



KENSINGTON FIELDS

Harrogate





KENSINGTON FIELDS

Harrogate

countrysidehomes.com


COUNTRYSIDE
Homes

KENSINGTON FIELDS

Harrogate

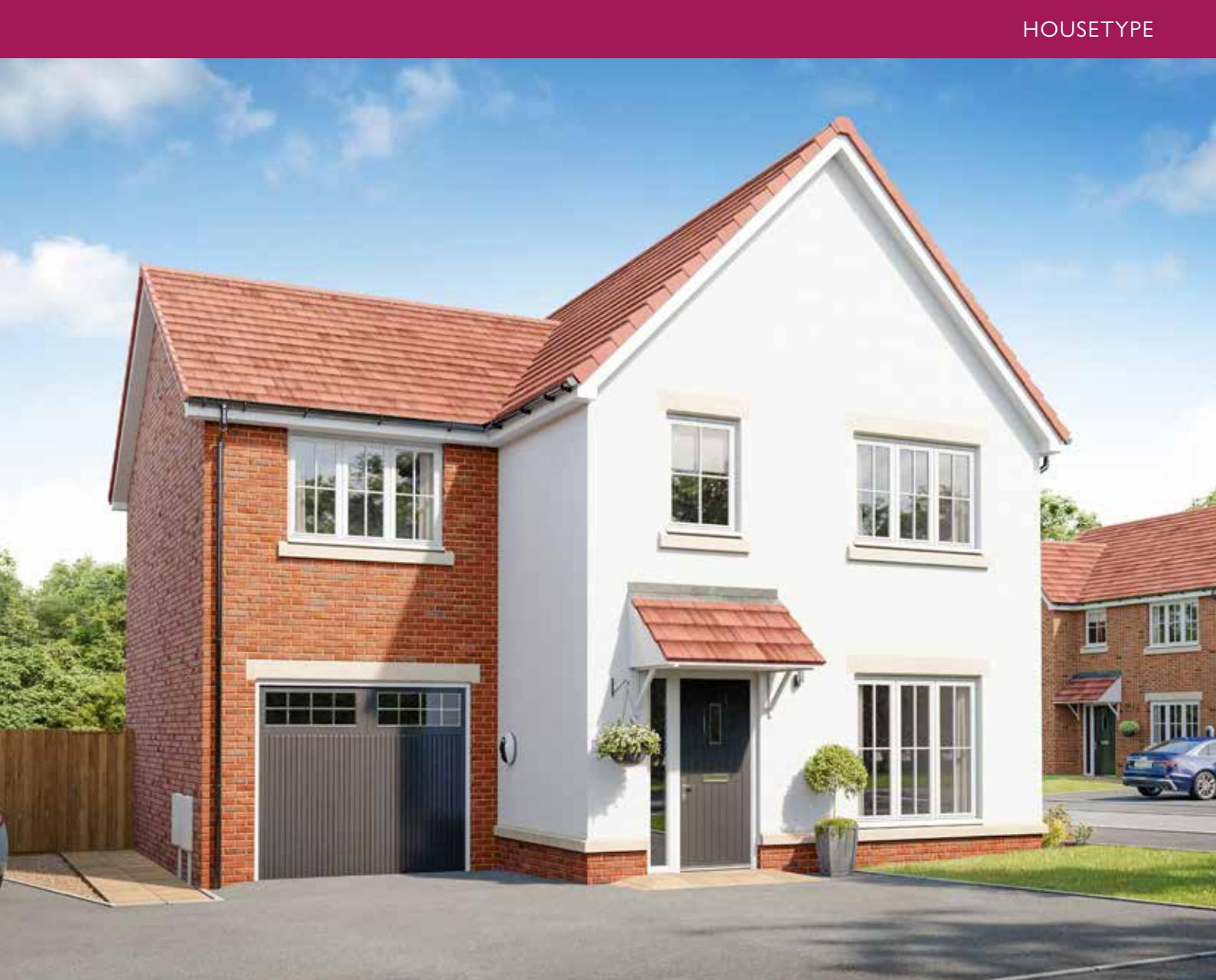
- V Visitor spaces
- BS Shared bin store
- CS Shared cycle store
- SS Electricity sub station
- B/BCP Bin collection points
- POS Public open space



This plan 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. Finishes and materials may vary from those
shown on the plan. 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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DS15158 / 12.25





