

*So good to come home to*

STYLISH NEW HOMES  
BROUGHT TO YOU BY  
ORION HOMES

# Development Layout

A beautiful development of 3 & 4 bedroom homes in Penistone, South Yorkshire

- The Preston**  
3 bedroom semi-detached home
- The Arlington**  
3 bedroom semi-detached home
- The Dunstanburgh**  
3 bedroom detached home
- The Dartmouth**  
3 bedroom semi-detached home
- The Chichester**  
4 bedroom detached home
- The Exeter**  
4 bedroom detached home
- The Plymouth**  
4 bedroom detached home
- The Padstow**  
Affordable homes





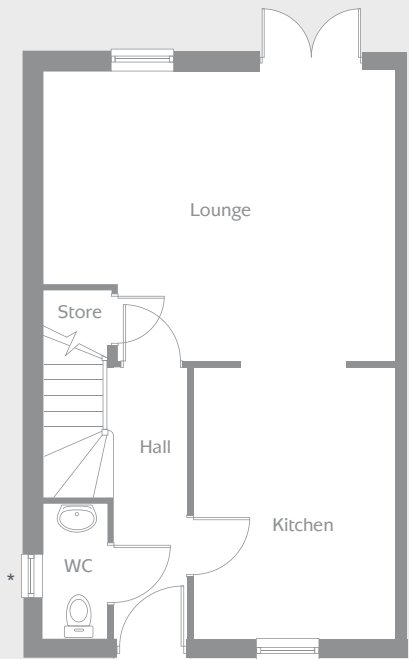
# The Preston

3 bedroom home

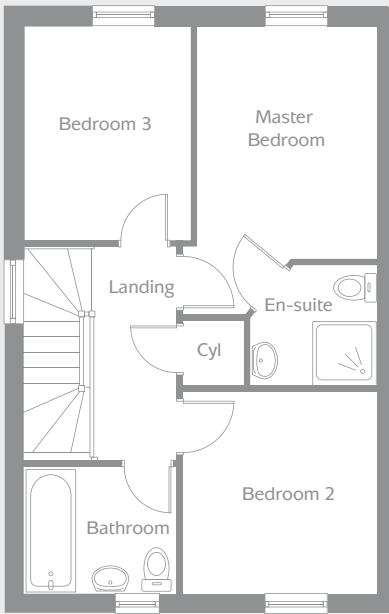


The Preston is a modern three bedroom home ideal for couples and families alike.

- Open plan lounge, kitchen, dining area with French doors to the garden
- Master bedroom with en-suite shower room
- Two further bedrooms
- Stylish family bathroom



GROUND FLOOR



FIRST FLOOR

Lounge	5.00m x 4.65m	16'5" x 15'3"
Kitchen	3.30m x 2.80m	10'10" x 9'2"

Master Bedroom (max)	4.10m x 2.50m	13'5" x 8'2"
En-suite (max)	1.75m x 1.65m	5'9" x 5'5"
Bedroom 2	2.80m x 2.70m	9'2" x 8'10"
Bedroom 3	3.20m x 2.30m	10'6" x 7'7"
Bathroom	2.10m x 1.75m	6'11" x 5'9"

**Note:**  
\*Plot specific. Windows only fitted to end properties - See our Sales Advisor for details.

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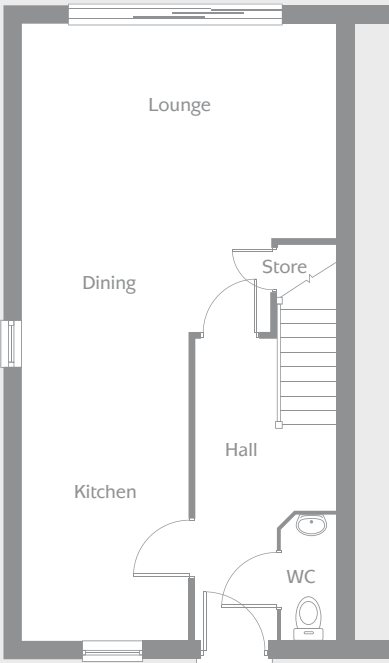
# The Arlington

3 bedroom home

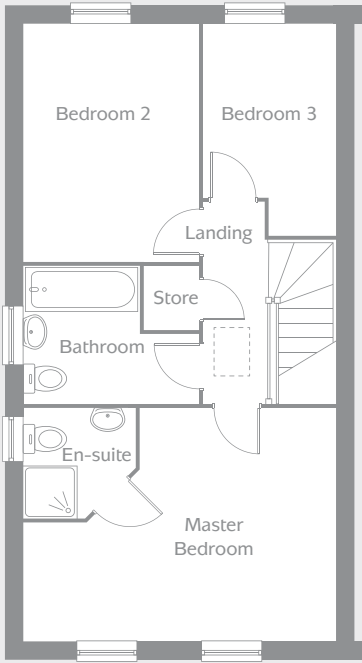


The Arlington is a spacious three bedroom home perfect for young families.

