

strata



SUBLIME

HUNGERHILL DN3 2QT

# HOMES THAT MAKE THE HEART BEAT FASTER

Welcome to Strata, we design and build beautiful contemporary homes.

Our homes provide the backdrop to our lives. Whether working or playing, eating or sleeping, alone or in company, home is the place we are most ourselves.

Our designs are inspired by the Scandinavian approach, blending functionality, simplicity, and carefully selected materials to create spaces that enhance wellbeing and give a sense of calm and belonging.










The Strata team is proud of every single home it builds, but more than this, we are driven by being part of helping our customers create the lives they really want.







## KEY

-  Geneva
-  Rosas
-  Oporto
-  Copenhagen
-  Florence
-  Naples
-  Siena
-  Valencia
-  Affordable Housing



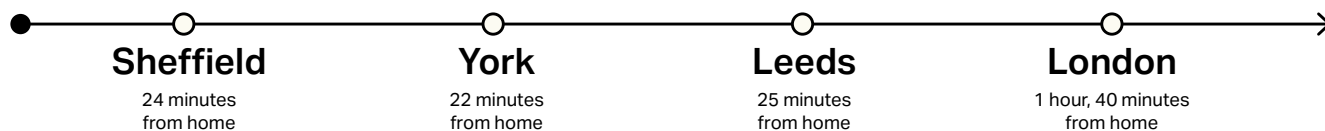


## ABOUT SUBLIME

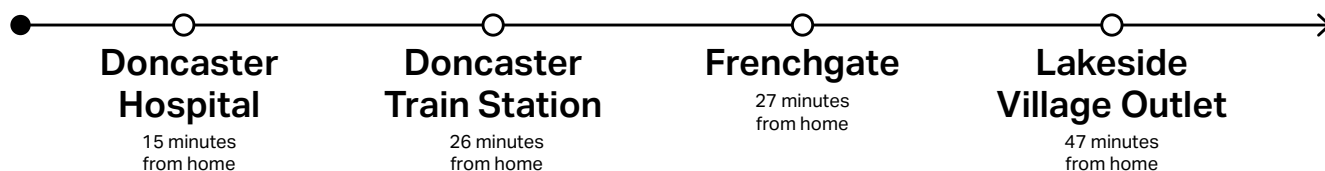
Nestled in the village of Edenthorpe, Sublime is a beautiful collection of three, four, and five-bedroom homes crafted for contemporary living.

With its spacious homes, outstanding amenities, and excellent transport connections, it provides the perfect setting for everyone.

# TRAIN



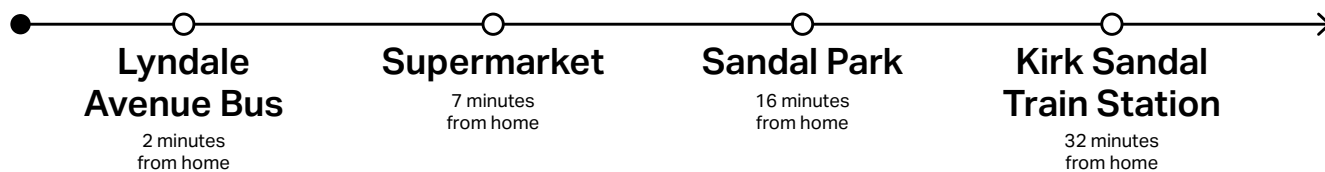
# BUS



# CYCLE



# WALK













# EXPLORE SUBLIME

## HEALTH AND WELLBEING

JD Gym  
0.7 miles  
Armthorpe Leisure Centre  
2.6 miles  
The Fitness Village at The Dome  
3.5 miles  
Nuffield Health Fitness & Wellbeing  
5 miles  
Kingthorpe Group Practice  
2.7 miles  
The Barnby Dun Surgery  
3.3 miles  
Doncaster Royal Infirmary  
2.4 miles

## OPEN SPACES

Sandall Park Playground  
0.9 miles  
Doncaster Lakeside  
5.1 miles  
Thorpe Marsh Nature Reserve  
5.5 miles  
Potteric Carr Nature Reserve  
5.6 miles  
Yorkshire Wildlife Park  
6.6 miles

## EDUCATION

Little Rascals Nursery  
1.3 miles  
Armthorpe Daycare Nursery  
2.5 miles  
Edenthorpe Hall Primary School  
1.1 miles  
Armthorpe Shaw Wood Academy  
2.4 miles  
Hungerhill School  
0.6 miles  
Ash Hill Academy  
4 miles  
The McAuley Catholic High School  
4.5 miles

Hall Cross Academy Sixth Form  
2.9 miles  
Doncaster College  
3.5 miles

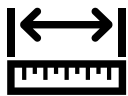
## LIVE LOCAL

Sainsbury's Local  
0.3 miles  
Tesco Superstore  
1.4 miles  
M&S  
1.6 miles  
Eden Arms  
1.3 miles  
Jimmy Pigs Coffee House  
1.3 miles  
Costa Coffee  
2.4 miles  
Edenthorpe Post Office  
2.4 miles  
Wheatley Golf Club  
1.5 miles  
Go Bounce Trampoline Park  
0.7 miles

## CONNECTIVITY

A18 (Thorne Road)  
0.2 miles  
M18 Motorway  
2.7 miles  
  
Doncaster Sheffield Airport  
9.9 miles  
Leeds Bradford Airport  
56 miles  
  
Petrol Station:  
Sainsburys  
0.3 miles  
Tesco  
1.4 miles

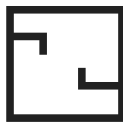
# THE GENEVA



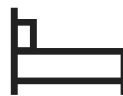
1273 SQ FT home



Lounge overlooking garden



Open plan living space



Loft style master bedroom



Designed over three floors

We have a soft spot for this luxury three bedroom townhouse as it was the first ever Strata design. Fluid, seamless design with a beautiful loft master suite: loved by everyone.