- PV solar panels
- Waste water heat recovery

THE NIGHTINGALE

3 bedroom home

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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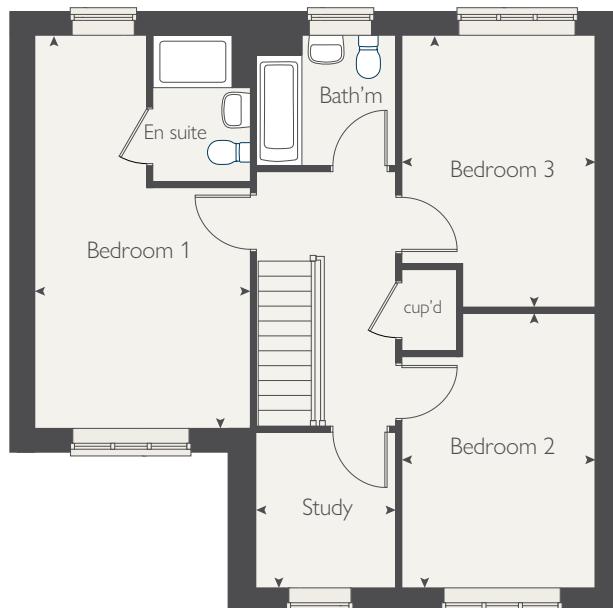
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FIRST FLOOR



GROUND FLOOR



COUNTRYSIDE
Homes



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

THE DARLAND

2 bedroom home



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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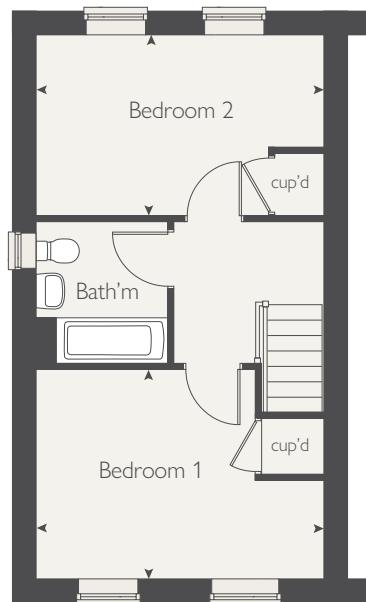
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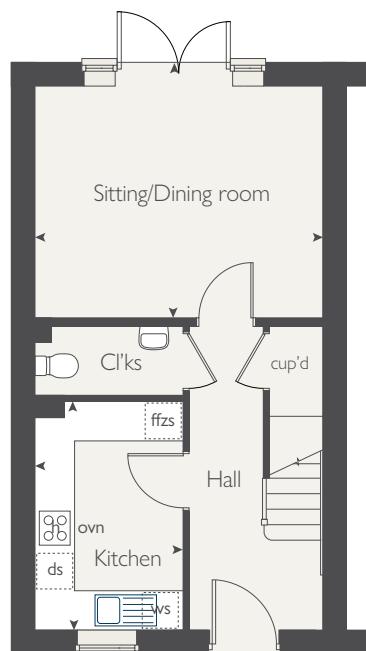
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FIRST FLOOR



GROUND FLOOR



COUNTRYSIDE
Homes



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

THE EGRET

3 bedroom home

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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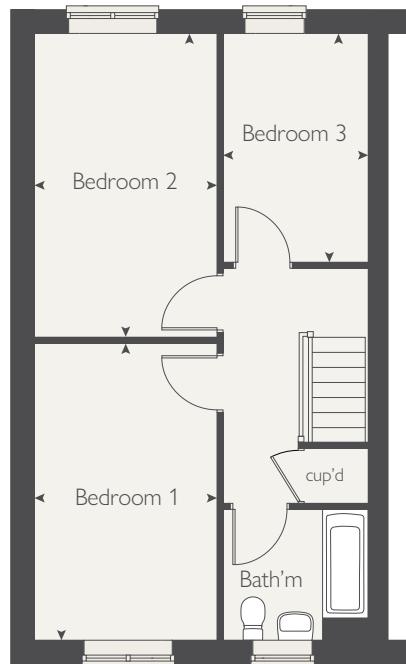
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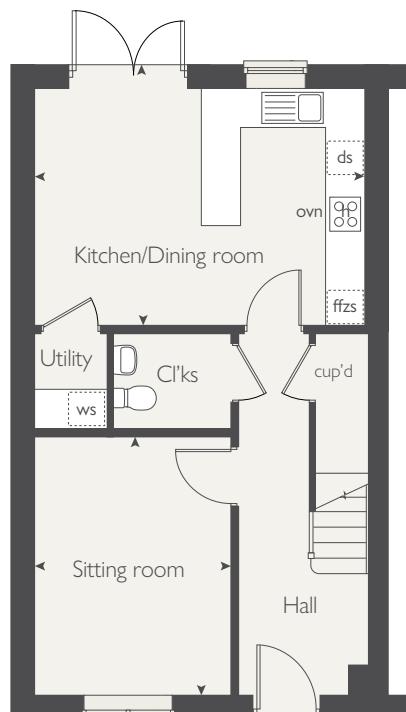
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FIRST FLOOR



