



VAN DYK

V I L L A G E

JONES
HOMES

The crowning glory of Derbyshire

If you dream of living in a beautiful home with a luxurious interior in a stunning countryside location, you're sure to find it all at Van Dyk Village.

Van Dyk Village offers a unique opportunity to own an executive new home with individual character and charm in an environment that is designed to be synonymous with a traditional village setting.

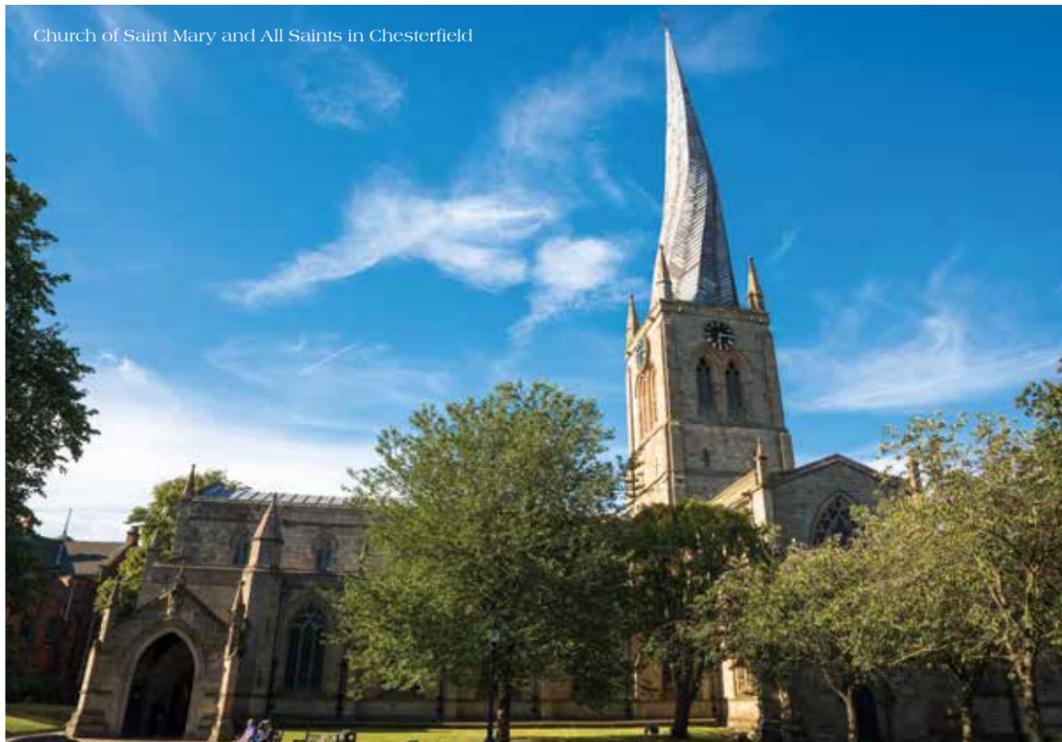
Each and every home on this development has been carefully considered offering a street scape of both natural and artificial stone alongside a mixed blend of traditional brick colours and render, ensuring a picture perfect street scene designed to compliment the natural surroundings.

From stylish 3 & 4 bedroom mews and semi-detached homes to magnificent 5 bedroom detached homes, you can be sure that each property on this stunning development offers the highest of specification.

A new chapter is about to unfold, as we offer you an unprecedented opportunity to enjoy an exclusive lifestyle in a home that's as individual as it is grand.



Sherwood Forest, Nottinghamshire



Church of Saint Mary and All Saints in Chesterfield



Hardwick Hall, Derbyshire

Live life exclusively in a stunning location

Van Dyk Village is located off Worksop Road in the beautiful and picturesque county of Derbyshire, just opposite the locally renowned luxury Hotel Van Dyk.

Surrounded by breath-taking countryside, the 6-acre development is just a short drive from the historic town of Chesterfield. The traditional villages of Barlborough and Clowne are also close by and offer an excellent choice of shops and amenities including a post office, bakeries and greengrocers as well as a large supermarket.

No matter what your hobbies or interests are, Van Dyk Village offers plenty of opportunity for adventure, from tracing the footsteps of Robin Hood at Sherwood Forest to a leisurely stroll around the magnificent stately homes of Chatsworth House and Hardwick Hall.

For those looking for retail therapy, Meadowhall Shopping Centre in Sheffield is just over 15 miles away and the popular East Midlands Designer Outlet is 16.5 miles away.

Families will find a good number of schools within the local area and for the commuter the M1 is just 3 miles away. There are 3 train stations within 3 miles at Creswell, Whitewell and Kiveton Park while Doncaster Sheffield International Airport is only 30 minutes away by car.

Van Dyk Village is set to offer the perfect blend of village serenity with easy access to a profusion of amenities and good links to the motorway, giving you the absolute best of both worlds.

Van Dyk Village opens a new chapter

A new community is about to emerge from the historical grounds at Van Dyk Village.

This new lease of life is far from the beginning of its story and now is the perfect time to become part of Derbyshire history.

The land has a rich history spanning over 5,000 years and has been a home, a place of work and of leisure.

Now its rebirth has revealed some of the secrets of its past...



Prehistoric beginnings

The first identifiable signs that people lived or worked nearby date back to the Neolithic or early Bronze Age.

3200–600 BC

Archaeologists discovered the outline of pits that were created all those thousands of years ago.

This suggests the land had become a settlement. It was divided into two tribal areas. What it does tell us is that this land has been trodden by our ancestors since prehistoric times.



Prehistoric tribal boundary



Flints



Roman remains

People were working – and possibly living – on the land beneath Van Dyk Village, between the Romans settling and the following Medieval era.

First Century AD

Fast forward to the first century AD and more stories emerge from under the ground.

The Romans had arrived and demonstrated their disregard for the tribal boundaries by building a road through the centre of the site. The road, known as Cate's Road, stretched from Yorkshire through to a fort in nearby Clowne.

At a similar time, a compound had been built with a small enclosure around it. The occupants dug pits for quarrying and outlines left in the ground show where some cell-like buildings are thought to have stood.



Tweezers



Serving the wealthy

By 1757, just over the road, Southgate House was standing proud as part of the Harlesthorpe Estate.

By 1757

The estate was owned by a succession of wealthy landowners, most notably the local Bowdon family.

From this point onwards, the history of the land at Van Dyk Village is inextricably linked to Southgate House and its mixed fortunes.



