KENSINGTON FIELDS

Harrogate

NEW HOMES QUALITY CODE

COUNTRYSIDE Homes



KENSINGTON FIELDS

Harrogate

COUNTRYSIDE
Homes

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KENSINGTON FIELDS

Harrogate



V Visitor spaces
BS Shared bin store
CS Shared cycle store
SS Electricity sub station
B/BCP Bin collection points
POS Public open space

5 bedroom homes

- The Waxwing

4 bedroom homes

- The Redstart
- The Eider
- The Plover
- The Starling
- The Beckwith
- The Sandpiper

3 bedroom homes

- The Jackdaw
- The Egret
- The Nightingale
- The Kingfisher

2 bedroom homes

- The Darland
- The Hydrangea
- The Fulmar
- The Avocet

Existing buildings

- A. The Library
- B. Headmasters House
- C. Kensington House
- D. The Lodge

Pre-sold homes ◯

- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes

The site plan shown on this page has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly. Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

Vistry North Central Midlands region
Dunston Hall, Dunston, Stafford, Staffordshire ST18 9AB. Telephone: 01785 788 300

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COUNTRYSIDE
Homes



- PV solar panels
- Waste water heat recovery

THE NIGHTINGALE

3 bedroom home

COUNTRYSIDE
Homes

countrysidehomes.com

THE NIGHTINGALE

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Dining room	5.19 x 3.16	17' 0" x 10' 4"
Sitting room	3.61 x 3.16	11' 10" x 10' 4"

FIRST FLOOR		
Bedroom 1	6.01 x 3.28	19' 8" x 10' 9"
Bedroom 2	4.21 x 2.98	13' 9" x 9' 9"
Bedroom 3	4.18 x 2.98	13' 8" x 9' 9"
Study	2.38 x 2.15	7' 9" x 7' 0"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

The Nightingale | Yew Tree Lane |

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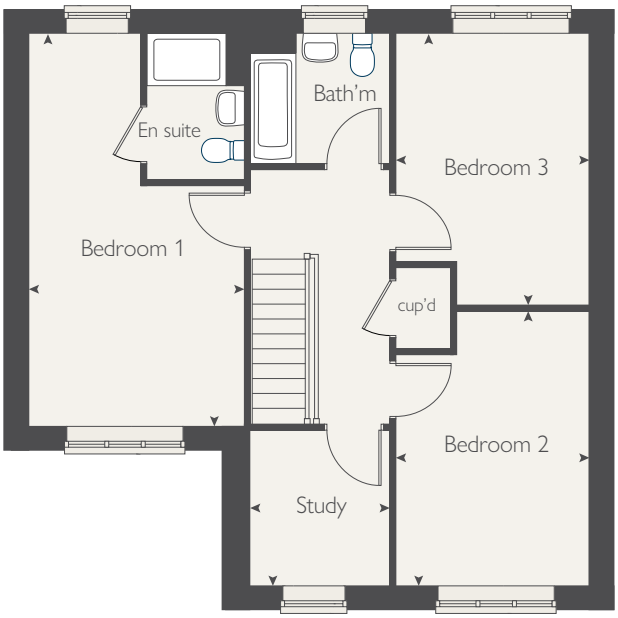
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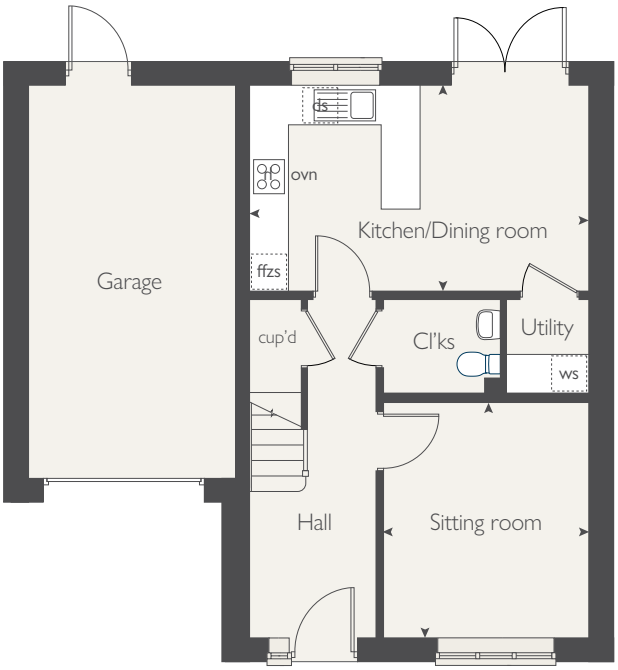
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COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery

THE DARLAND

2 bedroom home

countrysidehomes.com

COUNTRYSIDE
Homes

THE DARLAND

2 bedroom home



GROUND FLOOR	metres	feet / inches
Sitting/Dining room	4.32 x 3.52	14' 1" x 11' 5"
Kitchen	3.47 x 2.25	11' 3" x 7' 4"

FIRST FLOOR		
Bedroom 1	4.37 x 3.18	14' 4" x 10' 5"
Bedroom 2	4.37 x 2.75	14' 4" x 9' 0"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

