



MEADOW CROFT

A BESPOKE DEVELOPMENT OF FIVE DETACHED
FAMILY HOMES IN CAMBLESFORTH



The image is taken from a previous Kyme Homes development and has had some virtual staging applied

Welcome to Meadow Croft, Camblesforth

A secluded former meadow is the setting for this beautifully crafted development of just five individually designed detached family homes.

As part of a superb overall internal specification, each property contains air source heat pumps to maximise energy efficiency and reduce running costs as well as an electric vehicle charging point.

Ultrafast full fibre broadband is also provided which is ideal for home working either from the dedicated office or study space provided.

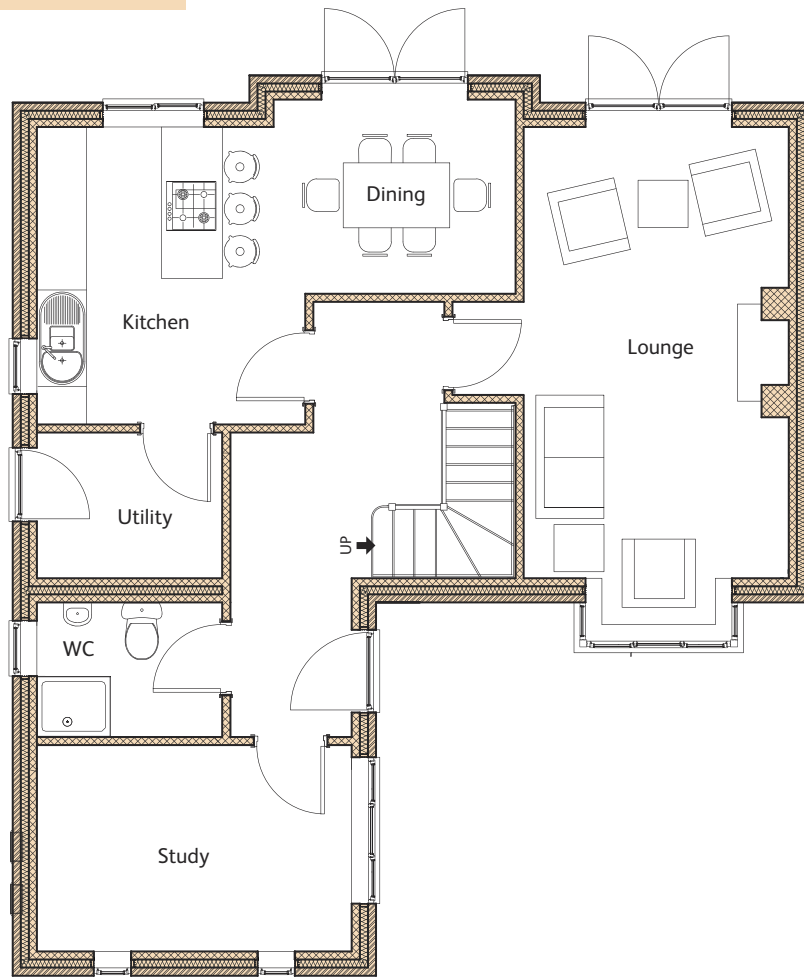
Meadow Croft is proudly presented by Kyme Homes, a dynamic locally-based independent house-building company who thoughtfully manage each project from concept to completion and create exceptional living environments suitable for the modern day.



