



# THE LAURELS

Church Fenton, North Yorkshire



**LondonEbor**  
DEVELOPMENTS PLC

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## Location

Church Fenton is a historic North Yorkshire farming village steeped in tradition. Originally recorded in the Domesday Book as “Fentun” along with nearby Little Fenton, the earliest documented evidence of Fenton dates back to 963AD.

Aside from its agricultural past, the village is well known for its WW2 air base, RAF Church Fenton, now used for pilot training. Built in 1937, its original role was to serve as part of the defensive network of fighter airfields that protected the industrial cities of northern England from attack by German bombers. It was home to many squadrons and aircraft types throughout the war, such as Spitfires, Hurricanes, Mosquitoes and most famously in the post war years, the Gloster Meteors.

Situated in a rural setting near to the market towns of Tadcaster and Selby, Church Fenton offers the tranquility of a countryside location, whilst also being within easy travelling distance, by road or rail, of the vibrant cities of Leeds and York.

The village itself has a thriving community with plenty to offer, such as football, cricket and bowls clubs, along with rainbows, brownies and scouts for the children. Church Fenton benefits from excellent amenities, including a primary school, nursery, church and methodist chapel, along with a post office, two public houses and a well connected railway station.







## The Laurels

The Laurels is a stunning new development of 3, 4 and 5 bedroom homes in the heart of the village of Church Fenton, by London Ebor Developments Plc. Residing within the catchment area of Tadcaster Grammar School, this highly desirable site is ideally positioned adjacent to the local primary school, toddler's playgroup and in close proximity to the village hall. The railway station is just a short walk away from the development, offering desirable commuter convenience.

Our attention is focused on creating well equipped modern family homes of various sizes, with high quality interiors and private garden areas, set within a tranquil rural community environment.







Site Configuration:

3 bedroom, Semi Detached

- 1 3 4 6 7 15 16

4 bedroom, Detached

- 5 8 9 10 11 13 14

5 bedroom, Detached

- 12



# 3 Bedroom Homes

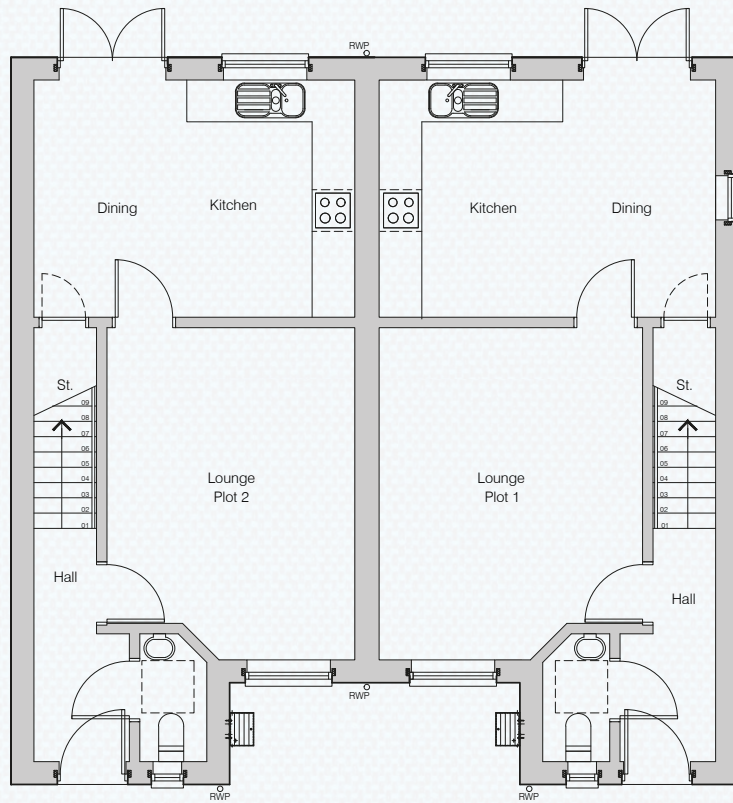




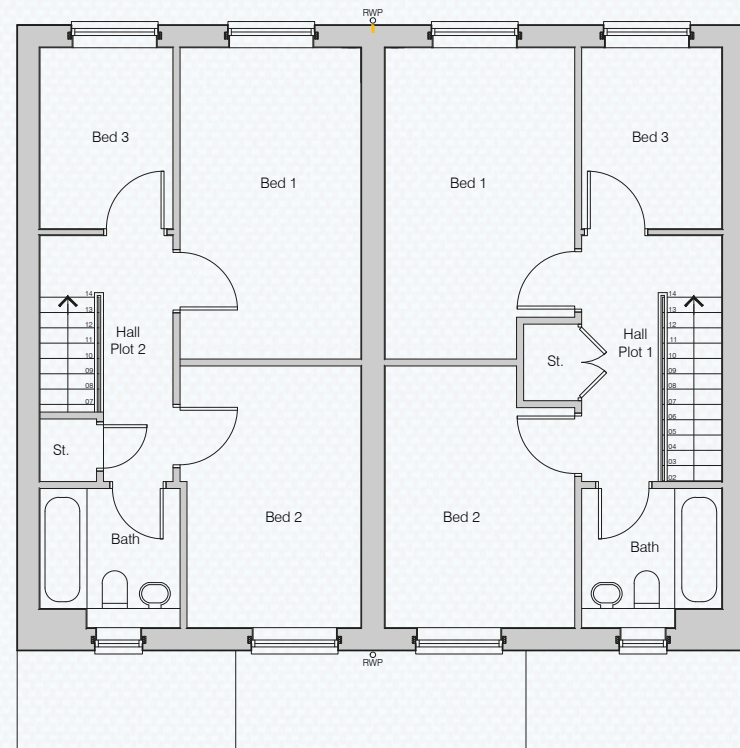


Plot 1

# Plot 1 3 Bed Semi Detached Home Approx 79.8m<sup>2</sup>



GROUND FLOOR



FIRST FLOOR

Plans for identification purposes only and NOT to scale.