GROUND FLOOR



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Homes



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

THE JACKDAW

3 bedroom home

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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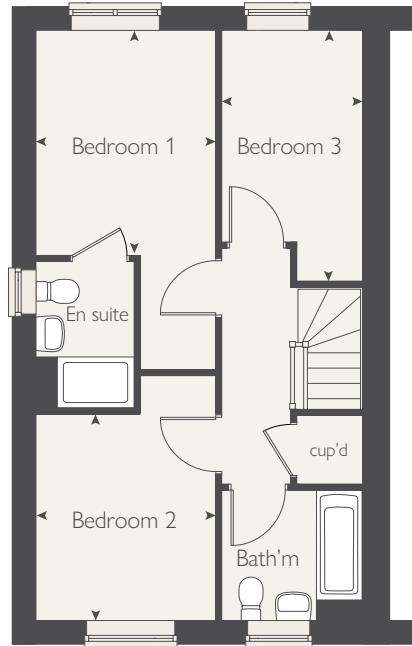
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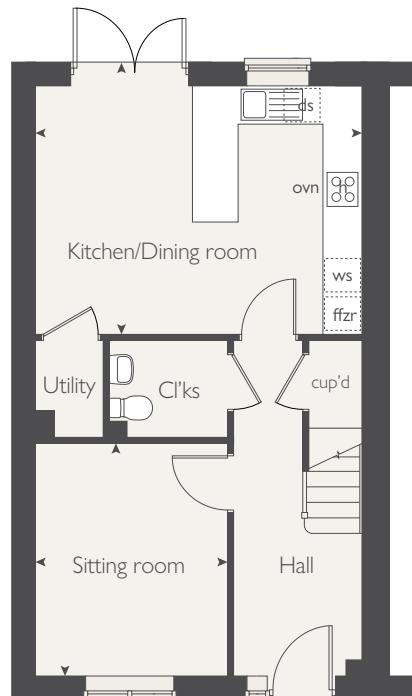
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FIRST FLOOR



GROUND FLOOR



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Homes



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

THE KINGFISHER

3 bedroom home



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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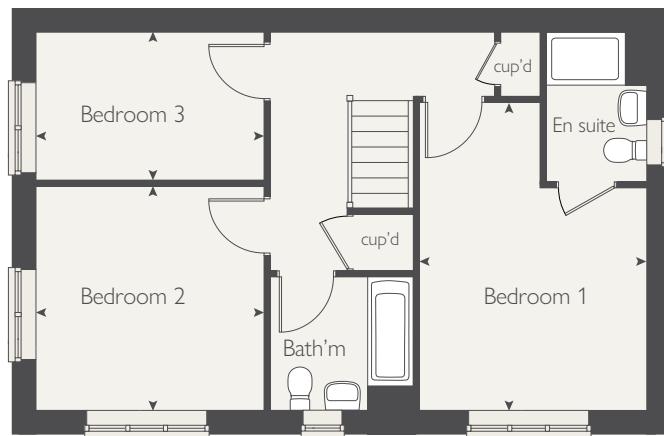
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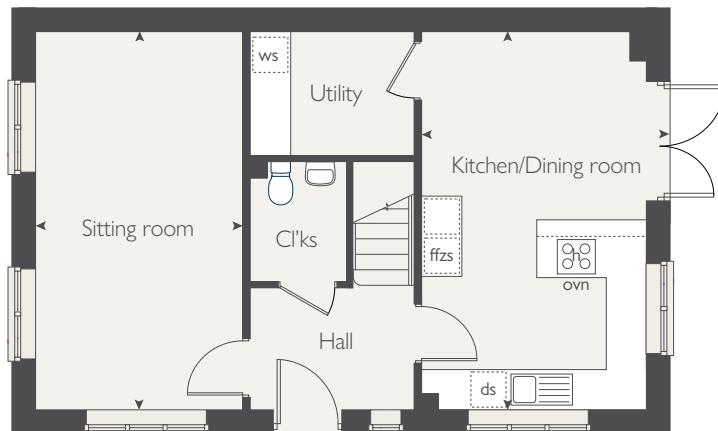
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FIRST FLOOR