- Open plan lounge, kitchen, dining area with tri-slide doors to the garden
- Master bedroom with en-suite shower room
- Two further bedrooms
- Stylish family bathroom



GROUND FLOOR



FIRST FLOOR

Lounge/Dining	4.65m x 5.40m	15'3" x 17'9"
Kitchen	2.54m x 3.50m	8'4" x 11'6"

Master Bedroom	4.65m x 3.45m	15'3" x 11'4"
En-suite	1.73m x 1.65m	5'9" x 5'5"
Bedroom 2	2.60m x 3.50m	8'6" x 11'6"
Bedroom 3	2.00m x 3.12m	6'7" x 10'3"
Bathroom	2.60m x 2.10m	8'6" x 6'10"

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# The Dunstanburgh

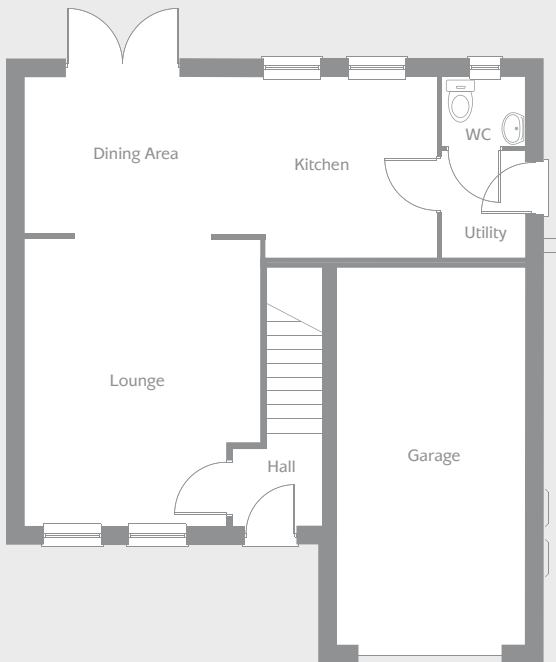
3 bedroom home





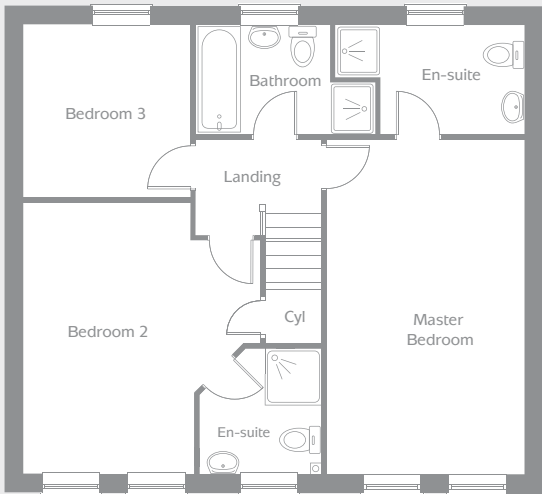
The Dunstanburgh is a superb three bedroom home perfect for young families.

- Open plan kitchen with dining area, French doors to the garden and a utility room
- Spacious lounge overlooking the front of the property
- Master and second bedrooms with en-suite shower rooms
- A further bedroom
- Stylish family bathroom
- Integral single garage



GROUND FLOOR

Lounge (max)	4.50m x 3.75m	14'9" x 12'3"
Kitchen	2.75m x 2.65m	9'0" x 8'8"
Dining Room	3.55m x 2.40m	11'7" x 7'10"
Utility Area	1.60m x 1.25m	5'3" x 4'1"



FIRST FLOOR

Master Bedroom	5.20m x 2.95m	17'1" x 9'8"
En-suite (max)	2.75m x 1.65m	9'0" x 5'5"
Bedroom 2 (max)	4.25m x 3.75m	13'11" x 12'3"
En-suite (max)	1.90m x 1.80m	6'3" x 5'10"
Bedroom 3	2.65m x 2.55m	8'8" x 8'4"
Bathroom (max)	3.10m x 1.65m	10'2" x 5'5"