Wealthy landowners over the years

This is the first evidence of construction work on the land, more than 1,500 years before the new village was conceived.

A trail of pottery, tools and artefacts made of bronze and flint chronicle life from Roman times through to the mid-17th Century.



Roman quarry pits in foreground with enclosure in background

The first known owner of Southgate House was Emmanuel Richardson. He employed a team of servants and needed to provide them with a home outside of the main house.

The land at Van Dyk Village belonged to Southgate House and so it was a logical solution to provide servant accommodation there. Stables were also built on the site, as were outbuildings for the main house.



Southgate House reborn

The first Southgate House was demolished around 1786 but was replaced by a house with outbuildings and estate land. It survives to this day, now known as Van Dyk Hotel.

1786–1882

The house was once home to beautiful art treasures, like a unique 15th century copy of the life of a Christian mystic called Margery Kempe, often recognised as the first autobiography to be written in English.

Henry Bowdon moved into Southgate House II shortly after 1787, and it became the Bowdon family's home. The 1841 census lists five servants at Southgate House. Seven members of the Bowdon family and a further three servants were on holiday in Scarborough on census day!

But by 1879 the Bowdon family fortunes had apparently taken a downturn. There was an Auction Sale at Southgate House, and by 1881 the house stood empty, its land uncultivated.

In 1882 the newly-renovated Southgate House was advertised to be let, and nine members of the Fowler family from Whittington Hall, Chesterfield, moved in with six servants.



Map showing the location of Southgate House



Back in the family

It wasn't until at least 1900 that the Bowdons – now the Butler-Bowdons – returned to their family seat.

1900

They added Southgate Chapel to the main house, including a beautiful stained-glass window by John Hardman and Co., now part of Pleasington Priory, a Roman Catholic church near Blackburn.

But by 1938 the house and estate were up for sale again – “the house is in the Georgian style, built of stone and colour washed, in excellent state of repair” – along with no fewer than seven associated farms and various cottages.



Stained-glass window at Southgate House

The sale details shed some light on the servants' lifestyles.

The buildings were described as “two men-servants' cottages, two garages, stabling for three, excellent dog kennels, pigeon cote, etc etc.” There was even a servants' tennis court.



Changing role

During World War II, Southgate House and Stables were requisitioned as housing for the Army, occupied by the Cheshire Yeomanry and the South Lancashire Regiment.

1939-1945

There was a Prisoner of War camp there too, for German and Italian prisoners.

It wasn't until 1955 that the Van Dyk brothers bought Southgate House and opened their nursery business there. A garden centre, remembered by many local people, operated on the Van Dyk Village site for the next half century or so.



Many prisoners of war occupied Southgate House

By 1966, Southgate House had been turned into a hotel and continued to run as a separate business.

Van Dyk's Garden Centre and Nurseries, the business now in the hands of different owners, finally closed down in 2011.



Van Dyk Hotel



A new chapter

Jones Homes and the hotel owners worked together with Bolsover District Council to design a new village which will look like it has grown organically over decades.

Present day

Jones Homes became aware that the owners were considering selling the former garden centre site for housing and identified an opportunity to design a new community, which would help to support the hotel.

The plans took some years to develop. The new village would occupy a prominent position in the local landscape. It would need to show architectural ingenuity and deliver genuine uniqueness.



Jones Homes – with over 60 years' experience in the building industry

Van Dyk Village will offer a diverse range of homes. Houses will be a mixture of stone, varying colours and types of brick and render. Even the road surfaces will vary throughout the site.

A focal point will be the 'Manor House', visible from the entrance to the new village. Within the village there will be a central open green space.

The Southgate Estate, after all these years, is coming back to life again. From prehistoric beginnings to a village in the making, Jones Homes is writing the next chapter. Then, the ongoing story of Van Dyk Village will sit in the hands of its new inhabitants.



The early stages of creating Van Dyk Village



Luxury living is about having it all

Every element of the superior specification at Van Dyk Village is designed to enhance this development.

As you would expect from Jones Homes, luxurious and beautifully designed kitchens combine form and function with integrated appliances. Stunning bathrooms and en suites are complete with exquisite Villeroy and Boch sanitaryware, Hansgrohe taps and tiling by Porcelanosa.

Many more quality fixtures and fittings that you wouldn't expect are also included as standard. And it's not just the interior of your new home that we're committed to getting just right. We've given equal care and attention to the landscaping around Van Dyk Village to help preserve and improve the natural environment.

Homes built with pride

With over 60 years' experience building individual houses in locations as desirable as Van Dyk Village, you can trust Jones Homes to create your perfect new home.

As one of the leading builders of quality new homes, we take great pride in our exceptional standards of design, construction and specification.

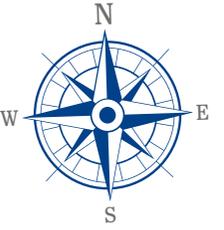
From the quality of our materials to the well considered layouts, every new development is the best it can possibly be. It's just one of the reasons we're consistently recognised in industry awards. But the real proof of our success is the fact that so many families choose to stay and move up with us over the years.





VAN DYK

VILLAGE



-  The Manor House
5 bedroom detached home
-  The Kew
5 bedroom detached home
-  The Connaught II
5 bedroom detached home
-  The Henley II
5 bedroom detached home
-  The Knightsbridge II
5 bedroom detached home
-  The Latchford II
5 bedroom detached home
-  The Hollin
4 bedroom detached home
-  The Hollin B
4 bedroom detached home
-  The Calder
4 bedroom semi-detached home
-  The Calder Study
3 bedroom semi-detached home
-  The Birch
3 bedroom home
-  The Langley
3 bedroom home



 Existing Preserved Woodland

The above details are provided for guidance and illustrative purposes only and do not form part of any contract. Jones Homes reserve the right to vary particulars from time to time as may be necessary.