GROUND FLOOR



COUNTRYSIDE
Homes



- PV solar panels
- Waste water heat recovery

THE STARLING

4 bedroom home

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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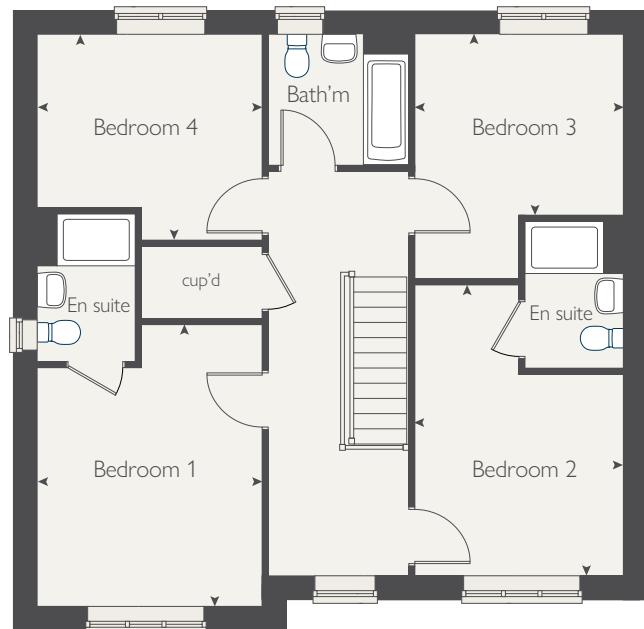
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FIRST FLOOR



GROUND FLOOR



COUNTRYSIDE
Homes



- 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

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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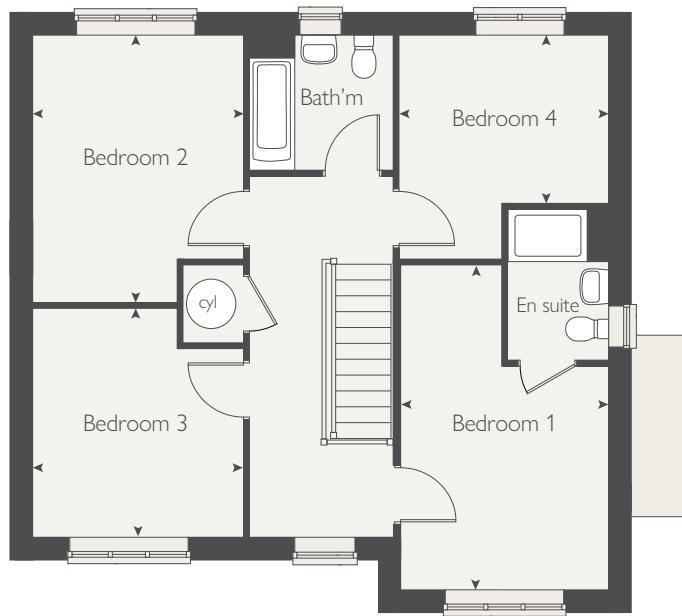
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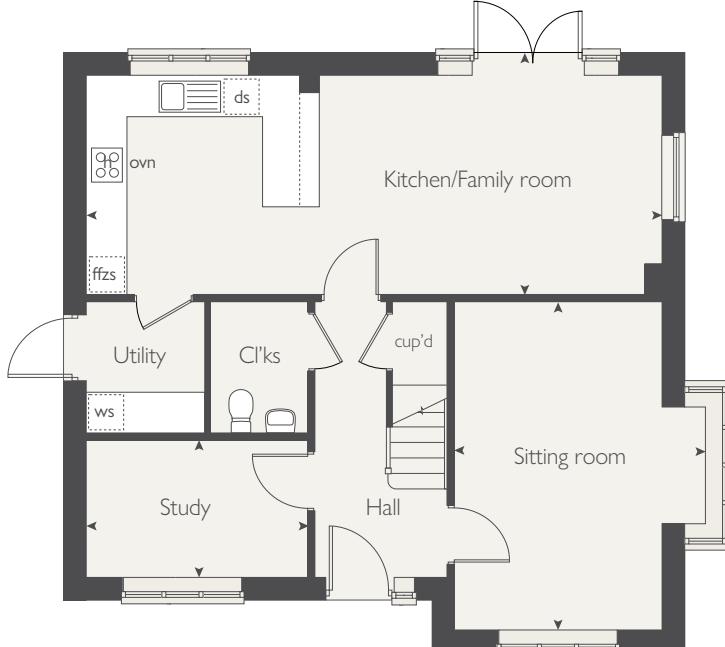
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FIRST FLOOR