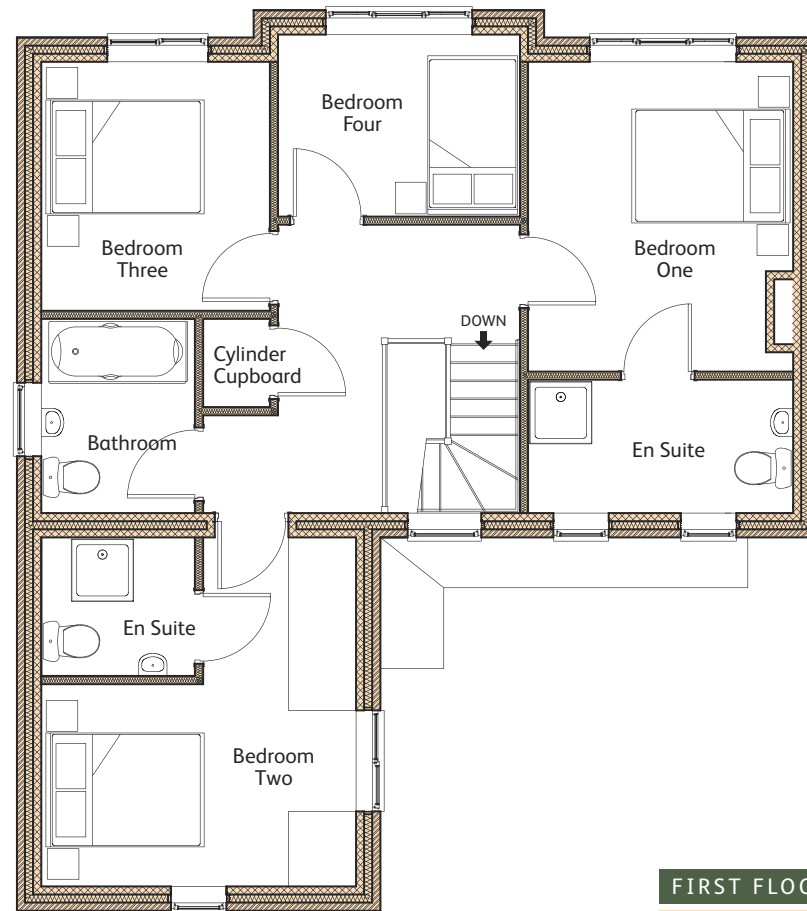
Plot 1



Floor plans



Ground Floor



First Floor

GROUND FLOOR

Kitchen /Dining	5915mm x 3678mm 19' 5" x 12' 1" (max)
Lounge	3275mm x 5578mm 10' 9" x 18' 4"
Study	3890mm x 2710mm 12' 8" x 8' 9"
Utility	2290mm x 1800mm 7' 6" x 5' 11"

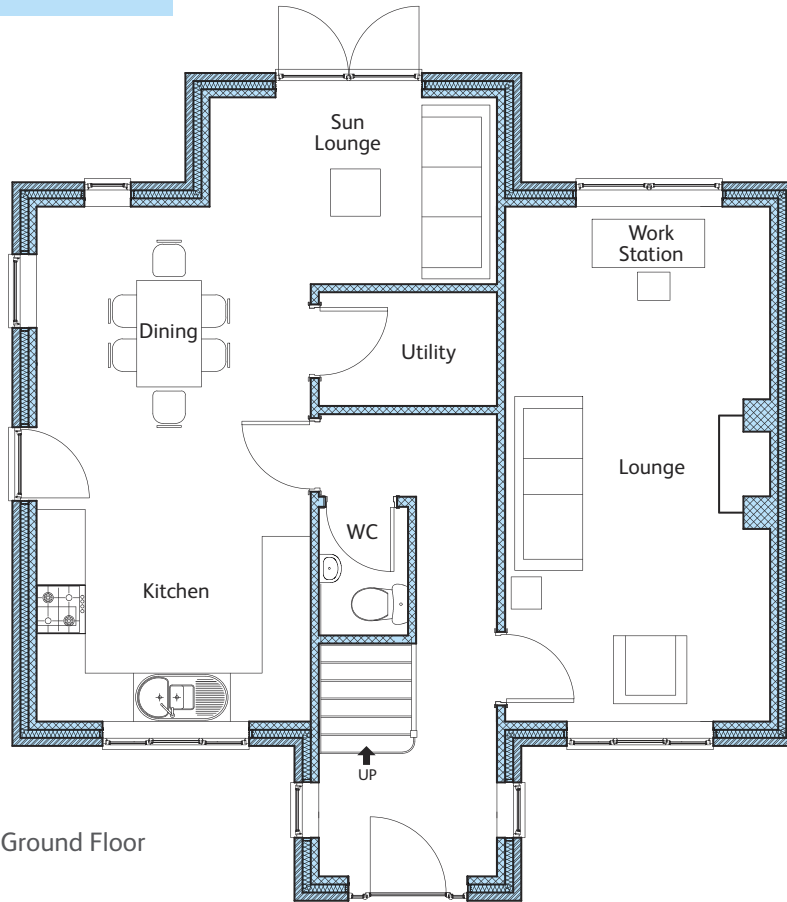
FIRST FLOOR

Bedroom One	3275mm x 3828mm 10' 9" x 12' 7"
En Suite	3275mm x 1650mm 10' 9" x 5' 5"
Bedroom Two	3890mm x 4313mm 12' 9" x 14' 2" (max)
En Suite	1900mm x 1684mm 6' 3" x 5' 6"
Bedroom Three	2825mm x 3078mm 9' 3" x 10' 1"
Bedroom Four	2990mm x 2250mm 9' 10" x 7' 5"
Bathroom	1900mm x 2400mm 6' 3" x 7' 10"