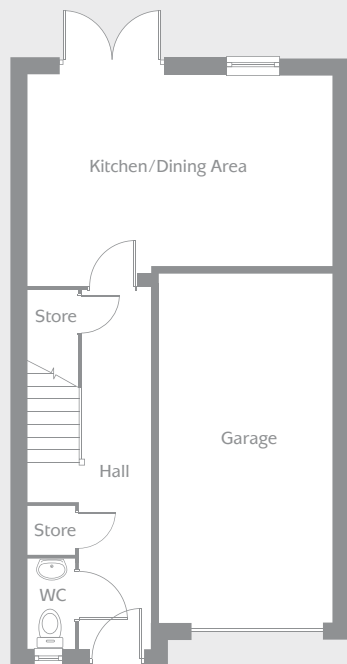
# The Dartmouth

3 bedroom home

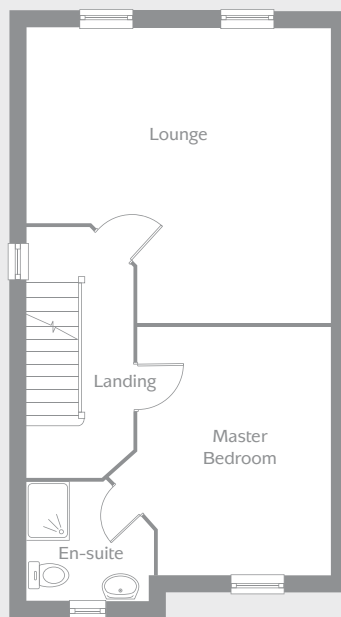


The Dartmouth is a modern three bedroom home ideal for couples and families alike.

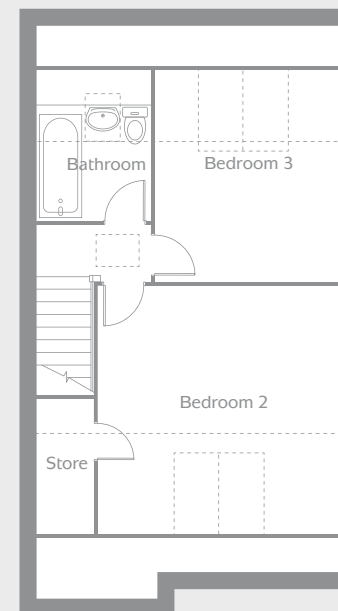
- Kitchen with dining area & French doors to the garden
- Spacious lounge located on the first floor
- Master bedroom with en-suite shower room
- Two further bedrooms
- Stylish family bathroom
- Integral single garage



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

Kitchen/  
Dining Area (max) 5.20m x 3.25m 17'0" x 10'8"

Lounge (max) 5.20m x 5.05m 17'0" x 16'7"  
Master Bedroom (max) 4.25m x 3.25m 13'11" x 10'8"  
En-suite (max) 2.00m x 2.00m 6'7" x 6'7"

Bedroom 2 4.25m x 4.15m 13'11" x 13'7"  
Bedroom 3 3.60m x 3.15m 11'9" x 10'4"  
Bathroom 1.95m x 1.90m 6'5" x 6'3"

**Note:**

Where a dotted line is shown on the plan, there will be reduced height to the ceiling. Dimensions shown in these rooms are maximum measurements wall to wall. Please ask our Sales Advisor for details.

\*Plot specific. Windows only fitted to end or semi-detached properties - See our Sales Advisor for details.

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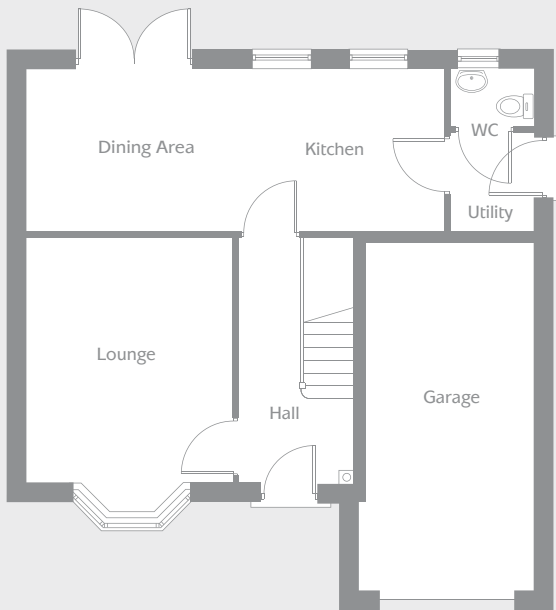
# The Chichester