The Darland | Yew Tree Lane |

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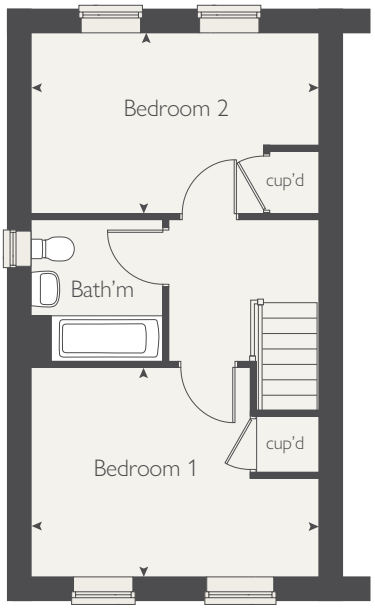
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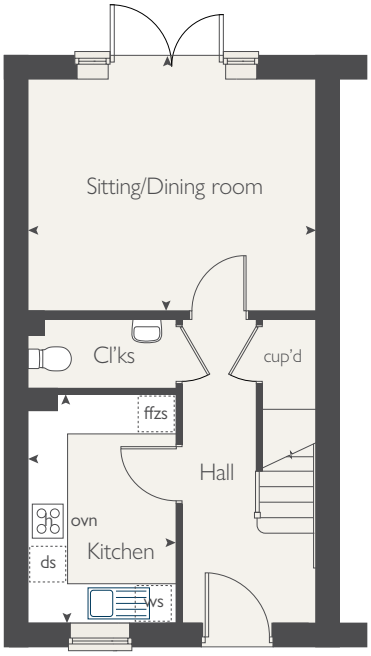
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COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery

THE FULMAR

2 bedroom home

countrysidehomes.com

COUNTRYSIDE
Homes

THE FULMAR

2 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	4.43 x 4.21	14' 6" x 13' 9"
Sitting/Dining room	4.59 x 4.43	15' 0" x 14' 6"

FIRST FLOOR		
Bedroom 1	4.48 x 3.81	14' 8" x 12' 6"
Bedroom 2	4.43 x 2.90	14' 6" x 9' 6"

ovn	oven	fzs	freezer space
h	hob	fs	fridge space
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◄ ►	measuring points

The Fulmar | Yew Tree Lane |

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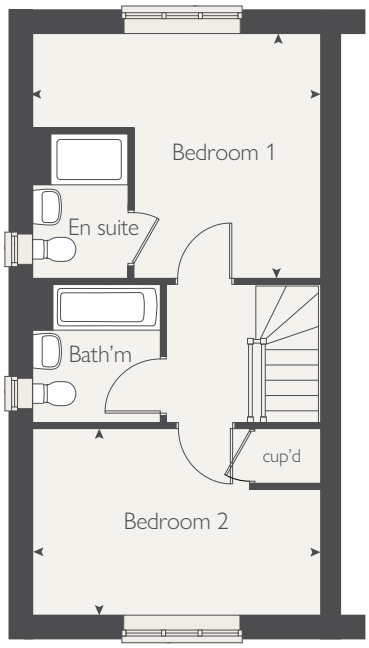
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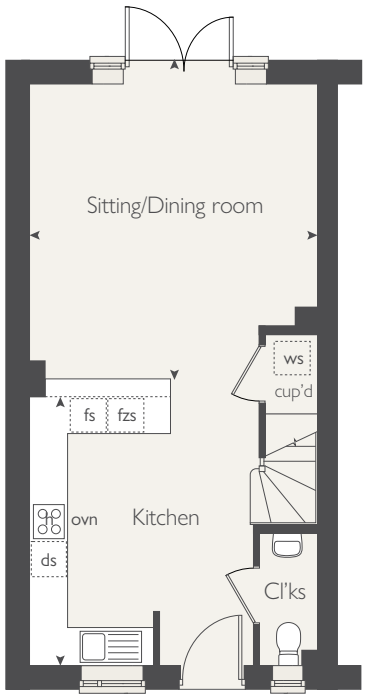
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COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery

THE EGRET

3 bedroom home

countrysidehomes.com

COUNTRYSIDE
Homes

THE EGRET

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Dining room	5.05 x 3.62	16' 6" x 11' 10"
Sitting room	3.95 x 3.00	12' 11" x 9' 10"

FIRST FLOOR		
Bedroom 1	4.54 x 2.80	14' 10" x 9' 2"
Bedroom 2	4.64 x 2.80	15' 2" x 9' 2"
Bedroom 3	3.50 x 2.15	11' 5" x 7' 0"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◂ ▸	measuring points
ws	washing machine space		

The Egret | Yew Tree Lane |

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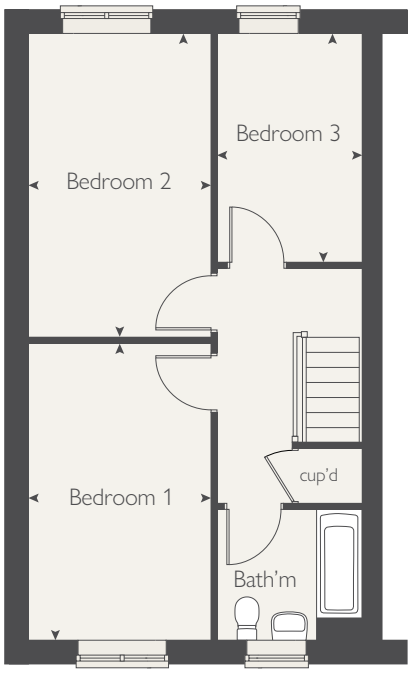
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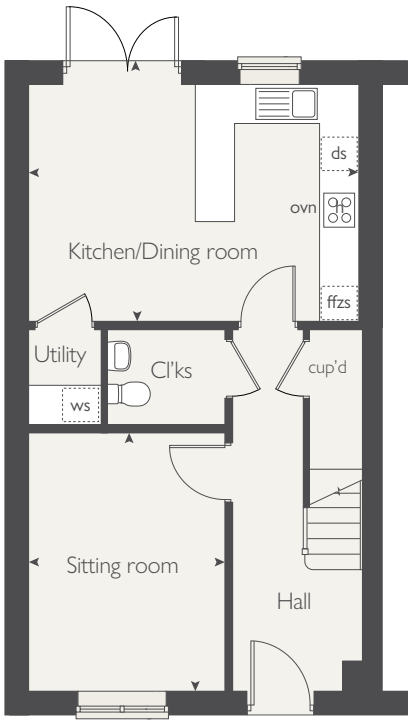
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COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery

THE JACKDAW

3 bedroom home

countrysidehomes.com

COUNTRYSIDE
Homes

THE JACKDAW

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Dining room	4.99 x 3.82	16' 4" x 12' 6"
Sitting room	3.56 x 2.92	11' 8" x 9' 6"

FIRST FLOOR		
Bedroom 1	3.46 x 2.75	11' 4" x 9' 0"
Bedroom 2	3.15 x 2.75	10' 4" x 9' 0"
Bedroom 3	3.25 x 2.15	10' 7" x 7' 0"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◂ ▸	measuring points
ws	washing machine space		

The Jackdaw | Yew Tree Lane |

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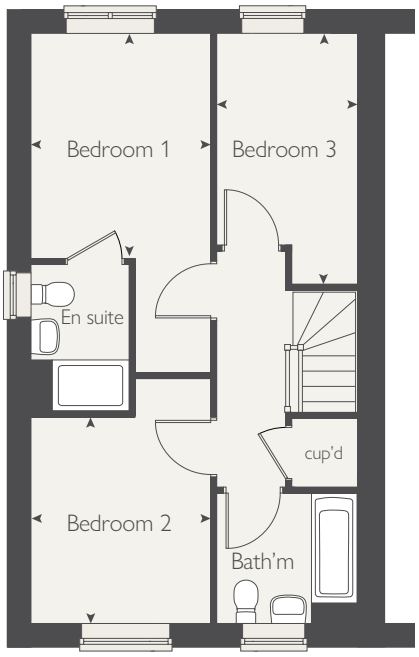
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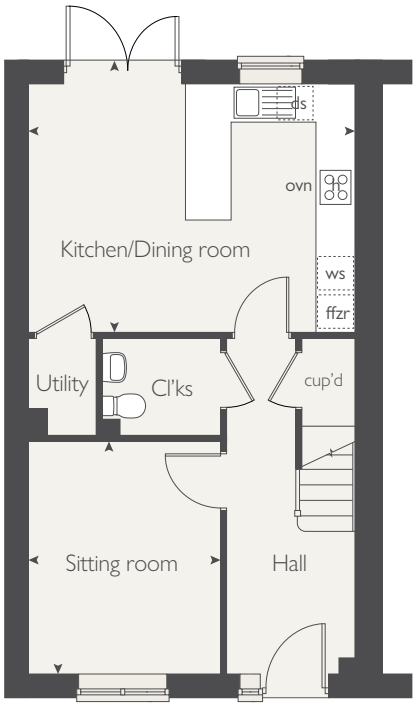
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COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery

THE KINGFISHER

3 bedroom home

countrysidehomes.com

COUNTRYSIDE
Homes

THE KINGFISHER

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Dining room	5.68 x 3.37	18' 7" x 11' 0"
Sitting room	5.68 x 3.10	18' 7" x 10' 2"

FIRST FLOOR		
Bedroom 1	4.62 x 3.40	15' 1" x 11' 1"
Bedroom 2	3.42 x 3.36	11' 2" x 11' 0"
Bedroom 3	3.42 x 2.22	11' 2" x 7' 3"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◂ ▸	measuring points
ws	washing machine space		

The Kingfisher | Yew Tree Lane |

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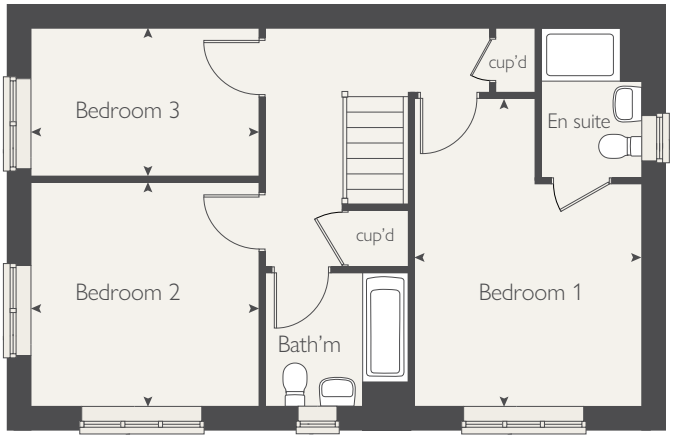
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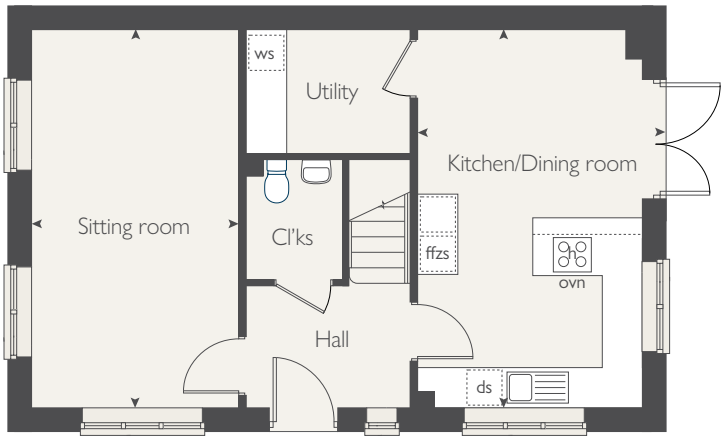
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COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





- PV solar panels
- Waste water heat recovery

THE STARLING

4 bedroom home

countrysidehomes.com

COUNTRYSIDE
Homes

THE STARLING

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Dining room	5.67 x 4.25	18' 7" x 13' 11"
Sitting room	4.34 x 3.43	14' 2" x 11' 3"

