



MEADOWVIEW  
Homes

# HIGHSTAIRS VIEW

STRETTON  
DE55 6FD

An *exclusive* development  
of contemporary 3, 4 & 5 bedroom homes.



A PASSION FOR *quality* LIVING



# IN BRIEF

Stretton is the perfect setting for buyers wishing to settle in a quiet countryside location within easy reach of Matlock to the West and Mansfield to the East. The village offers a pub, nursery and village hall.

The perfect location to enjoy the great outdoors with the Chatsworth House, Hardwick Hall and Ogston Reservoir just a few miles away.

Stretton is exceptionally well placed for commuters requiring access to major road networks, including the M1 and A38 that provides access to Nottingham and Derby to the South and Chesterfield along with Sheffield to the North.

With 28 homes on the development and our first homes ready to occupy in late 2023, we look forward to showing you our uniquely designed homes, both inside and out.

## **The Meadowview Approach**

Behind our stunning contemporary designs you will find homes that are built to an exceptionally high specification. We use only the best quality materials and employ the latest construction technologies to ensure your new home is as efficient as it is beautiful.



HIGHSTAIRS VIEW, STRETTON, DERBYSHIRE DE55 6FD



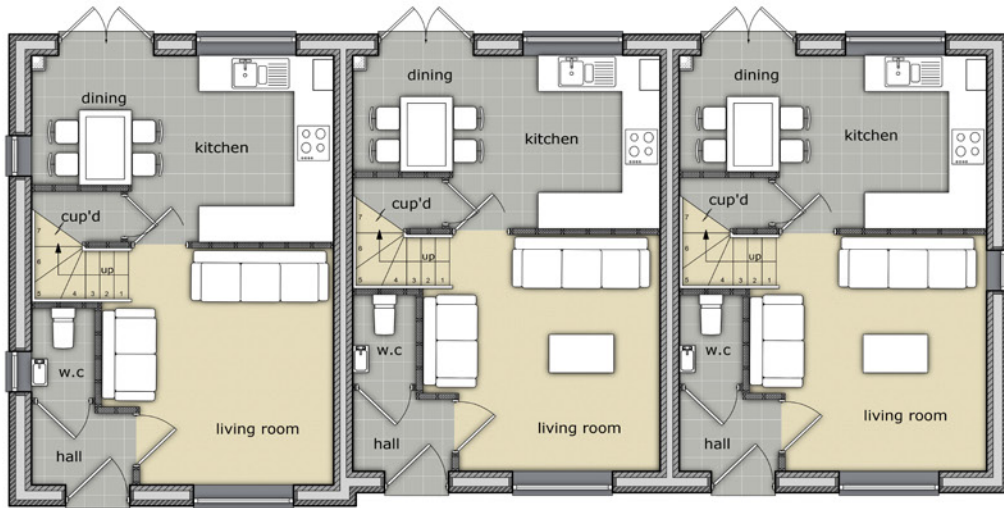
## THE BARNARD – 3 BEDROOM TOWNHOUSE WITH TWO PARKING SPACES

Briefly comprising a large lounge, an extremely well-proportioned kitchen and dining space and downstairs toilet, on the first floor a good-sized family bathroom and three bedrooms. The gardens are landscaped to the front and rear of the property.

# THE BARNARD – 3 BEDROOM TOWNHOUSE WITH TWO PARKING SPACES

PLOTS 22,23,24

## GROUND FLOOR



GROUND FLOOR		
Kitchen / Dining	4.6 x 3m	15.1 x 10ft
Living Room	3.6 x 3.9m	11.8 x 12.8ft
Toilet	0.9 x 1.4m	3.1 x 4.8ft

## FIRST FLOOR



FIRST FLOOR		
Bedroom 1	2.5 x 3.9m	8.2 x 12.9ft
Bedroom 2	2.2 x 3m	7.2 x 9.8ft
Bedroom 3	2.1 x 2.9m	7 x 9.5ft
Bathroom	2.4 x 2.1m	7.9 x 6.9ft
<b>TOTAL AREA:</b>	<b>67 sq m</b>	<b>729 sq ft</b>



## THE DURHAM – 4 BEDROOM SEMI-DETACHED

Briefly comprising an entrance hall leading to an open plan living kitchen, dining area and a downstairs toilet, on the first floor a good-sized family bathroom and two bedrooms with a useful home office / 4th bedroom. The large master bedroom is situated on the second floor and features its' own en-suite bathroom. The property has parking in front of the home. The gardens are landscaped to the front and rear of the property.

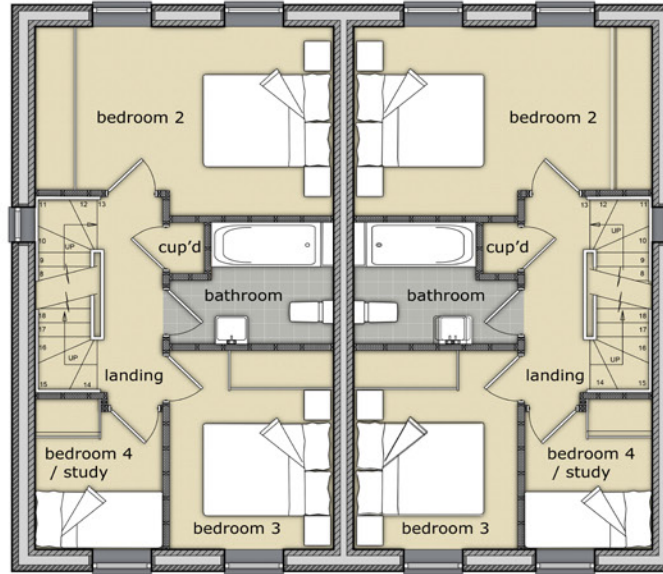
# THE DURHAM – 4 BEDROOM SEMI-DETACHED

PLOTS 4,5,20,21,27,28

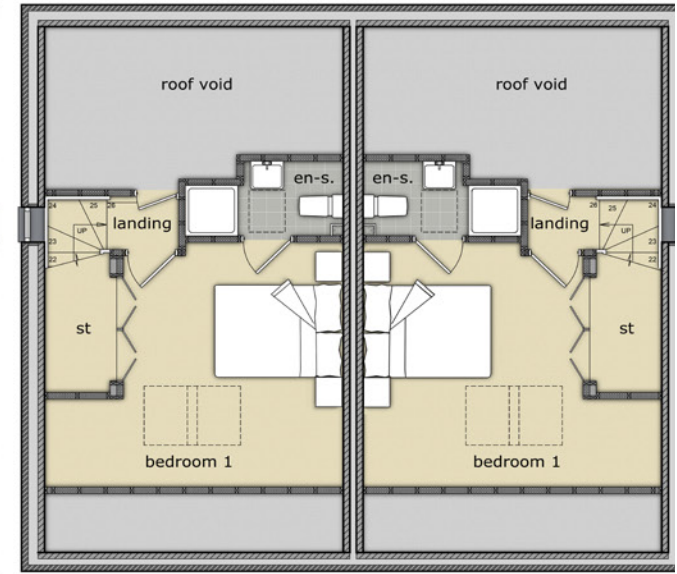
## GROUND FLOOR



## FIRST FLOOR



## SECOND FLOOR



GROUND FLOOR		
Living / Dining Room	4.5 x 5.3m*	14.8 x 17.6ft
Kitchen	2.4 x 2.9m	7.9 x 9.7ft
Toilet	0.8 x 1.4m	2.8 x 4.6ft