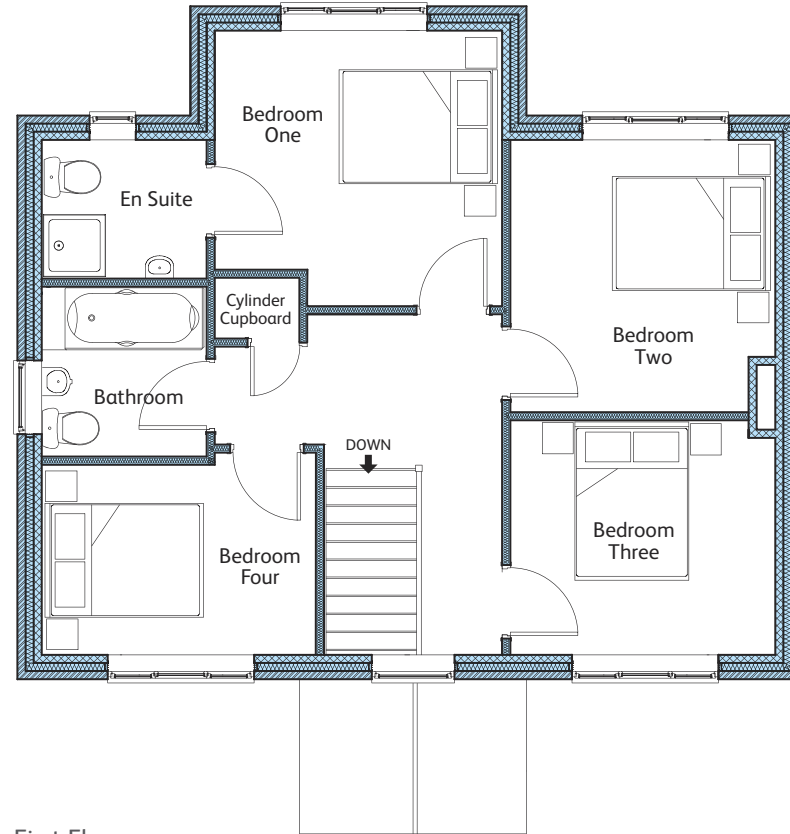
Plot 2



Floor plans



Ground Floor



First Floor

GROUND FLOOR

Kitchen /Dining
3387mm x 6365mm 11' 1" x 20' 11" (max)

Sun Lounge
3552mm x 2310mm 11' 8" x 7' 7" (max)

Lounge
3275mm x 6365mm 10' 9" x 20' 11"

Utility
2203mm x 1405mm 7' 3" x 4' 7"

FIRST FLOOR

Bedroom One
3552mm x 3915mm 11' 8" x 12' 8" (max)

En Suite
2038mm x 1715mm 6' 8" x 5' 8"

Bedroom Two
3275mm x 3365mm 10' 9" x 11' 0"

Bedroom Three
3275mm x 2900mm 10' 9" x 9' 6"

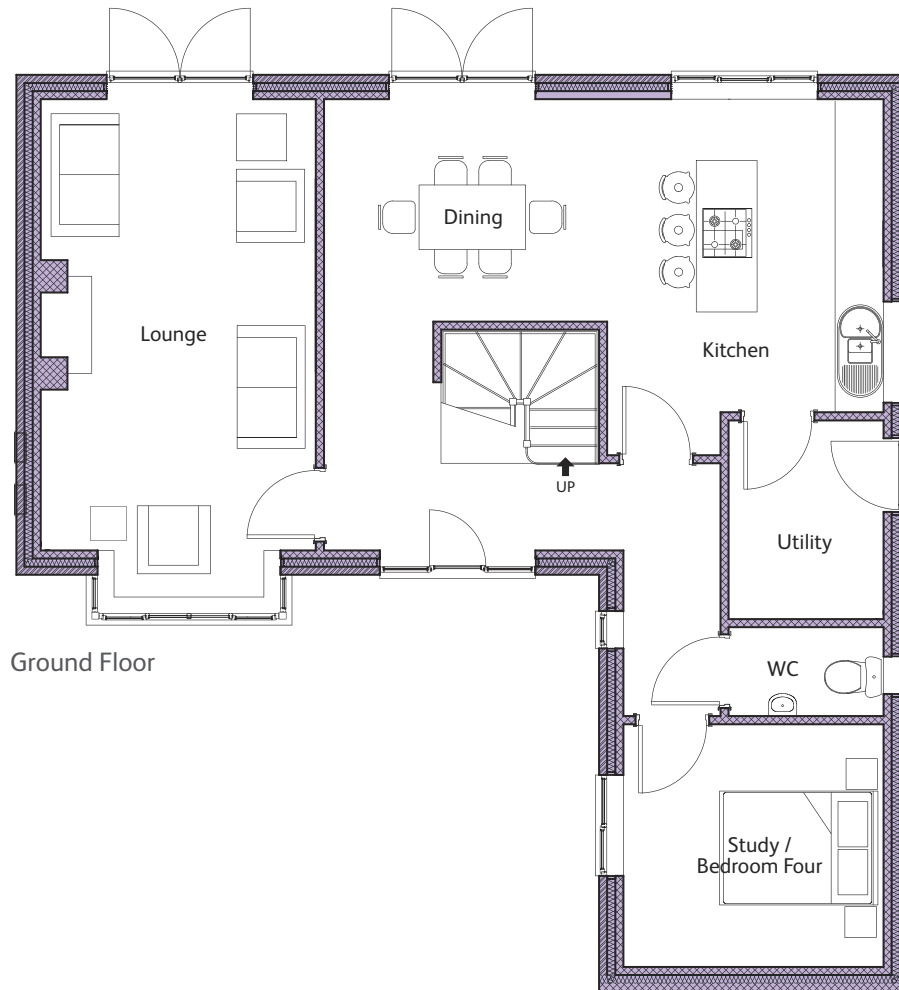
Bedroom Four
3387mm x 2350mm 11' 7" x 7' 9"

Bathroom
2038mm x 2100mm 6' 8" x 6' 11"