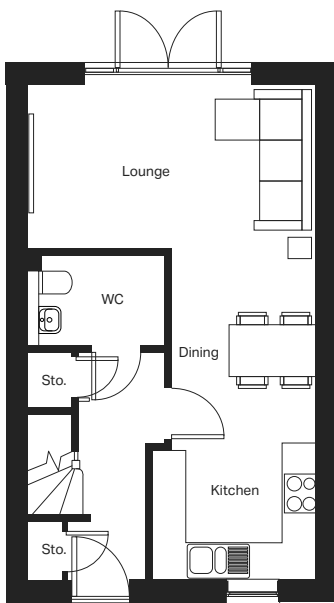
10 year warranty

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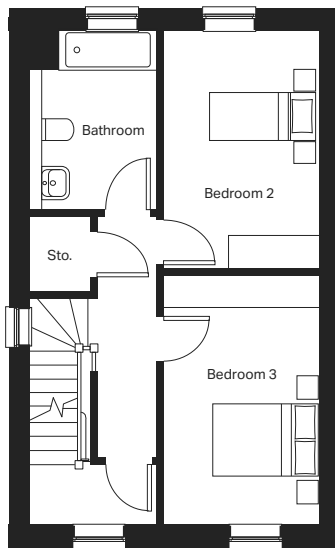


### Ground floor

Kitchen/Dining  
2735mm x 4873mm

Lounge  
4963mm x 3238mm

WC  
907mm x 1795mm

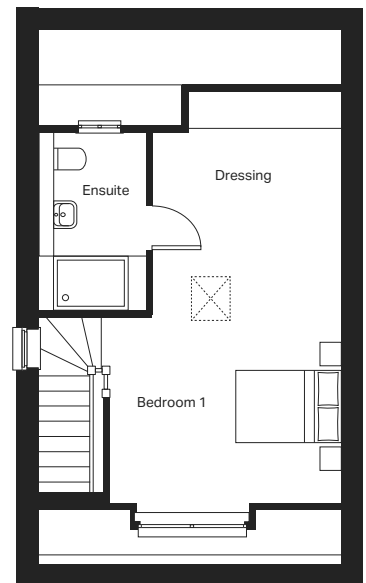


### First floor

Bedroom 2  
2738mm x 4309mm

Bedroom 3  
2738mm x 3709mm

Bathroom (min)  
2132mm x 2393mm

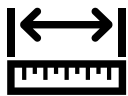


### Second floor

Bedroom 1 (max)  
4885mm x 6685mm

Ensuite (max)  
1456mm x 2951mm

# THE ROSAS



1246 SQ FT home



Lounge overlooking garden



Open plan kitchen



Loft style master bedroom



Designed over three floors

A contemporary four-bedroom home designed over three floors, the Rosas is one of our most popular designs. With spacious living areas and jaw-dropping master suite, this versatile design grows with you.



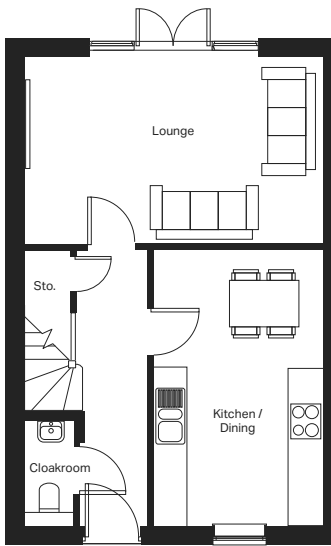
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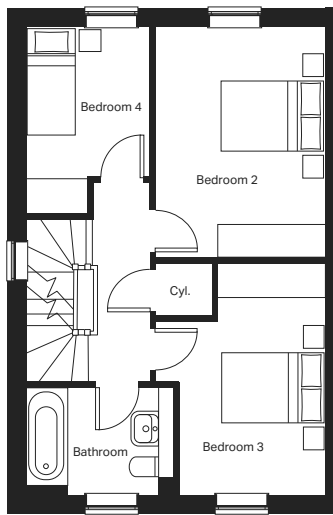


**Ground floor**

Kitchen/Dining  
2963mm x 4780mm

Lounge  
5190mm x 3248mm

Cloakroom  
875mm x 1800mm



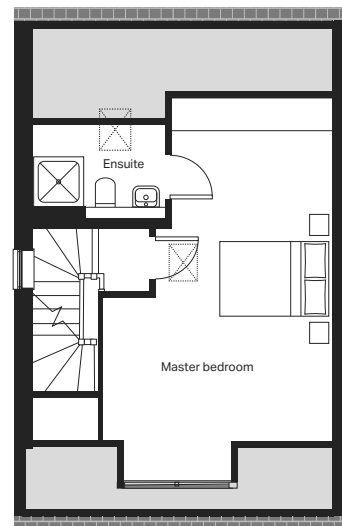
**First floor**

Bedroom 2  
2963mm x 4014mm

Bedroom 3 (max)  
2963mm x 4013mm

Bedroom 4  
2140mm x 3248mm

Bathroom  
2540mm x 1858mm

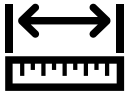


**Second floor**

Master bedroom (max)  
3968mm x 6646mm

Ensuite  
2300mm x 1637mm

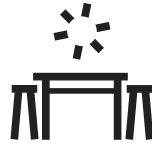
# THE OPORTO



1345 SQ FT home



Impressive spacious lounge



Kitchen overlooking garden



Loft style master bedroom



Designed over three floors

A contemporary four-bedroom home designed over three floors, the Oporto is one of our most popular designs. With spacious living areas and jaw-dropping master loft suite, this versatile design grows with you.