FIRST FLOOR		
Bedroom 2	4.3 x 3m	14.4 x 9.8ft
Bedroom 3	2.4 x 3.1m	8 x 10.3ft
Bedroom 4	1.9 x 2.3m	6.2 x 7.7ft
Bathroom	2.4 x 1.9m	8 x 6.3ft

SECOND FLOOR		
Bedroom 1	4.4 x 3.9m	14.7 x 12.8ft
En-suite	2.3 x 1.1m	7.7 x 3.8ft
* at widest point		
<b>TOTAL AREA:</b>	<b>98 sq m</b>	<b>1060 sq ft</b>



\* plot 11 - monocouched finished house, please ask for more details

## THE WATERFORD – 4 BEDROOM DETACHED WITH SINGLE DETACHED GARAGE

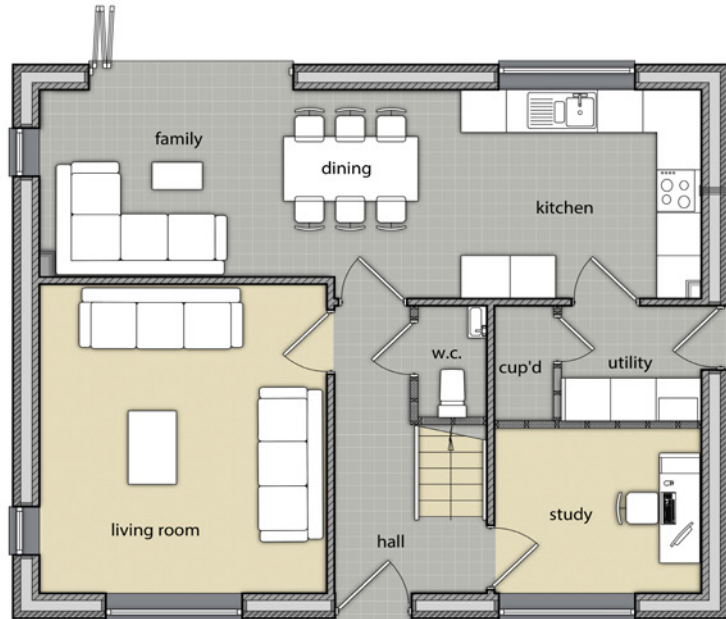
Briefly comprising a large lounge, an extremely well-proportioned family, kitchen and dining space, utility room, study and downstairs toilet, on the first floor a good-sized family bathroom and four bedrooms. The master bedroom also features its' own en-suite bathroom. The property is completed with a single external garage with parking in front of the garage. The gardens are landscaped to the front and rear of the property.



# THE WATERFORD – 4 BEDROOM DETACHED WITH SINGLE DETACHED GARAGE

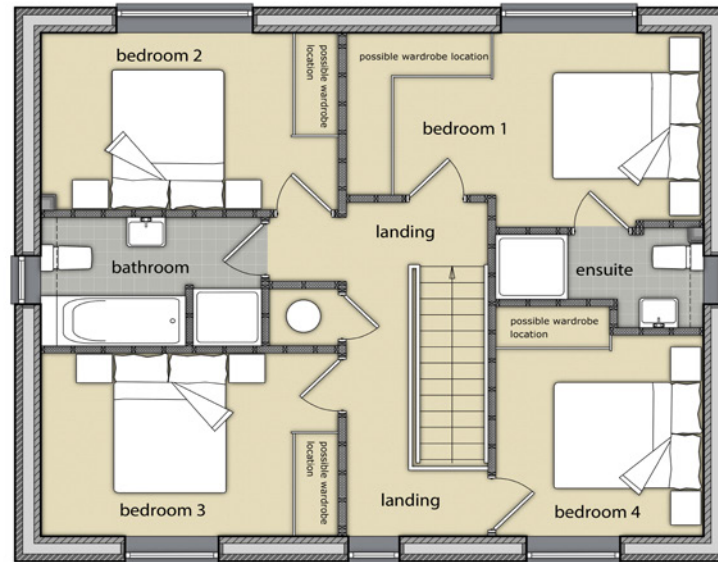
PLOTS 6,11\*,25,26

## GROUND FLOOR



GROUND FLOOR		
Kitchen / Dining / Family	8.6 x 2.8m	28.4 x 9.4ft
Living Room	3.7 x 4.2m	12.3 x 14ft
Utility Room	1.8 x 1.5m	5.9 x 5.1ft
Study	2.6 x 2.2m	8.5 x 7.2ft
Toilet	0.8 x 1.5m	2.8 x 5ft

## FIRST FLOOR



FIRST FLOOR		
Bedroom 1	4.6 x 2.5m	15.3 x 8.4ft
En-suite	2.6 x 1.3m	8.8 x 4.4ft
Bedroom 2	3.8 x 2.4m	12.7 x 7.9ft
Bedroom 3	3.8 x 2.5m	12.5 x 8.2ft
Bedroom 4	2.7 x 2.7m	9.1 x 9.1ft
Bathroom	3.8 x 1.7m	12.5 x 5.8ft
<b>TOTAL AREA:</b>	<b>124 sq m</b>	<b>1335 sq ft</b>