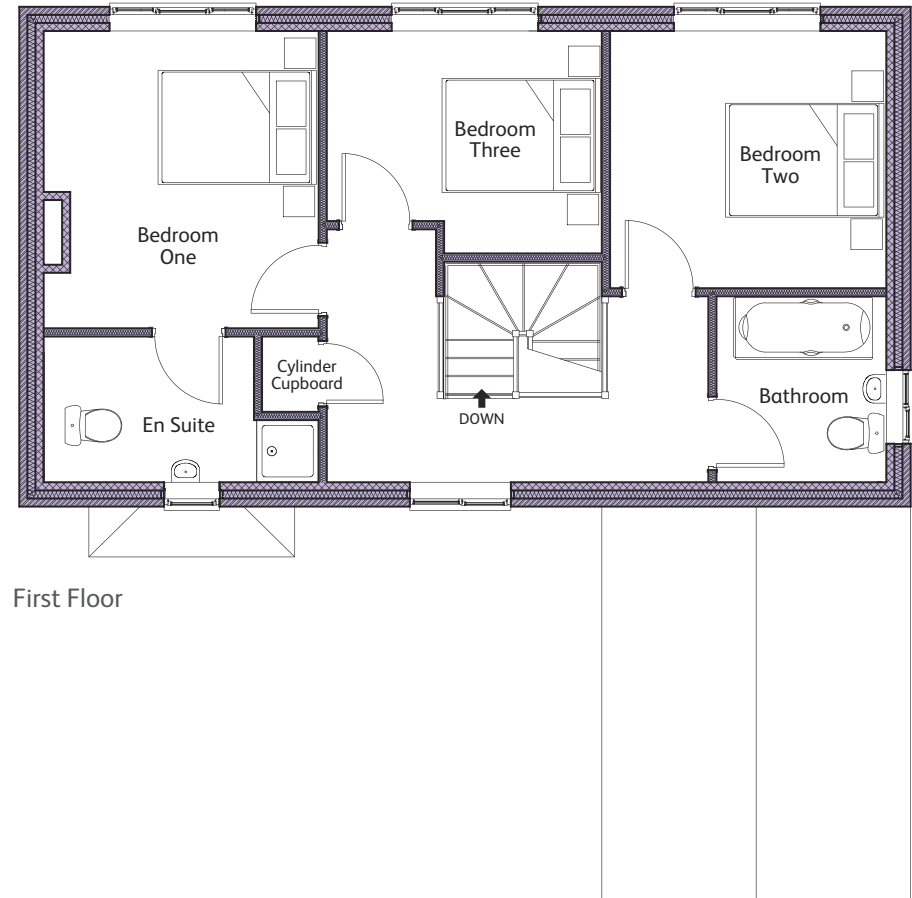
Plot 3



Floor plans



Ground Floor



First Floor

GROUND FLOOR

Kitchen /Dining
6915mm x 3870mm 22' 8" x 12' 8"

Lounge
3400mm x 5578mm 11' 2" x 18' 4"

Study/Bedroom Four
3215mm x 3000mm 10' 7" x 9' 10"

Utility
1915mm x 2455mm 6' 3" x 8' 1"

FIRST FLOOR

Bedroom One
3400mm x 3675mm 11' 2" x 12' 1"

En Suite
2600mm x 1803mm 8' 6" x 5' 11"

Bedroom Two
3415mm x 3177mm 11' 2" x 10' 5"

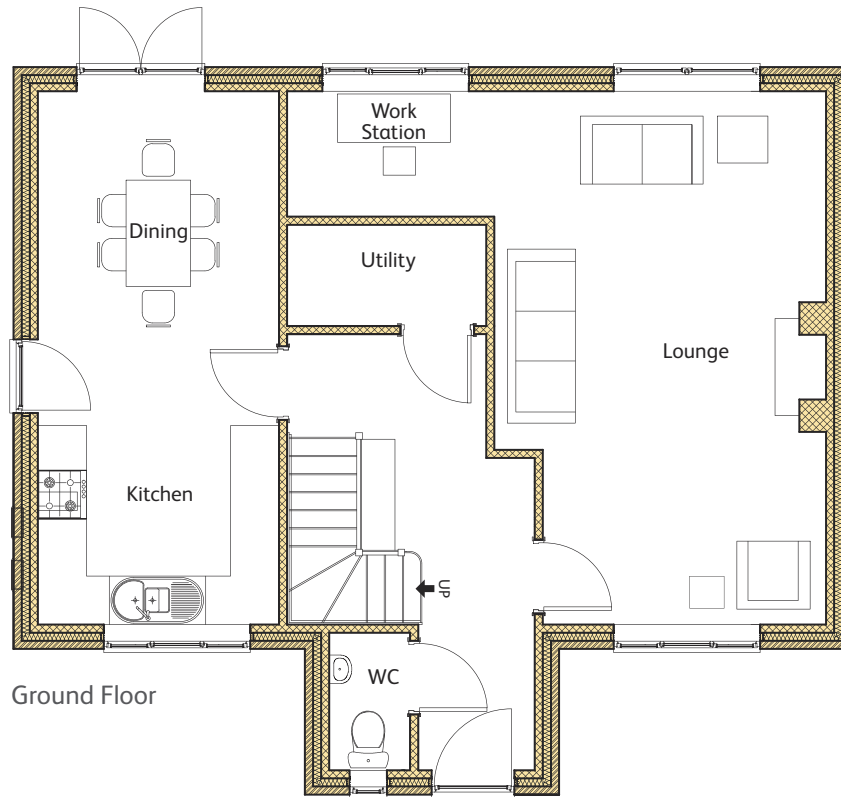
Bedroom Three
3400mm x 2750mm 11' 2" x 9' 0"

