

So good to come home to

STYLISH NEW HOMES
BROUGHT TO YOU BY
ORION HOMES

Development Layout

A beautiful development of 3, 4 & 5 bedroom homes in Cawood, North Yorkshire

Ryther Road



- The Preston**
3 bedroom home
- The Dunstanburgh**
3 bedroom home
- The Gosford**
4 bedroom home
- The Tewkesbury**
4 bedroom home
- The Salisbury**
4 bedroom home
- The Evesham**
4 bedroom home
- The Plymouth**
4 bedroom home
- The Sandringham**
4 bedroom home
- The Belfry**
5 bedroom home
- Affordable homes**



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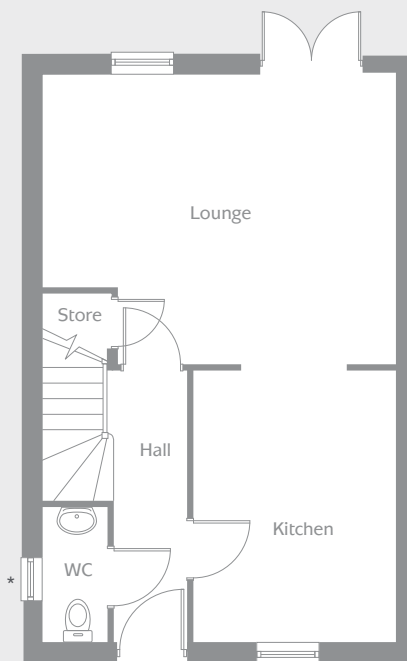
The Preston

3 bedroom home



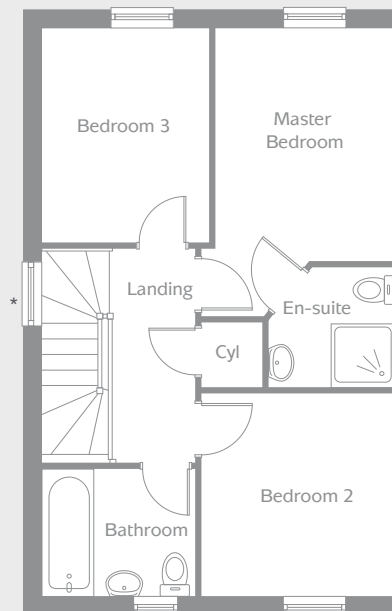
The Preston is a modern three bedroom home ideal for couples and families alike.

- 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

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



FIRST FLOOR

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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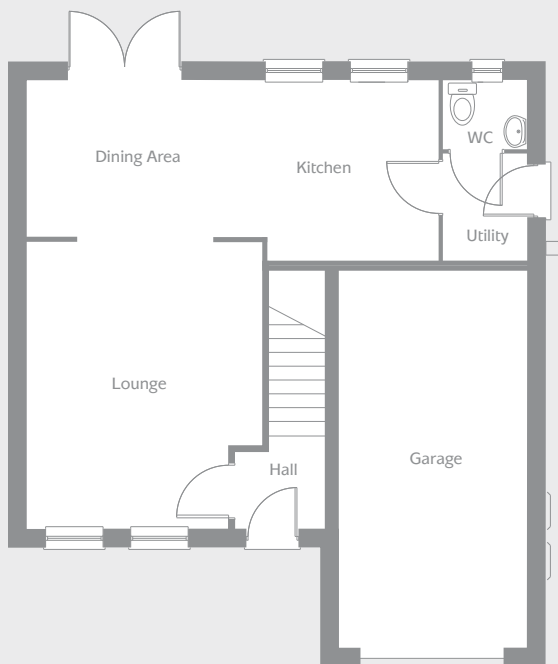
The Dunstanburgh