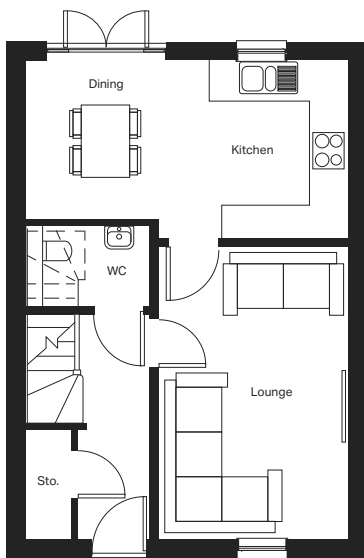
10 year warranty

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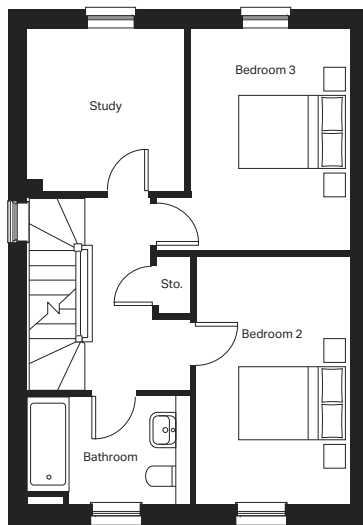
### Ground floor

Kitchen  
3088mm x 2418mm

Dining  
2699mm x 3206mm

Lounge  
5093mm x 3316mm

WC  
1429mm x 2153mm



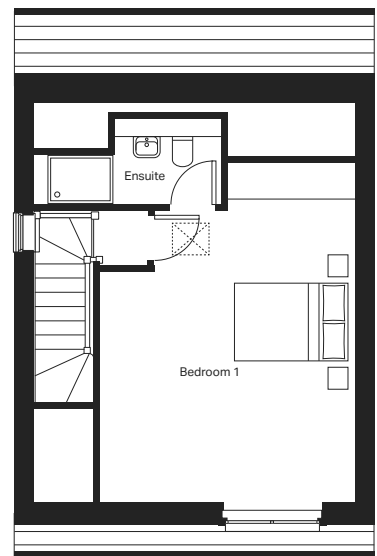
### First floor

Bedroom 2  
4337mm x 2800mm

Bedroom 3  
3905mm x 3360mm

Study  
2840mm x 2731mm

Bathroom  
1893mm x 2731mm

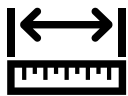


### Second floor

Bedroom 1 (max)  
4098mm x 4551mm

Ensuite  
2916mm x 3252mm

# THE COPENHAGEN



1350 SQ FT home



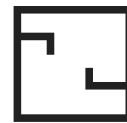
Impressive spacious lounge



Open plan kitchen



Master bedroom with ensuite



Open plan living space

A balanced four-bedroom home with a welcoming first impression. The generous kitchen dining space and snug wraps around you like a warm hug.



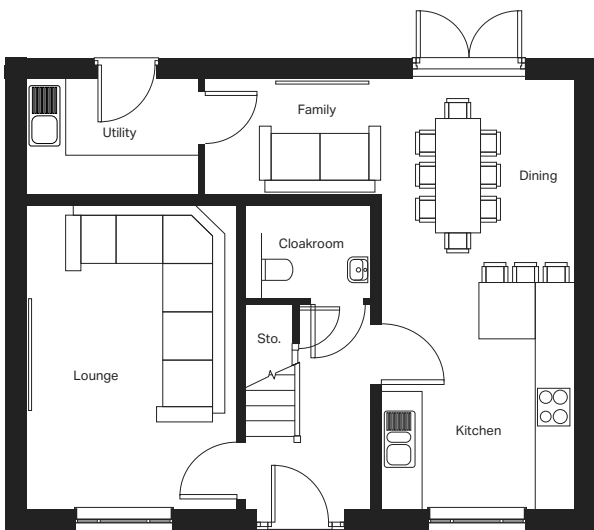
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**Ground floor**

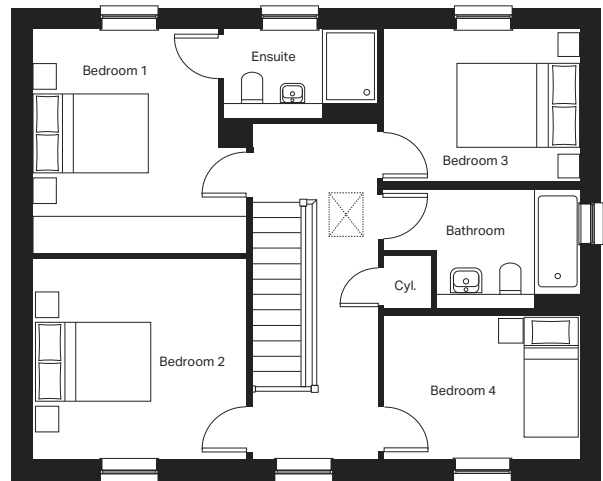
Kitchen / Dining  
3134mm x 6985mm

Utility  
2710mm x 1739mm

Lounge  
3415mm x 5153mm

Cloakroom  
2038mm x 978mm

Family  
2960mm x 2429mm



**First floor**

Bedroom 1  
2960mm x 2429mm

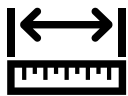
Bedroom 4  
3195mm x 2341mm

Ensuite  
2495mm x 1456mm

Bathroom  
3195mm x 1959mm

Bedroom 2  
3477mm x 3248mm

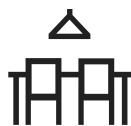
# THE FLORENCE



1773 SQ FT home



Patio doors to garden



Open plan kitchen



Master bedroom with ensuite



Spacious dining space

A striking five bedroom home over three floors, it commands attention. Quality and space throughout with a large lifestyle kitchen and garden views from the full height bay window in the generous lounge. The master bedroom suite with balcony is simply awesome.