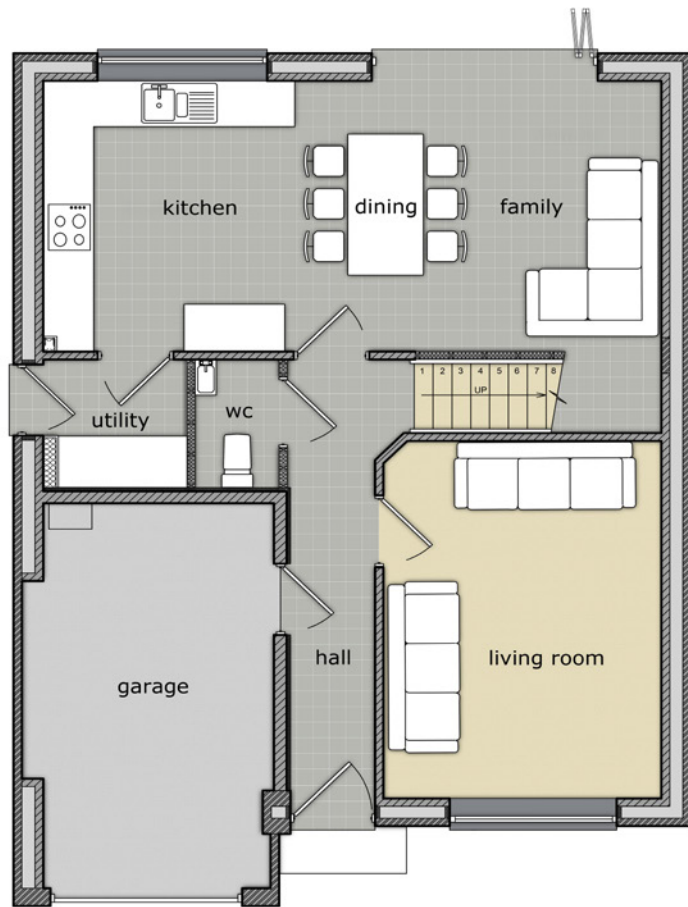
## THE CANTERBURY – 4 BEDROOM DETACHED WITH SINGLE INTEGRAL GARAGE

Briefly comprising a lounge, an extremely well-proportioned family, kitchen and dining space, utility room and downstairs toilet, on the first floor a good-sized family bathroom and four bedrooms. The master bedroom also features its' own en-suite bathroom. The property is completed with a single integral garage with parking in front of the garage. The gardens are landscaped to the front and rear of the property.

# THE CANTERBURY – 4 BEDROOM DETACHED WITH SINGLE INTEGRAL GARAGE

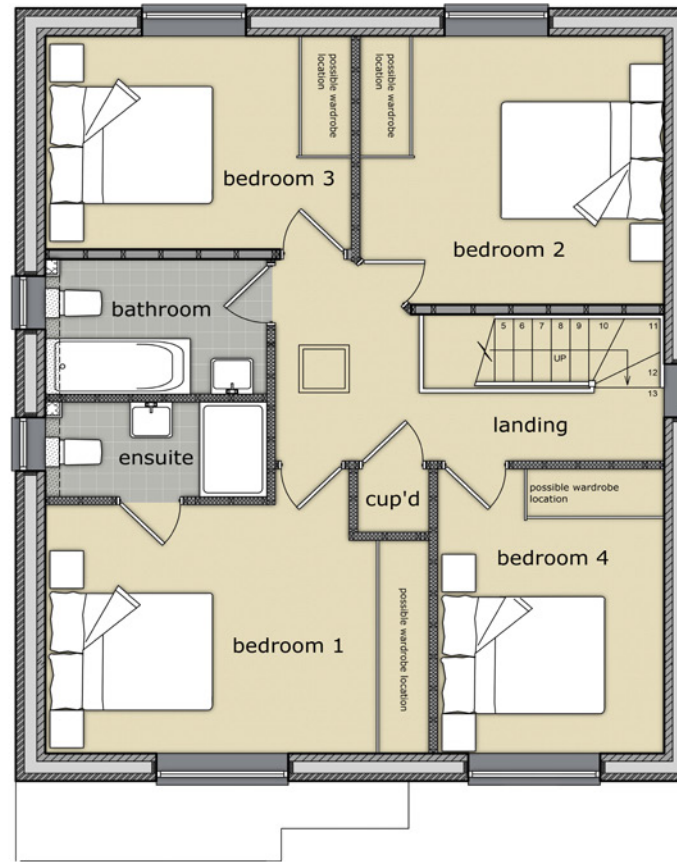
PLOTS 2,3

## GROUND FLOOR



GROUND FLOOR		
Kitchen / Dining / Family	7.3 x 3.3m	24 x 11ft
Living Room	3.2 x 4.4m	10.7 x 14.6ft
Utility Room	1.6 x 1.5m	5.4 x 5.1ft
Toilet	0.9 x 1.5m	3.1 x 5.1ft

## FIRST FLOOR



FIRST FLOOR		
Bedroom 1	4.5 x 3.1m	14.8 x 10.1ft
En-suite	2.6 x 1.2m	8.5 x 3.9ft
Bedroom 2	3.5 x 3.3m	11.7 x 11ft
Bedroom 3	3.6 x 2.7m	11.8 x 8.8ft
Bedroom 4	2.6 x 3.5m	8.7 x 11.6ft
Bathroom	2.6 x 1.6m	8.5 x 5.4ft
<b>TOTAL AREA:</b>	<b>123 sq m</b>	<b>1325 sq ft</b>



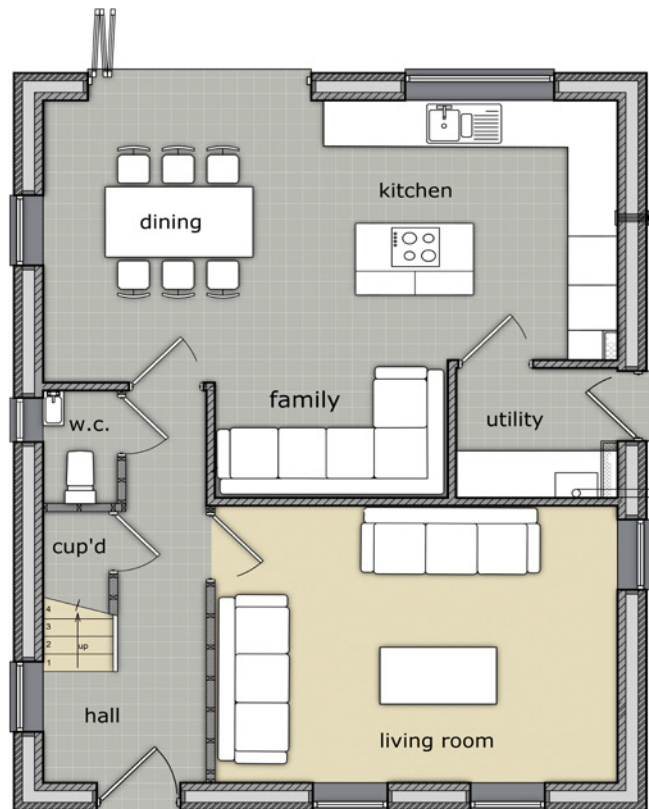
## THE RICHMOND – 4 BEDROOM DETACHED WITH SINGLE DETACHED GARAGE

Briefly comprising a large lounge, an extremely well-proportioned family, kitchen and dining space, utility room and downstairs toilet, on the first floor a good-sized family bathroom and four bedrooms. The master bedroom also features its' own en-suite bathroom. The property is completed with a single external garage with parking in front of the garage. The gardens are landscaped to the front and rear of the property.