Superb specification

3 bedroom home

General

- ◆ Fitted wardrobes to bedroom 1
 - ◆ Oak veneered satin finished internal doors with polished chrome furniture
 - ◆ Staircase featuring oak and glass balustrade
 - ◆ White gloss architrave and skirting
 - ◆ Choice of three paint colours*
 - ◆ Smooth plastered ceiling throughout in white
 - ◆ Home audio system to dining area
 - ◆ TV point to living room and bedroom 1 & 2
 - ◆ Telephone point to living room, bedroom 1 & 2
 - ◆ Chrome power points (to kitchen above worktop level)
 - ◆ Chrome screwless light switches
 - ◆ Thermostatic controlled radiator valves+
 - ◆ Energy saving insulation to cavity walls and roof space
 - ◆ Mains powered smoke detectors with battery back up to both floors
 - ◆ Battery operated carbon monoxide detector+
 - ◆ White double glazed PVCu French doors
 - ◆ Composite insulated coloured** front door with white internal face and polished chrome furniture
 - ◆ Polished chrome wired door bell with internal white chime
 - ◆ Texecom wired burglar alarm system
 - ◆ Canopy downlight to front door
 - ◆ Garage with power and light
 - ◆ Grey floor paint to garage
 - ◆ External cold water tap
 - ◆ NHBC Buildmark cover
- ◆ White double glazed PVCu windows throughout with easy clean hinges to upper floors

Kitchen

- ◆ Choice of Symphony kitchen with quartz worktop* with drainer grooves and matching upstands
- ◆ Reginox undermounted stainless steel single bowl sink with Hansgrohe taps
- ◆ Integrated NEFF fridge-freezer, stainless steel gas hob and single oven
- ◆ Integrated NEFF dishwasher
- ◆ DE SANTI flat glass cooker hood with glass splash back
- ◆ Choice of floor tiling to kitchen from Porcelanosa*
- ◆ LED lighting to kitchen wall units+
- ◆ LED ceiling downlighters to kitchen in a choice of finish*
- ◆ Plumbing and power provided for washing machine

Bathroom

- ◆ Modern bathroom suite in white with Villeroy & Boch sanitaryware with chrome fittings and Hansgrohe taps
- ◆ Aqualisa shower over bath with shower screen
- ◆ Chrome heated ladder towel rail and polished chrome furniture to bathroom
- ◆ Fully tiled walls and floors in a choice of tiles, with feature wall tile+ from Porcelanosa*
- ◆ LED ceiling downlighters in a choice of finish*

External

- ◆ Turfed rear garden with paved area and landscaped front garden
- ◆ Boundary fencing to the rear garden
- ◆ CCTV System
- ◆ Leaf guard installed to gutter+
- ◆ Elevational treatment and finish as individual plot detailed drawings**
- ◆ Block paved driveway

4 bedroom home

General

- ◆ Fitted wardrobes to bedroom 1 & 2
- ◆ Oak veneered satin finished internal doors with polished chrome furniture
- ◆ Staircase featuring oak and glass balustrade
- ◆ White gloss architrave and skirting
- ◆ Choice of three paint colours*
- ◆ Smooth plastered ceiling throughout in white
- ◆ Home audio system to dining area
- ◆ TV point to garden room+, family/dining area+, study+, living room and all bedrooms
- ◆ Telephone point to kitchen, understairs cupboard, living room, study+ and bedroom 1
- ◆ Chrome power points
- ◆ Chrome screwless light switches
- ◆ Gas point to living room
- ◆ Gas fired central heating with energy efficient boiler
- ◆ Thermostatic controlled radiator valves+
- ◆ Energy saving insulation to cavity walls and roof space
- ◆ Mains powered smoke detector with battery back up to both floors
- ◆ Battery operated carbon monoxide detector+
- ◆ White double glazed PVCu windows throughout with easy clean hinges to upper floors
- ◆ Staircase featuring oak and glass balustrade
- ◆ White gloss architrave and skirting
- ◆ Choice of three paint colours*
- ◆ Smooth plastered ceiling throughout in white
- ◆ Home audio system to dining area
- ◆ TV point to garden room+, family/dining area+, study+, living room and all bedrooms
- ◆ Telephone point to kitchen, understairs cupboard, living room, study+ and bedroom 1
- ◆ Chrome power points
- ◆ Chrome screwless light switches
- ◆ Gas point to living room
- ◆ Gas fired central heating with energy efficient boiler
- ◆ Thermostatic controlled radiator valves+
- ◆ Energy saving insulation to cavity walls and roof space
- ◆ Mains powered smoke detector with battery back up to both floors

Kitchen

- ◆ Choice of Symphony kitchen with quartz worktop* with drainer grooves and matching upstands
- ◆ Reginox undermounted stainless steel 1½ bowl sink with Hansgrohe taps
- ◆ Integrated NEFF fridge-freezer, stainless steel 4 ring gas hob, single oven & microwave/oven combi (The Calder)
- ◆ Integrated NEFF fridge-freezer, 4 ring induction hob, single oven & microwave/oven combi (The Hollin B)
- ◆ Integrated NEFF dishwasher
- ◆ CAPLE wine cooler
- ◆ DE SANTI flat glass cooker hood with glass splash back
- ◆ Choice of floor tiling to kitchen/family+/dining+ area and utility from Porcelanosa*
- ◆ LED lighting to kitchen wall units+
- ◆ LED ceiling downlighters to kitchen in a choice of finish*
- ◆ Utility room with plumbing and power provided for washing machine

Bathroom/En Suite

- ◆ Modern bathroom suite in white with Villeroy & Boch sanitaryware with chrome fittings, wall hung vanity unit and Hansgrohe taps
 - ◆ Aqualisa shower to bathroom and en suite
 - ◆ Mirrored illuminated cabinet including shaver point to bathroom and en suite+
 - ◆ Chrome heated ladder towel rail and polished chrome furniture to bathroom & en suite+
 - ◆ Fully tiled walls and floors in a choice of tiles, with feature wall tile+ from Porcelanosa*
 - ◆ LED ceiling downlighters in a choice of finish*
- ### External
- ◆ Turfed rear garden with paved area and landscaped front garden
 - ◆ Boundary fencing to the rear garden with co-ordinating gate
 - ◆ CCTV System
 - ◆ Leaf guard installed to gutter+
 - ◆ Flood lights to the rear of the property with PIR motion detectors
 - ◆ Elevational treatment and finish as individual plot detailed drawings**
 - ◆ Block paved driveway