3 bedroom home



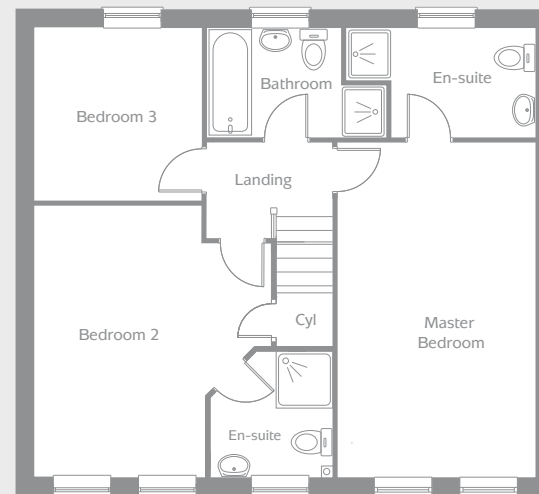
The Dunstanburgh is a superb three bedroom home perfect for young families.

- 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

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

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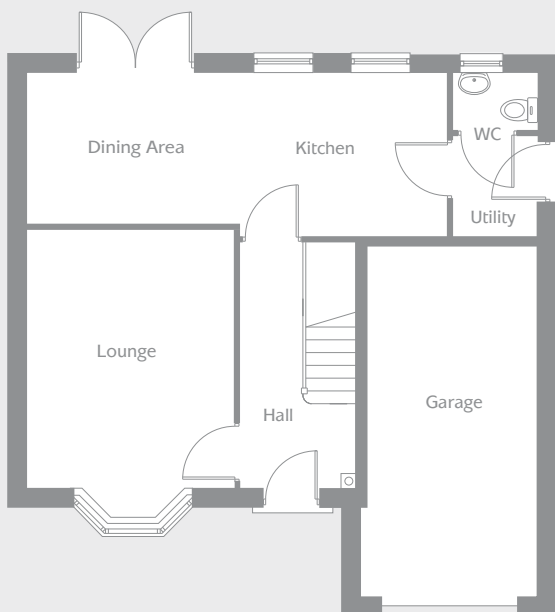
The Gosford

4 bedroom home



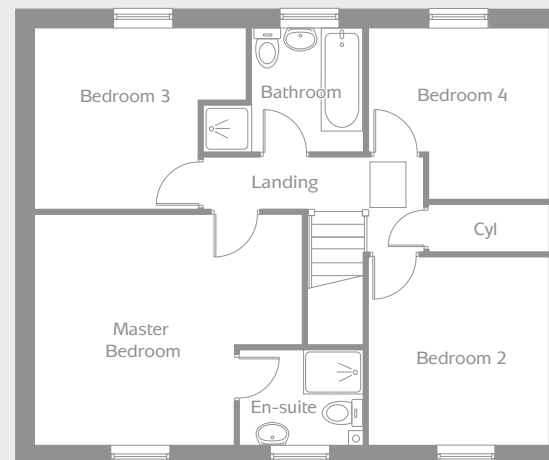
The Gosford is a contemporary four bedroom home perfect for family life.

- 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	7.1m x 2.73m	23'2" x 8'9"
Lounge (min)	4.41m x 3.53m	14'4" 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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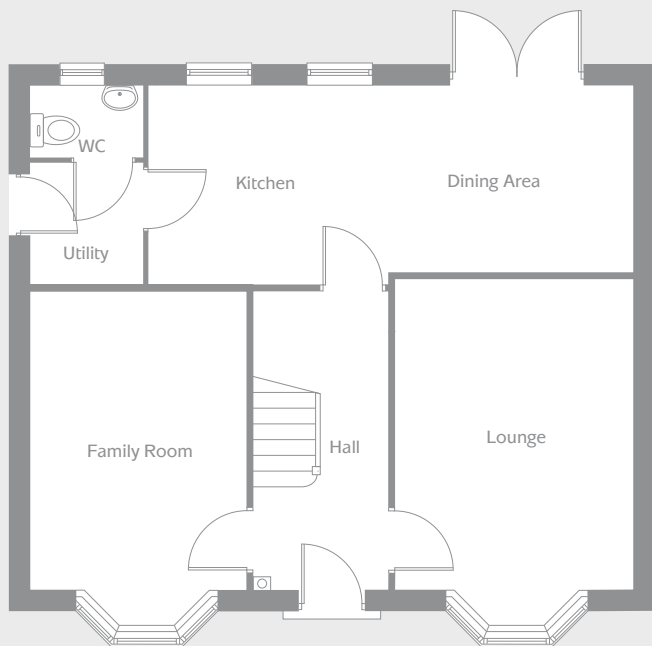
The Tewkesbury