4 bedroom home



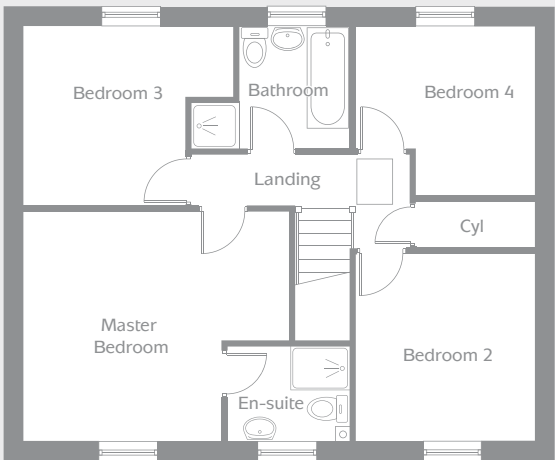
The Chichester is a contemporary four bedroom home perfect for family life.

- Open plan kitchen with dining area, French doors to the garden and a utility room
- Light and airy lounge with bay window
- Master bedroom with en-suite shower room
- Three further bedrooms
- Stylish family bathroom
- Integral single garage



GROUND FLOOR

Kitchen/Dining Area	7.05m x 2.74m	23'2" x 9'0"
Lounge (min)	4.12m x 3.47m	13'6" x 11'5"
Utility	1.67m x 1.40m	5'6" x 4'7"



FIRST FLOOR

Master Bedroom (max)	4.51m x 3.89m	14'9" x 12'9"
En-suite	2.09m x 1.60m	6'10" x 5'3"
Bedroom 2	3.14m x 3.00m	10'4" x 9'10"
Bedroom 3 (max)	3.56m x 3.04m	11'9" x 10'0"
Bedroom 4 (max)	3.00m x 2.86m	9'10" x 9'4"
Bathroom	2.70m x 2.05m	8'10" x 6'9"

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# The Exeter

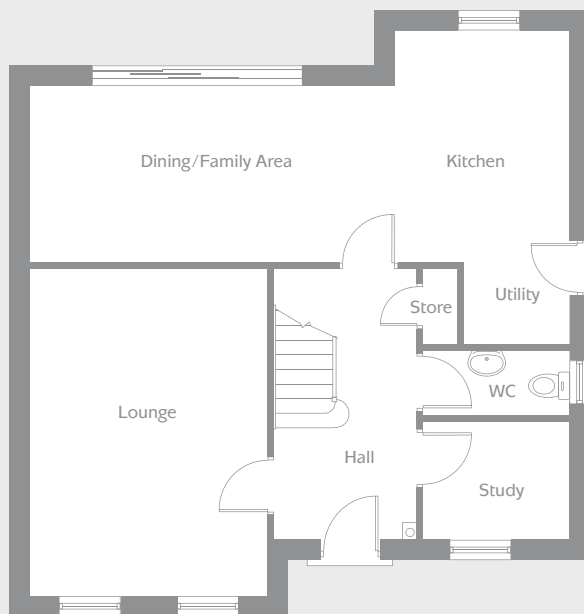
4 bedroom home





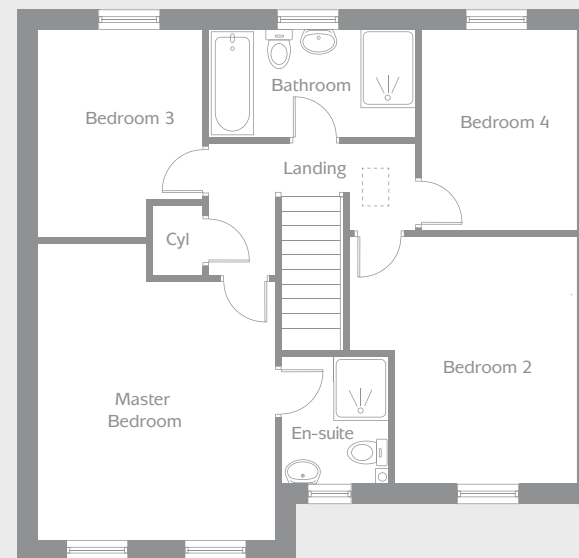
The Exeter is a contemporary four bedroom home perfect for growing families.