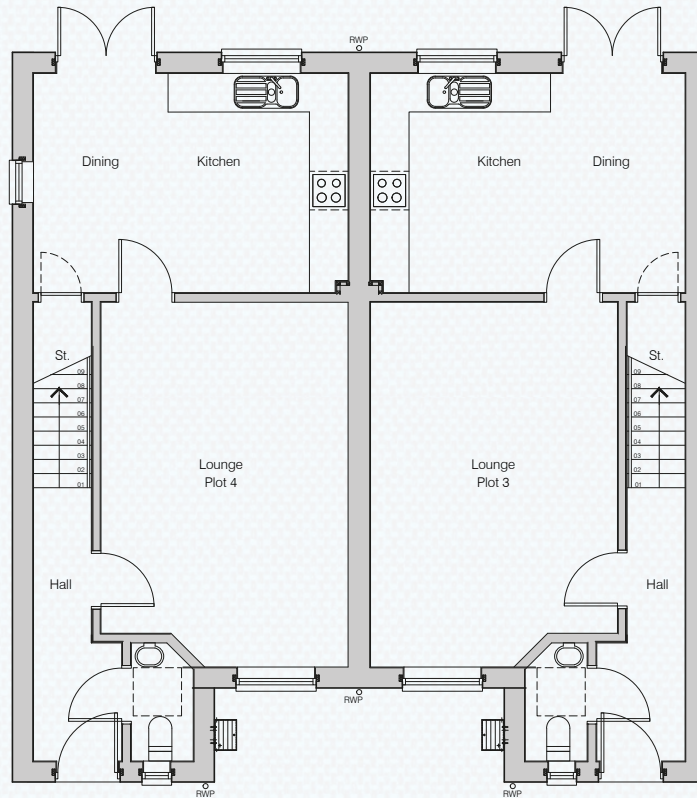




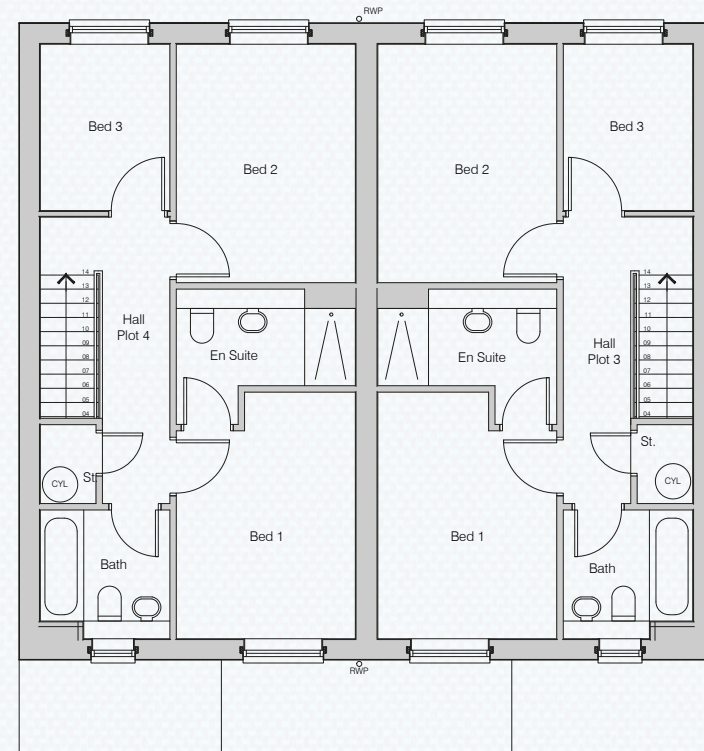




# Plots 3 & 4 3 Bed Semi Detached Home Approx 91m<sup>2</sup>



GROUND FLOOR



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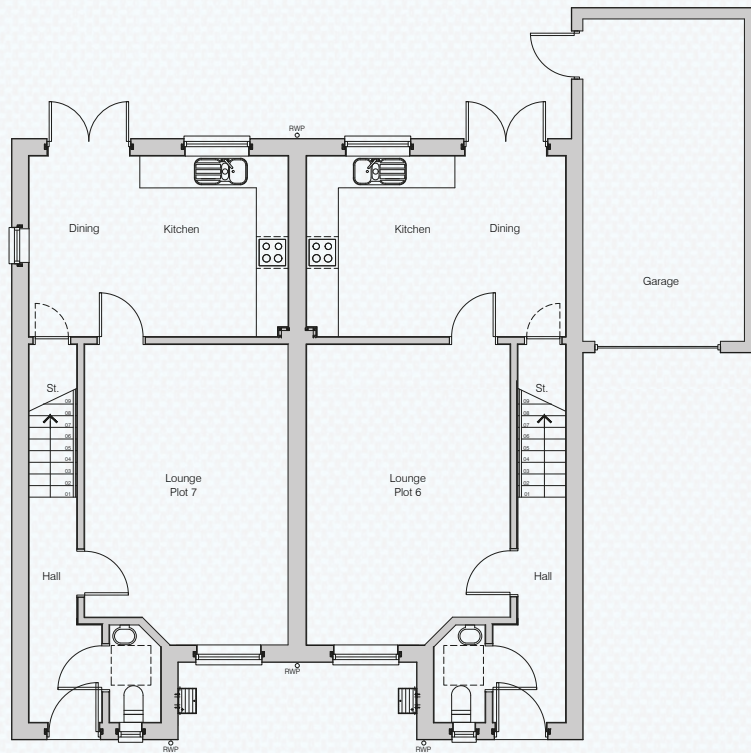




