	3.75m x 3.40m	12'3" x 11'2"
En-suite	1.80m x 1.45m	5'10" x 4'9"
Bedroom 3	3.40m x 3.40m	11'2" x 11'2"
Bedroom 4	3.20m x 2.45m	10'6" x 8'0"
Bedroom 5	3.15m x 2.95m	10'4" x 9'8"
Bathroom	3.10m x 1.65m	10'2" x 5'5"

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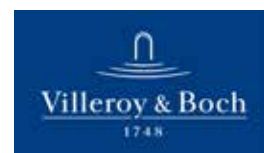
Vicarage Meadows Specification

Making your house a home





Interior features



Walls

Crown Off White Matt Emulsion to all walls

Internal Doors

Vertically boarded cottage style door.

Internal Door Furniture

Conway SR 700 on a rose dual fitting in satin nickel/ polished chrome.

Architrave

Ogee Ovalo style.

Skirting Boards

Ogee Ovalo style.

Staircase

Square chamfered spindle and newel post painted white with light oak stained handrails and newel top.

Ceilings

Plain plastered finish with Crown Matt White Emulsion.

Loft Access

Pre-formed loft access which is airtight to prevent draughts and cold air entering the property.

Woodwork

Crown White Gloss.

Lighting

All pendant lights will accept low energy bulbs, but will also allow purchasers to fit more traditional bulbs if preferred.

Central Heating

Dual Zone heating to allow different heat and timer settings for living areas and bedrooms. This will reduce the heating costs as areas of the property need not be heated if not in use.

Please ask our Sales Negotiator for details of the heating system in individual houstypes.

Fireplaces & Flues

Spur for electric fire to be provided in the lounge for future installation by others.

Intruder Alarm System

Alarm system with door contacts and passives.

Telephone Point

To lounge.

TV Point

Fitted to lounge and bedroom one. Cabling to be provided to loft space for occupiers' future provision of aerial.

Electrical Sockets

Chrome. Multi point socket for aerial, telephone and power points to lounge TV position.

USB sockets fitted to kitchen, lounge and all bedrooms.

Smoke Detectors

Mains operated with battery back-up.

Ventilation

Trickle vents to windows.

Insulation

Walls have 100mm cavity with 100mm cavity insulation.

Foundations

Beam and block floor with interlocking polystyrene insulated blocks. These slot together to prevent cold spots, giving the property a higher "U" value. Draughts have been minimised by sealing under skirtings, at the top of stud walls and around all sockets.

Roof Space

450mm insulation.



Kitchen & Utility features

Kitchen Styles

A range of kitchens in modern styles. Please ask Sales Negotiator for details.

Work Surfaces

Kitchen - Quartz worktops. A range of colour choices are available. Matching upstands fitted to all work surfaces with glass splashback to hob.

Utility - 40mm post formed square edge worktops with upstand.

Lighting

Steel triangle LED pelmet lights beneath wall cupboards fitted with low energy bulbs which are more energy efficient and will not require changing as often. Will accept ordinary bulbs if preferred. Downlighters to ceiling. Standard GU10 fittings with energy saving 5kw LED GU10 lightbulbs.

Sink

Kitchen: Underset stainless steel one and a half bowl sink with chrome tap.

Utility: Stainless steel & half bowl sink with chrome tap (if applicable).

Extractor

Fitted to utility.

Appliances

Bosch double built under fan oven - brushed steel.

Bosch flame failure 5 ring gas hob - brushed steel.

Bosch chimney hood - brushed steel.

Integrated dishwasher.

Ennerdale & Langdale: Bosch integrated fridge/freezer.

Belfry & Windsor: American style stainless steel fridge/freezer.

Flooring

See Sales Negotiator for details.



Bathroom, En-suite & Cloakroom features

Sanitaryware

Villeroy & Boch Architectural range in white. Magma mini taps.

Shower to Bedroom One

Mira Agile ERD which has two shower heads, one is an overhead fixed deluge head and the other a normal head on a flexible hose.

Bathroom

Mira Agile EV thermostatic chrome shower.

Bedroom Two En-Suite

Mira Agile EV thermostatic chrome shower.

Shower Trays

Mira Flight low profile 4 upstand fitted to the floor with no legs to give a contemporary look.

