

**Taylor
Wimpey**

Find your way around

HOLLY HILL II

ROSSINGTON | SOUTH YORKSHIRE

Get to know

HOLLY HILL II

ROSSINGTON | SOUTH YORKSHIRE

Holly Hill II is a fabulous development where you'll find a superb choice of two, three and four bedroom homes in the popular village of Rossington.

4 BEDROOM HOMES



The Shelford

4 bedroom detached home

Plots: 15, 22, 23, 30, 31, 35, 46, 55, 66, 95, 115, 120, 121, 122, 134, 138, 157, 167, 178



The Eynsham

4 bedroom detached home

Plots: 34, 36, 67, 93, 96-99, 102, 103, 127, 136, 137, 158, 182, 185, 190



The Downham

4 bedroom detached home

Plots: 29, 32, 33, 68, 74, 87, 94, 128, 129, 159, 183, 184, 188, 189



The Elliston

4 bedroom semi-detached home

Plots: 20, 21, 27, 28, 42, 43, 49-52, 58, 59, 62, 63, 69, 70, 75, 76, 79, 80, 83, 84, 118, 119, 141, 142, 163, 164



The Kentdale

4 bedroom detached home

Plots: 26, 71, 110, 113, 114, 116, 117, 135, 181



The Bradenham

4 bedroom detached home

Plots: 14, 37, 88, 108, 109, 111, 112, 160

3 BEDROOM HOMES



The Alton G

3 bedroom 2½ storey home

Plots: 18, 19, 38, 39, 47, 48, 53, 54, 77, 78, 81, 82, 132, 133, 139, 140, 161, 162, 165, 166, 179, 180



The Rosedale

3 bedroom semi-detached home

Plots: 1, 2, 12, 13



The Milldale

3 bedroom mews/
semi-detached home

Plots: 3, 11, 25, 41, 45, 56, 60, 65, 72, 92, 101, 105, 106, 123, 131, 144, 145, 156, 168, 177, 186



The Gosford

3 bedroom semi-detached home

Plots: 5, 9, 16, 17, 24, 44, 57, 64, 73, 85, 86, 91, 100, 104, 107, 124, 143, 146, 149-152, 155, 172-175