- Open plan kitchen with dining/family area, tri-slide doors to the garden and a utility area
- Spacious lounge overlooking the front of the home
- Separate study
- Master bedroom with en-suite shower room
- Three further bedrooms
- Stylish family bathroom



GROUND FLOOR

Kitchen (max)	4.92m x 2.75m	16'2" x 9'0"
Dining/Family Area	5.71m x 2.77m	18'9" x 9'1"
Lounge	5.11m x 3.70m	16'9" x 12'2"
Study	2.30m x 1.79m	7'7" x 5'10"



FIRST FLOOR

Master Bedroom (max)	4.67m x 3.70m	15'4" x 12'2"
En-suite	1.97m x 1.69m	6'6" x 5'7"
Bedroom 2 (max)	3.87m x 3.55m	12'8" x 11'8"
Bedroom 3 (max)	3.26m x 2.59m	10'8" x 8'6"
Bedroom 4	3.15m x 2.46m	10'4" x 8'1"
Bathroom	3.26m x 1.70m	10'8" x 5'7"

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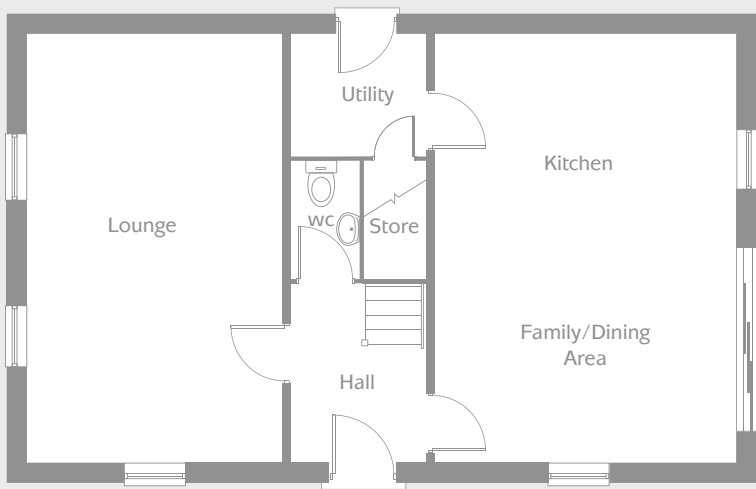
# The Plymouth

4 bedroom home

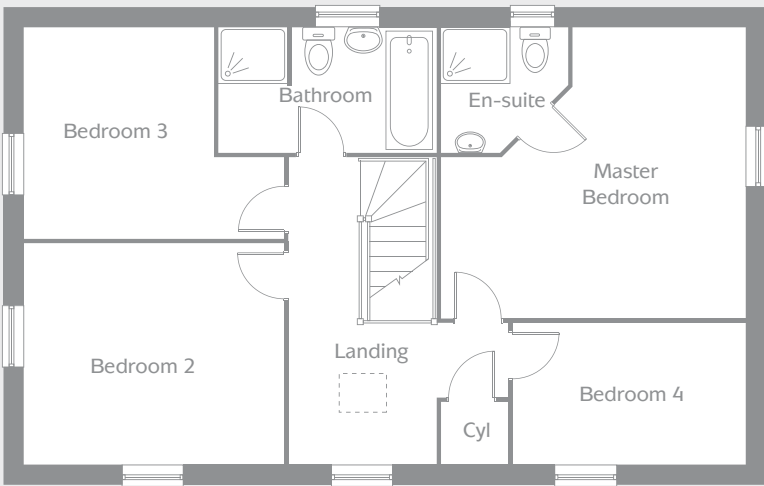


The Plymouth is a modern four bedroom home ideal for families.