5 bedroom home

General

- ◆ Fitted wardrobes to bedroom 1 & 2
- ◆ Oak veneered satin finished internal doors with polished chrome furniture
- ◆ Staircase featuring oak and glass balustrade
- ◆ White gloss architrave and skirting
- ◆ Choice of three paint colours*
- ◆ Smooth plastered ceiling throughout in white
- ◆ Home audio system to family area
- ◆ TV point to garden room, living room, family area, study+ and all bedrooms
- ◆ Telephone point to kitchen, hall cupboard, living room, study+ and bedroom 1
- ◆ Chrome power points
- ◆ Chrome screwless light switches
- ◆ LED ceiling downlighters to landing in a choice of finish*
- ◆ Gas point to living room
- ◆ Gas fired central heating with energy efficient boiler
- ◆ Thermostatic controlled radiator valves+
- ◆ Energy saving insulation to cavity walls and roof space
- ◆ Mains powered smoke detector with battery back up to both floors
- ◆ Battery operated carbon monoxide detector+
- ◆ White double glazed PVCu windows throughout with easy clean hinges to upper floors
- ◆ White double glazed aluminium bi-fold doors
- ◆ Composite insulated coloured** front door with white internal face and polished chrome furniture
- ◆ Polished chrome wired door bell with internal white chime
- ◆ Texecom wired burglar alarm system
- ◆ Canopy downlight to front door
- ◆ Integrated double garage with remote controlled electric up and over garage door with personnel door, power, light and cold water tap
- ◆ Detached double garage with remote controlled electric up and over garage door with personnel door, power and light (Knightsbridge II only)
- ◆ Grey floor paint to garage
- ◆ External cold water tap (Knightsbridge II only)
- ◆ NHBC Buildmark cover

Kitchen

- ◆ Choice of Symphony kitchen with quartz worktop* with drainer grooves and matching upstands
- ◆ Reginox undermounted stainless steel 1½ bowl sink with Hansgrohe taps
- ◆ Integrated NEFF fridge-freezer, 5 ring induction hob, single oven & microwave/oven combi
- ◆ Integrated NEFF dishwasher
- ◆ CAPLE wine cooler
- ◆ DE SANTI flat glass cooker hood with glass splash back
- ◆ Choice of floor tiling to kitchen/family area and utility from Porcelanosa*
- ◆ LED lighting to kitchen wall units+
- ◆ LED ceiling downlighters to kitchen, family area and utility in a choice of finish*
- ◆ Utility room with plumbing and power provided for washing machine

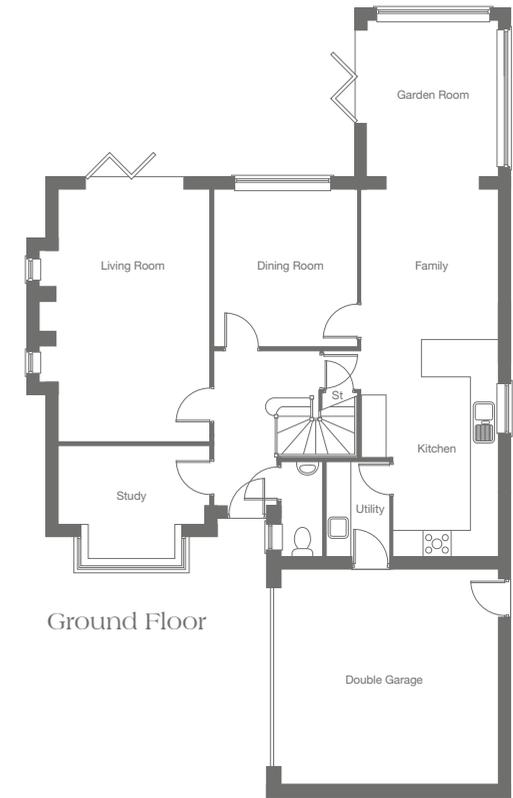
Bathroom/En Suite

- ◆ Modern bathroom suite in white with Villeroy & Boch sanitaryware with chrome fittings, wall hung vanity unit and Hansgrohe taps
- ◆ Aqualisa digital shower to bathroom and en suites+
- ◆ Mirrored illuminated cabinet including shaver point to bathroom and en suites
- ◆ Chrome heated ladder towel rail and polished chrome furniture to bathroom & en suites+
- ◆ Fully tiled walls and floors in a choice of tiles, with feature wall tile+ from Porcelanosa*
- ◆ LED ceiling downlighters in a choice of finish*

External

- ◆ Turfed rear garden with paved area and landscaped front garden
- ◆ Boundary fencing to the rear garden with co-ordinating gate
- ◆ CCTV System
- ◆ Leaf guard installed to gutter+
- ◆ Flood lights to the rear of the property with PIR motion detectors
- ◆ Elevational treatment and finish as individual plot detailed drawings**
- ◆ Block paved driveway





Ground Floor



First Floor

The Connaught II – Plot 34

5 bedroom detached home with detached double garage, open plan family kitchen with adjoining garden room, spacious living room, study, separate dining room and en suites to both bedroom 1 & 2.

Ground Floor

Living Room	6.11m x 4.08m	20'1" x 13'5"
Kitchen/Family	8.85m x 3.27m	29'0" x 10'9"
Garden Room	3.69m x 3.14m	12'1" x 10'4"
Dining Room	3.74m x 3.46m	12'3" x 11'4"
Study	3.63m x 2.61m	11'11" x 8'7"
Double Garage	5.31m x 5.21m	17'5" x 17'1"

First Floor

Bedroom 1	5.15m x 3.82m	16'11" x 12'6"
Bedroom 2	5.14m x 3.45m	16'10" x 11'4"
Bedroom 3	3.48m x 3.39m	11'5" x 11'1"
Bedroom 4	3.48m x 3.06m	11'5" x 10'1"
Bedroom 5	3.48m x 2.45m	11'5" x 8'0"

--- Restricted ceiling height

All floor plans are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some rooms may have restricted ceiling heights which are not demonstrated on these plans. For further detail and specification, please ask our Sales Advisor.



The Calder – Plots 37-38

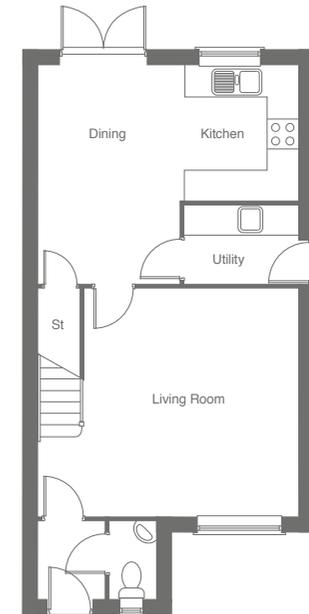
4 bedroom semi-detached home with detached single garage, open plan kitchen and dining area, utility, spacious living room and en suite to bedroom 1.