2 BEDROOM HOMES



The Canford

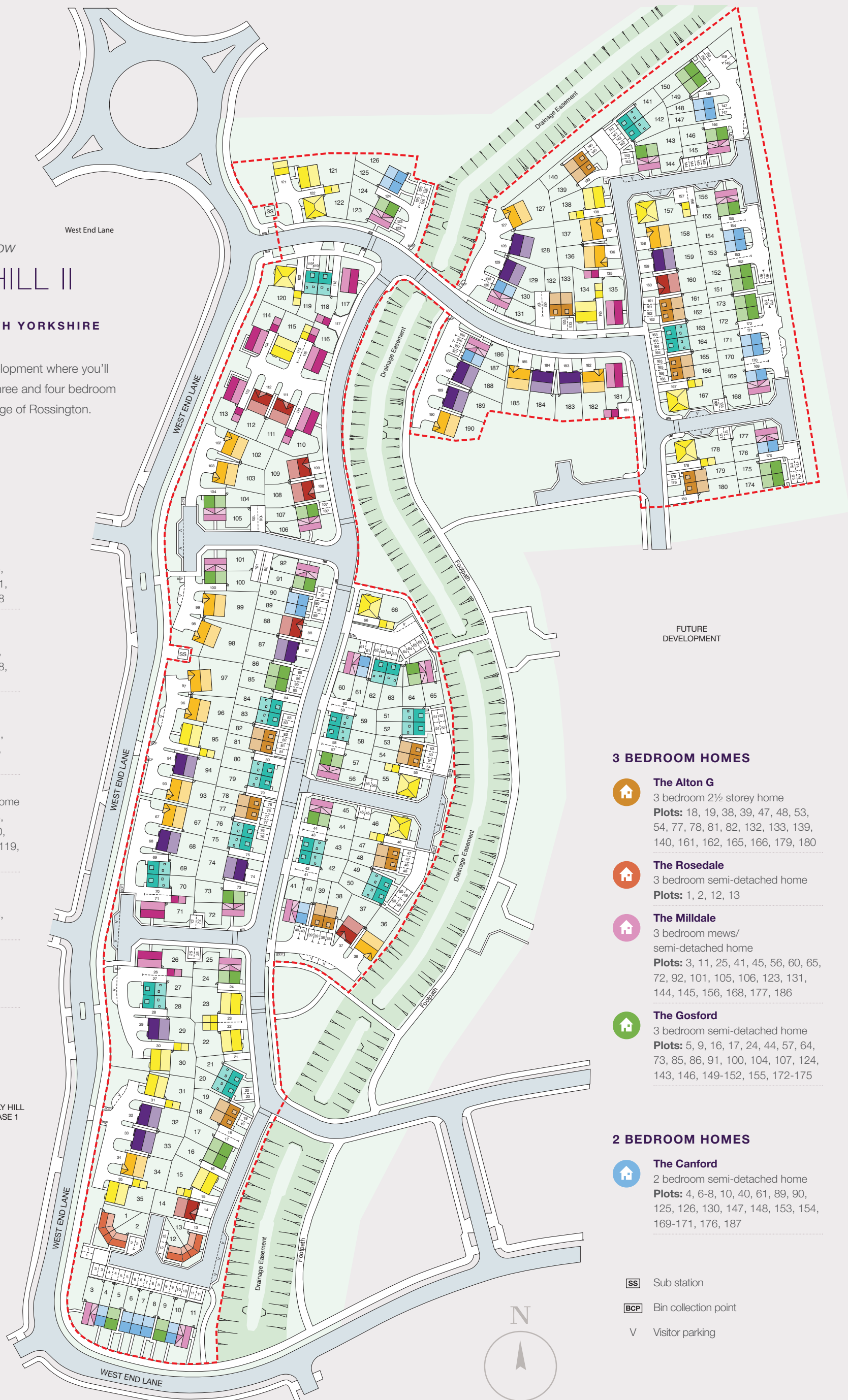
2 bedroom semi-detached home

Plots: 4, 6-8, 10, 40, 61, 89, 90, 125, 126, 130, 147, 148, 153, 154, 169-171, 176, 187

SS Sub station

BCP Bin collection point

V Visitor parking



HOLLY HILL II

West End Lane
Rossington
Doncaster
South Yorkshire
DN11 0TT

CONTACT US ON

01302 243 687

SATNAV

DN11 0TT

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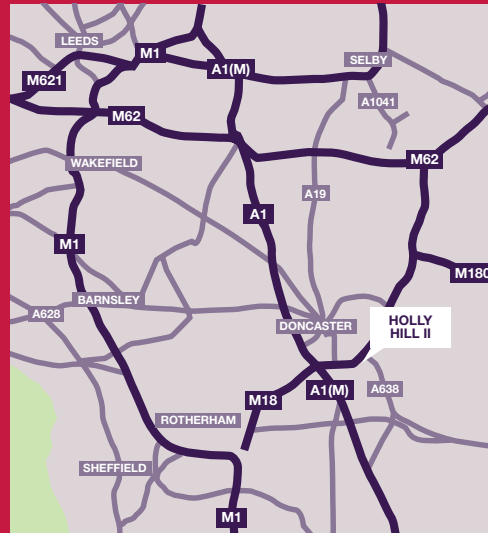
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FROM THE M18

- Leave the M18 at Junction 3
- At the Junction 3 roundabout take the exit towards Bawtry and continue on Great Yorkshire Way (A6182) for just under 1 mile
- At the roundabout take the second exit onto West End Lane, go straight through a second roundabout and you will arrive at Holly Hill II on your right hand side.

FROM DONCASTER

- Leave the M18 at Junction 3
- At the Junction 3 roundabout take the exit towards Bawtry and continue on Great Yorkshire Way (A6182) for just under 1 mile
- At the roundabout take the second exit onto West End Lane, go straight through a second roundabout and you will arrive at Holly Hill II on your right hand side.



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THE SHELFORD

4 BEDROOM DETACHED HOME



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THE SHELFORD

This four bedroom detached home features a spacious kitchen with dining area, with French doors to the private rear garden. A lounge and separate study are found at the front of the property, where there is also a guest cloakroom and convenient under stairs storage cupboard. A master bedroom with en-suite shower room and three further double bedrooms are found upstairs, along with a family bathroom.

TOTAL 128.02 sq. m. / 1,378 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	8.10m x 3.24m (max)	26' 7" x 10' 8" (max)
Lounge	4.74m x 3.88m	15' 7" x 12' 9"
Study	2.64m x 2.10m	8' 8" x 6' 11"

FIRST FLOOR



Bedroom 1 (max)	3.88m x 3.76m	12' 9" x 12' 4"
Bedroom 2 (max)	4.22m x 3.07m	13' 10" x 10' 1"
Bedroom 3 (max)	3.43m x 3.09m	11' 3" x 10' 2"
Bedroom 4 (max)	3.89m x 2.75m	12' 9" x 9' 0"



The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 54157_TWY/May 2019

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THE EYNSHAM

4 BEDROOM DETACHED HOME



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THE EYNSHAM

This fabulous four bedroom home would suit a growing family perfectly. Downstairs features an open plan kitchen and breakfast area with French doors to the rear garden, the spacious lounge overlooks the front of the home and leads through double doors to the separate dining room. Upstairs you will find four double bedrooms, two with en-suite shower rooms and a stylish family bathroom.