FIRST FLOOR		
Bedroom 1	4.29 x 3.43	14' 0" x 11' 3"
Bedroom 2	4.44 x 3.17	14' 6" x 10' 4"
Bedroom 3	3.73 x 3.17	12' 2" x 10' 4"
Bedroom 4	3.43 x 3.13	11' 3" x 10' 3"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	cylinder
ws	washing machine space	◄ ►	measuring points

The Starling | Yew Tree Lane |

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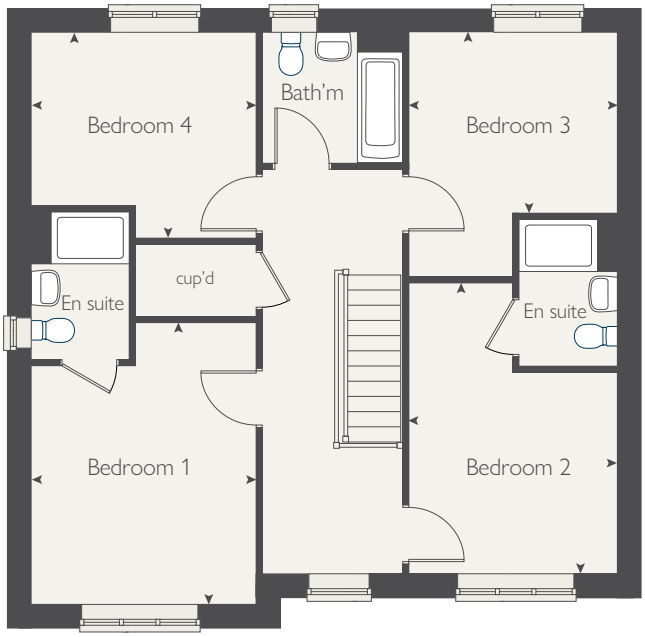
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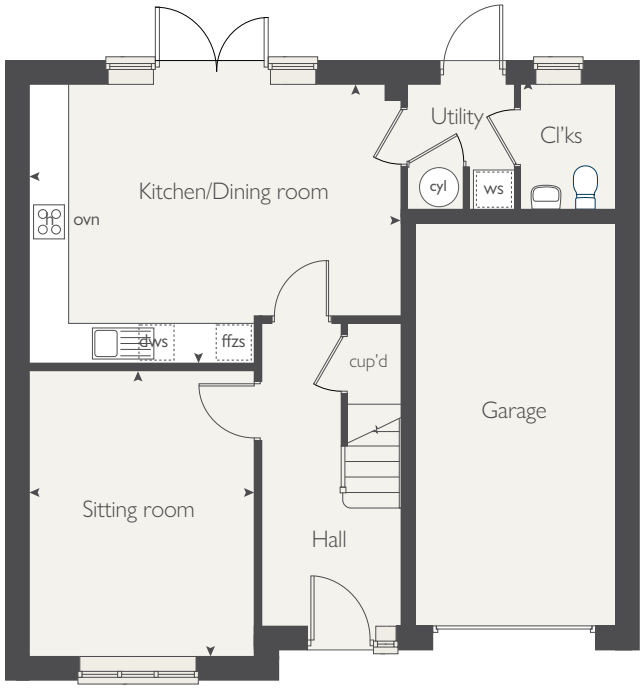
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COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





- Spacious living room with bay window
- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery

THE BECKWITH

4 bedroom home

countrysidehomes.com

COUNTRYSIDE
Homes

THE BECKWITH

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Family room	8.60 x 3.25	28' 2" x 10' 7"
Sitting room	4.89 x 3.76	16' 0" x 10' 4"
Study	3.30 x 2.02	10' 9" x 6' 7"

FIRST FLOOR		
Bedroom 1	4.25 x 3.09	13' 11" x 10' 0"
Bedroom 2	3.98 x 3.14	13' 0" x 10' 3"
Bedroom 3	3.40 x 3.14	11' 1" x 10' 3"
Bedroom 4	3.12 x 2.50	10' 2" x 8' 2"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	cyl	cylinder
ws	washing machine space	◄ ►	measuring points

The Beckwith | Yew Tree Lane |

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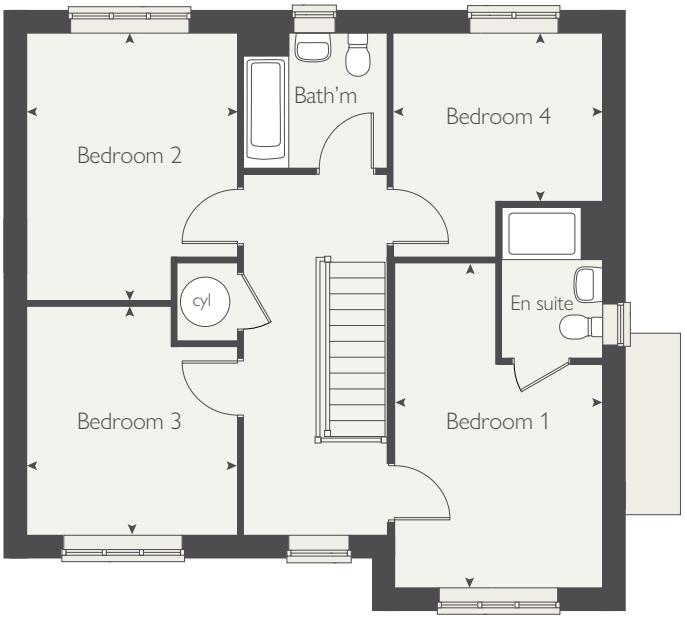
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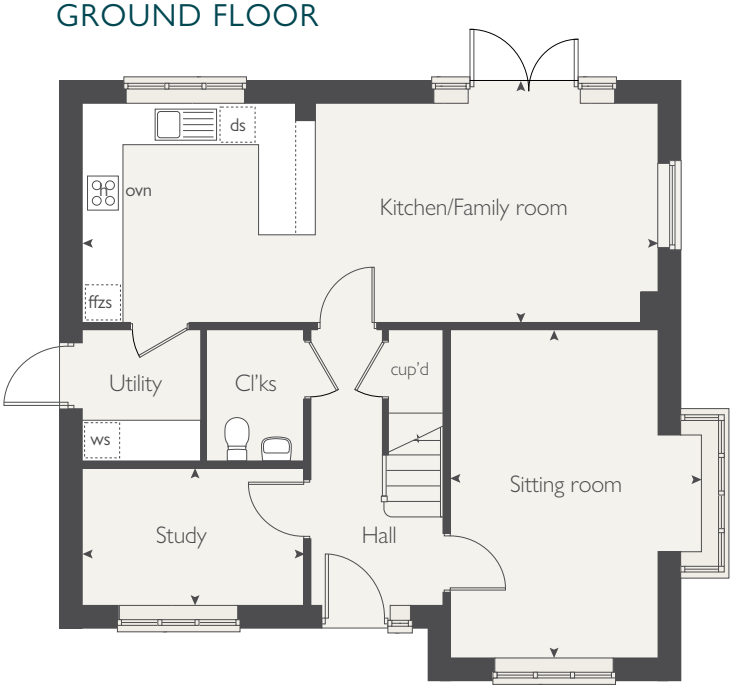
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COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery

THE EIDER

4 bedroom home

countrysidehomes.com

COUNTRYSIDE
Homes

THE EIDER

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Dining room	5.90 x 3.83	19' 4" x 12' 5"
Sitting room	3.75 x 3.62	12' 3" x 11' 8"

FIRST FLOOR		
Bedroom 1	3.51 x 3.34	11' 5" x 10' 9"
Bedroom 2	3.51 x 3.32	11' 5" x 10' 8"
Bedroom 3	3.32 x 2.30	11' 5" x 10' 8"
Bedroom 4	4.16 x 2.46	13' 6" x 8' 0"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

The Elder | Yew Tree Lane |

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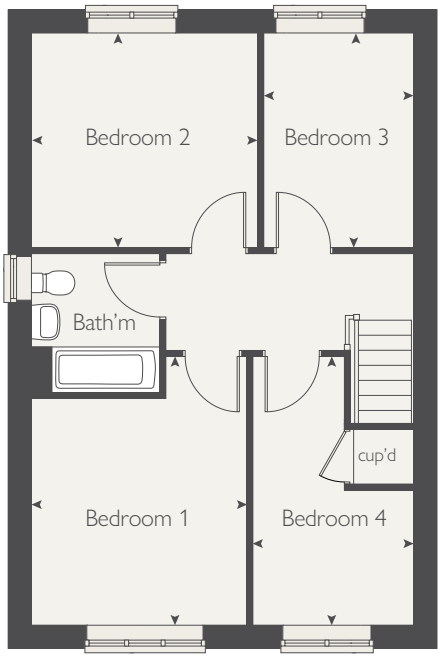
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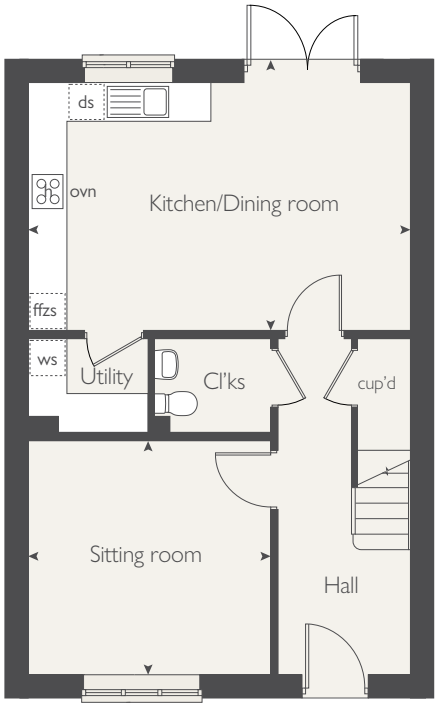
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COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery

THE PLOVER

4 bedroom home

countrysidehomes.com

COUNTRYSIDE
Homes

THE PLOVER

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Dining room	6.47 x 4.51	21' 3" x 14' 9"
Sitting room	3.98 x 3.30	13' 1" x 10' 10"

FIRST FLOOR		
Bedroom 1	4.30 x 3.09	14' 1" x 10' 2"
Bedroom 2	3.86 x 3.09	12' 8" x 10' 2"
Bedroom 3	3.29 x 2.30	10' 9" x 7' 7"
Bedroom 4	3.29 x 2.29	10' 9" x 7' 6"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