Bathroom
2100mm x 2300mm 6' 11" x 7' 7"

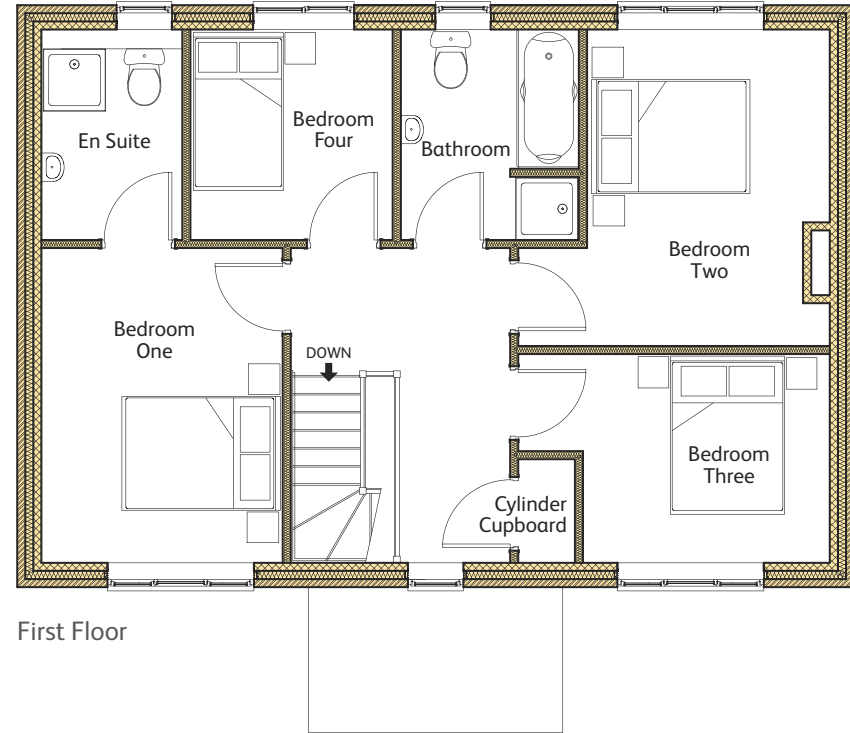
Plot 4



Floor plans



Ground Floor



First Floor

GROUND FLOOR

Kitchen /Dining
2980mm x 6590mm 9' 9" x 21' 7"

Lounge
4100mm x 6590mm 13' 5" x 21' 7"
(+ work station area)

Utility
2460mm x 1250mm 8' 1" x 4' 1"

FIRST FLOOR

Bedroom One
2980mm x 3890mm 9' 9" x 12' 9"

En Suite
1740mm x 2600mm 5' 9" x 8' 6"

Bedroom Two
3000mm x 3910mm 9' 10" x 12' 10"

Bedroom Three
3050mm x 2580mm 10' 0" x 8' 6"

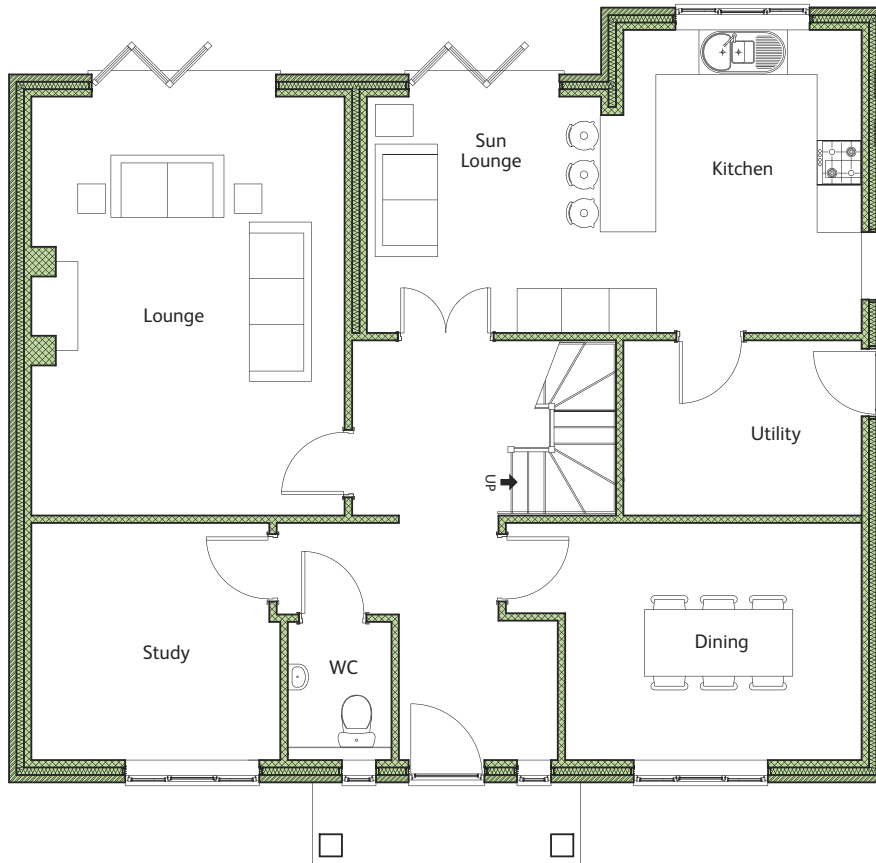
Bedroom Four
2500mm x 2600mm 8' 2" x 8' 6"