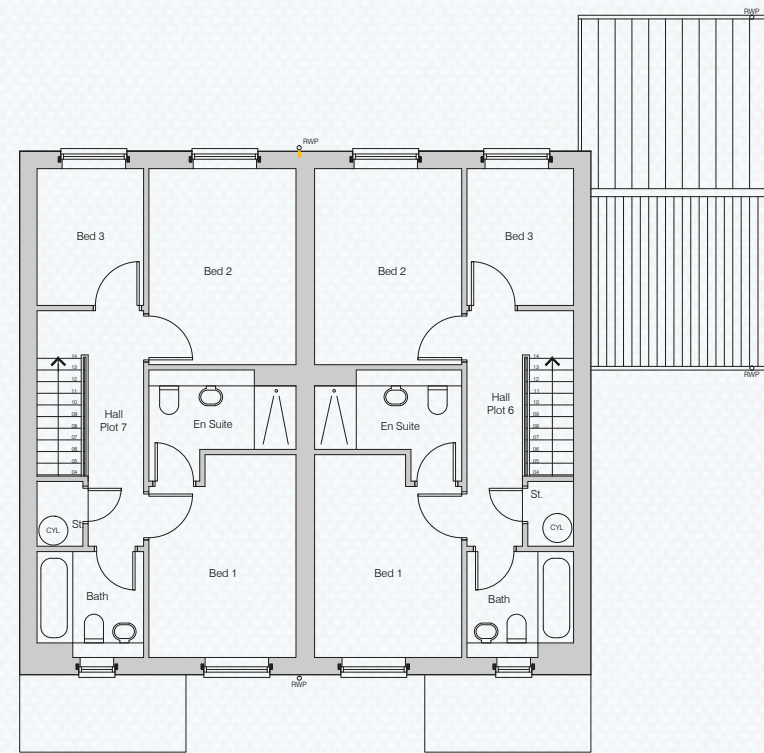




# Plots 6 & 7 3 Bed Semi Detached Home Approx 91m<sup>2</sup>



GROUND FLOOR



FIRST FLOOR

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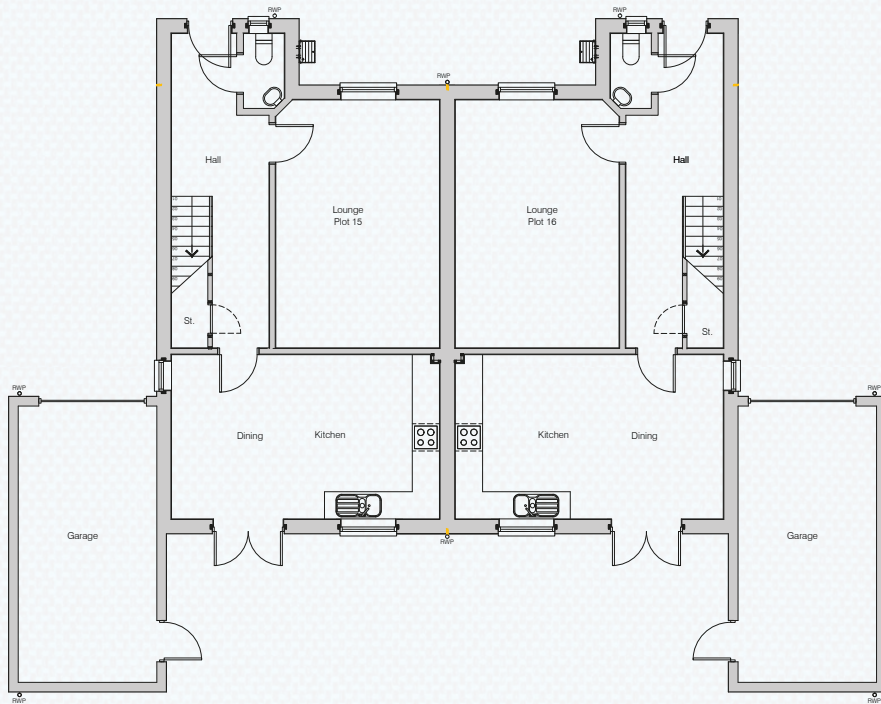