Ground Floor

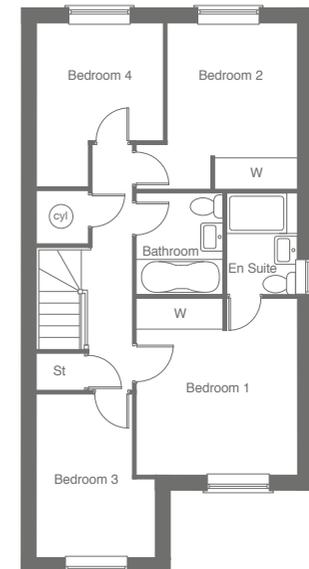
Living Room	5.12m x 4.48m	16'10" x 14'9"
Kitchen/Dining	5.12m x 4.32m	16'10" x 14'2"
Detached Single Garage	5.67m x 2.62m	18'7" x 8'7"

First Floor

Bedroom 1	3.48m x 3.18m	11'5" x 10'5"
Bedroom 2	3.24m x 2.55m	10'8" x 8'5"
Bedroom 3	3.20m x 2.27m	10'6" x 7'5"
Bedroom 4	3.19m x 2.48m	10'6" x 8'1"



Ground Floor



First Floor



Plots on this development have been designed for individuality, therefore materials and design will vary. CGI shows Plot 9. Please ask our Sales Advisor for plot specific details.

The Knightsbridge II – Plot 46

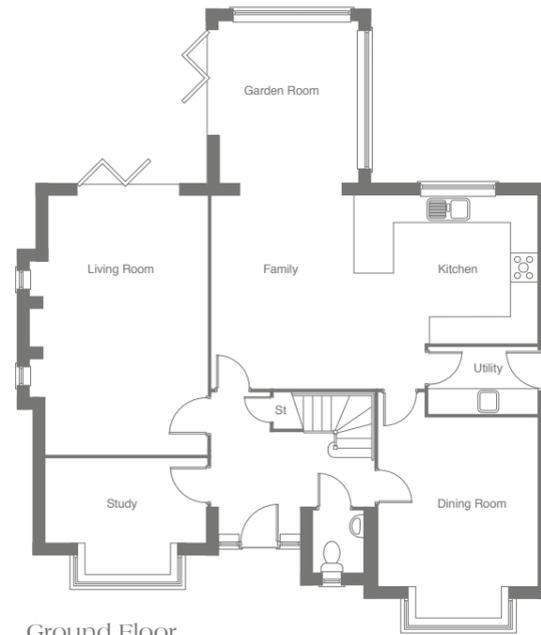
5 bedroom detached home with detached double garage, open plan family kitchen with adjoining garden room, spacious living room, study, separate dining room and en suites to both bedroom 1 & 2.

Ground Floor

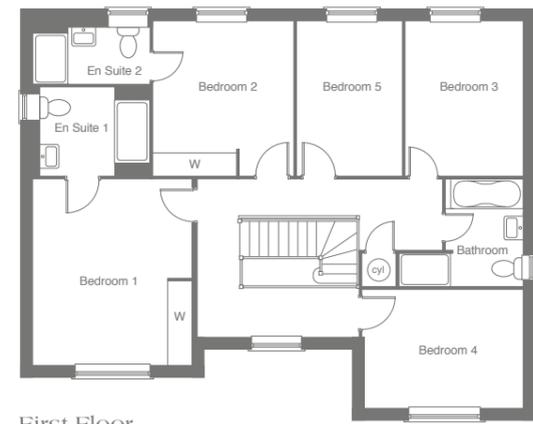
Living Room	6.10m x 3.66m	20'0" x 12'0"
Kitchen/Family	7.59m x 4.52m	24'11" x 14'10"
Garden Room	3.69m x 3.14m	12'1" x 10'4"
Dining Room	3.81m x 3.66m	12'6" x 12'0"
Study	3.66m x 2.59m	12'0" x 8'6"
Detached Double Garage	5.63m x 5.64m	18'6" x 18'6"

First Floor

Bedroom 1	4.37m x 3.66m	14'4" x 12'0"
Bedroom 2	3.62m x 3.28m	11'11" x 10'9"
Bedroom 3	3.62m x 2.71m	11'11" x 8'11"
Bedroom 4	3.66m x 2.78m	12'0" x 9'2"
Bedroom 5	3.62m x 2.44m	11'11" x 8'0"



Ground Floor



First Floor



Plots on this development have been designed for individuality, therefore materials and design will vary. CGI shows Plot 44. Please ask our Sales Advisor for plot specific details.

The Knightsbridge II – Plot 52

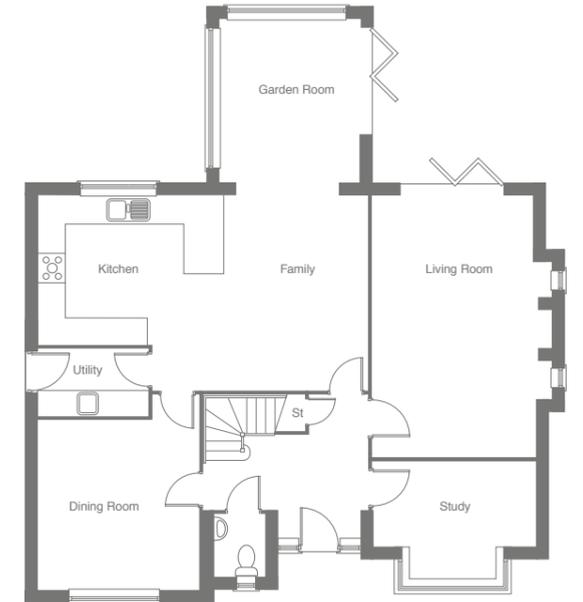
5 bedroom detached home with detached double garage, open plan family kitchen with adjoining garden room, spacious living room, study, separate dining room and en suites to both bedroom 1 & 2.