GROUND FLOOR



COUNTRYSIDE
Homes



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

THE EIDER

4 bedroom home

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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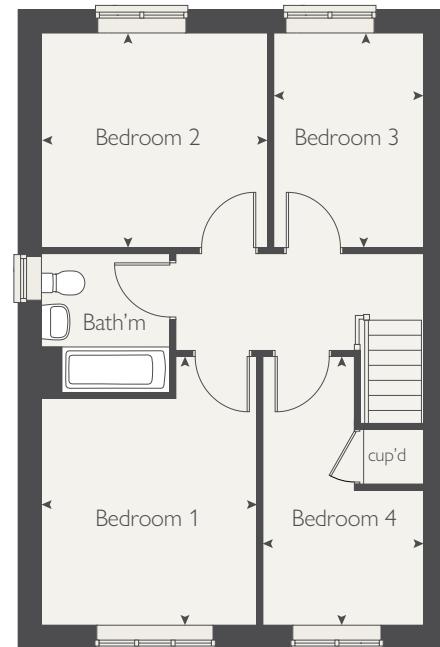
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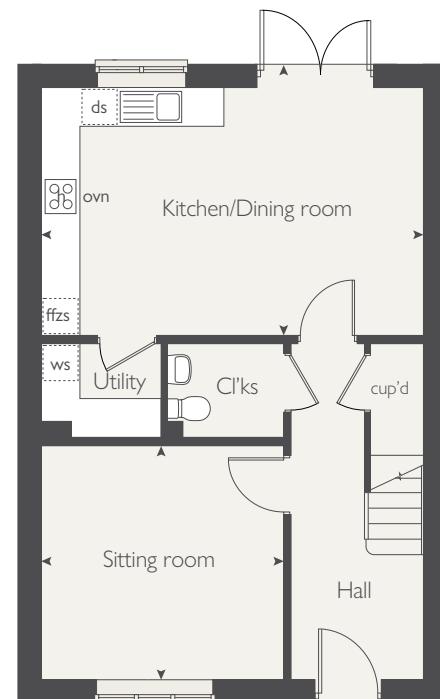
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FIRST FLOOR



GROUND FLOOR



COUNTRYSIDE
Homes



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

THE PLOVER

4 bedroom home

THE PLOVER

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/Dining 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	3.42 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 Plover | Yew Tree Lane |

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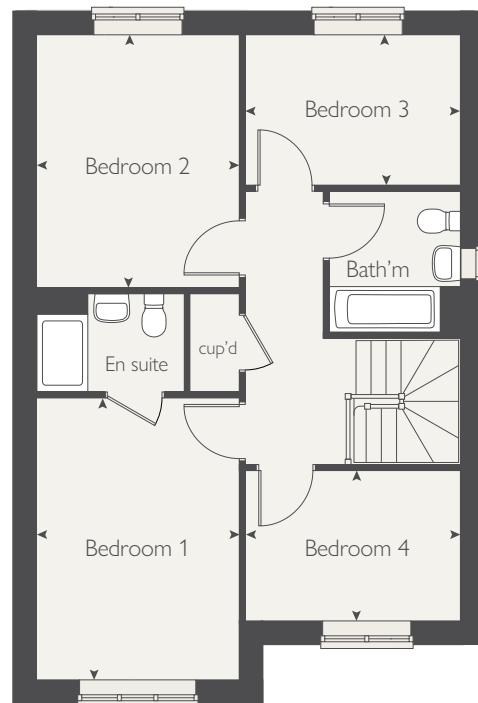
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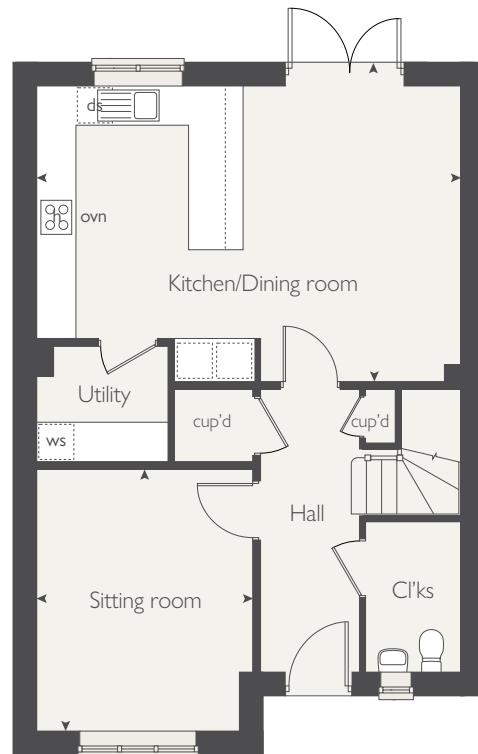
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FIRST FLOOR