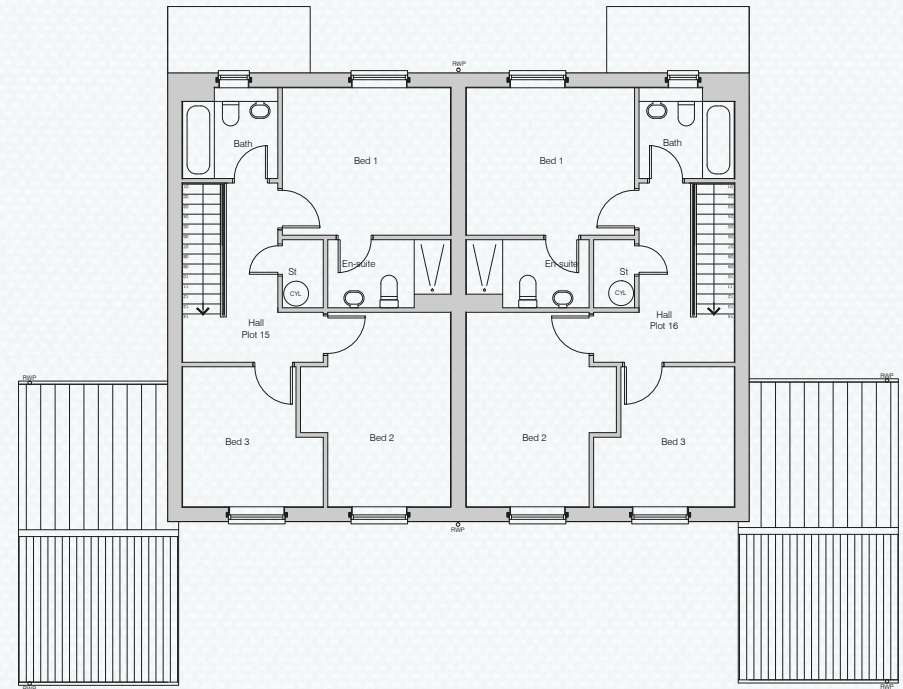


# Plots 15 & 16

3 Bed Semi Detached Home Approx 109.4m<sup>2</sup>



GROUND FLOOR



FIRST FLOOR

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# 4 Bedroom Homes

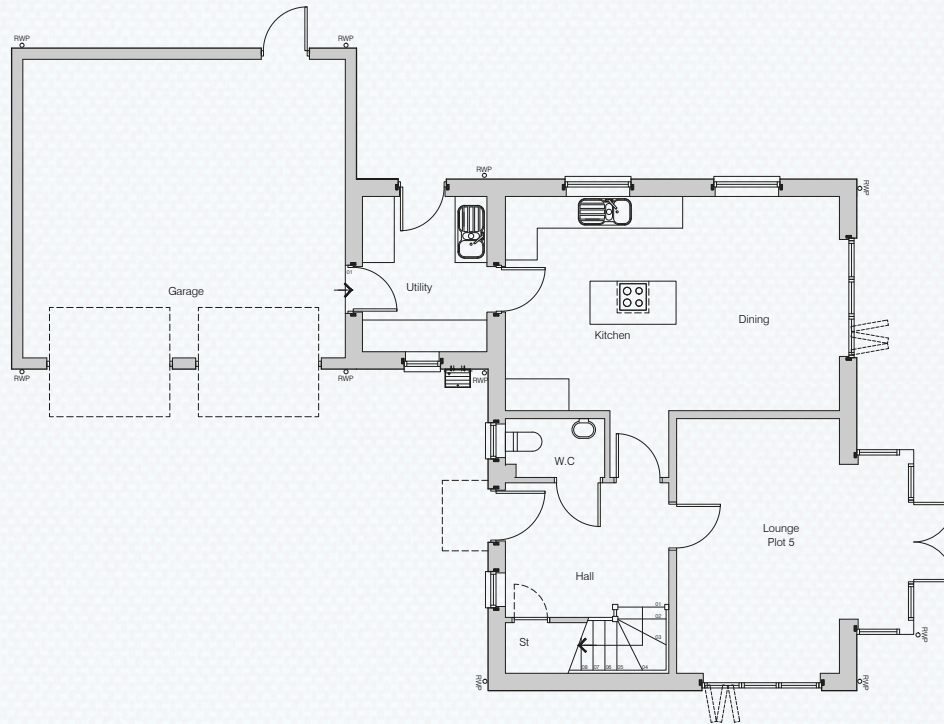




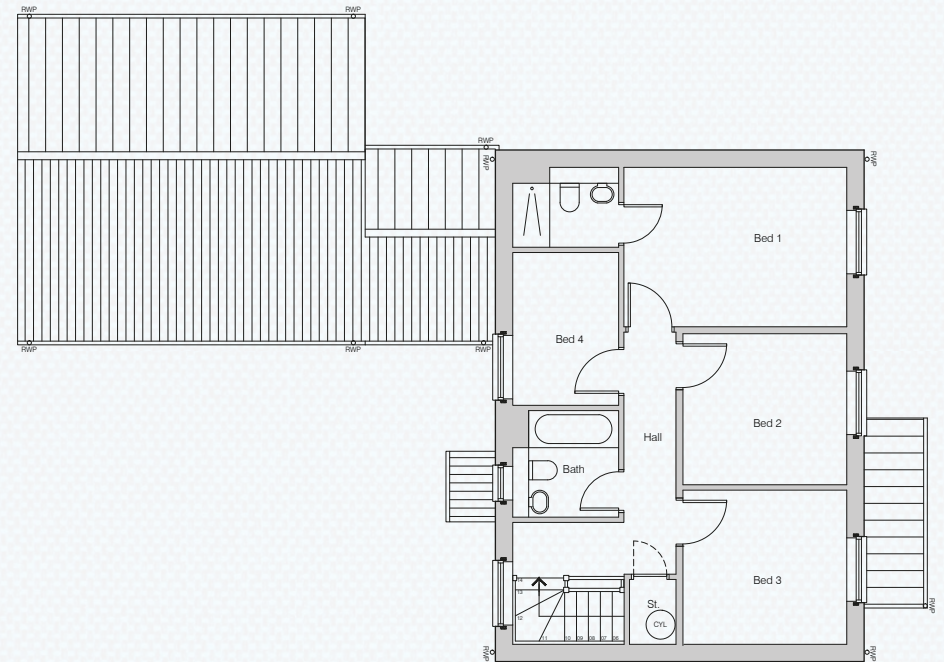




# Plot 5 4 Bed Detached Home Approx 128.2m<sup>2</sup>



**GROUND FLOOR**



**FIRST FLOOR**