The Plover | Yew Tree Lane |

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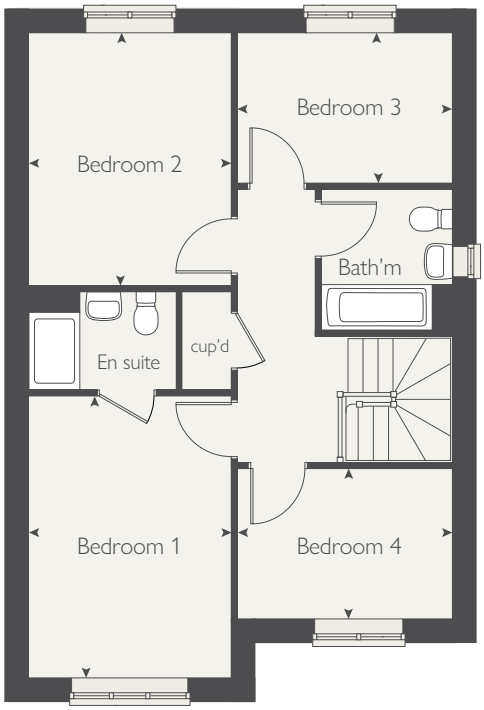
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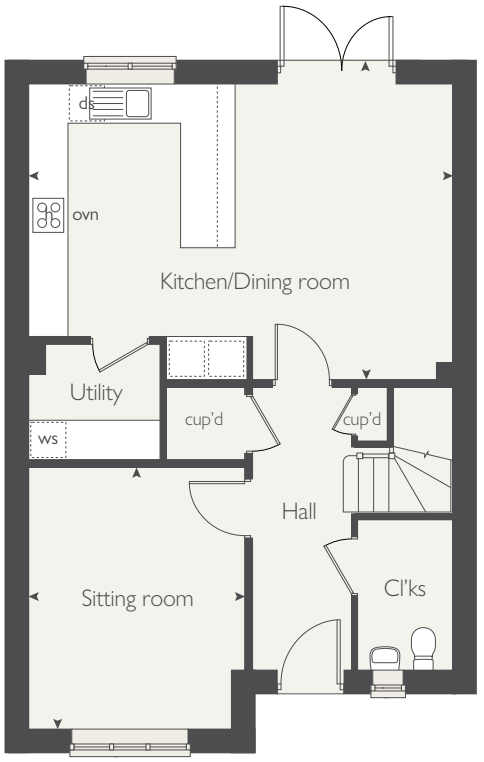
DS16758 / 06.26

COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery

THE REDSTART

4 bedroom home

countrysidehomes.com

COUNTRYSIDE
Homes

THE REDSTART

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Dining room	6.46 x 4.13	21' 2" x 13' 6"
Sitting room	6.46 x 3.23	21' 2" x 10' 10"

FIRST FLOOR		
Bedroom 1	3.83 x 3.23	12' 7" x 10' 10"
Bedroom 2	3.68 x 2.88	12' 0" x 9' 5"
Bedroom 3	2.85 x 2.69	9' 4" x 8' 9"
Bedroom 4	2.94 x 2.53	9' 7" x 8' 3"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

The Redstart | Yew Tree Lane |

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

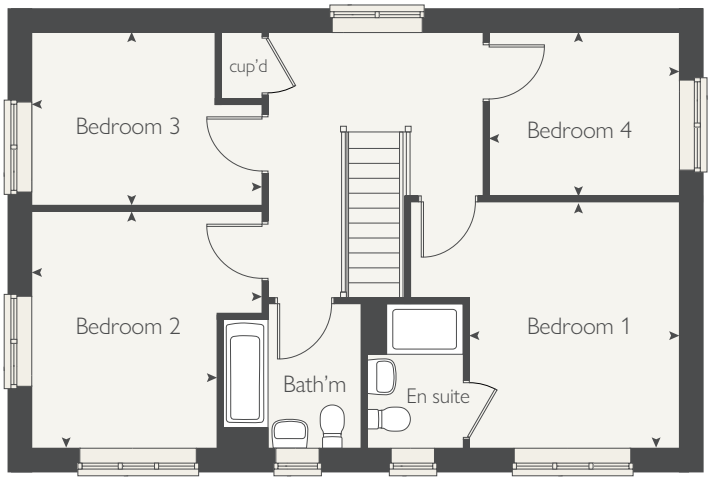
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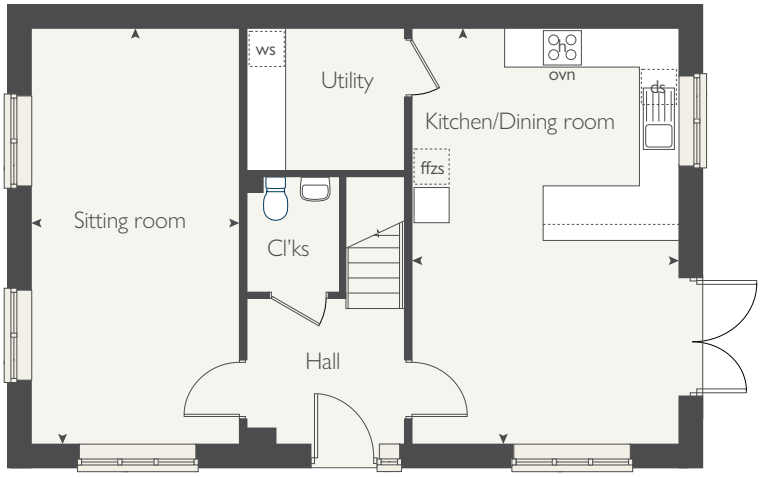
DS13419 / 05.25

COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery

THE SANDPIPER

4 bedroom home

countrysidehomes.com

COUNTRYSIDE
Homes

THE SANDPIPER

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Family room	8.60 x 3.25	28' 2" x 10' 7"
Sitting room	4.89 x 3.09	16' 0" x 10' 0"

FIRST FLOOR		
Bedroom 1	4.18 x 3.09	13' 8" x 10' 0"
Bedroom 2	3.88 x 3.14	12' 8" x 10' 3"
Bedroom 3	3.40 x 3.14	11' 1" x 10' 3"
Bedroom 4	3.40 x 3.12	11' 2" x 10' 2"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space		