Ground Floor

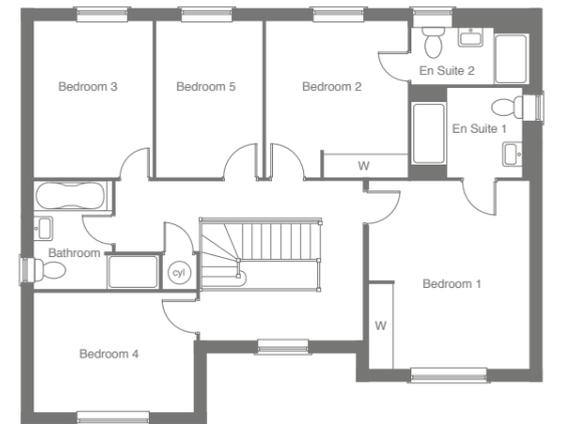
Living Room	6.10m x 3.66m	20'0" x 12'0"
Kitchen/Family	7.59m x 4.52m	24'11" x 14'10"
Garden Room	3.69m x 3.14m	12'1" x 10'4"
Dining Room	3.81m x 3.66m	12'6" x 12'0"
Study	3.66m x 2.59m	12'0" x 8'6"
Detached Double Garage	5.63m x 5.64m	18'6" x 18'6"

First Floor

Bedroom 1	4.37m x 3.66m	14'4" x 12'0"
Bedroom 2	3.62m x 3.28m	11'11" x 10'9"
Bedroom 3	3.62m x 2.71m	11'11" x 8'11"
Bedroom 4	3.66m x 2.78m	12'0" x 9'2"
Bedroom 5	3.62m x 2.44m	11'11" x 8'0"



Ground Floor



First Floor



VAN DYK
VILLAGE

The Manor House



JONES
HOMES

A new chapter begins



An Exquisite Home with Specification for Modern Living

Welcome to a residence where grandeur meets versatility, offering endless possibilities for your family's lifestyle, a home designed to adapt to your needs, providing space and elegance for every occasion.

This stunning double-fronted, three-storey home offers 3800 square feet of beautifully designed living space, with five spacious bedrooms, it has been crafted to the highest specifications, combining luxury finishes with thoughtful functionality. From the grand entrance to the elegantly appointed rooms, every detail has been carefully considered to create a home that offers both comfort and style on every level.

Designed with modern living in mind, this substantial family home boasts an unparalleled specification, available exclusively in our most luxurious properties.

Welcome to The Manor House

Ground Floor

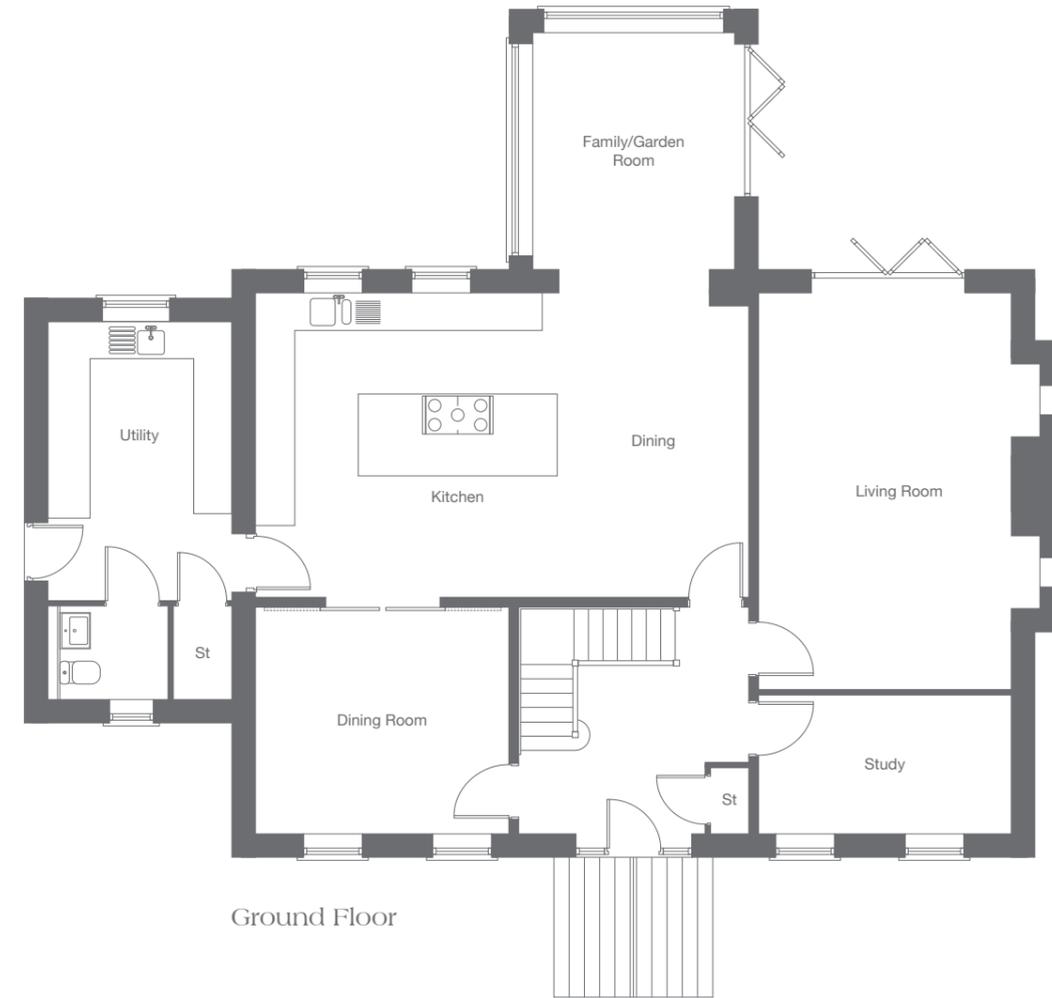
Living Room	6.24m x 3.95m	20'6" x 13'0"
Kitchen/Dining	7.71m x 4.79m	25'3" x 15'9"
Family/Garden Room	3.70m x 3.15m	12'2" x 10'9"
Dining Room	3.95m x 3.58m	13'0" x 11'9"
Study	3.95m x 2.19m	13'0" x 7'2"
Utility	4.39m x 2.86m	14'5" x 9'5"