- Open plan kitchen with dining/family area, tri-slide doors to the garden and a utility room
- Spacious lounge spanning the length of the home
- Master bedroom with en-suite shower room
- Three further bedrooms
- Stylish family bathroom



GROUND FLOOR



FIRST FLOOR

Lounge	3.65m x 6.35m	12'0" x 20'10"
Kitchen/Dining/ Family Area	4.50m x 6.35m	14'9" x 20'10"
Utility	1.26m x 1.90m	4'2" x 6'3"

Master Bedroom	4.30m x 4.55m	14'1" x 14'11"
En-suite	1.90m x 2.04m	6'3" x 6'8"
Bedroom 2	3.20m x 3.80m	10'6" x 12'6"
Bedroom 3	3.10m x 2.70m	10'2" x 8'10"
Bedroom 4	2.05m x 3.40m	6'9" x 11'2"
Bathroom	1.90m x 3.20m	6'3" x 10'6"

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# Specification

Making your house a home



## Interior features

### WALLS

Crown brilliant White Matt Emulsion to all walls.

### INTERNAL DOORS

Vertically boarded cottage style doors painted in White.

### INTERNAL DOOR FURNITURE

Polished Chrome ironmongery.

### STAIRCASE

Square chamfered spindle and newel post painted White with Oak handrail and newel cap.

### CEILINGS

Crown Brilliant White Matt Emulsion.

### WOODWORK

White Gloss.

### LIGHTING

All pendant lights are fitted with LED low energy bulbs.

### CENTRAL HEATING

Dual Zone heating to allow different heat and timer settings for living areas and bedrooms. Ideal standard system Boiler and Cylinder or Combi Boiler.

### INTRUDER ALARM SYSTEM

Alarm system with PIR sensors.

### TELEPHONE POINT

Fitted in the Lounge.

### TV POINT

Fitted to Lounge and Master Bedroom - cabling to be provided to the loft for occupier's future provision of aerial.

### ELECTRICAL SOCKETS

White. Multi point socket for aerial, telephone and power points in the Lounge. USB sockets in Kitchen, Lounge and all Bedrooms.

### SMOKE DETECTOR

Mains operated with battery back up.

### ROOF SPACE

450mm insulation.

## Kitchen & Utility features

### KITCHEN STYLES

A range of kitchens in modern styles.

### WORK SURFACES

In a range of colour and design choices.

### LIGHTING

LED lights underneath wall cupboards. Downlighters to ceiling.

### SINK

Stainless steel one and a half bowl sink with Chrome taps.

### APPLIANCES

Bosch appliances.\*\*

### FLOORING

Tiling to Kitchen, Dining, Utility, Bathroom and En-suites.

## Bathroom, En-suite & Cloakroom features

### SANITARYWARE

Ideal Concept Air Cube range in White.

### BATHROOM & EN-SUITE (S) SHOWERS

Mira Relate EV Thermostatic Chrome Shower.

Low Profile shower trays.

Mira Flight shower enclosure.

### LIGHTING

Recessed LED downlighters.

### HEATED TOWEL RAIL

White.

### SHAVER SOCKET

Master Bedroom En-suite.

### WALL & FLOOR TILES

See Sales Advisor for details.

## Bedrooms

### WARDROBES

Fitted to Master Bedroom.





# Specification

Making your house a home

## Exterior features

### WINDOWS

PVCu windows in White with Argon filled low E glass to increase thermal energy efficiency and sound proofing.

### FASCIA

Timber fascia's in Black.

### RAINWATER GOODS

Black.

### FRONT EXTERNAL DOOR

4 panel door with opaque glazing painted in Anthracite Dark Grey externally and White internally having Chrome door furniture.

### HOUSE NUMBER

To be fitted along with Chrome letter box and handle.

### FRONT AND REAR DOOR LOCKING SYSTEM

Multi point locking system.

### GARAGE

Hormann Ilkley steel door, vertically boarded painted Anthracite Dark Grey with a steel frame. Double power point & light.

### FRENCH DOORS

PVCu in White (Internally and externally).\*

### TRI SLIDE DOORS

PVCu in Grey (Internally and externally).\*

### EXTERNAL LIGHTS

Front and rear light with low energy bulbs.

### EXTERNAL TAP

To be fitted as standard.

### DRIVEWAY

Tarmac driveways.

### FENCING

1800mm closed board fencing.

### GARDENS

Turf to rear garden.