4 bedroom home



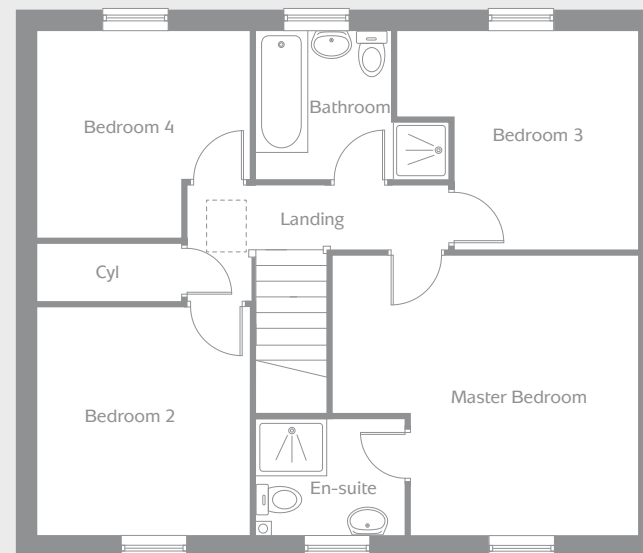
The Tewkesbury is a contemporary four bedroom home perfect for family life.

- Open plan kitchen with dining area, French doors to the garden and a utility room
- Spacious lounge with bay window
- Separate family room also with bay window
- Master bedroom with en-suite shower room
- Three further bedrooms
- Stylish family bathroom



GROUND FLOOR

Kitchen/Dining Area	6.78m x 2.78m	22'2" x 9'1"
Lounge	3.34m x 4.41m	10'9" x 14'4"
Utility	1.46m x 1.70m	4'7" x 5'5"
Family Room	3.02m x 4.16m	9'9" x 13'6"



FIRST FLOOR

Master Bedroom	4.29m x 3.92m	14'1" x 12'8"
En-suite	2.12m x 1.58m	6'9" x 5'2"
Bedroom 2	2.99m x 3.20m	9'8" x 10'4"
Bedroom 3	3.39m x 3.07m	11'1" x 10'1"
Bedroom 4	2.99m x 2.90m	9'8" x 9'5"
Bathroom	1.92m x 2.09m	6'2" x 6'8"

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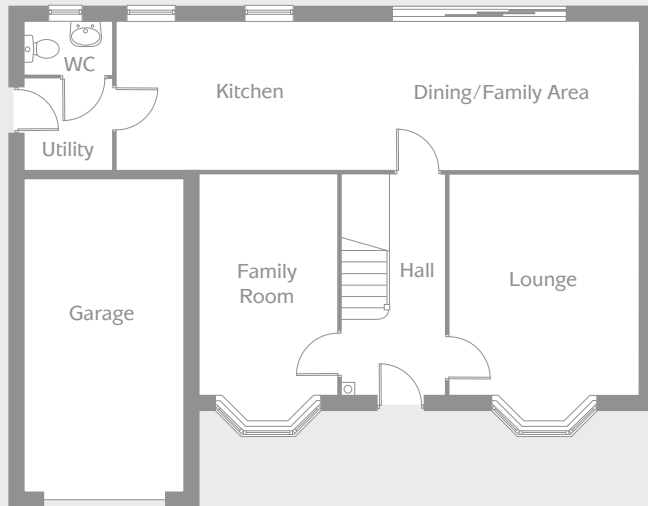
The Salisbury