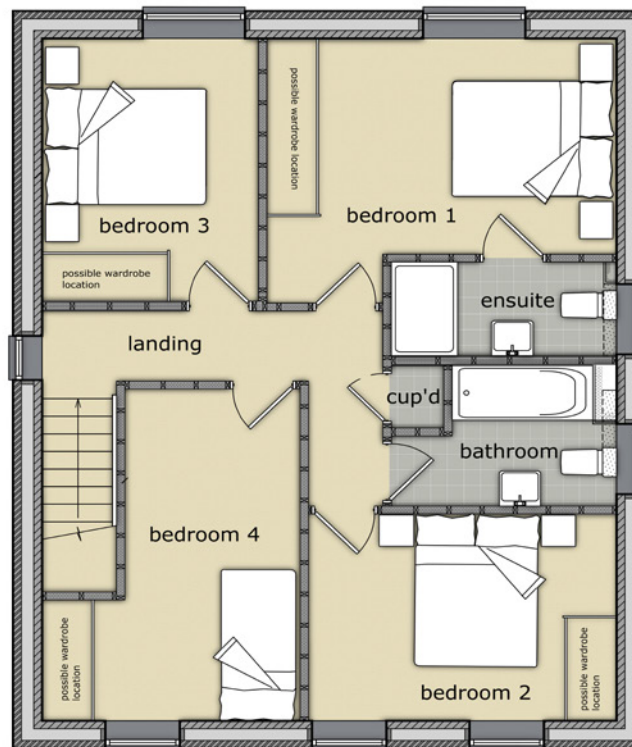
# THE RICHMOND – 4 BEDROOM DETACHED WITH SINGLE DETACHED GARAGE

PLOTS 9,16,19

## GROUND FLOOR



## FIRST FLOOR



GROUND FLOOR		
Kitchen / Dining / Family	6.8 x 5m*	22.5 x 16.5ft
Living Room	4.8 x 3.5m	15.8 x 11.4ft
Utility Room	1.9 x 1.6m	6.2 x 5.3ft
Toilet	0.8 x 1.4m	2.9 x 4.7ft

FIRST FLOOR		
Bedroom 1	4.1 x 3.3m	13.7 x 10.9ft
En-suite	2.7 x 1.1m	8.9 x 3.8ft
Bedroom 2	3.6 x 2.6m	12 x 8.5ft
Bedroom 3	2.6 x 3.3m	8.5 x 10.8ft
Bedroom 4	3 x 4.2m	10 x 13.7ft
Bathroom	2.7 x 1.7m*	8.9 x 5.8ft
* at widest point		
<b>TOTAL AREA:</b>	<b>122 sq m</b>	<b>1315 sq ft</b>



\* plot 1 - monocouched finished house, please ask for more details

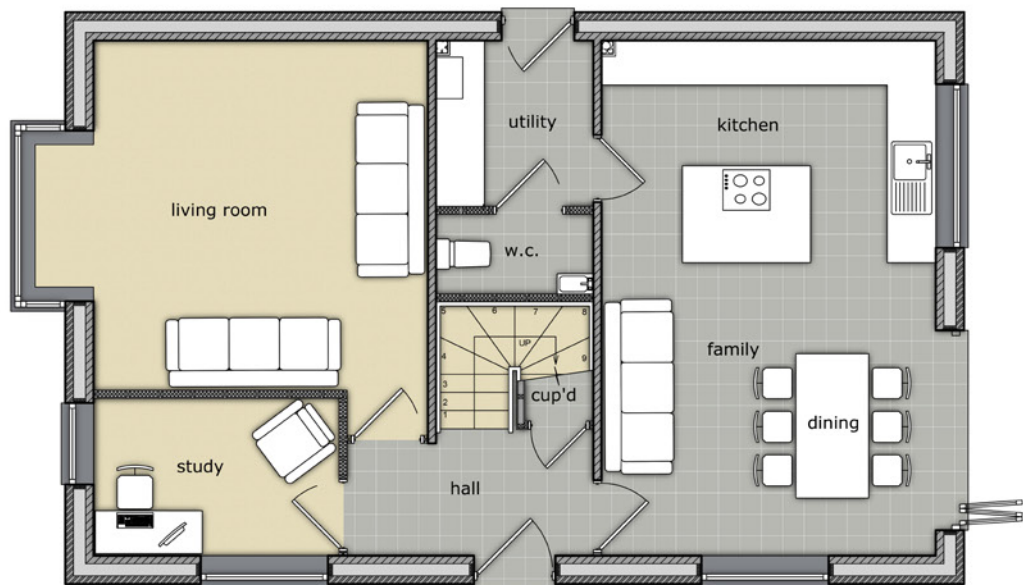
## THE BAMBURGH – 4 BEDROOM DETACHED

Briefly comprising a large lounge, an extremely well-proportioned family, kitchen and dining space, utility room, study and downstairs toilet, on the first floor a good-sized family bathroom and four bedrooms. The master bedroom also features its' own en-suite bathroom. The property is completed with a single integral garage with parking to the side. The gardens are landscaped to the front and rear of the property.