First Floor

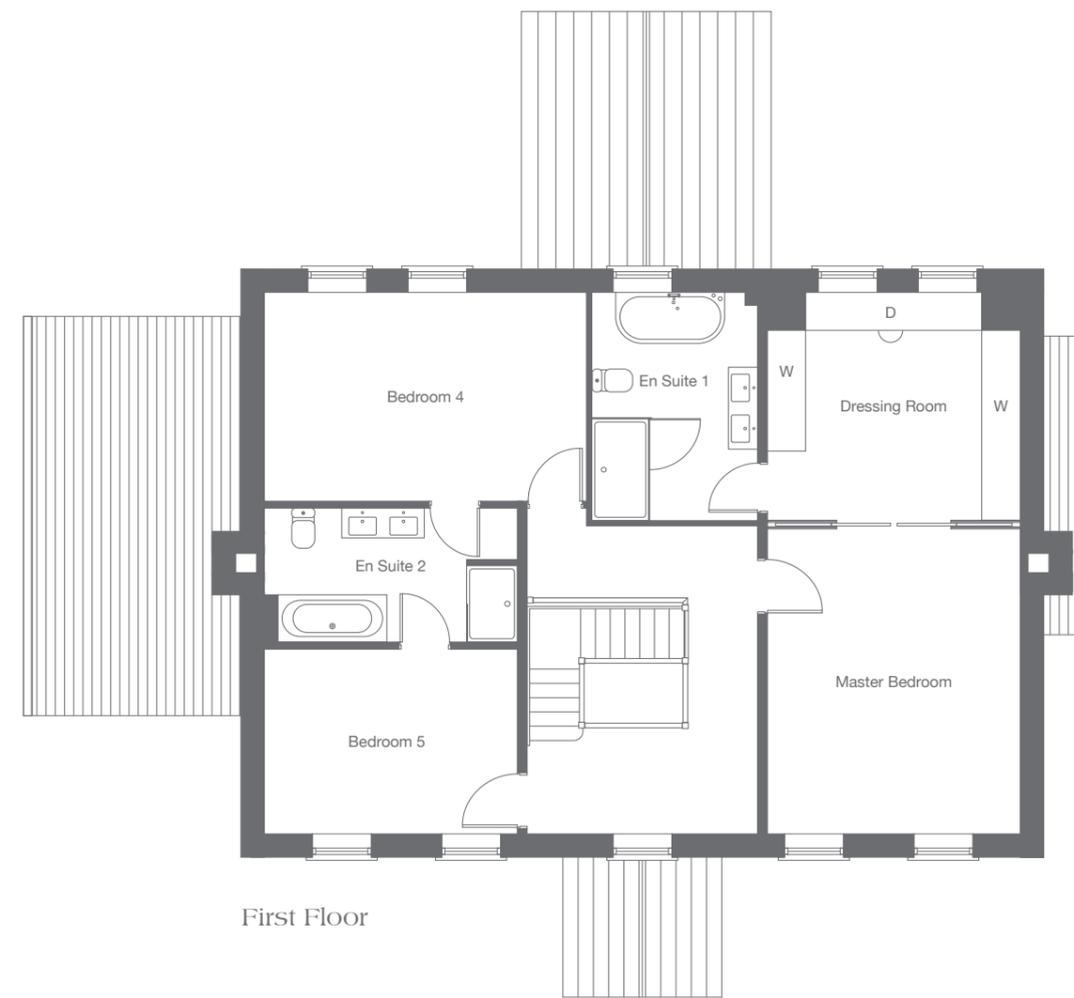
Master Bedroom	4.80m x 3.95m	15'9" x 13'0"
Dressing Room	3.95m x 3.59m	13'0" x 11'9"
Bedroom 4	5.02m x 3.28m	16'6" x 10'9"
Bedroom 5	3.95m x 2.90m	13'0" x 9'6"

Second Floor

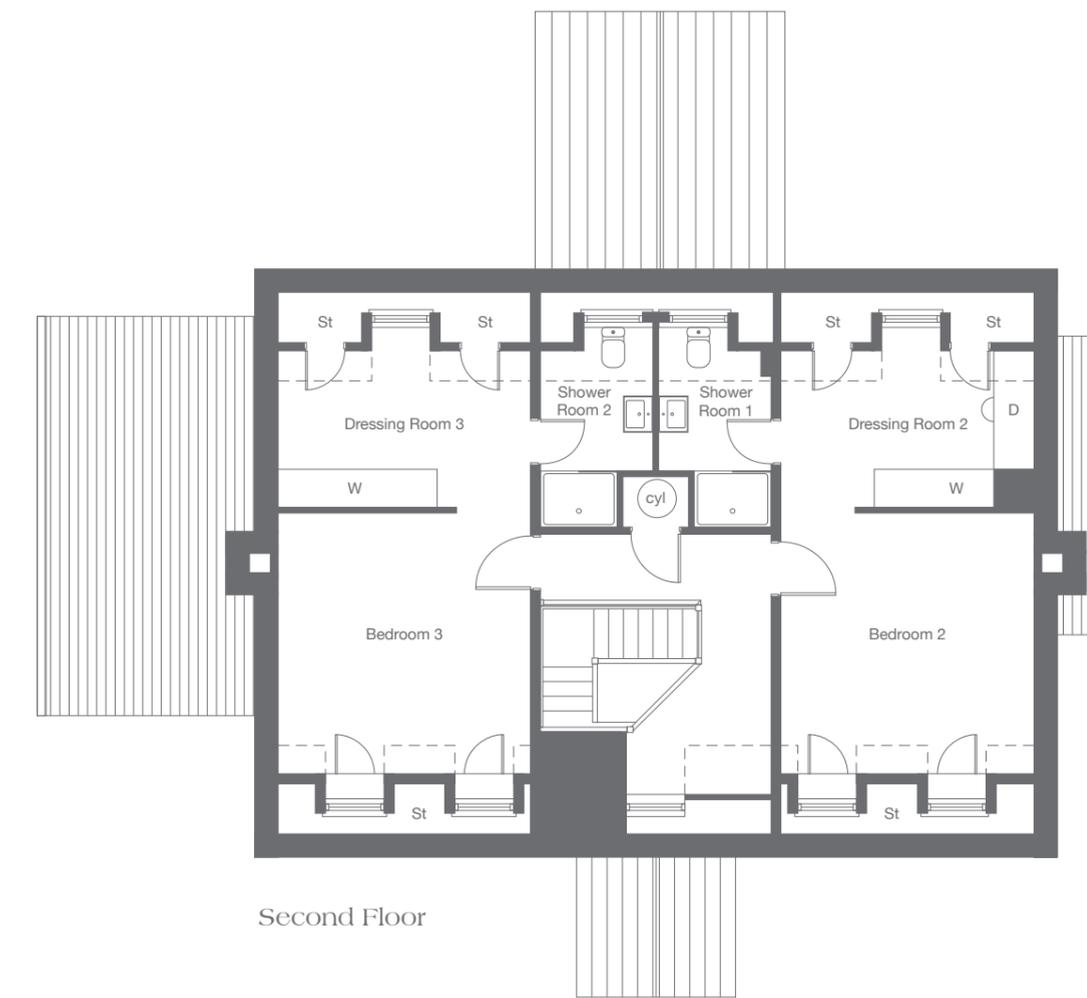
Bedroom 2	4.67m x 3.95m	15'4" x 13'0"
Dressing Room 2	3.95m x 2.00m	13'0" x 6'7"
Bedroom 3	4.50m x 3.95m	14'9" x 13'0"
Dressing Room 3	3.95m x 2.00m	13'0" x 6'7"