GROUND FLOOR



COUNTRYSIDE
Homes



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

THE REDSTART

4 bedroom home

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 |

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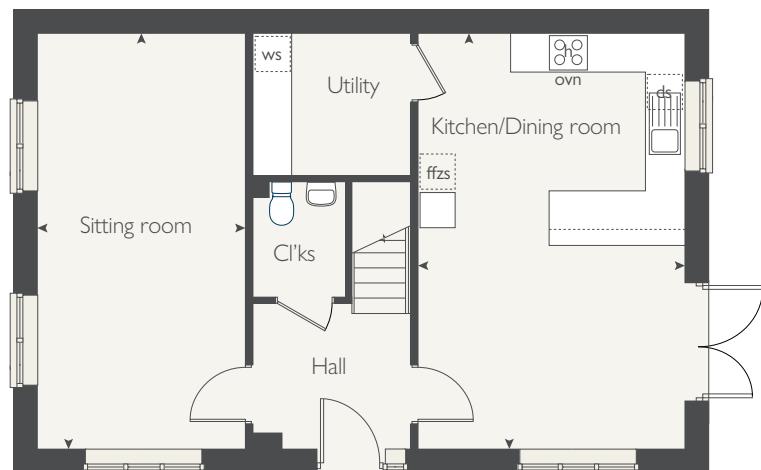
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FIRST FLOOR



GROUND FLOOR



COUNTRYSIDE
Homes



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

THE SANDPIPER

4 bedroom home



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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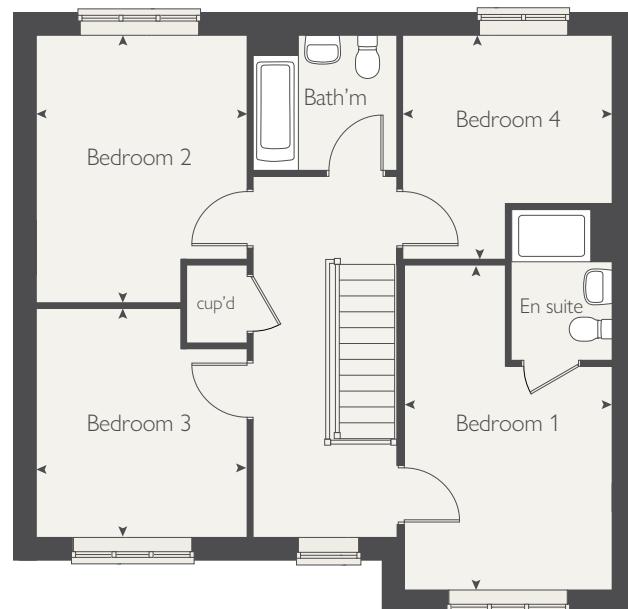
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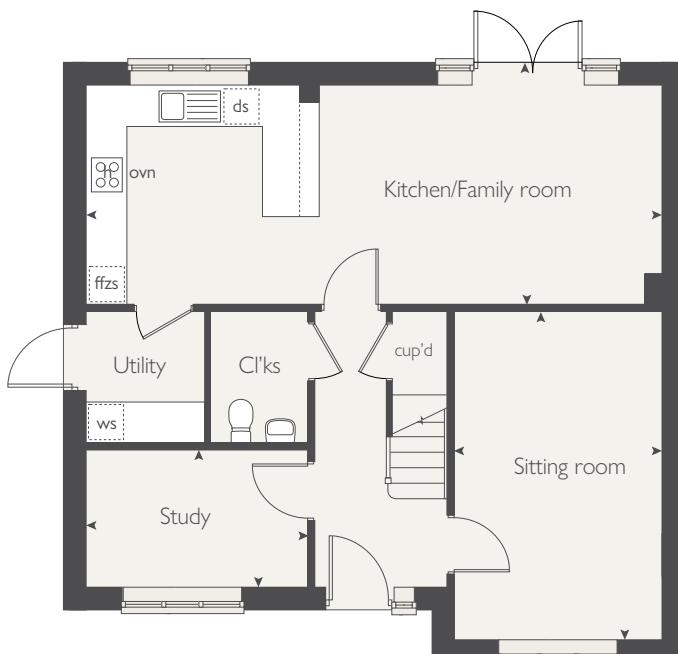
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FIRST FLOOR



