



HAMBLETON CHASE

BEAUTIFUL
2, 3 & 4 BEDROOM HOMES
IN EASINGWOLD



Yorkshire Dales by Alan Bloom - Flickr - CC BY 2.0



Snug Restaurant in Easingwold by Matt Buck - Flickr - CC BY 2.0



Easingwold Market 01 by Ben Reynolds - Flickr - CC BY 2.0

WELCOME TO EASINGWOLD

Tucked away at the foot of the Howardian Hills, is one of North Yorkshire's little gems, Easingwold. This picturesque, traditional market town offers a great atmosphere and a countryside setting, with the Market Square and Georgian buildings providing an unspoilt welcoming place to explore.

The name of Easingwold is Anglo Saxon in origin, with wold being a derivation of wald meaning forest, and the former part being a Saxon family name, possibly Esa. King John had a hunting lodge here which was once surrounded by the royal Forest of Galtres.

Originally the Market Square was the site of an old toll booth and the base of the old market cross still exists next to what was once the public hall, which itself had replaced an old row of 'shambles', where butchers sold their wares. The market place was also the site of a bullring used for baiting and records show that markets have been held in the town since 1221, but were formalised under letters patent from Charles I.

The town has somewhat of a reputation for good food and regularly tops national charts in all manner of culinary fare, in fact there's an award winning deli in virtually every part of the town! Whether it's a cosy gastro pub or a comforting café, tea rooms or independent bakeries, Easingwold has it all.



Easingwold 2016 by Jon Mannion - Flickr - CC BY 2.0



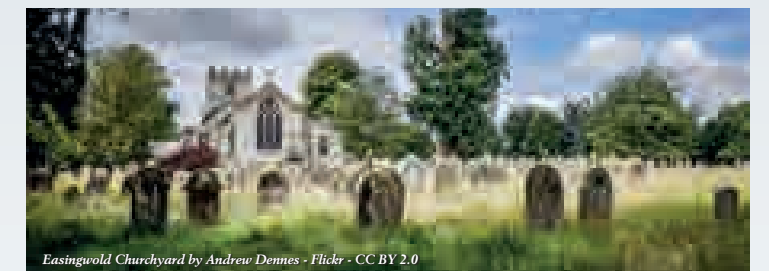
Easingwold Field by Ian Fish - Flickr - CC BY 2.0

A GREAT PLACE TO LIVE

The largest supermarket in Easingwold is the Co-operative Food store on Long Street, where one can purchase day-to-day provisions, plus there are convenience stores and many charming local retailers located throughout the town, offering a great quality shopping experience. On top of all that, there's also a weekly market, held on 'the cobbles' in the Market Square every Friday.



Easingwold, Yorkshire by General Views - Flickr - CC BY 2.0



Easingwold Churchyard by Andrew Dennes - Flickr - CC BY 2.0

Easingwold is also blessed with a great choice of schools in the area. There is one primary school in the town centre with another six primary schools within a 5 mile radius. There's an excellent choice of secondary schools in the area with Easingwold School right on the doorstep and world renowned schools like Queen Ethelburga's College and Ampleforth College are within 10 miles of the town.

For sports enthusiasts, the town is also home to Easingwold Cricket Club, Easingwold Golf Club and Easingwold Town AFC who were founded in 1892. The Galtres Centre provides activities including badminton, tennis, netball and gymnastics.

DEVELOPMENT PLAN



HAMBLETON
CHASE

A stunning collection
of 2, 3 & 4 bedroom homes



- The Horsham
2 bedroom home
- The Holmewood
3 bedroom home
- The Oakwood
3 bedroom home
- The Mapleford
4 bedroom home
- The Sten U
4 bedroom home
- The Oakford
4 bedroom home
- The Pensford
4 bedroom home
- The Woodford
4 bedroom home
- Affordable home
- Affordable home
- Affordable home
- Affordable home
- Affordable home

Key: P/S = Pumping Station
SS = Sub Station
V = Visitor Parking



The site plan is for illustrative purposes only and is drawn to show the relative position of individual properties. NOT TO SCALE. This is a two dimensional drawing and will not show land contours and gradients, boundary treatments, landscaping or local authority street lighting. Footpaths subject to change. For details of individual properties and availability please refer to our Sales Advisor.



THE HORSHAM

2 bedroom semi-detached bungalow - 762sqft

Lounge with French doors leading to rear garden

Front aspect kitchen

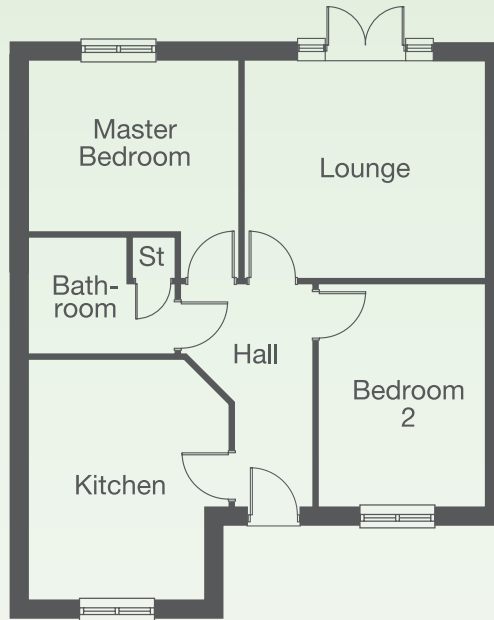
Master bedroom overlooking the rear garden

Second bedroom and family bathroom

Parking space

THE HORSHAM

2 bedroom semi-detached bungalow - 762sqft



Ground Floor

Lounge

4.30m x 3.90m (14' 0" x 12' 7")

Kitchen

4.30m max x 3.12m min (14' 1" max x 10' 2" min)

Master Bedroom

3.75m max x 3.04m min (12' 2" max x 9' 9" min)

Bedroom 2

3.96m x 2.98m (12' 9" x 9' 7")

Bathroom

2.60m x 2.10m (8' 5" x 6' 8")

Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact plot specification, details of external & internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.