TOTAL 123.93 sq. m. / 1,334 sq. ft.

GROUND FLOOR



Lounge	5.59m x 3.32m	18' 4" x 10' 11"
Kitchen	2.98m x 2.50m	9' 10" x 8' 3"
Family Area	2.98m x 2.60m	9' 10" x 8' 7"
Dining Room	2.98m x 2.96m	9' 10" x 9' 9"

FIRST FLOOR



Bedroom 1 (max)	3.90m x 4.59m	12' 10" x 15' 1"
Bedroom 2 (max)	4.16m x 2.90m	13' 8" x 9' 6"
Bedroom 3	3.14m x 2.71m	10' 3" x 8' 11"
Bedroom 4	2.58m x 3.18m	8' 5" x 10' 4"



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THE DOWNHAM

4 BEDROOM DETACHED HOME



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THE DOWNHAM

This superb four bedroom home is perfect for growing families. It features an open plan kitchen with dining with family area leading through French doors to the rear garden, a spacious lounge with bay window overlooking the front of the home and a cloakroom. Upstairs you will find three double bedrooms, one with an en-suite shower room, a further bedroom and a stylish family bathroom.

TOTAL 115.57 sq. m. / 1,244 sq. ft.

GROUND FLOOR



Lounge	5.27m (max) × 3.18m	17' 4" (max) × 10' 5"
Kitchen/Dining	7.94m × 2.98m	26' 1" × 9' 10"

FIRST FLOOR



Bedroom 1	4.30m × 3.03m	14' 1" × 10' 0"
Bedroom 2 (max)	3.51m × 3.28m	11' 6" × 10' 9"
Bedroom 3	3.55m × 3.03m	11' 8" × 10' 0"
Bedroom 4	2.62m × 2.53m	8' 7" × 8' 4"



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THE ELLISTON

4 BEDROOM SEMI-DETACHED HOME



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THE ELLISTON

The Elliston is a 4 bedroom 2 and a half storey home designed to be flexible for modern lifestyles. The front door opens into a hallway which leads you into the living room. The kitchen/dining area has double doors opening onto the private rear garden. A guest cloakroom complete the ground floor. 3 bedrooms occupy the first floor, a main bathroom and further storage space off the landing. There is a private staircase leading up to the galleried en suite master bedroom on the top floor.

TOTAL 116.03 sq. m. / 1,249 sq. ft.

GROUND FLOOR



Lounge		
3.93m (max) × 4.26m	12' 11" (max) × 14' 0"	
Kitchen/Dining		
4.89m × 2.90m	16' 1" × 9' 6"	

FIRST FLOOR



Bedroom 2		
2.73m × 2.46m	9' 0" × 8' 1"	
Bedroom 3 (max)		
2.34m × 3.31m	7' 8" × 10' 10"	
Bedroom 4		
2.45m (max) × 3.31m	8' 1" (max) × 10' 10"	

SECOND FLOOR



Bedroom 1		
3.77m (max) × 5.43m	12' 5" (max) × 17' 10"	



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THE KENTDALE

4 BEDROOM DETACHED HOME

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THE KENTDALE

The four bedroom Kentdale is ideal for growing families in search of extra space. A spacious kitchen/dining room complete with utility area forms the hub of the house, while a dual aspect living room opens through French doors to the garden, and a cloakroom is found by the entrance. Upstairs, an en suite master bedroom can be found alongside two further double bedrooms, a fourth bedroom and a family bathroom.

TOTAL 113.53 sq. m. / 1,222 sq. ft.

GROUND FLOOR



Lounge	6.02m x 3.45m	19' 9" x 11' 4"
Kitchen	3.58m x 2.86m	11' 9" x 9' 5"
Dining	3.16m x 2.77m	10' 4" x 9' 1"

FIRST FLOOR



Bedroom 1 (max)	3.51m x 3.40m	11' 7" x 11' 2"
Bedroom 2	3.64m x 2.98m	11' 11" x 9' 10"
Bedroom 3 (max)	3.05m x 2.95m	10' 0" x 9' 8"
Bedroom 4 (max)	3.09m x 2.53m	10' 2" x 8' 4"



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THE BRADENHAM

4 BEDROOM DETACHED HOME

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THE BRADENHAM

This superb four bedroom home is ideal for families. Downstairs features an open plan kitchen with breakfast area and spacious lounge, both leading through French doors to the rear garden and a separate dining room for formal entertaining. Upstairs you will find the master bedroom with en-suite shower room, a further three bedrooms and a stylish family bathroom.