4 bedroom home

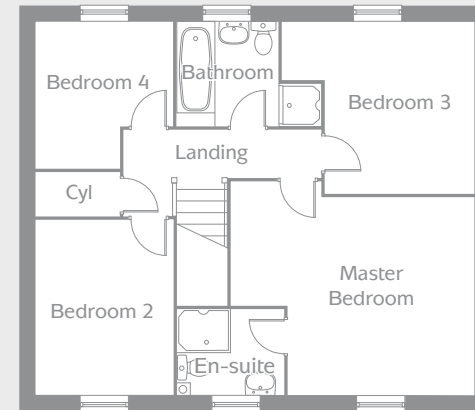


The Salisbury is a spacious four bedroom home ideal for families.

- Open plan kitchen with dining/family area, tri-slide doors to the garden and a utility room
- Spacious lounge with bay window overlooking the front of the home
- Family room also with bay window
- Master bedroom with en-suite shower room
- Three further bedrooms and a family bathroom
- Integral single garage



GROUND FLOOR



FIRST FLOOR

Kitchen	5.19m x 2.74m	17'0" x 9'0"
Dining/Family Area	4.62m x 2.74m	15'2" x 9'0"
Lounge (min)	4.12m x 3.52m	13'6" x 11'7"
Family Room (min)	4.12m x 2.55m	13'6" x 8'4"
Utility	1.59m x 1.66m	5'3" x 5'5"

Master Bedroom (max)	4.56m x 3.71m	14'11" x 12'2"
En-suite	2.02m x 1.60m	6'8" x 5'3"
Bedroom 2	3.29m x 2.58m	10'10" x 8'6"
Bedroom 3 (max)	3.61m x 3.22m	11'10" x 10'7"
Bedroom 4 (max)	2.74m x 2.58m	9'0" x 8'6"
Bathroom (max)	1.93m x 2.70m	6'4" x 8'10"

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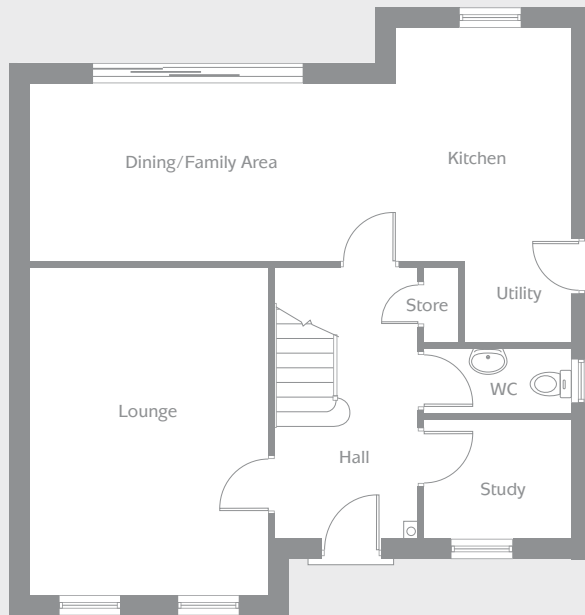
The Evesham

4 bedroom home

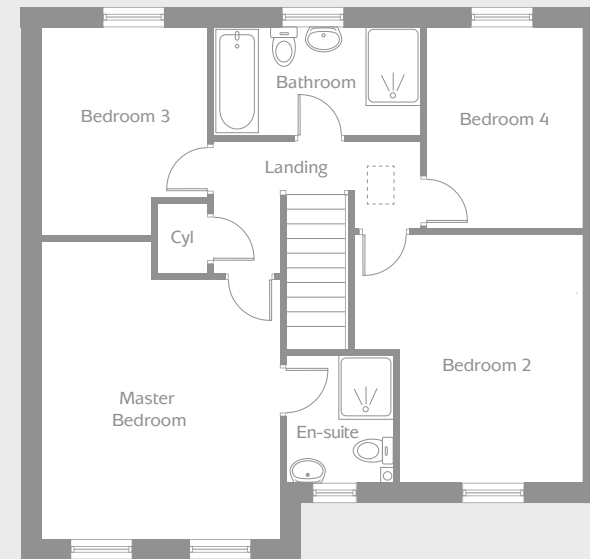


The Evesham is a contemporary four bedroom home perfect for growing families.