Ground Floor

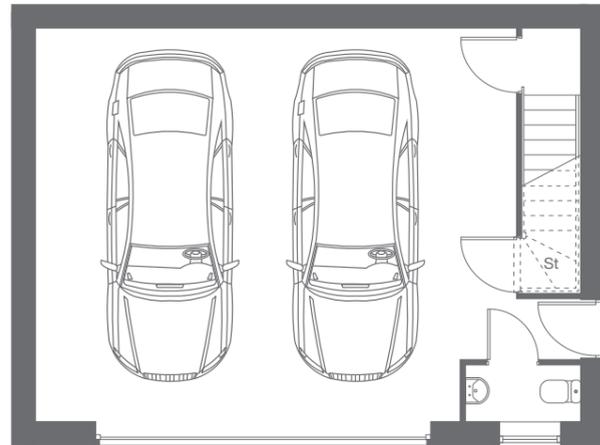


First Floor



Second Floor

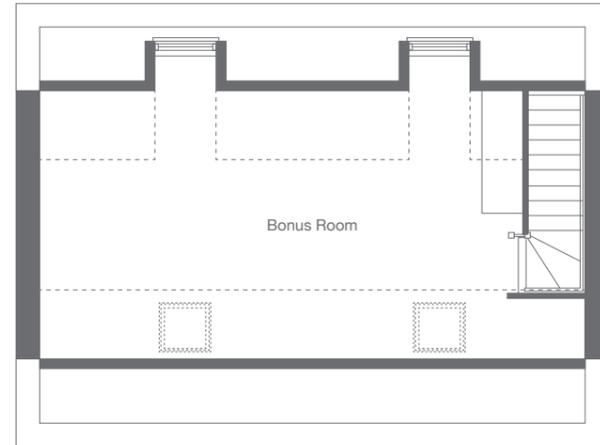
St Store W Fitted wardrobe D Drawers and Dressing table - - - - - Restricted ceiling height (cyl) Hot water cylinder



Garage
Ground Floor
Garage

7.29m x 5.99m

23'11" x 19'8"



Garage
First Floor
Bonus Room

8.29m x 4.03m

27'2" x 19'8"



The Manor House
Master Bedroom En Suite



The Manor House Kitchen showing Avant Clay Bronze Trim, Ariel Silestone countertop



The Manor House Dressing Room



The Manor House Utility Room



The Manor House Kitchen



The Manor House Kitchen

The Manor House

A Luxury Five-Bedroom Home of Exceptional Design and Specification

The Manor House has been designed to accommodate the very highest of specifications throughout.

Open Plan Kitchen, Family and Dining and Garden Room

The beautifully appointed Laura Ashley Shaker-style kitchen, presented in a harmonious palette of stone and sage, exudes timeless elegance. Subtle tonal variations and thoughtfully curated contrasting décor create a serene and sophisticated atmosphere throughout.

Designed for both style and functionality, the kitchen and its adjoining spacious utility room are superbly equipped. Premium appliances include a double oven, wine cooler, QUOOKER 3-in-1 boiling water tap, dishwasher, and an integrated larder fridge. A striking central island, illuminated by Neptune pendant lighting, forms the heart of the space, complemented by an oak-inspired ceramic floor that flows seamlessly into the magnificent garden room, where an expanse of natural light pours through impressive church-style feature windows.

For added convenience, the more practical appliances – washing machine, tumble dryer, and freezer – are discreetly housed within the adjoining utility room, which also incorporates a stylish and contemporary boot room.

At the centre of this exceptional home, a handcrafted oak staircase commands attention from the moment you enter. Its elegant form is enhanced by a contemporary glass balustrade, allowing light to cascade effortlessly through the space and creating an open, airy ambience across all floors.

Luxury Suites and Bathrooms

The Master Bedroom is a private oasis, featuring sliding doors that lead to a well-equipped dressing room. This stylish space offers a choice of hinged front framed wardrobes from the ultra-contemporary Urbano range by Symphony, complemented by a dresser for all your storage needs.

Whilst the elegant en suite is a sanctuary in itself, boasting a spa bath, double basin, spacious shower, and WC, this provides a luxurious experience for relaxation and rejuvenation.

Each bathroom and en suite is designed to reflect a sense of refined luxury. Featuring Villeroy & Boch sanitary ware, these spaces offer premium comfort and timeless style. Complementing the design are Hansgrohe taps, known for their sleek finish and innovative functionality.

A range of Porcelanosa full-height tiling is available in a variety of stunning designs to suit your personal taste.

Elegant vanity units and illuminated mirrors complete the look, combining style with practicality for a clean, modern finish to elevate your daily routine.

Both Bedroom 2 and Bedroom 3 are designed with convenience and style in mind, each featuring a dedicated dressing room. These spaces offer a generous selection of fitted wardrobes, crafted from the same high-quality range to ensure a seamless flow throughout the home. In addition, built-in storage solutions provide practical space for keeping personal items neatly organised, allowing for a clean, uncluttered environment that enhances the comfort and functionality of each room.

The Bonus Room – Endless Possibilities

Private access via the garage, the Bonus Room, measuring a generous 355 square feet, offers a versatile space limited only by your imagination. Fully equipped with power, heating, and a WC, this room can be customised to suit your needs. Whether you envision a private home office, a gym, a creative studio, or a guest suite, this adaptable space provides the perfect blank canvas for you to make your own.

The Finishing Touches

Make your home your own with a choice of high-quality floor coverings. Plus, the home audio system with ceiling speakers throughout, allows quality sound to be played via the built-in control panel.

This luxury double-fronted, three-storey five-bedroom home offers 3800 square feet of living space and has been designed to the highest specification.

*For full specification please see floor plans and ask Sales Advisor for technical detail.

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