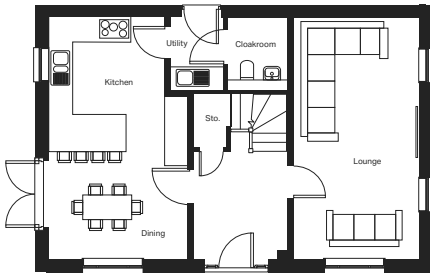
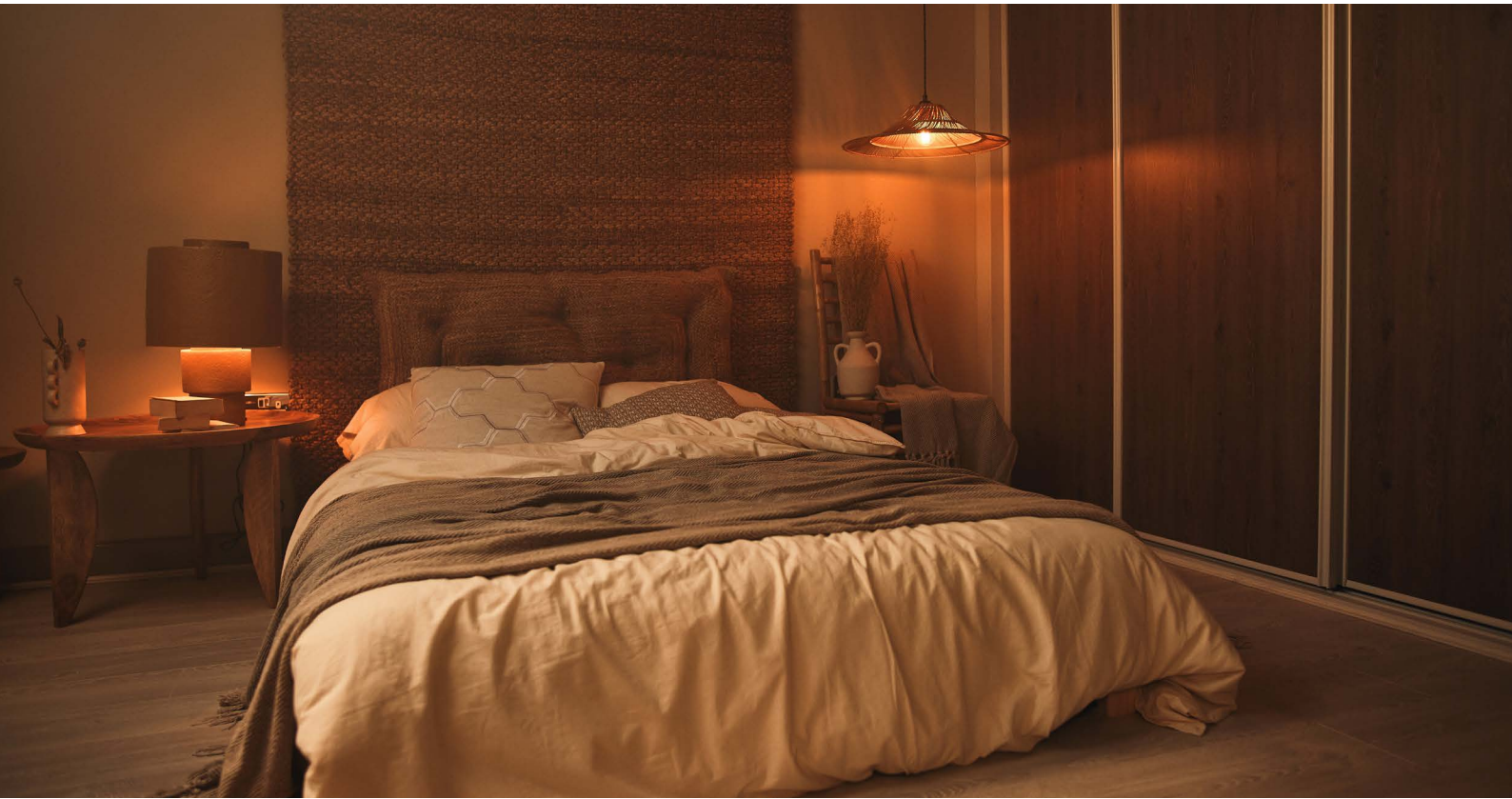
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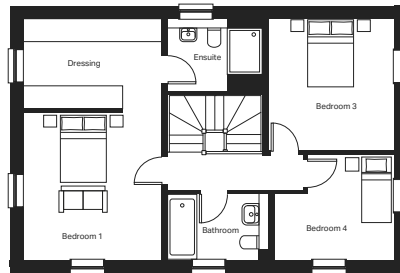
**Ground floor**