Bathroom
2200mm x 2600mm 7' 3" x 8' 6"

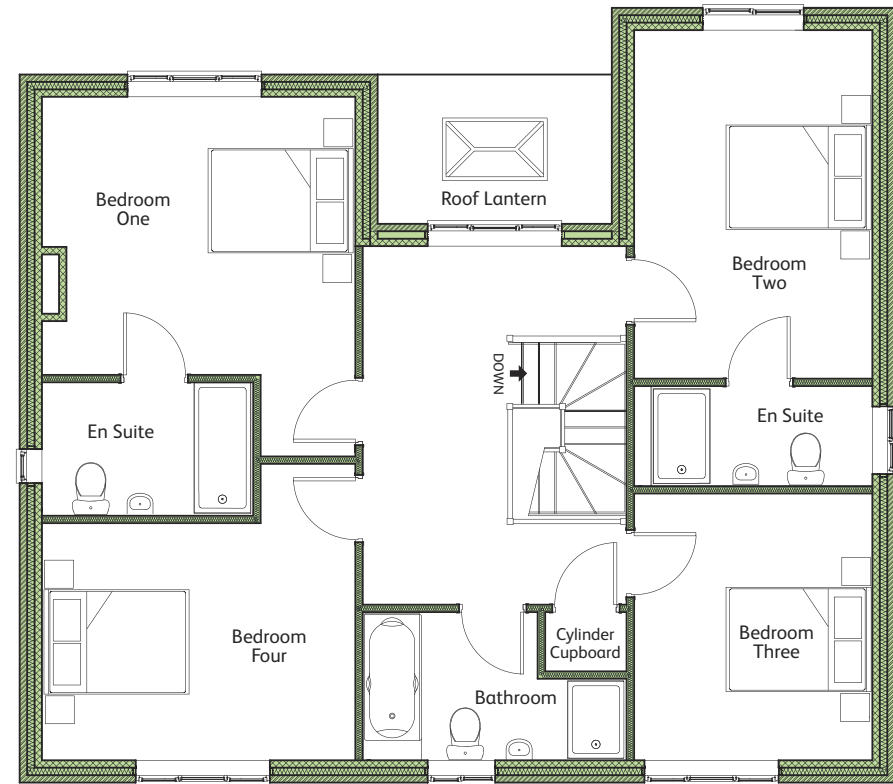
Plot 5



Floor plans



Ground Floor



First Floor

GROUND FLOOR

Sun Lounge	3160mm x 3188mm 10' 4" x 10' 6"
Kitchen	3215mm x 4088mm 10' 7" x 13' 5"
Lounge	4228mm x 5653mm 13' 10" x 18' 7"
Dining	4000mm x 3200mm 13' 1" x 10' 6"
Study	3360mm x 3200mm 11' 0" x 10' 6"
Utility	3215mm x 2365mm 10' 7" x 7' 9"

FIRST FLOOR

Bedroom One	4228mm x 3757mm 13' 10" x 12' 4"
En Suite	2850mm x 1800mm 9' 4" x 5' 11"
Bedroom Two	3215mm x 4703mm 10' 7" x 15' 5"
En Suite	3215mm x 1350mm 10' 7" x 4' 5"
Bedroom Three	3179mm x 3600mm 10' 5" x 11' 10"
Bedroom Four	4228mm x 3200mm 13' 10" x 10' 6"
Bathroom	3560mm x 2000mm 11' 8" x 6' 7" (max)

Site plan





Specification

KITCHEN & UTILITY ROOM

- > High standard fully fitted kitchen and utility with Symphony units and worktops*
- > Low energy pelmet lighting
- > High quality cooking appliances including:
 - single multi-function electric fan oven
 - combination microwave oven
 - induction hob with extractor fan
- > Integrated dishwasher
- > Integrated fridge freezer
- > One and a half bowl sink and mono sink mixer tap
- > Separate utility room with one and a half bowl sink and mono sink mixer tap (where space permits) and separate spaces for a washing machine and tumble dryer

BATHROOM, EN SUITE AND CLOAKROOM

- > Quality fitted white sanitary ware throughout, with complementary chrome taps and non-electric thermostatic showers
- > Bathroom and en suite fully tiled to floor, over bath and/or to shower enclosure, with remaining walls half-height tiled and painted above*
- > Tiled splashbacks above wash hand basins, with cloakroom and bedroom one en suite having vanity units*
- > Heated chrome towel rail
- > Shaver point to bathroom and en suites