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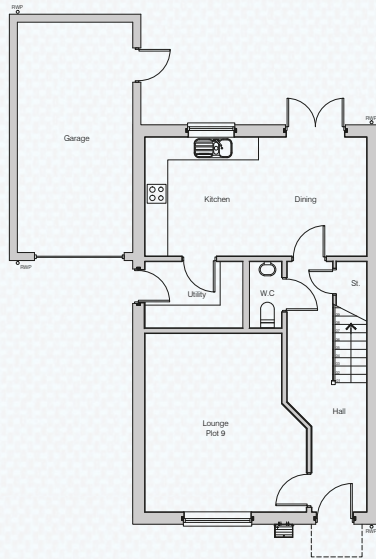




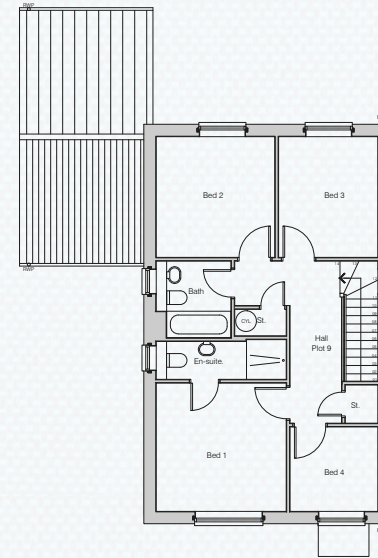


# Plots 8 & 9

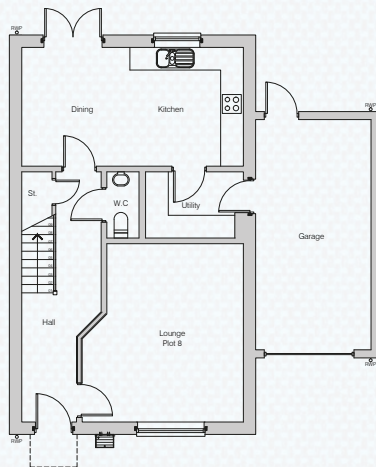
4 Bed Detached Home Approx 116.8m<sup>2</sup>



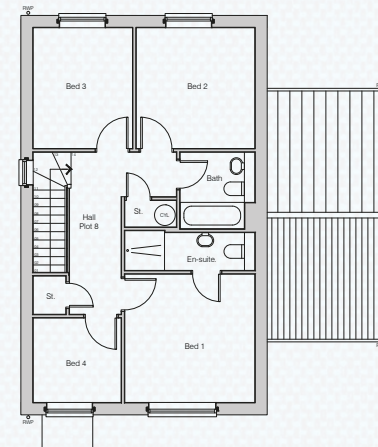
**PLOT 9 GROUND FLOOR**



**PLOT 9 FIRST FLOOR**



**PLOT 8 GROUND FLOOR**



**PLOT 8 FIRST FLOOR**

Plans for identification purposes only and NOT to scale.