**Kitchen / Dining**  
3629mm x 6310mm

**Lounge**  
3290mm x 6310mm

**Utility**  
1363mm x 1891mm

**Cloakroom**  
1000mm x 1891mm



**First floor**

**Bedroom 1**  
3629mm x 3872mm

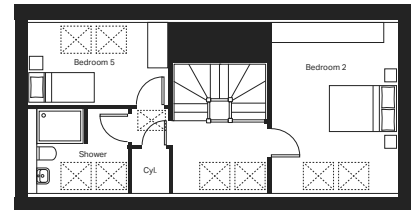
**Bedroom 4**  
3290mm x 2757mm

**Ensuite**  
2453mm x 1891mm

**Bathroom**  
2456mm x 1721mm

**Dressing**  
3629mm x 2345mm

**Bedroom 3**  
3290mm x 3460mm



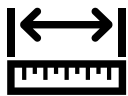
**Second floor**

**Bedroom 2**  
3350mm x 4562mm

**Bedroom 5**  
3697mm x 2073mm

**Shower**  
2615mm x 2397mm

# THE NAPLES



2109 SQ FT home



Impressive spacious lounge



Kitchen overlooking garden



Impressive master bedroom



Snug/Office

A surprise package. A five bedroom home with over 2000 square feet of space. Ultimate flexibility for homeworking, lifestyle kitchen and beautifully intimate bedrooms. The standout feature is a 22 foot long lounge.



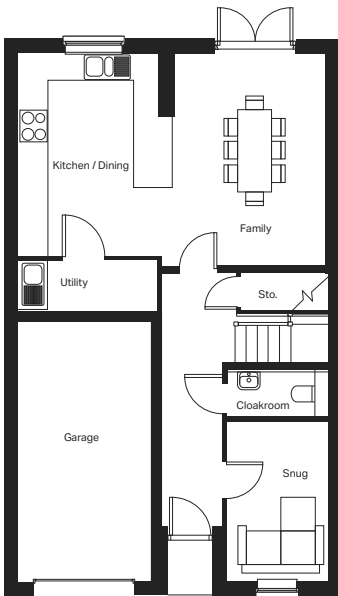
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**Ground floor**

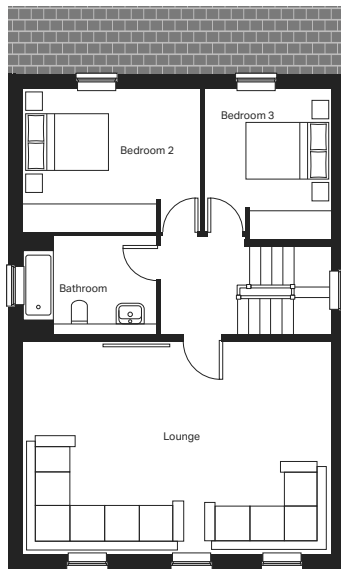
**Kitchen / Dining**  
3308mm x 4452mm

**Cloakroom**  
2059mm x 1500mm

**Family Room**  
3308mm x 4877mm

**Utility**  
2532mm x 1215mm

**Snug**  
2270mm x 3222mm



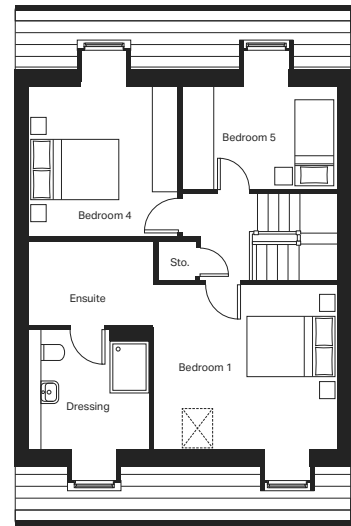
**First floor**

**Lounge**  
6995mm x 4810mm

**Bathroom**  
2403mm x 1700mm

**Bedroom 2**  
3765mm x 3663mm

**Bedroom 3**  
3165mm x 3527mm



**Second floor**

**Bedroom 1**  
4175mm x 3733mm

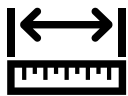
**Bedroom 4**  
3455mm x 3830mm

**Dressing**  
2732mm x 2619mm

**Bedroom 5**  
3452mm x 2449mm

**Ensuite**  
2303mm x 1487mm

# THE SIENA



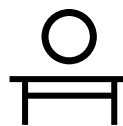
2296 SQ FT home



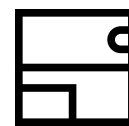
Impressive spacious lounge



Kitchen overlooking garden



Master with dressing area



Second bedroom with ensuite

An impressive detached home with five double bedrooms and three bathrooms. A kitchen dining space with island and utility; made for entertaining. Combined with three floors of unapologetic luxury. You won't be disappointed.