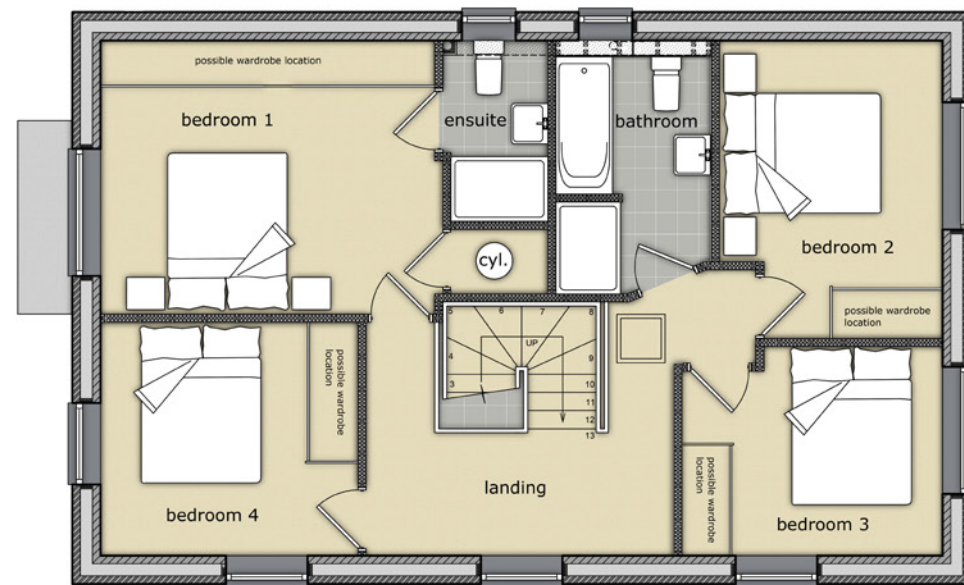
# THE BAMBURGH – 4 BEDROOM DETACHED

PLOT 1,7,12

## GROUND FLOOR



## FIRST FLOOR



GROUND FLOOR		
Kitchen / Dining / Family room	4 x 6.3m	13.4 x 20.7ft
Toilet	1.9 x 0.9m	6.2 x 3.1ft
Study	2.9 x 1.9m	9.8 x 6.2ft
Living Room	4.1 x 4.2m	13.5 x 14ft
Utility	1.9 x 2m	6.2 x 6.5ft

FIRST FLOOR		
Bedroom 1	4 x 3.3m	13.4 x 10.9ft
En-suite	1.2 x 2.1m	4.1 x 7.1ft
Bedroom 2	2.7 x 3.6m	8.8 x 11.9ft
Bedroom 3	3.1 x 2.5m	10.3 x 8.3ft
Bedroom 4	3.1 x 2.8m	10.3 x 9.3ft
Bathroom	1.8 x 3m	6.1 x 10.1ft
<b>TOTAL AREA:</b>	<b>135 sq m</b>	<b>1455 sq ft</b>



## THE BAMBURGH V4 – 4 BEDROOM DETACHED

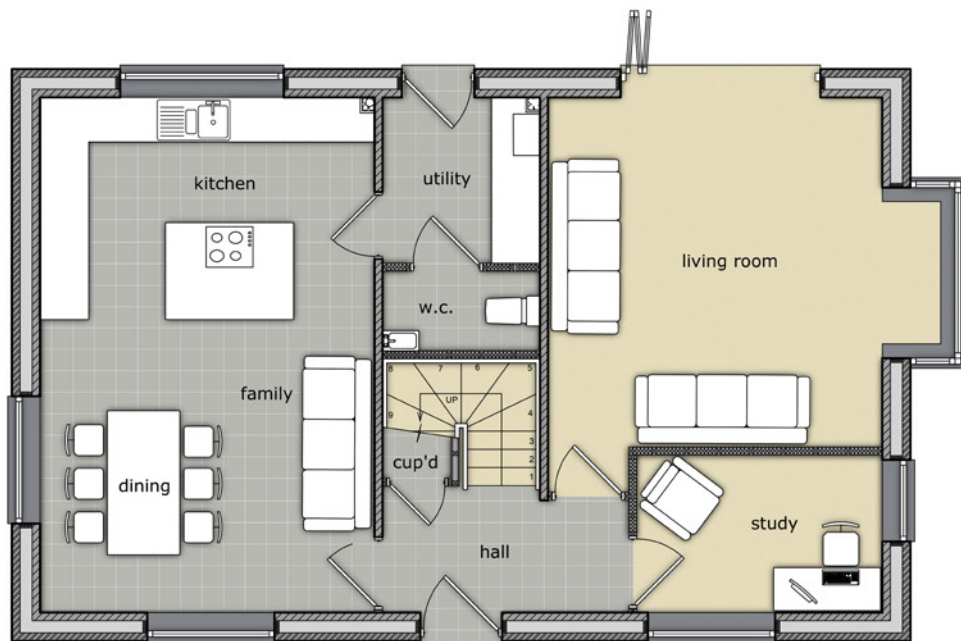
Briefly comprising a large lounge, an extremely well-proportioned family, kitchen and dining space, utility room, study and downstairs toilet, on the first floor a good-sized family bathroom and four bedrooms. The master bedroom also features its' own en-suite bathroom. The property is completed with a single integral garage with parking to the side. The gardens are landscaped to the front and rear of the property.



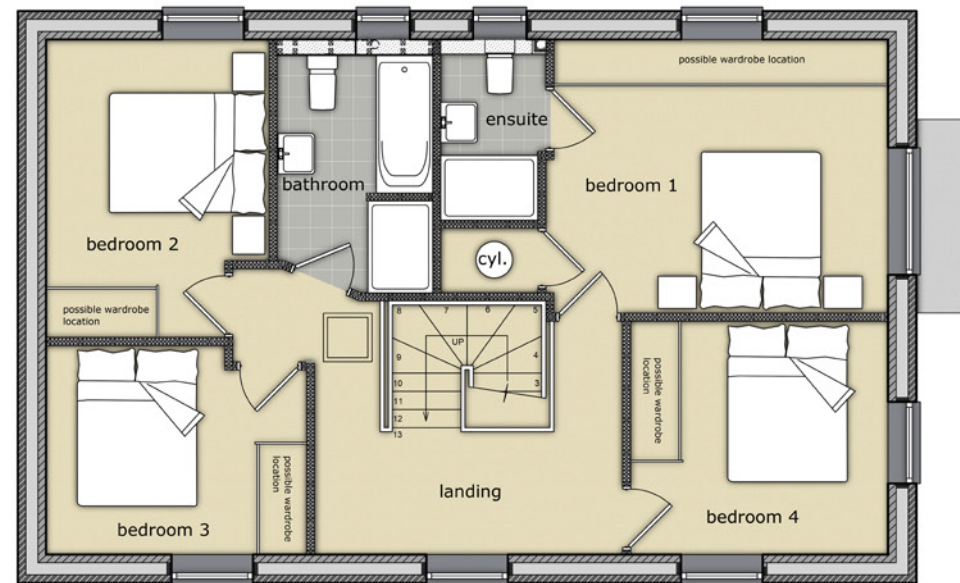
# THE BAMBURGH V4 – 4 BEDROOM DETACHED

PLOT 18

## GROUND FLOOR



## FIRST FLOOR



GROUND FLOOR		
Kitchen / Dining / Family room	4 x 6.3m	13.4 x 20.7ft
Toilet	1.9 x 0.9m	6.2 x 3.1ft
Study	2.9 x 1.9m	9.8 x 6.2ft
Living Room	4.1 x 4.2m*	13.5 x 14ft
Utility	1.9 x 2m	6.2 x 6.5ft

FIRST FLOOR		
Bedroom 1	4 x 3.3m	13.4 x 10.9ft
En-suite	1.2 x 2.1m	4.1 x 7.1ft
Bedroom 2	2.7 x 3.6m	8.8 x 11.9ft
Bedroom 3	3.1 x 2.5m	10.3 x 8.3ft
Bedroom 4	3.1 x 2.8m	10.3 x 9.3ft
Bathroom	1.8 x 3m	6.1 x 10.1ft
<b>TOTAL AREA:</b>	<b>135 sq m</b>	<b>1455 sq ft</b>



## THE WINCHESTER – 4 BEDROOM DETACHED WITH SINGLE INTEGRAL GARAGE

Briefly comprising a lounge, an extremely well-proportioned family, kitchen and dining space, utility room, study and downstairs toilet, on the first floor a good-sized family bathroom and four bedrooms. The master bedroom also features its' own en-suite bathroom. The property is completed with a single integral garage with parking in front of the garage. The gardens are landscaped to the front and rear of the property.