ENERGY SAVING FEATURES

- > PVCu double glazed windows, French doors and aluminium bi-folds (where applicable) in 'agate' grey externally and white internally
- > Central heating and hot water provided by an energy efficient air source heat pump system with programmable heating control and Smart Meter technology, supplying thermostatically controlled under floor heating to the ground floor and radiators upstairs
- > Low energy down lighters to kitchen/dining, utility room, hallway, bathroom, en suite and cloakroom and pendant light fittings with energy saving light bulbs elsewhere
- > External electric vehicle charging point
- > Chamber and chimney flue ready to install a purchaser's fireplace and stove to living room**
- > Electrical circuit in the loft ready to install a purchaser's Solar PV on the main roof**

ELECTRICAL, AUDIO VISUAL AND DATA

- > Satin chrome electrical sockets and switches throughout the kitchen/dining areas and white elsewhere
- > A future resilient cable infrastructure so data, broadband, TV and telephone lines can be implemented with flexibility throughout the home
- > Master telephone and broadband connection point with the latest Openreach Full Fibre to the Property provided, enabling a future-proofed ultrafast connection speed
- > TV and satellite connection points provided with additional TV points in the living room, kitchen/dining and all bedrooms, ready for connection

FINISHES

- > Floor coverings to hall, cloakroom, kitchen/dining and utility*
- > Lounge, stairs, landing and bedrooms left ready to lay a purchaser's carpet**
- > Contemporary doors in oak veneer, with satin chrome finish door handles and hinges throughout
- > Staircase in painted softwood with oak handrail and newel post caps
- > Profiled skirtings and architraves in painted finish
- > Walls painted in white emulsion
- > Smooth finish ceilings, painted in white emulsion
- > Sealant paint to garage floor
- > Loft light, electrical socket and access hatch

SAFETY AND SECURITY

- > PAS24 locking devices to external doors
- > Mains operated smoke detectors to hallway and landing
- > Mains operated heat detector to kitchen/dining

EXTERNAL

- > Composite construction external doors, complete with letter plate, door furniture and house name/number fitted alongside the front door and complementary secure up and over garage door
- > Energy efficient external lights adjacent to each external door
- > Security light covering driveway
- > Private drives in block paving

- > Private footpaths and patio areas flagged with gardens turfed or seeded to grass
- > Close boarded timber fence to separate the gardens of the adjoining plots, with black metal railings separating the front gardens from the adjoining plots and shared main driveway
- > PVCu fascias, bargeboards and rainwater goods in black
- > Outside cold water tap and electrical socket

ALL HOMES COME WITH A 10 YEAR BUILDING WARRANTY

* Kyme Homes offer a choice of kitchen and utility unit styles (including worktops and sinks), bathroom tiles and floor coverings from a selected range, subject to availability and the build stage of each property.

** Kyme Homes can provide additional purchaser options to include mains operated intruder alarm system, fire places, stoves, Solar PV and carpets.

Further details are available upon request. These particulars are for guidance only and do not in any way form part of a warranty or guarantee.

A perfect location

The exclusive Meadow Croft development is located in the village of Camblesforth, near Selby.

The immediate area is served by a post office and local pub, while the accessibility to a number of schools for children of all ages makes it a popular choice for families.

The bustling town of Selby is just five miles away and provides a full range of amenities including supermarkets, a hospital and a wide range of independent retailers and major high street brands. There is also a vibrant social offering with several bars and restaurants catering for all tastes. The bright lights of York and Leeds are also within easy reach.

Energetic types can head for Selby Leisure Centre or the lush fairways of Drax Golf Club which presents an enjoyable test for golfers of all abilities. For walkers and cyclists there are plenty of open spaces waiting to be explored, not least at the Barlow Common Nature Reserve.

Meadow Croft also benefits from excellent transport links, with its proximity to the M62 ensuring easy access to Doncaster, Leeds, Sheffield and Hull. Bus routes connect the village to Selby and Goole, while trains from Selby run direct services to London Kings Cross. The nearby Rawcliffe and Snaith stations operate services to a range of local destinations. For those travelling further afield, the nearest airports are Doncaster Sheffield and Leeds Bradford International.