- 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



FIRST FLOOR

Kitchen/Dining/ Family Area	8.5m x 4.23m	27'8" x 13'8"
Lounge	5.11m x 3.70m	16'9" x 12'2"
Study	2.34m x 1.85m	7'7" x 6'0"

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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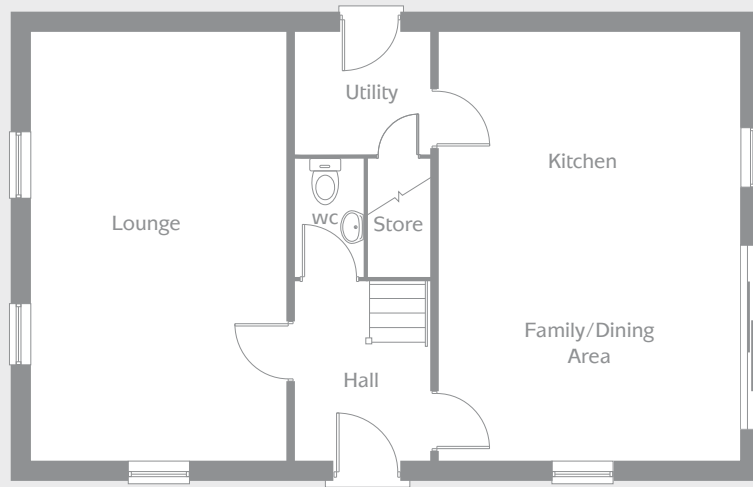
The Plymouth

4 bedroom home

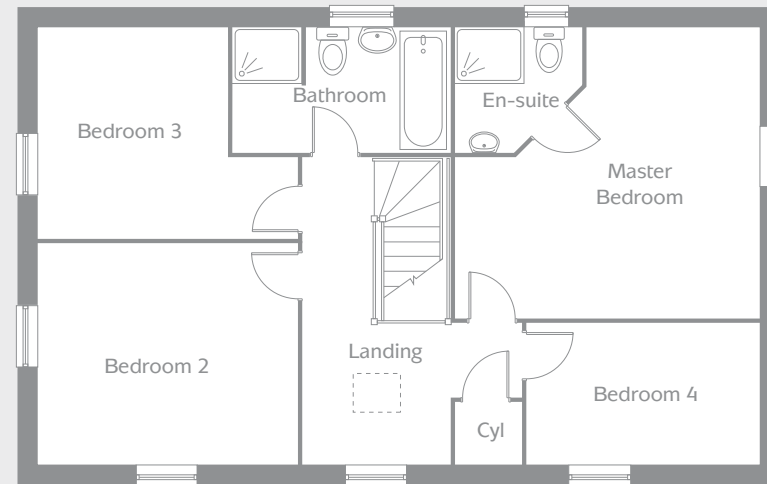


The Plymouth is a modern four bedroom home ideal for families.

- 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

Kitchen/Dining/ Family Area	4.50m x 6.35m	14'9" x 20'10"
Lounge	3.65m x 6.35m	12'0" 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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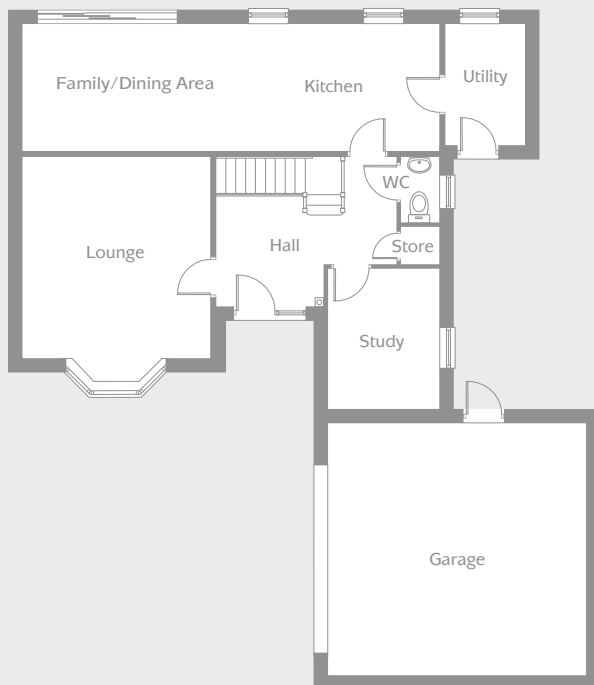
The Sandringham