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

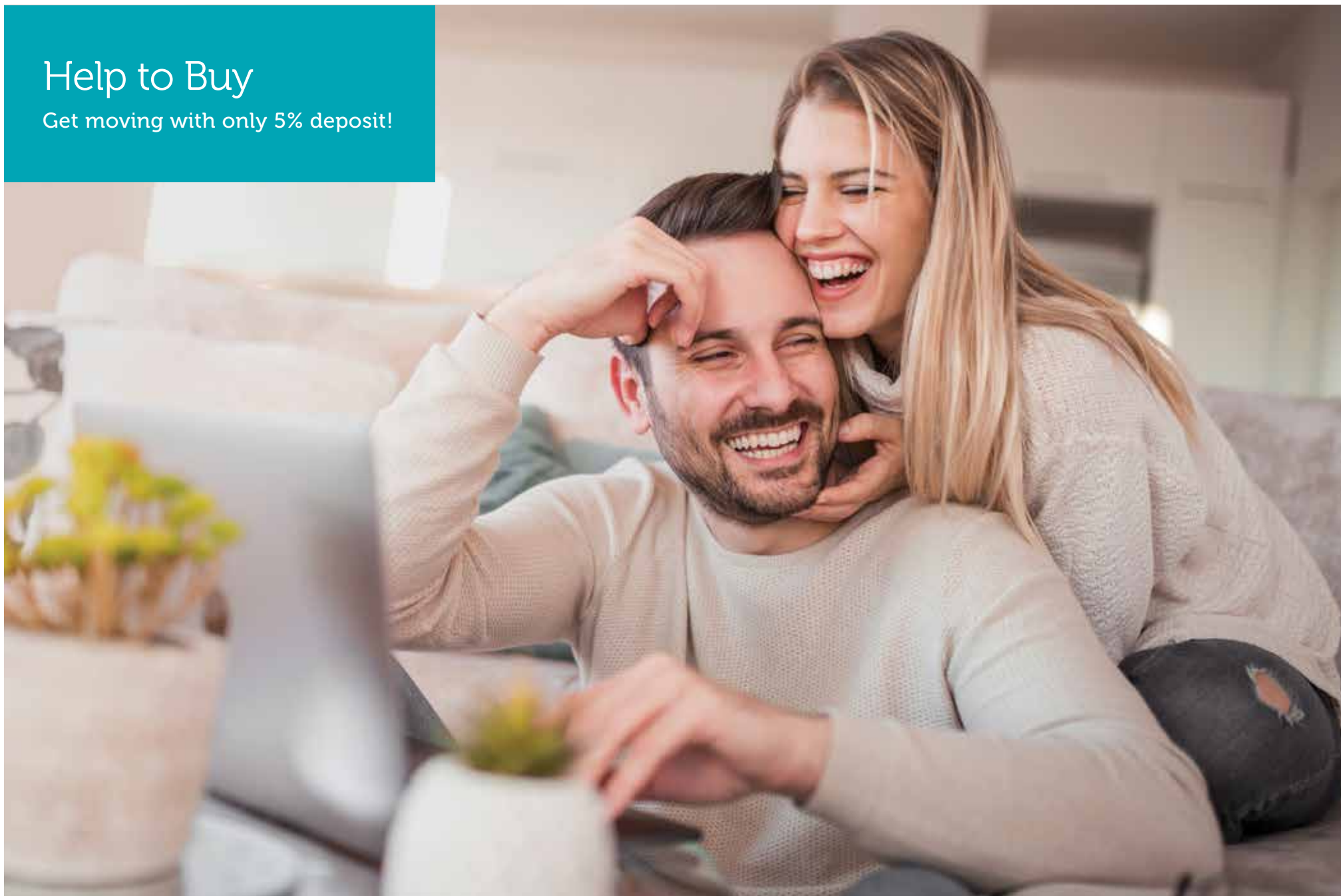
Tel: 01924 831 030 | Email: [sales@orionhomes.co.uk](mailto:sales@orionhomes.co.uk) | Visit: [orionhomes.co.uk](http://orionhomes.co.uk)

\*Housetype specific, see Sales Advisor for details. \*\*See housetypes for specific details. 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 on the specification, which is not a contract, nor forms part of any contract. The Company also reserves the right to alter specifications without notice.

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# Help to Buy

Get moving with only 5% deposit!







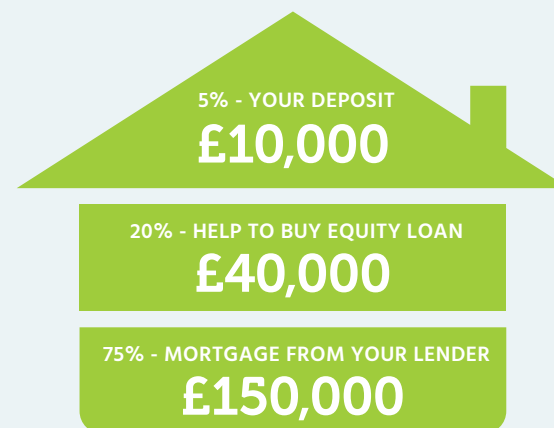
Help to Buy is a Government-backed scheme designed to help you get moving - whether you're a first time buyer or an existing homeowner. It is available on new homes up to £600,000 and can make buying so much more affordable.