TOTAL 107.12 sq. m. / 1,153 sq. ft.

GROUND FLOOR



Lounge	4.64m × 3.43m	15' 3" × 11' 3"
Kitchen/Breakfast	5.42m × 2.35m	17' 10" × 7' 9"
Dining Room	2.87m × 2.35m	9' 5" × 7' 9"

FIRST FLOOR



Bedroom 1 (max)	4.38m × 4.02m	14' 5" × 13' 2"
Bedroom 2 (max)	4.37m × 2.67m	14' 4" × 8' 9"
Bedroom 3 (max)	3.58m × 2.67m	11' 9" × 8' 9"
Bedroom 4	3.32m × 2.40m	10' 11" × 7' 11"



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THE ALTON G

3 BEDROOM 2½ STOREY HOME

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THE ALTON G

This three bedroom home offers 2 ½ floors of flexible living space. A fitted kitchen with dining area and spacious lounge with French doors to the garden complete the ground floor. On the first floor you will find bedrooms two and three and a family bathroom, perfect for everyone to share. The private master bedroom occupies the entire second floor and boasts an separate dressing area and a en-suite shower room.

TOTAL 100.80 sq. m. / 1,085 sq. ft.

GROUND FLOOR



Lounge

4.23m x 3.49m 13' 11" x 11' 6"

Kitchen/Dining (max)

5.26m x 3.20m 17' 3" x 10' 6"

FIRST FLOOR



Bedroom 2

4.23m x 3.49m 13' 11" x 11' 6"

Bedroom 3

3.28m x 2.17m 10' 9" x 7' 2"

SECOND FLOOR



Bedroom 1

6.70m (max ex. dormer) x 3.11m (max) 22' 0" (max ex. dormer) x 10' 3" (max)



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THE ROSEDALE

3 BEDROOM SEMI-DETACHED HOME



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THE ROSEDALE

With 3 bedrooms and spacious living accommodation, the Rosedale has been designed to appeal to couples or young families. The Rosedale benefits from 2 parking spaces.

TOTAL 81.31 sq. m. / 876 sq. ft.

GROUND FLOOR



Lounge	4.85m x 3.01m	15' 11" x 9' 11"
Kitchen/Dining (max)	4.85m x 3.19m	15' 11" x 10' 6"

FIRST FLOOR



Bedroom 1 (max)	3.54m x 3.07m	11' 8" x 10' 1"
Bedroom 2 (max)	3.54m x 2.37m	11' 8" x 7' 9"
Bedroom 3 (max)	2.39m x 2.03m	7' 10" x 6' 8"



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THE MILLDALE

3 BEDROOM MEWS / SEMI-DETACHED HOME

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THE MILLDALE

This three bedroom home has a spacious lounge opening through French doors to the private garden and a separate kitchen with dining area. Upstairs is comprised of two double bedrooms, including one with an en-suite shower room, a further well proportioned bedroom which can alternatively be used as a nursery or a guest room and a main bathroom.

TOTAL 80.73 sq. m. / 869 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	4.62m × 2.96m	15' 2" × 9' 9"
Lounge	4.62m × 3.34m	15' 2" × 10' 11"

FIRST FLOOR



Bedroom 1	3.33m × 2.83m	10' 11" × 9' 3"
Bedroom 2	3.03m × 2.61m	9' 11" × 8' 4"
Bedroom 3	3.03m × 1.97m	9' 11" × 6' 3"



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THE GOSFORD

3 BEDROOM SEMI-DETACHED HOME



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THE GOSFORD

This three bedroom home is ideal for couples and young families alike. The hallway leads to a spacious lounge overlooking the front of the home. The open plan kitchen with dining area leads through French doors to the rear garden. A handy cloakroom completes the ground floor layout. Upstairs you will find a master bedroom with en-suite shower room, a further two bedrooms, plus a stylish family bathroom.

TOTAL 80.45 sq. m. / 866 sq. ft.