4 bedroom home



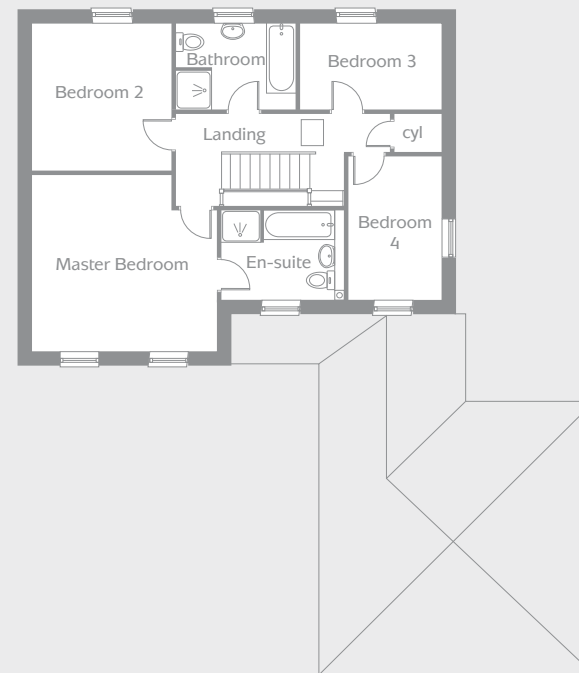
The Sandringham is a contemporary four bedroom home ideal for modern family life.

- Open plan kitchen, dining, family area with tri-slide doors to the rear garden
- Separate utility room
- Spacious lounge with bay window
- Study at the front of the home
- Master bedroom with en-suite shower room
- Three further bedrooms
- Stylish family bathroom
- Integral garage



GROUND FLOOR

Kitchen/Dining/Family	7.62m x 3.01m	25'0" x 9'9"
Utility	2.82m x 1.90m	9'2" x 6'2"
Lounge	4.75m x 4.41m	15'6" x 14'5"
Study	3.34m x 2.60m	10'10" x 8'5"
Garage	6.63m x 6.63m	21'7" x 21'7"



FIRST FLOOR

Master Bedroom	4.25m x 4.41m	13'9" x 14'5"
En-suite	2.98m x 2.15m	9'8" x 7'0"
Bedroom 2	3.55m x 3.36m	11'6" x 11'0"
Bedroom 3	3.39m x 2.05m	11'1" x 6'7"
Bedroom 4	2.23m x 3.47m	7'3" x 11'4"
Bathroom	2.83m x 2.05m	9'3" x 6'7"