Shower Enclosure

Mira Elevate.

Lighting

Recessed LED downlighters with standard GU 5.3 fitting, with energy saving 5kw LED GU 5.3.

Heated Towel Rail

White. 30 percent more energy efficient than the chrome version.

Wall & Floor Tiles

Please ask our Sales Negotiator for details of the wall and floor tiles in individual houstypes. Floor tiles fitted to bathroom & en-suite.

Shaver Sockets

Bedroom one en-suite.

Extractor

Fitted to bathroom, cloakroom and en-suite(s). Set on a 20 minute timer to prevent condensation.

External features

Windows

PVCu windows in white with Argon filled low E glass to increase thermal energy efficiency.

Fascias

Timber fascias in black with decorative open toe soffits.

Rainwater Goods

Black.

Front External Door

Panel door with glazing.

Ennerdale & Langdale: Door painted black externally with chrome door furniture and white internally with stone surround incorporating top light.

Windsor & Belfry: Door painted Chartwell Green externally and white internally with black door furniture.

House Number

Ennerdale & Langdale: To be fitted along with chrome letterbox and handle.

Windsor & Belfry: To be fitted along with black letterbox and handle.

Locking System

Multi point locking system.
Door contact for alarm.

Rear External Door

Multi point locking system.
Door contact for alarm.

Garage

Hormann Ikkley steel door, vertically boarded, painted black including a decorative mock window feature with a steel frame. Double power point and light.

Windsor: Personnel door painted Chartwell Green externally and white internally with black door furniture.

French Doors

Ennerdale & Langdale: PVCu in white which open outwards. Door contact fitted for alarm.

Tri Slide Patio Doors

Belfry & Windsor: Aluminium sliding doors fitted in 3 panels and finished in grey.

External Lights

Front. Black coach lamp which has a light sensor and timer along with low energy bulbs.

Rear. A security light will be installed with low energy bulbs and motion sensor.

Paving

Concrete paving slabs will be laid to form a path to the side door and rear French doors.

Driveway

Tarmac double drive

Fencing

Rear and side boundary fences along with a gate will be erected to enclose the rear garden of the property.
Our Sales Negotiator can provide details of individual boundary treatments.

Gardens

Turf will be laid to the front and rear gardens with a 300mm border to edges. Bird and bat boxes are to be provided to some properties to encourage roosting sites for these species. Our Sales Negotiator can provide details.



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- Help to Buy is available on all new Orion homes – whether you are a first time buyer or existing homeowner.
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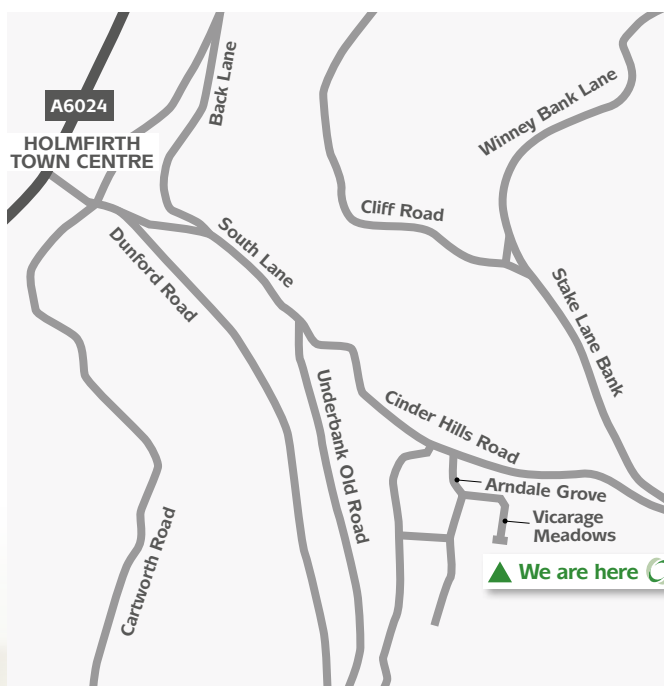
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Vicarage Meadows **How to find us**



VICARAGE MEADOWS

Holmfirth
West Yorkshire
HD9 1DZ

Tel: 01484 508 928

Sales Information Centre open
Thursday to Monday 11am - 5pm