The Sandpiper | Yew Tree Lane |

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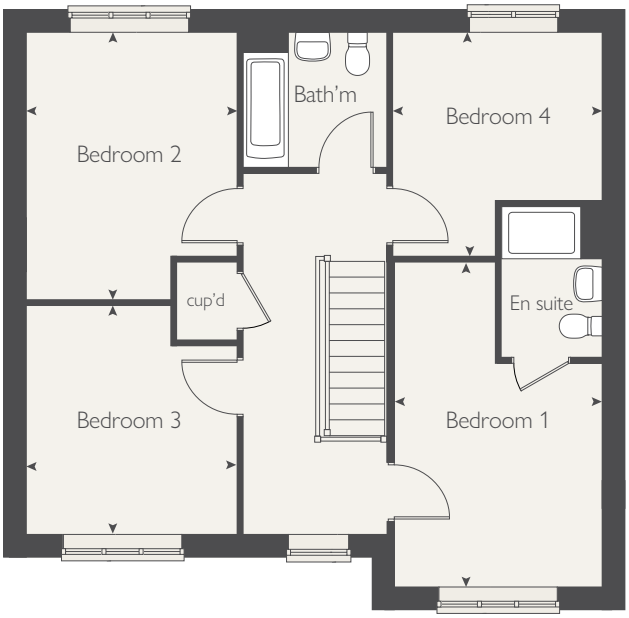
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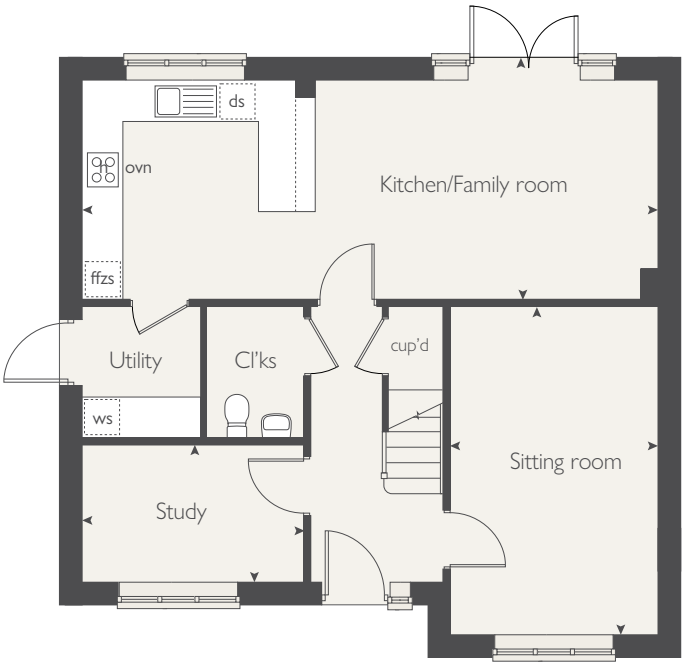
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COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





- Low energy lighting and ventilation systems
- Electric vehicle charging point
- PV solar panels
- Waste water heat recovery

THE WAXWING

5 bedroom home

countrysidehomes.com

COUNTRYSIDE
Homes

THE WAXWING

5 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Family room	9.28 x 3.36	30' 5" x 11' 0"
Sitting room	4.66 x 3.62	15' 3" x 11' 10"
Dining room	3.28 x 2.74	10' 9" x 8' 11"

FIRST FLOOR		
Bedroom 1	4.65 x 3.65	15' 3" x 11' 11"
Bedroom 2	3.60 x 3.28	11' 8" x 10' 9"
Bedroom 3	3.28 x 2.86	12' 6" x 10' 9"
Bedroom 4	3.40 x 2.41	11' 1" x 7' 10"
Bedroom 5	3.38 x 2.25	11' 1" x 7' 3"

ovn	oven	ffzs	fridge freezer
h	hob	cyl	cylinder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◄ ►	measuring points

The Waxwing | Yew Tree Lane |

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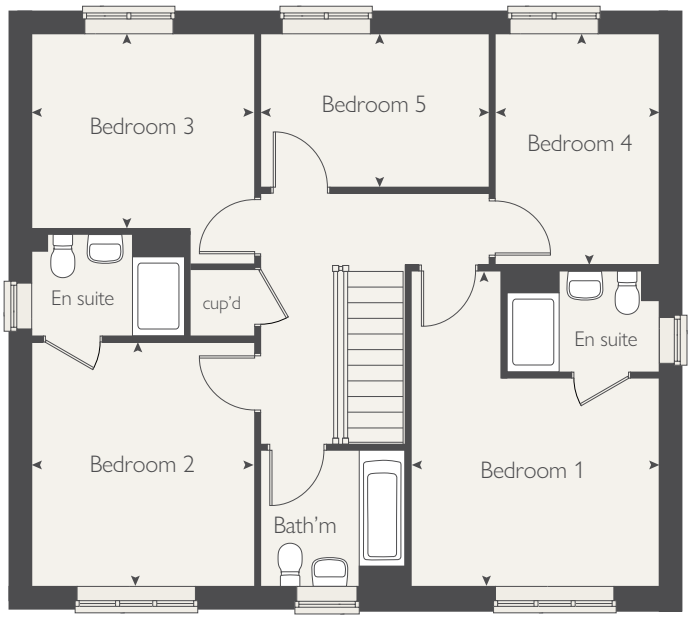
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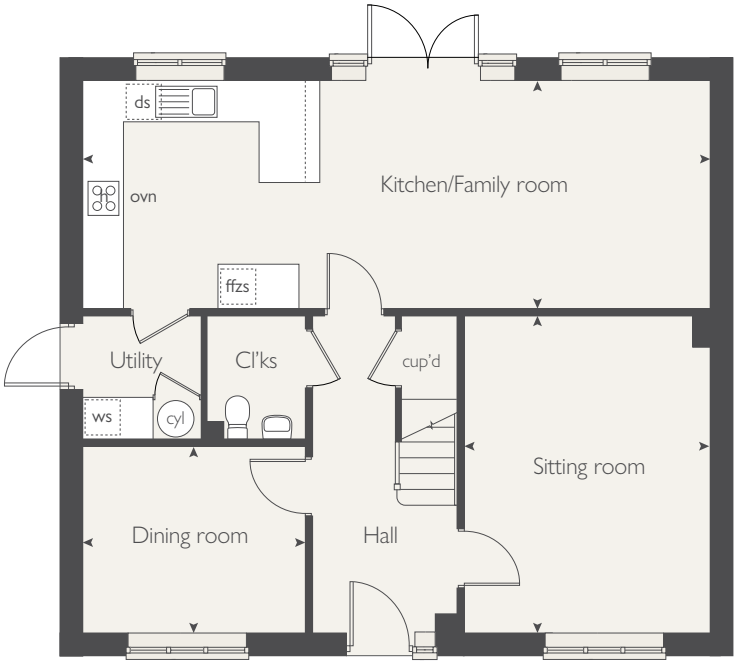
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COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





KENSINGTON FIELDS

Harrogate

COUNTRYSIDE
Homes

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KENSINGTON FIELDS

Harrogate

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Personalise** range of extras available.