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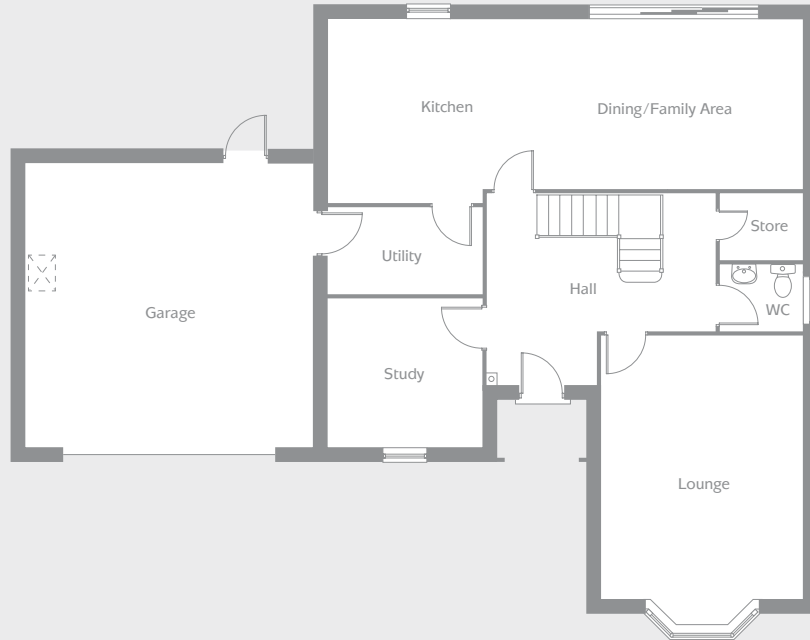
The Belfry

5 bedroom detached home

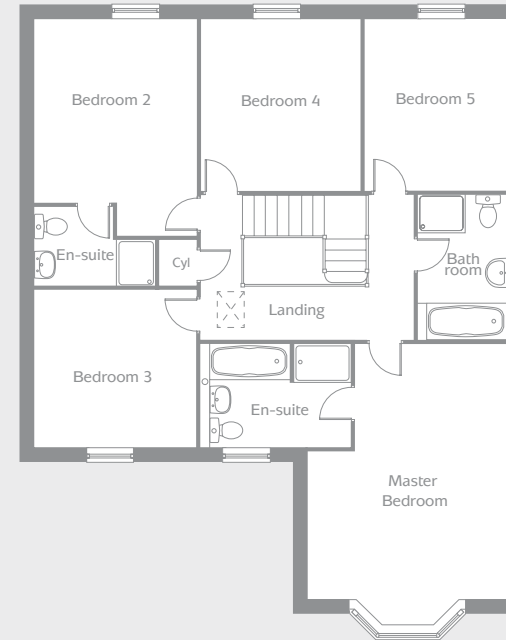


The Belfry is a beautiful five bedroom home ideal for families.

- Open plan kitchen with dining/family area, tri-slide doors to the garden and a utility room
- Spacious lounge with bay window
- Separate study
- Master bedroom with en-suite bathroom
- Second bedroom with en-suite shower room
- Integral double garage



GROUND FLOOR



FIRST FLOOR

Kitchen/Dining/Family	9.79m x 3.84m	33'0" x 12'6"
Lounge	4.17m x 5.31m	13'7" x 17'4"
Study	3.04m x 3.07m	9'10" x 10'1"
Utility	3.06m x 1.82m	10'0" x 5'10"

Master Bedroom	4.17m x 5.19m	13'7" x 17'0"
En-suite	3.22m x 2.20m	10'6" x 7'2"
Bedroom 2	3.37m x 3.83m	11'0" x 12'6"
En-suite	2.49m x 1.70	8'2" x 5'6"
Bedroom 3	3.37m x 3.21m	11'0" x 10'5"
Bedroom 4	3.36m x 3.58m	11'0" x 11'7"
Bedroom 5	2.95m x 3.58m	9'7" x 11'7"
Bathroom	2.04m x 2.98m	6'7" x 9'8"

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Specification

Making your house a home
at Bishops Gardens, Cawood

Welcome to Bishops Gardens

A luxury development of
three, four & five bedroom
homes in a range of designs
to suit every lifestyle



Kitchen

- Base and wall units in a range of traditional and contemporary styled doors with a choice of handles
- A range of Quartz worktops with matching upstand*
- A range of laminate worktops with matching upstand*
- Stainless steel 1½ bowl and chrome mixer tap
- Glass splashback to induction hob in a choice of colours
- LED feature lighting to underside of wall cupboards
- LED Chrome downlights
- Bosch oven, induction hob and extractor hood
- Bosch integrated fridge freezer and dishwasher*