DISTANCES

Selby - 5 miles

Doncaster - 24 miles

York - 29 miles

Leeds - 30 miles

Hull - 32 miles

SCHOOLS

Camblesforth Community Primary School
- walking distance

Read School - 2.5 miles

Snaith School - 3 miles

Brayton Academy - 4.9 miles

Selby High School - 5.4 miles

MEDICAL

The New Selby War Memorial Hospital - 5 miles

SPORT, LEISURE & RECREATION

Drax Golf Club - 1.6 miles

Barlow Common Nature Reserve - 2.1 miles

Sky Lark Centre and Nature Reserve - 2.8 miles

Selby Leisure Centre - 5.7 miles

TRANSPORT

Snaith train station - 2.5 miles

Selby train station - 5 miles

Rawcliffe train station - 6.6 miles

All distances are approximate and should act as a guide only



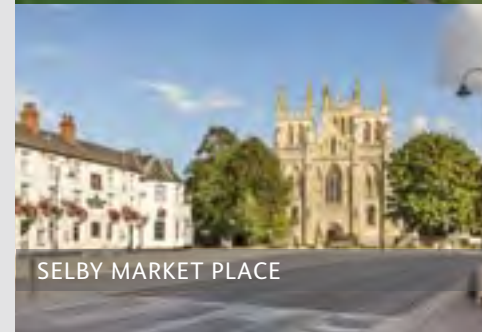
CARLTON TOWERS



SELBY CANAL



VALE OF YORK



SELBY MARKET PLACE



BARLOW COMMON NATURE RESERVE

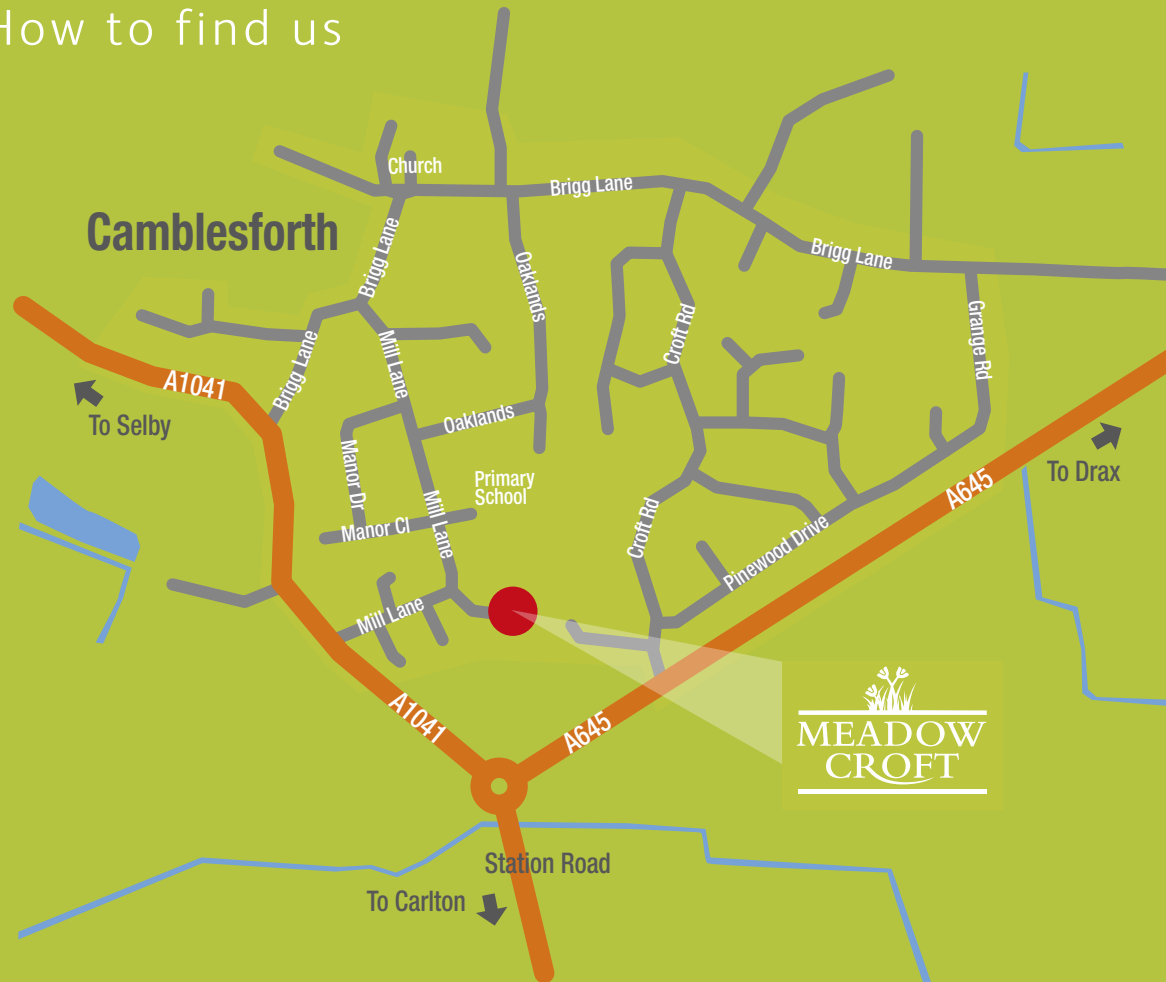


DRAX GOLF CLUB

A selection of previous Kyme Homes



How to find us



ALL ENQUIRIES



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THE PROPERTY MISDESCRIPTION ACT 1991

Important notice: Although every care has been taken to ensure the accuracy of all the information given, the contents do not form part of any contract, or constitute a representation or warranty and, as such, should be treated as a guide only. Interested parties should check with the Sales Negotiator and confirm all details with their solicitor. The developer reserves the right to amend the specification, without prior notice, but to an equal or higher standard. Please note that items specified in literature and show home (if applicable) may depict appliances, fittings and decorative finishes that do not form part of the standard specification.

The project is a new development which is currently under construction. Measurements provided have not been surveyed on-site. The measurements have been taken from architect's plans, and, as such, may be subject to variation during the course of construction. Not all units described have been completed at the time of going to print and measurements and dimensions should be checked with the Sales Negotiator and confirmed with solicitors.

The site plan (page 14) and the individual house types are computer generated and for illustration purposes only. All details correct at time of going to print.