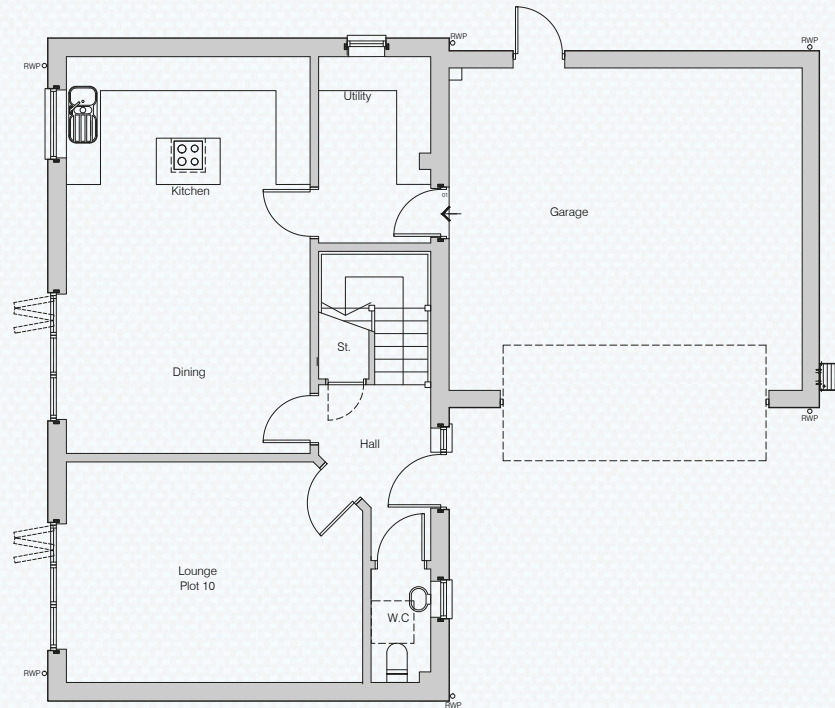




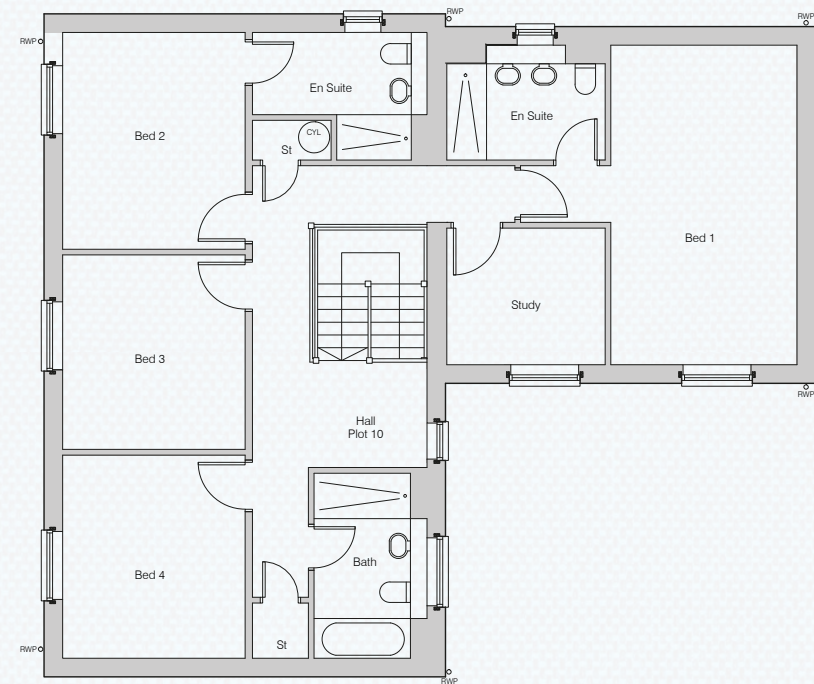
Plots 10, 11 & 13



# Plots 10, 11 & 13 4 Bed Detached Home Approx 175m<sup>2</sup>



**GROUND FLOOR**



**FIRST FLOOR**

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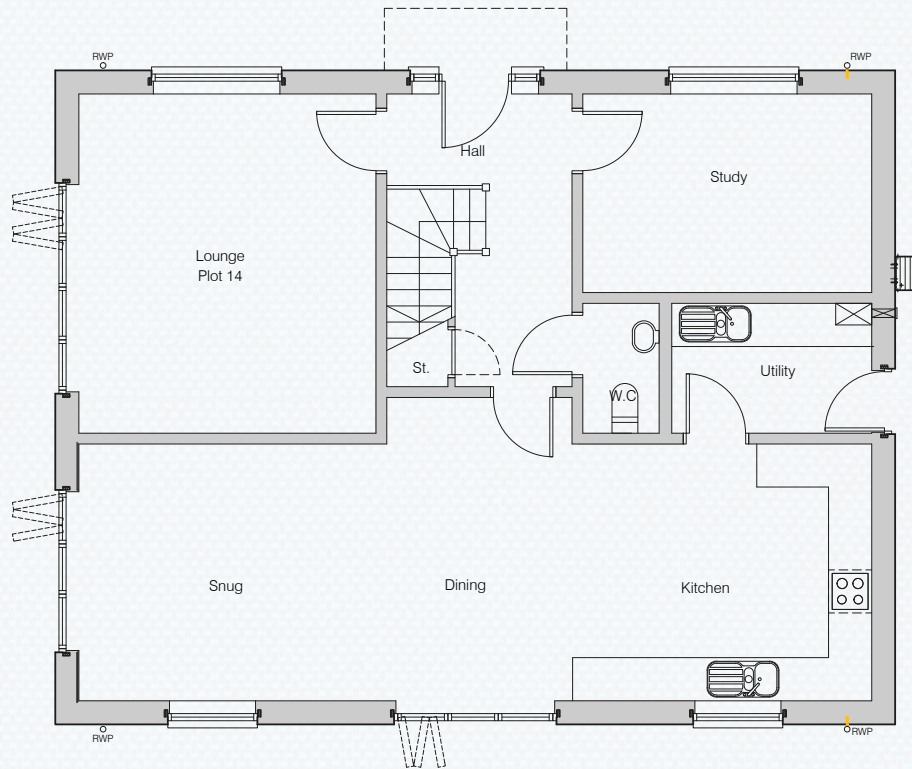