Utility*

- A range of Quartz worktops with matching upstand*
- A range of laminate worktops with matching upstand*
- Space for washing machine and tumble dryer including plumbing for washing machine
- LED chrome downlights



Bathroom* & En-suites*

- Ideal Standard Concept Air Cube sanitaryware in white
- Hansgrohe basin and bath mixer taps in chrome
- Hansgrohe Crometta Vario thermostatically controlled shower in chrome
- Mira Flight low profile shower tray
- Mira Elevate shower enclosure
- LED chrome downlights
- Heated towel rail in white
- Shaver socket to master en-suite
- Extractor fan to bathroom and en-suites



hansgrohe

mira
SHOWERS

Interior Features

- Crown off white matt emulsion to all walls and ceilings
- Vertically boarded Cottage style internal doors, painted white with chrome ironmongery
- Staircase painted white with oak stained handrail and newel post cap
- Skirting board and architrave painted white

Wardrobes

- Hammonds fitted wardrobes to master bedroom with hanging rail and shelf*

HAMMONDS
THE FITTED FURNITURE COMPANY

CROWN



Flooring

- Floor tiling in a choice of ranges to kitchen, dining, utility, WC, family bathroom and en-suites

Tiling

- Half tiling to most walls and full height tiling to shower cubicles in a choice of ranges to family bathroom and en-suites

Plumbing and Heating

- Air source heat pump heating system with dual zone controls
- White enamelled radiators and electric towel rails to bathroom and en-suites



Electrical

- Security alarm with PIR sensors
- Low energy light bulbs throughout
- USB sockets to kitchen, lounge, study and all bedrooms*
- Mains operated smoke alarms with battery backup
- White light switches and sockets

Exterior Features

- Insulation to all external walls, ground floors and roof space
- PVCu windows in white with argon-filled low E glass
- PVCu fascias and rainwater goods in black
- 4 panel front door with opaque glazing in anthracite grey with chrome letter box, handle and house numbers
- Single garage with door in anthracite grey*
- Double garage with electric door in anthracite grey*
- PVCu Tri-slide doors in grey*
- PVCu French doors in white*
- Front and rear lights fitted with low energy bulbs and PIR sensor
- External tap
- 1800mm boundary fencing including gate to rear garden
- Turf to front and rear garden
- Electric car charging point - smart app enabled

Warranty

- NHBC 10 year Buildmark warranty



Raising Standards. Protecting Homeowners



How to find us

Ryther Road, Cawood, YO8 3TR

DIRECTIONS FROM THE M1 JUNCTION 47:

- Leave the M1 and take Aberford Road – the B1217 signposted towards Aberford and Lotherton Hall
- Turn right onto Copley Lane which is signposted to Sherburn in Elmet
- Follow this until you reach Sherburn in Elmet then turn left onto the B1222 towards Cawood
- This will bring you into Cawood and Ryther Road can be found by turning left

DIRECTIONS FROM SELBY:

- From Selby take the B1223 from the town centre and head north
- This will bring you into Cawood directly onto Ryther Road

DIRECTIONS FROM YORK:

- Take the A19 from the City out towards the Designer Outlet
- Just before you reach the A19, turn right onto the B1222 which is signposted to Sherburn in Elmet
- Keep following this road until you reach a T junction, where you turn right towards Cawood
- When you cross the bridge and enter the village, turn right onto Ryther Road



About the area

Bishops Gardens is an exclusive collection of just twenty three 3, 4 & 5 bedroom homes with a choice of semi-detached and detached for you to choose from.

Cawood is a leafy and peaceful location with a primary school and popular country pub, The Castle Inn. Selby is found just 15 minutes away and offers a range of amenities, whilst York and Leeds are also easily accessible and give a fantastic choice of shops, restaurants and much more for you to enjoy.

The village is surrounded by beautiful countryside, so it's a great spot for walking and bike rides with the family.