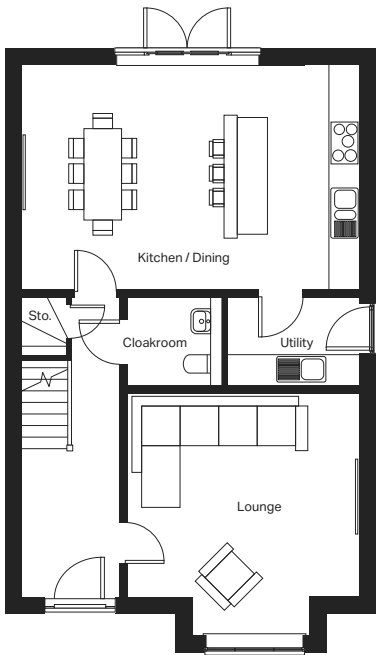
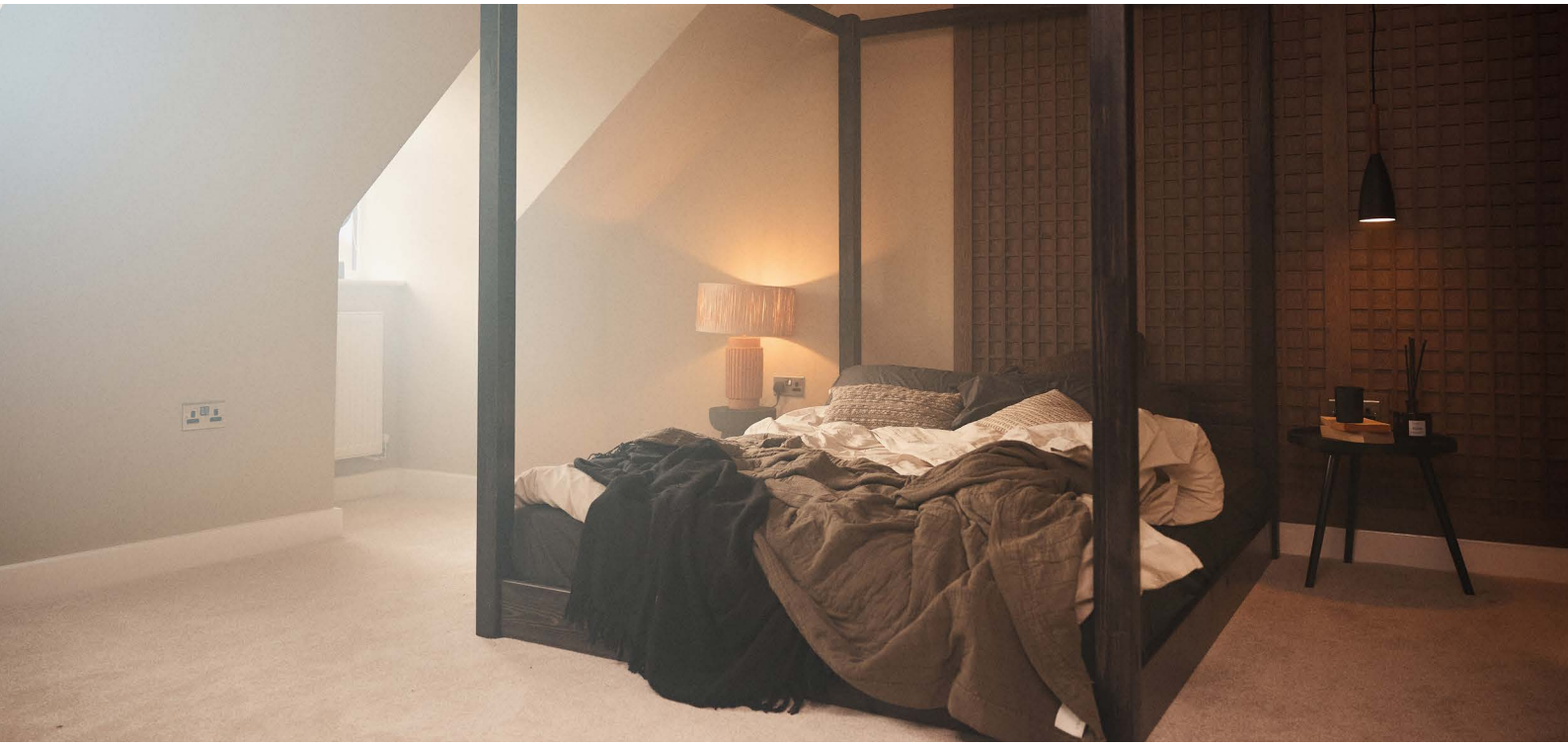
10 year warranty

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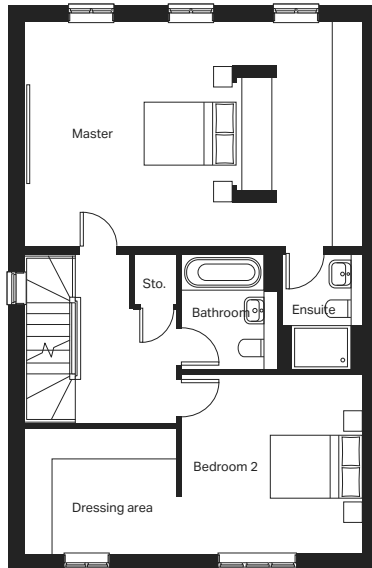
### Ground floor

Kitchen / Dining (max)  
6878mm x 4570mm

Lounge (max)  
4730mm x 4937mm

Utility  
2737mm x 1805mm

Cloakroom (min)  
1705mm x 1805mm



### First floor

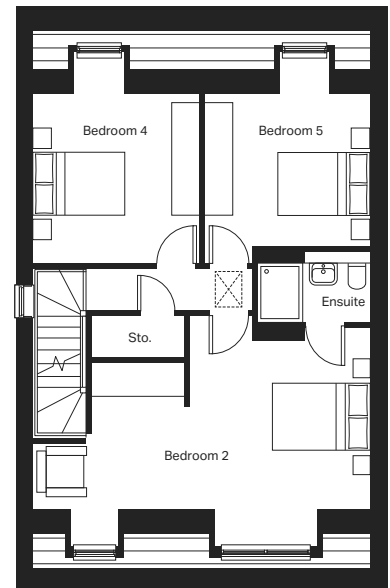
Master Bedroom (max)  
6878mm x 4570mm

Ensuite (min)  
1487mm x 2365mm

Bedroom 2  
3687mm x 3647mm

Dressing Area  
3103mm x 2550mm

Bathroom (min)  
1688mm x 2365mm



### Second floor

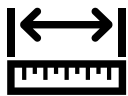
Bedroom 3  
6878mm x 3625mm

Ensuite (min)  
2301mm x 1462mm

Bedroom 4  
3382mm x 3308mm

Bedroom 5  
3408mm x 3308mm

# THE VALENCIA



1986 SQ FT home



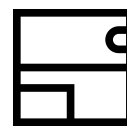
Kitchen overlooking  
garden



Impressive spacious  
lounge



Master with Juliette  
balcony



Two ensuite  
bathrooms

Five bedroom luxury, double integral garage, imposing street presence and the drama of the master suite opening out onto a glass balcony. A very special home.