GROUND FLOOR



Kitchen/Dining Area	4.72m x 2.87m	15' 6" x 9' 5"
Lounge (max)	4.26m x 3.69m	14' 0" x 12' 1"

FIRST FLOOR



Bedroom 1 (min)	2.96m x 2.83m	9' 9" x 9' 4"
Bedroom 2	3.30m x 2.63m	10' 10" x 8' 8"
Bedroom 3	3.55m (max) x 2.00m	11' 8" (max) x 6' 7"



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THE CANFORD

2 BEDROOM SEMI-DETACHED HOME



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THE CANFORD

This two bedroom home has been thoughtfully designed with both first-time buyers and downsizers in mind. The kitchen and guest cloakroom are located off the entrance hallway whilst the lounge with dining area and a convenient under stairs cupboard, opens out to the garden through French doors. Upstairs there are two generous bedrooms and a family bathroom.

TOTAL 64.01 sq. m. / 689 sq. ft.

GROUND FLOOR



Lounge/Dining (<i>max</i>)	4.73m × 3.98m	15' 6" × 13' 1"
Kitchen	3.02m × 1.85m	9' 11" × 6' 1"

FIRST FLOOR



Bedroom 1	3.08m × 2.97m	10' 1" × 9' 9"
Bedroom 2	3.98m (<i>max</i>) × 2.56m	13' 1" (<i>max</i>) × 8' 5"



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HOLLY HILL II A VERY SPECIAL PLACE TO BE

A warm welcome to Holly Hill II.

Here you'll find a superb choice of two, three and four
bedroom homes in the popular village of Rossington.

It's a special place to live, work and enjoy life.

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course – and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

RIGHT ON YOUR DOORSTEP

Doncaster Lakeside is just a short drive away, boasting a range of amenities including the Dome Leisure Complex, a multiplex cinema, a bowling alley, choice of restaurants and shopping outlet. Also within easy reach are the picturesque market towns of Bawtry and Tickhill with a fantastic selection of boutique shops, coffee bars and delicatessen stores, along with well renowned restaurants and bars, ideal for evenings out with friends.

Young families will be pleased with the choice of schools nearby and can enjoy a day out a Yorkshire Wildlife Park – fun for the whole family!



Enjoy a day out with the whole family at nearby Yorkshire Wildlife Park!



The Dome is one of the region's premier sports, leisure and entertainment destinations!



One of the country's premier racecourses, Doncaster Racecourse is only a short drive away, hosting the annual world famous St Leger Festival



THE PERFECT PLACE TO BE

Of course, home life is only part of the story. You'll want stress free links to other parts of the country too. So it's good to know Holly Hill II has fantastic road links – the Great Yorkshire Way link road places the M18 motorway within a five minute drive, putting the whole country within easy reach. Whilst the nearby Doncaster train station runs regular services between London and Edinburgh. Robin Hood International Airport is less than five miles away – perfect for escaping to sunnier climates!

TRAVELLING BY CAR



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).



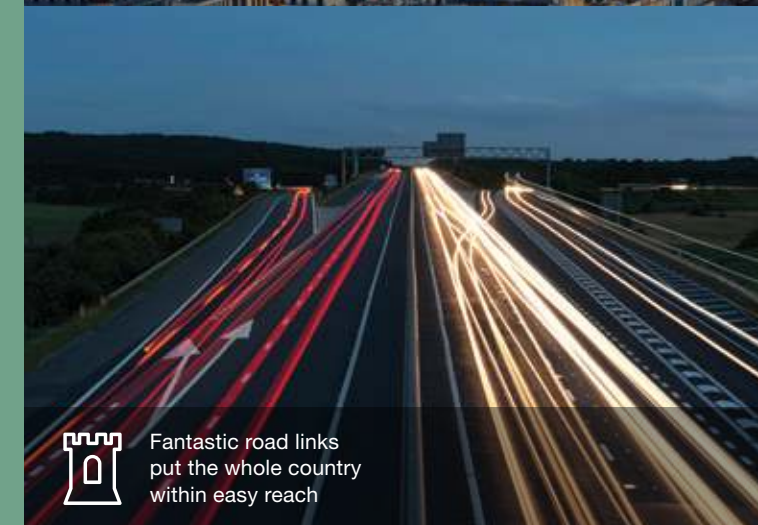
You can get to London under two hours by the regular services run from nearby Doncaster train station



Fantastic road links put the whole country within easy reach



Robin Hood International Airport is less than five miles away, ideal for holidays or business!





WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP
YOU BUY



Backed by
HM Government

Help to Buy means you can make the move to your first home – or move to a new one – with a deposit of just 5%.

HERE TO HELP
YOU SELL



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.



EASYMOVER

Easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at [taylorwimpey.co.uk](https://www.taylorwimpey.co.uk) and view our handy Homebuyer Guides.

FROM LOOKING ROUND TO MOVING IN...