GROUND FLOOR



COUNTRYSIDE
Homes



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

THE WAXWING

5 bedroom home

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
ws	washing machine	space	measuring points

The Waxwing | Yew Tree Lane |

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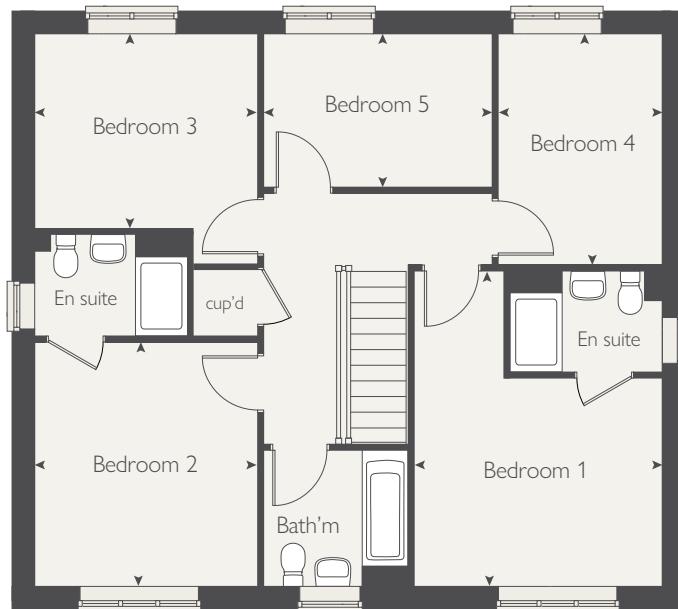
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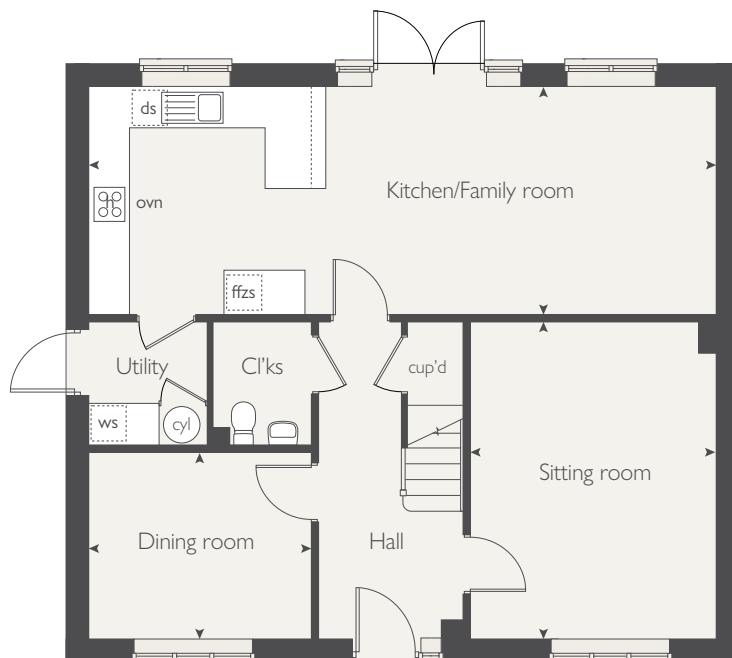
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FIRST FLOOR



GROUND FLOOR



COUNTRYSIDE
Homes



KENSINGTON FIELDS

Harrogate

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.



GENERAL

	2 bedroom	3 bedroom	4 bedroom	5 bedroom
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.