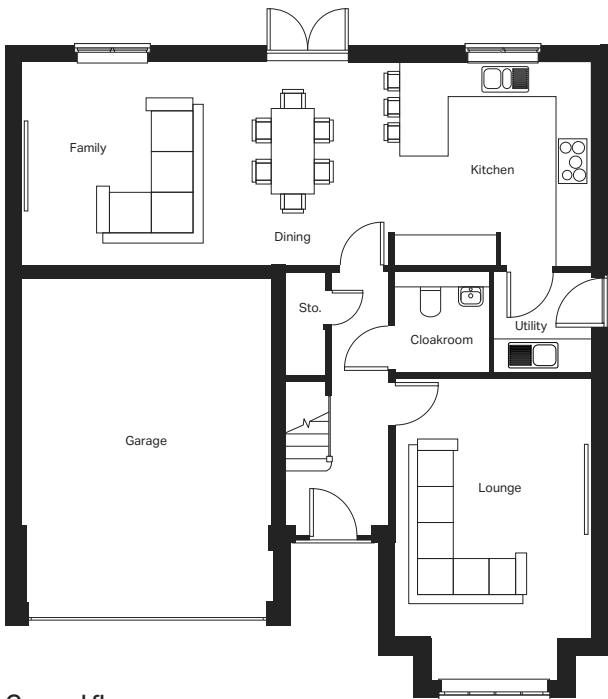
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**Ground floor**

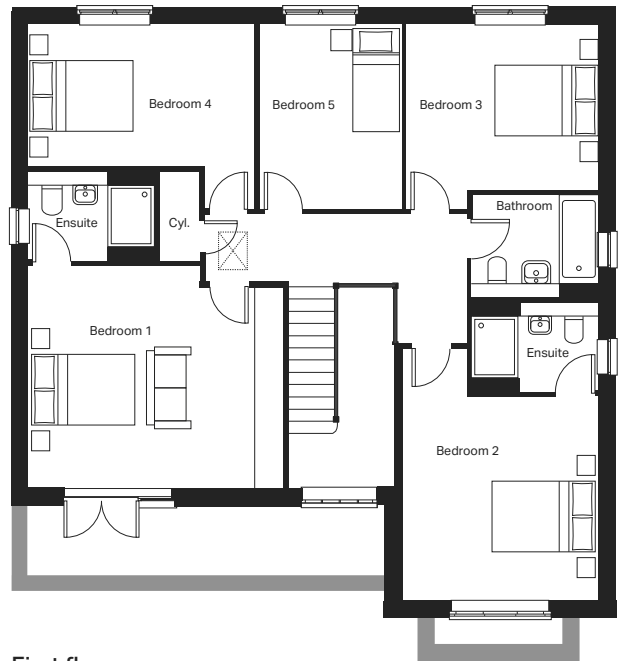
**Kitchen**  
3708mm x 3845mm

**Utility**  
1858mm x 1900mm

**Dining / Family**  
7103mm x 3845mm

**Cloakroom**  
1772mm x 1900mm

**Lounge**  
3723mm x 5717mm



**First floor**

**Bedroom 1**  
4872mm x 4212mm

**Bedroom 3**  
3643mm x 3511mm

**Ensuite**  
2380mm x 1690mm

**Bedroom 4**  
4286mm x 3511mm

**Bedroom 2**  
3723mm x 4770mm

**Bedroom 5**  
2695mm x 3511mm

**Ensuite**  
2393mm x 1690mm

**Bathroom**  
2393mm x 1945mm

# HOUSETYPE SPECIFICATION COMPARISON

	Geneva	Rosas	Oporto	Copenhagen	Florence
<b>Outside</b>					
Landscaped front garden	•	•	•	•	•
UPVC windows	•	•	•	•	•
UPVC front door with multi point lock	•	•	•	•	•
Outside tap	•	•	•	•	•
<b>Inside</b>					
White emulsion paint finish to walls & ceilings	•	•	•	•	•
White gloss paint finish to woodwork	•	•	•	•	•
Gas central heating with boiler	•	•	•	•	•
Smoke detectors on each floor	•	•	•	•	•
<b>Kitchen</b>					
Contemporary choice of handleless doors and worktops	•	•	•	•	•
Stainless kitchen sink and mixer tap	•	•	•	•	•
Electric oven	•	•	•	•	•
Electric hob & extractor	•	•	•		
Induction hob & extractor				•	•
Fully integrated appliances				•	•
<b>Bathroom &amp; ensuite</b>					
Luxury bathroom and ensuite sanitaryware	•	•	•	•	•
Choice of contemporary wall tiles to wet areas	•	•	•	•	•
<b>Warranty</b>					
NHBC 10 year warranty	•	•	•	•	•