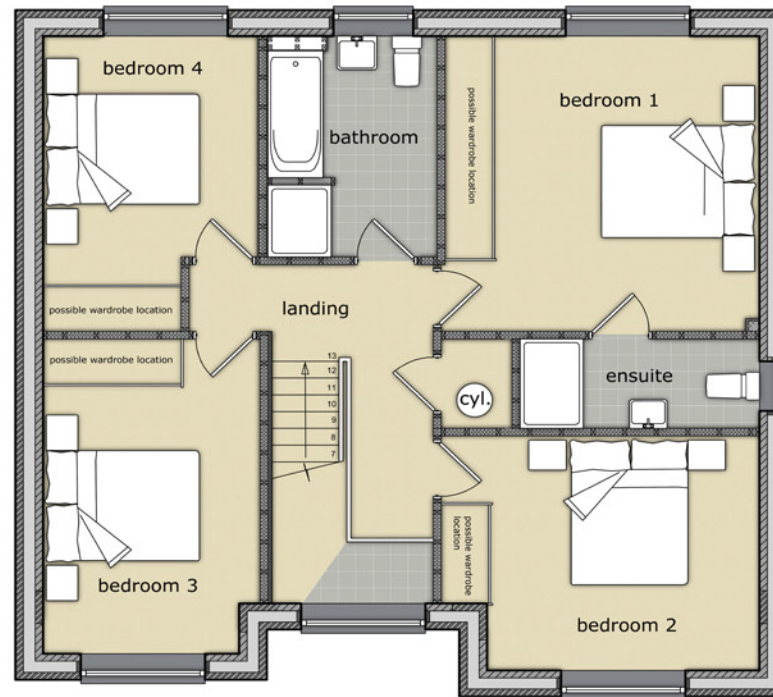
# THE WINCHESTER – 4 BEDROOM DETACHED WITH SINGLE INTEGRAL GARAGE

PLOTS 15,17

## GROUND FLOOR



## FIRST FLOOR



GROUND FLOOR		
Kitchen / Diner / family	4.6 x 3m*	15.1 x 10ft
Living Room	3.4 x 4.4m	11.3 x 14.4ft
Toilet	0.8 x 1.5m	2.8 x 5.1ft
Utility	2 x 1.7m	6.5 x 5.5ft
Study	2.4 x 2.1m	8.1 x 7.1ft

FIRST FLOOR		
Bedroom 1	3.9 x 3.9m	12.9 x 12.9ft
En-suite	3 x 1.2m	10.1 x 4ft
Bedroom 2	3.9 x 3.1m	13 x 10.1ft
Bedroom 3	2.7 x 4.1m	8.8 x 13.7ft
Bathroom	2.1 x 2.9m	6.9 x 9.5ft
Bedroom 4	2.6 x 3.9m	8.8 x 12.8ft
* at widest point		
<b>TOTAL AREA:</b>	<b>140 sq m</b>	<b>1507 sq ft</b>



## THE WARWICK – 5 BEDROOM DETACHED WITH INTEGRAL DOUBLE GARAGE

Briefly comprising a large lounge, an extremely well-proportioned family, kitchen and dining space, utility room, study and downstairs toilet, on the first floor a good-sized family bathroom and five bedrooms. The master bedroom and bedroom two feature en-suite bathrooms. The property is completed with a double integral garage with parking in front of the garage. The gardens are landscaped to the front and rear of the property.

# THE WARWICK – 5 BEDROOM DETACHED WITH INTEGRAL DOUBLE GARAGE

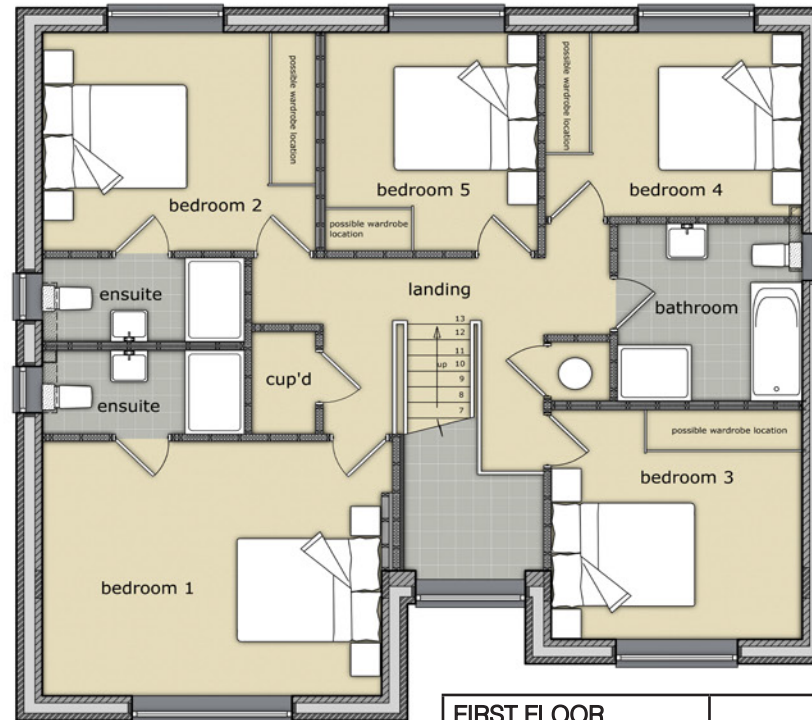
PLOTS 13

## GROUND FLOOR



GROUND FLOOR		
Kitchen / Family / Dining	7.2 x 5.5m*	23.7 x 18.2ft
Living Room	3.3 x 4.9m	11 x 16.3ft
Utility Room	1.9 x 1.5m	6.3 x 5.1ft
Toilet	0.8 x 1.5m	2.8 x 5.1ft
Study	2.9 x 1.8m	9.6 x 6ft