Plot 14

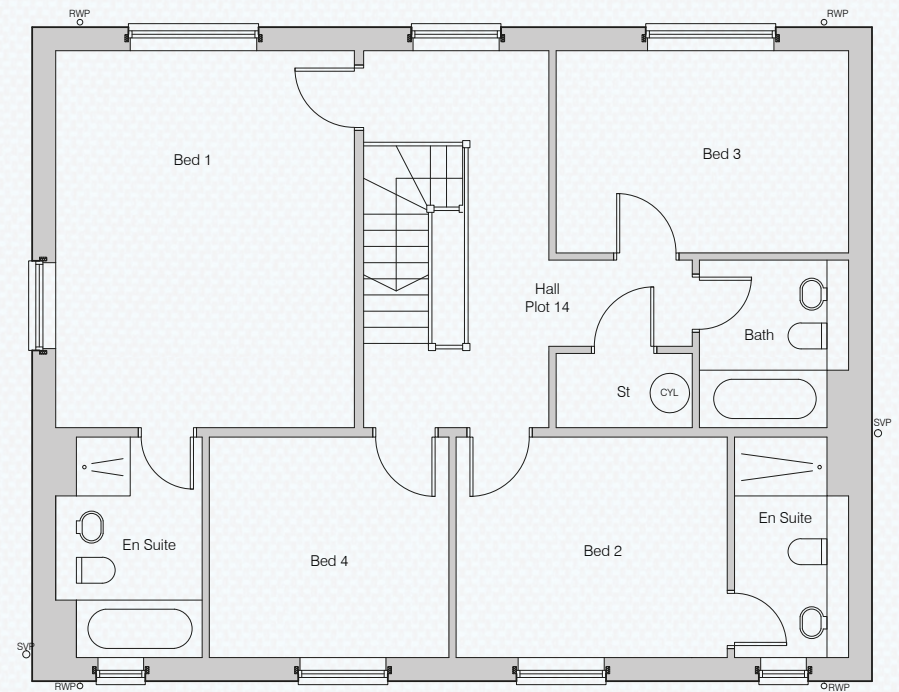


# Plot 14

4 Bed Detached Home Approx 186.4m<sup>2</sup>



GROUND FLOOR



FIRST FLOOR

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# 5 Bedroom Homes





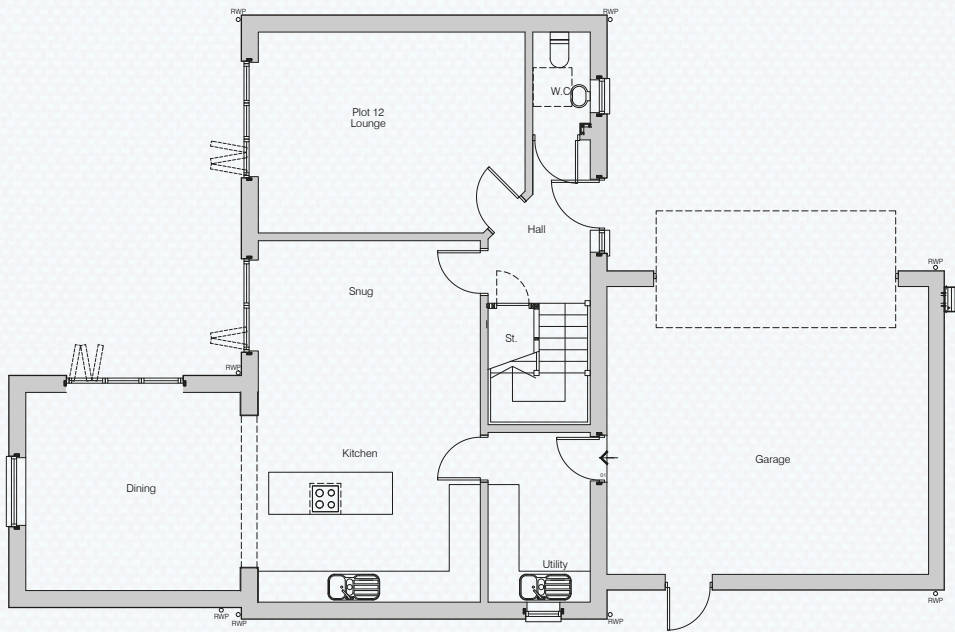


Plot 12

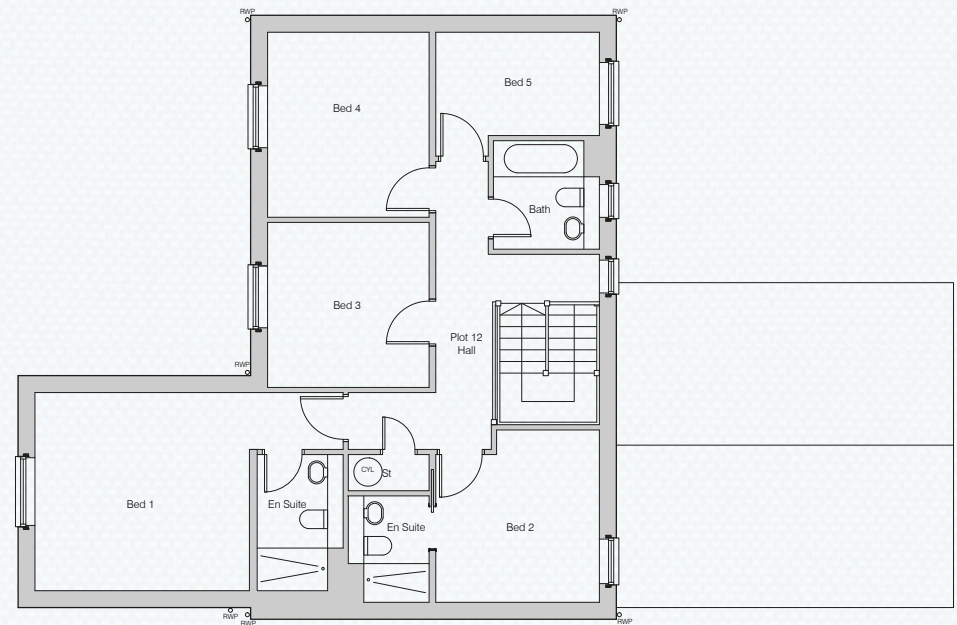


# Plot 12

5 Bed Detached Home Approx 174m<sup>2</sup>



GROUND FLOOR



FIRST FLOOR

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# Specification

## General

Modern Contemporary Design by the prestigious York based local developer

Seven 3 bedroom, 2 storey semi-detached houses

Seven 4 bedroom, 2 storey detached houses

One 5 bedroom, 2 storey detached house

Security alarm system

Gas central heating

Television socket to all main rooms plus main bedroom (and second bedroom on Plots 10-12)

Choice of carpets and floor coverings

## Kitchens

Modern design kitchens by Moores

Choice of colours and worktops (upgrades available)

Plots 10 - 14 all with granite or similar worktops

Integrated appliances

## Bathroom

Designer bathrooms

ROCA or Laufen Sanitaryware throughout

Towel radiators to all bathrooms

## Exterior

UPVC double glazed windows throughout and where applicable, Aluminium Bi-folding doors

Solar PV panels to all units

External lighting

Patio areas, turfed rear gardens and timber garden fencing

Car Parking - Each plot has an area to park min 2 cars

We recognise that it is those finishing touches that you add – curtains, soft furnishings for example – that make it your home. Along with being able to choose from our choice of additional extras, including carpets and floor coverings, all of which have been carefully chosen to complement and enhance the high quality fixtures that are ‘standard’ in all London Ebor Homes.

\*All specifications subject to change and build stage. Further details can be obtained from our Sales Representative.







# Imagine. Create. Inspire.

London Ebor Developments have been creating homes for over 25 years in a distinctive style, realising peoples aspirations with the ultimate aim of creating beautiful homes in the most desirable settings. Restoring character properties in towns and villages, converting barns in semi-rural locations, building exciting new city centre developments, renovating and re-designing flats in South West London and creating distinctive contemporary houses in areas such as London's prestigious Twickenham.

Our portfolio is varied, and our attention to detail is the same, whether it is a modest starter home or an extensive family house. All our homes aim to offer, individually designed properties with attention to detail to create that modern lifestyle our customers expect.

Whether you are looking for a modest starter home or an extensive family house, we offer the same attention to detail, build quality and service you should expect from an established and successful development company.



Raising Standards. Protecting Homeowners







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**FOR MORE INFORMATION OR TO ARRANGE A VIEWING  
PLEASE CONTACT OUR AGENTS:**



Tel: 01904 625533  
**[stephensons4property.co.uk](http://stephensons4property.co.uk)**

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