	2 bedroom	The Darland	The Fulmar	3 bedroom	The Egret	The Jackdaw	The Kingfisher	4 bedroom	The Beckwith	The Elder	The Plover	The Redstart	The Sandpiper	The Starling	5 bedroom	The Waxwing
KITCHEN																
Choice of Standard fitted kitchen (doors and worktops)		■	■		■	■	■		■	■	■	■	■	■		■
Stainless steel sink and drainer (single bowl) with chrome mixer tap		■	■		■	■	■		■	■	■	■	■	■		■
Indesit hob (60cm) with built-in single underoven, with stainless steel splashback and integrated hood		■	■		■	■										
Indesit hob (60cm) with stainless steel splashback and pyramid stainless chimney hood									■	■	■	■	■	■		■
60cm hob with built-in single oven and ceiling hung stainless steel extractor hood							■									
Pendant light fitting		■	■		■	■	■		■	■	■	■	■	■		■
Fridge / freezer space		■			■	■	■		■	■	■	■	■	■		■
Seperate under counter fridge and freezer space			■													
Space for integrated dishwasher with plumbing and electrics		■	■		■	■	■		■	■	■	■	■	■		■
Space for washing machine with plumbing and electrics in kitchen		■				■										
Space for washing machine with plumbing and electrics in utility					■		■		■	■	■	■	■	■		■
Space for washing machine with plumbing and electrics under stairs			■													
BATHROOMS AND EN SUITE(S)																
Ideal Standard contemporary white Concept Air sanitaryware		■	■		■	■	■		■	■	■	■	■	■		■
Ideal Standard close coupled WC to cloakroom		■	■		■	■	■		■	■	■	■	■	■		■
Shower over the bath (full height tiling to length and side of bath)		■			■					■						
Ideal Standard low profile shower tray with glass enclosure to bedroom 1 en suite			■			■	■		■		■	■	■	■		■
Choice of standard Porcelanosa wall tiling (splashback, 600mm over bath, and full-height to shower cubicle)*		■	■		■	■	■		■	■	■	■	■	■		■
DOORS AND WINDOWS																
Front door with multi-point security locking system and security chain		■	■		■	■	■		■	■	■	■	■	■		■
PVCu double glazing to windows		■	■		■	■	■		■	■	■	■	■	■		■
Double glazed PVCu French doors		■	■		■	■	■		■	■	■	■	■	■		■
Paving outside French doors and path to garage personnel door (where applicable)		■	■		■	■	■		■	■	■	■	■	■		■
Internal ladder style white painted doors with satin finish handles		■	■		■	■	■		■	■	■	■	■	■		■

	2 bedroom	The Darland	The Fulmar	3 bedroom	The Egret	The Jackdaw	The Kingfisher	4 bedroom	The Beckwith	The Elder	The Plover	The Redstart	The Sandpiper	The Starling	5 bedroom	The Waxwing
GENERAL																
White painted walls and smooth white ceilings		■	■		■	■	■		■	■	■	■	■	■		■
Multi-media point in living room		■	■		■	■	■		■	■	■	■	■	■		■
TV point to bedroom 1 and family room (where applicable)		■	■		■	■	■		■	■	■	■	■	■		■
Master telephone socket (plus to study where shown)		■	■		■	■	■		■	■	■	■	■	■		■
Gas central heating and hot water system with thermostatic controls†		■	■		■	■	■		■	■	■	■	■	■		■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)		■	■		■	■	■		■		■	■	■	■		■
Electric Panel Wall Heaters																
External light fitted to front porch/porch area and wiring for external light to rear door		■	■		■	■	■		■	■	■	■	■	■		■
Mains wired smoke detectors with battery back-up		■	■		■	■	■		■	■	■	■	■	■		■
Battery powered Carbon Monoxide detector (wall mounted)		■	■		■	■	■		■	■	■	■	■	■		■
Power and lighting to 'on plot' garage (where applicable)									■		■	■	■	■		■
Enclosed fenced rear garden, and garden gate (where applicable)		■	■		■	■	■		■	■	■	■	■	■		■
Landscaped front gardens		■	■		■	■	■		■	■	■	■	■	■		■
Waste water heat recovery system		■	■		■	■	■		■	■	■	■	■	■		■
Photo voltaic solar panels		■	■		■	■	■		■	■	■	■	■	■		■
NHBC Buildmark cover		■	■		■	■	■		■	■	■	■	■	■		■
First two years' customer service support from Countryside Homes		■	■		■	■	■		■	■	■	■	■	■		■

■ Fitted as standard - included in the property
* Subject to stage of construction
† As hot water/heating designs are plot specific please refer to sales consultant for specific system details, including whether or not the plot has a hot water cylinder.

This specification indicates, by means of a dot (■), the items that are included within the home.
If there is no dot in a column, the item is not included. Any item not expressly listed or indicated within this specification is excluded from the standard build. For information on the Personalise upgrade options available depending on build stage, please speak with a sales consultant.

SO MUCH CHOICE...







Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Countryside Homes Personalise brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your main bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.

The specification shown is correct at the time of production. Countryside Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Countryside Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

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