## FIRST FLOOR



FIRST FLOOR		
Bedroom 1	4.5 x 3.6m	14.9 x 11.8ft
En-suite	2.6 x 1.2m	8.8 x 3.9ft
Bedroom 2	3.6 x 3m	12 x 10.1ft
En-suite	2.6 x 1.2m	8.8 x 3.9ft
Bedroom 3	3.4 x 3.2m	11.1 x 10.6ft
Bedroom 4	3.4 x 2.6m	11.4 x 8.5ft
Bedroom 5	2.6 x 3m	8.6 x 10.1ft
Bathroom	2.5 x 2.5m	8.2 x 8.2ft
* at widest point		
<b>TOTAL AREA:</b>	<b>163 sq m</b>	<b>1757 sq ft</b>



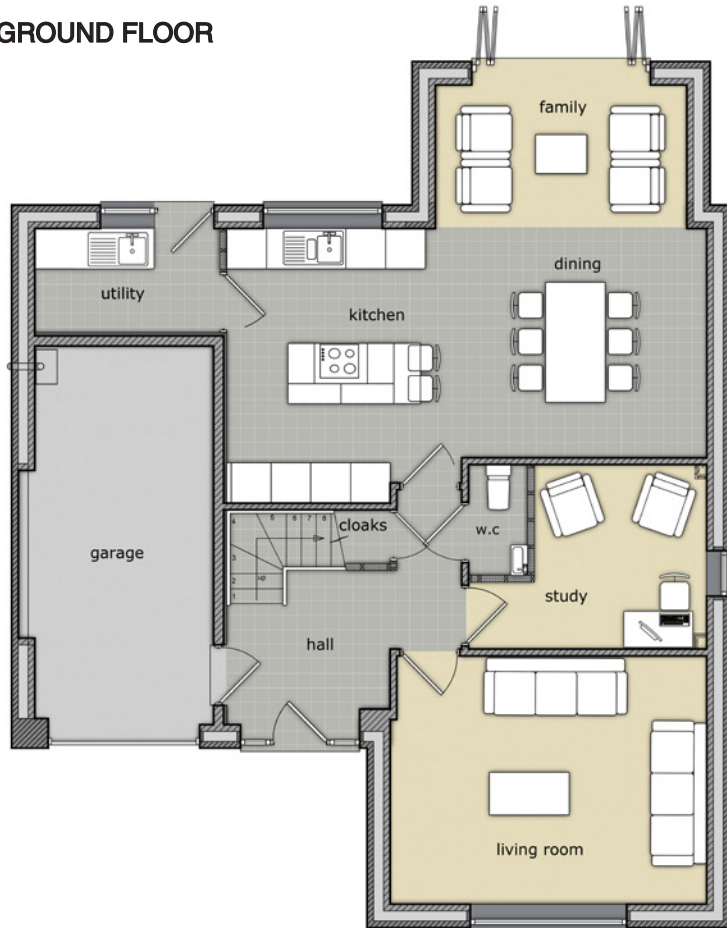
## THE HAMPTON – 5 BEDROOM DETACHED WITH SINGLE INTEGRAL GARAGE

Briefly comprising a large lounge, an extremely well-proportioned family, kitchen and dining space, study, utility room and downstairs toilet, on the first floor a good-sized family bathroom and five bedrooms. The master bedroom also features its' own en-suite bathroom. The property is completed with a single integral garage with parking in front of the garage. The gardens are landscaped to the front and rear of the property.

# THE HAMPTON – 5 BEDROOM DETACHED WITH SINGLE INTEGRAL GARAGE

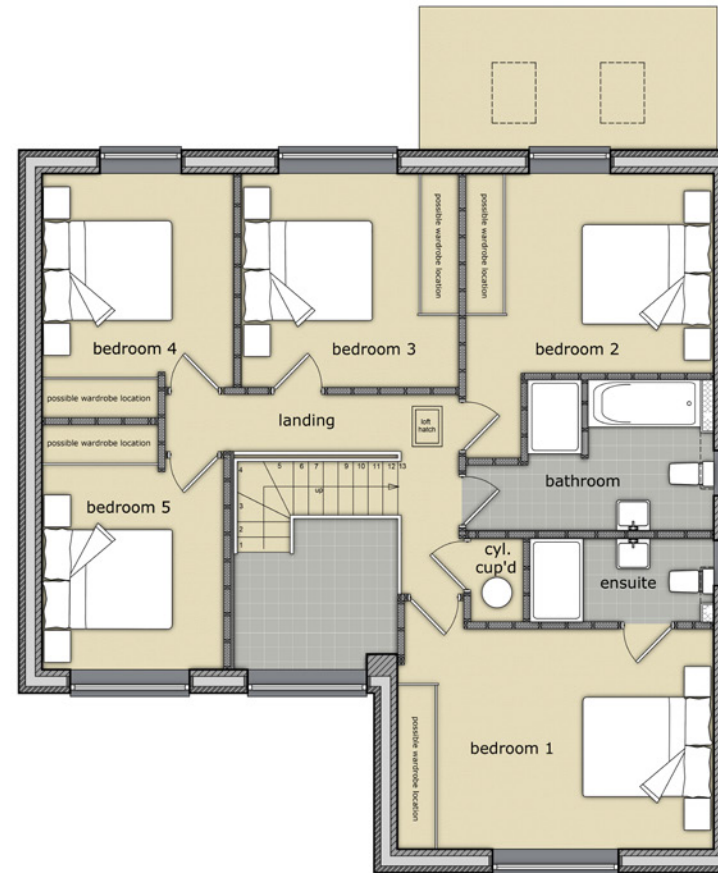
PLOTS 8,14

## GROUND FLOOR



GROUND FLOOR		
Living Room	4.7 x 3.6m	15.4 x 11.9ft
Kitchen / Diner / Family Room	7.1 x 5.5m	23.5 x 18ft
Study	3.6 x 2.7m	11.8 x 8.9ft
Utility	2.7 x 1.6m	9 x 5.2ft
Toilet	0.8 x 1.6m	2.8 x 5.3ft

## FIRST FLOOR



FIRST FLOOR		
Bedroom 1	4.7 x 3.2m	15.4 x 10.7ft
En-suite	2.7 x 1.2m	8.9 x 3.9ft
Bedroom 2	3.7 x 2.9m	12.1 x 9.6ft
Bedroom 3	3.2 x 3.1m	10.6 x 10.3ft
Bedroom 4	2.8 x 3.4m	9.3 x 11.2ft
Bedroom 5	2.7 x 3.1m	8.8 x 10.1ft
Bathroom	3.5 x 2.2m	11.5 x 7.2ft
<b>TOTAL AREA:</b>	<b>167 sq m</b>	<b>1803 sq ft</b>