- With Help to Buy, you only need a 5% deposit
- The Government will lend you 20% of the value of your new home via an equity loan, interest free for 5 years
- You will only need to secure a 75% mortgage, giving you access to competitive rates
- The Help to Buy equity loan can be repaid at any time or on the sale of your home

## How Help to Buy could work for you

- Help to Buy is available on all new Orion homes – whether you are a first time buyer or existing homeowner.
- You can discuss everything with our Sales Advisor, and once you have chosen your perfect home they will put you in touch with our recommended Independent Mortgage Advisor, so you can discuss your Help to Buy mortgage requirements and the costs involved.
- Whilst the Government will provide you with the 20% equity loan, the home is 100% yours from day one.
- The equity loan is interest free for the first five years. From year six onwards a fee of 1.75% is payable on it – and this rises annually by the Retail Price Index inflation plus 1%.
- If you have an existing home to sell, Help to Buy can also be used with our Assured Sale scheme. Speak to one of our Sales Advisors to find out how they could both work for you.

Here's how Help to Buy could work on a new home worth £200,000



Ask our Sales Advisor for more information

For more information

Tel: 01924 831 030 | Email: [sales@orionhomes.co.uk](mailto:sales@orionhomes.co.uk) | Visit: [orionhomes.co.uk](http://orionhomes.co.uk)

\*Terms and conditions apply. For full details please speak to an Orion Homes Sales Advisor.



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## Assisted Sale

We'll help sell your current home!





If you're finding it difficult to sell your current home, then Assisted Sale from Orion Homes could be just the thing for you. The scheme lets you benefit from our sales and marketing expertise whilst enabling you to relax as we handle the whole process for you.

- We'll market your home at a realistic price to achieve a quick sale
- We'll even pay your Estate Agents fees!

## How Assisted Sale could work for you

- Assisted Sale is available to all buyers – even if your existing property is worth more than your new Orion home.
- Once you have chosen your perfect Orion home and paid your initial reservation fee, our Sales Advisor will put you in touch with our recommended Independent Mortgage Advisor so you can discuss your mortgage requirements and the costs involved. At this stage we will also arrange for two independent valuations of your existing home.
- Orion Homes will then agree a marketing strategy based on these valuations and the realistic price the valuers believe your property will sell for.
- Once this is agreed we will arrange for your home to go on the market.
- Once your property is sold you should pay the balance of your reservation fee.
- Your Sales Advisor will handle the whole process and keep in touch with you throughout.

Ask our Sales Advisor for more information

For more information

Tel: 01924 831 030 | Email: [sales@orionhomes.co.uk](mailto:sales@orionhomes.co.uk) | Visit: [orionhomes.co.uk](http://orionhomes.co.uk)

\*Terms and conditions apply. For full details please speak to an Orion Homes Sales Advisor.





# How to find us

Wood View Grange, Penistone, S36 9DU

## DIRECTIONS

- From the M1, exit at Junction 36
- Turn right onto Maple Road
- At Westwood roundabout, take the 4th exit onto A616
- Take the A629 exit towards Huddersfield/ Penistone/Wortley
- Turn left onto A629
- At the roundabout, take the 1st exit onto Barnsley Road A628
- Turn left onto Sanderson Road, Wood View Grange is on the right



## About the area

With just 28 properties in total, Wood View Grange offers a choice of three & four bedroom semi-detached and detached homes in a location which is within easy reach of town centre amenities.

Penistone is a thriving town that offers all you need for daily life. You'll find a supermarket and a great selection of independent shops, restaurants and pubs. There is also a weekly market which draws people in from all around the area as well as the annual Penistone Show which is thought to be the biggest one-day show in Yorkshire. Families will be pleased with the choice of primary and secondary schools in the area too.

Excellent commuter links by road and rail put you in easy reach of Sheffield, Barnsley, Huddersfield and Wakefield. Many local people also make regular trips over to Manchester thanks to the A628 Woodhead Pass being so close by.