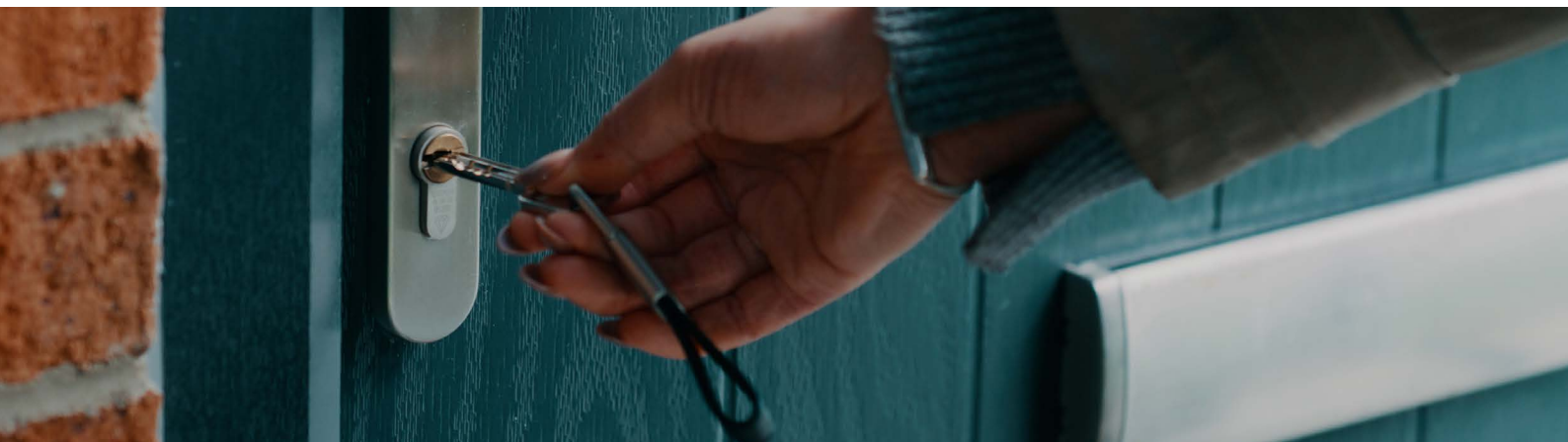




	Naples	Siena	Valencia
<b>Outside</b>			
Landscaped front garden	•	•	•
UPVC windows	•	•	•
UPVC front door with multi point lock	•	•	•
Outside tap	•	•	•
<b>Inside</b>			
White emulsion paint finish to walls & ceilings	•	•	•
White gloss paint finish to woodwork	•	•	•
Gas central heating with boiler	•	•	•
Smoke detectors on each floor	•	•	•
<b>Kitchen</b>			
Contemporary choice of handleless doors and worktops	•	•	•
Stainless kitchen sink and mixer tap	•	•	•
Electric oven	•	•	•
Electric hob & extractor			
Induction hob & extractor	•	•	•
Fully integrated appliances	•	•	•
<b>Bathroom &amp; ensuite</b>			
Luxury bathroom and ensuite sanitaryware	•	•	•
Choice of contemporary wall tiles to wet areas	•	•	•
<b>Warranty</b>			
NHBC 10 year warranty	•	•	•

# FIND OUT MORE ABOUT WAYS TO BUY

When it comes to supporting you through the stages of buying your new home, we've got you covered.



## 60 SECOND MORTGAGE CALCULATOR

Find out how much you could borrow in just 60 seconds...

Use our FREE mortgage tool to check your affordability and get pre-approved by main market lenders in minutes.

Click to use our

**Mortgage Tool**

## OWN NEW RATE REDUCER

The Own New Rate Reducer scheme is a way to temporarily reduce your mortgage repayments for a two or five year term, meaning you don't need to put off your dreams of owning a new home.

Click to use

**Find out more**

## TAKE YOUR HOME OFF THE MARKET FOR FREE

With our Online Hold, you can take your favourite plot off the market without paying a fee, for 48 hours. You'll then have the chance to come along to view the show homes, chat to the Experience Manager about your chosen plot and decide whether to reserve.

Click to find

**Your Dream Home**



## PART EXCHANGE

When buying a new home with Strata, you have the option to sell your existing home to us, leaving you free to purchase one of our new homes.

Click to find out about

[Part Exchanging](#)

## HELP TO MOVE

We'll help you to sell your current home so you can relax and enjoy buying your new one. If you're looking for more space, or you've been struggling to sell your existing home, now could be the perfect time to buy. We offer a bespoke selling plan designed to help you move to your dream home.

Click to

[Find out more](#)



## OUR PURPOSE

We're not just a homebuilder, we're a family of like-minded individuals who are committed to delivering beautiful homes and meaningful communities that are both sustainable and affordable. We're a family-run business with over a century of rich history, and we're believers in change.

We believe that while homes may be our legacy, it is the people who live in them that truly matter to us. In putting people at the heart of what we do, we can ensure that as a team we are designing homes that are mindful of the planet and its resources, while creating healthy, inclusive and resilient communities that can in turn improve the lives of generations to come.

Our sustainability framework reflects who we are at the core, putting human connection, and our responsibility to the planet first. We have created meaningful and measurable actions that will allow us to deliver **Outstanding Homes for Happy Customers and Thriving Communities**, the focus areas that form the building blocks of our vision for a sustainable future.

Click to

[Find out more](#)





We believe that 'home' is just about the most universal and important thing there is. Home is so much more than a shelter from the elements, it is a place where you can relax, dream and be yourself. Every home should have a story and we are incredibly proud to be a part of that story for our customers. We love Scandinavian design and this influence flows through our homes. Large windows, high ceilings and clean lines create a feeling of space and light. We hope you'll love our homes and much as we have loved designing them for you.

A handwritten signature in black ink, reading "Gemma". The script is fluid and cursive, with a large initial 'G' and a long, sweeping tail on the 'a'.

Gemma Smith, Managing Director







strata



[homesbystrata.com](https://homesbystrata.com)