## THE BALMORAL – 4 BEDROOM DETACHED WITH DOUBLE DETACHED GARAGE

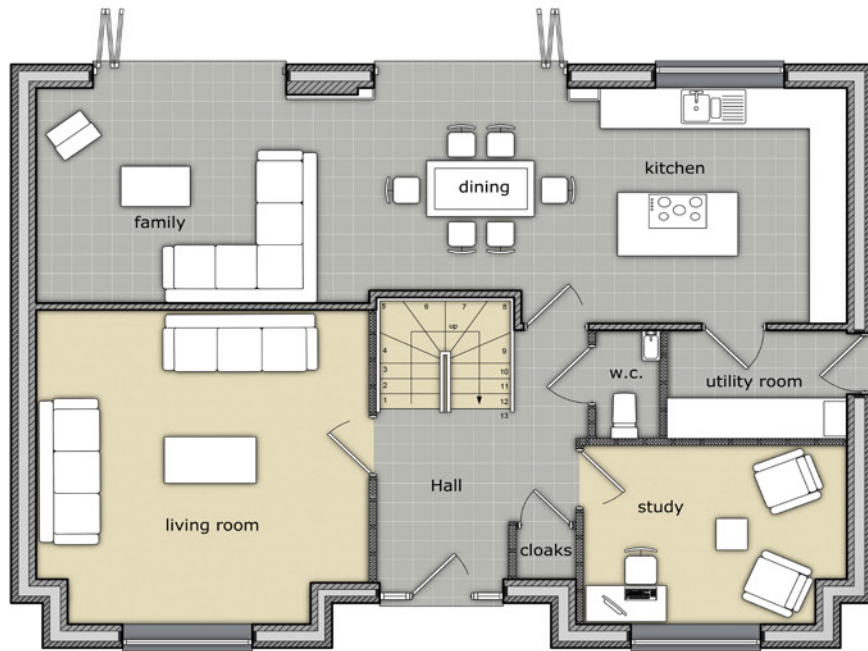
Briefly comprising a lounge, an extremely well-proportioned family, kitchen and dining space, utility room and downstairs toilet, on the first floor a good-sized family bathroom and four bedrooms. The master bedroom also features its' own en-suite bathroom. The property is completed with a double external garage with parking in front of the garage. The gardens are landscaped to the front and rear of the property.



# THE BALMORAL – 4 BEDROOM DETACHED WITH DOUBLE DETACHED GARAGE

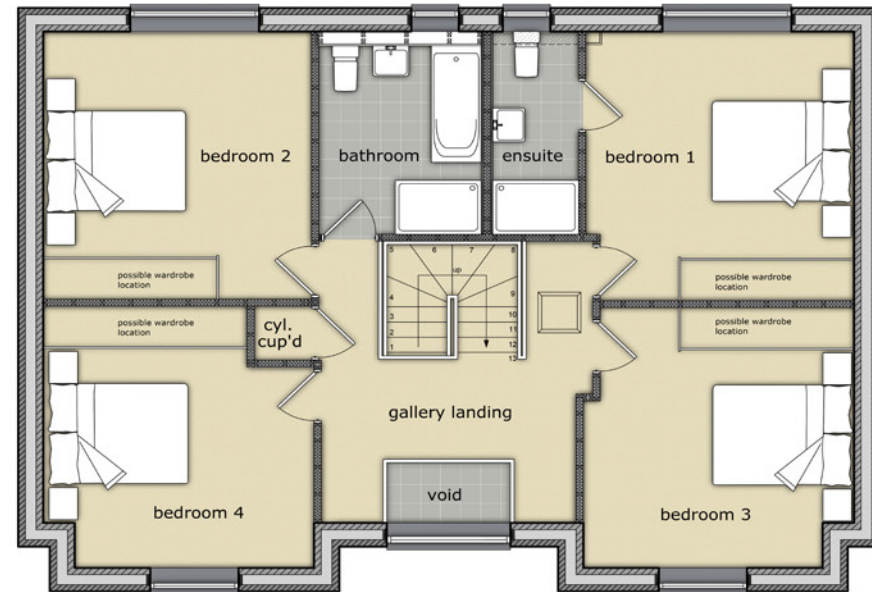
PLOT 10

## GROUND FLOOR



GROUND FLOOR		
Kitchen / Family / Dining	11.3 x 3.4m	37.1 x 11.2ft
Living Room	4.6 x 4.6m	15.1 x 15.1ft
Utility Room	2.4 x 1.5m	8 x 5.1ft
Toilet	0.8 x 1.5m	2.8 x 5.1ft
Study	3.6 x 2.6m	11.9 x 8.5ft

## FIRST FLOOR



FIRST FLOOR		
Bedroom 1	3.6 x 3.9m	12 x 12.9ft
En-suite	1.2 x 2.9m	3.9 x 9.7ft
Bedroom 2	3.7 x 3.9m	12.1 x 13ft
Bedroom 3	3.7 x 3.8m	12.2 x 12.5ft
Bedroom 4	3.7 x 3.8m	12.1 x 12.5ft
Bathroom	2.2 x 2.9m	7.3 x 9.7ft
<b>TOTAL AREA:</b>	<b>175 sq m</b>	<b>1886 sq ft</b>

# SPECIFICATIONS\*

- The whole home is finished to an exceptional standard with a high level of detail in all areas.
- Bi-fold doors fitted as standard\* in your home.
- Oak doors and staircase fitted internally as standard.
- Underfloor heating is fitted to the ground floor as standard in some homes.
- All bathroom areas are part-tiled and fitted with contemporary fittings and sanitary ware.
- Lighting will be fitted on appropriate external walls.
- All gardens are turfed with a **patio** laid at no extra cost, boundary fences are also included as per the siteplan.



## KITCHEN SPECIFICATION

Each Meadowview home is unique and has been designed with the modern family in mind. The images shown within this brochure show a proposed finish and style of the home.

All our kitchens include:

- Kitchen units with a choice of doors and handles.
- Soft close doors and drawers.
- Selected Bosch appliances with upgrade options.
- 4 ring induction hob.
- Plumbing for a washing machine and tumble dryer.

## UPGRADE OPTIONS

Please see our specification and upgrade brochure for full details of the items that you can upgrade to in your new home.



\* Speak to our sales team about a full list of standard specification items, patio doors are standard in some housetypes.





# MEADOWVIEW

Homes

Meadowview Homes, Oaklands, 103 Duffield Road, Derby, DE22 1AE  
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