THE HOLMEWOOD

3 bedroom semi-detached home - 906sqft

Spacious lounge with French doors leading to rear garden

Front aspect kitchen/dining area

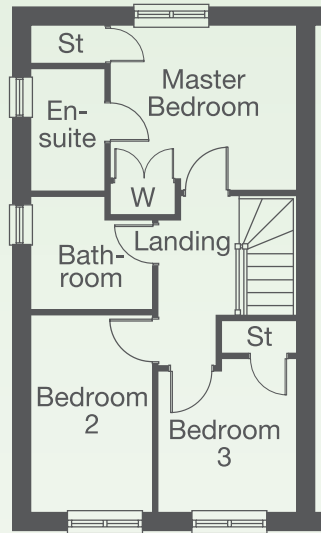
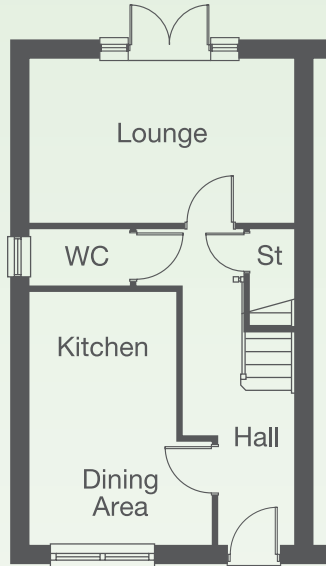
Downstairs cloaks

Master bedroom with en-suite and fitted wardrobes

Two additional bedrooms and family bathroom

THE HOLMEWOOD

3 bedroom semi-detached home - 906sqft



Ground Floor

Lounge

4.80m x 3.00m (15' 7" x 9' 8")

Kitchen/Dining Area

4.56m x 3.29m max (14' 9" x 10' 7" max)

Cloaks/WC

1.81m x 1.03m (5' 9" x 3' 3")

First Floor

Master Bedroom

3.40m max x 3.00m max (11' 1" max x 9' 8" max)

En-suite

2.20m x 1.32m (7' 2" x 4' 3")

Bedroom 2

3.55m x 2.18m (11' 6" x 7' 1")

Bedroom 3

2.76m max x 2.47m max (9' 0" max x 8' 1" max)

Bathroom

2.18m max x 2.05m max (7' 11" max x 6' 7" max)

Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact plot specification, details of external & internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.



THE OAKWOOD

3 bedroom detached home with garage - 1001sqft

Spacious dual aspect lounge

Kitchen/dining with utility and French doors leading to rear garden

Downstairs cloaks

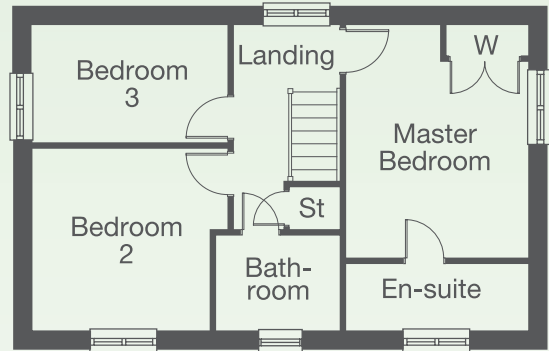
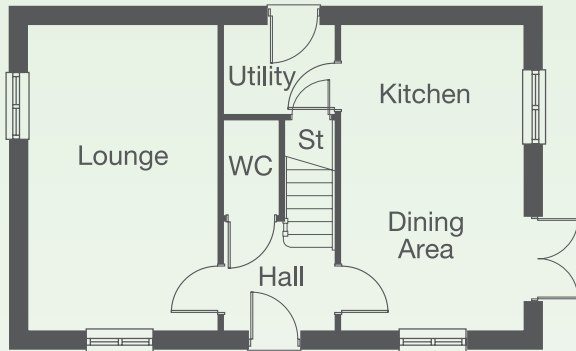
Master bedroom with en-suite and fitted wardrobes

Two additional bedrooms and family bathroom

Garage and driveway

THE OAKWOOD

3 bedroom detached home with garage - 1001sqft



Ground Floor

Lounge

5.52m x 3.42m (18' 1" x 11' 2")

Kitchen/Dining Area

5.52m x 3.27m (18' 1" x 10' 7")

Utility

1.98m x 1.62m (6' 5" x 5' 3")

Cloaks/WC

1.71m x 1.00m (5' 6" x 3' 2")

First Floor

Master Bedroom

4.22m x 3.30m max (13' 8" x 10' 8" max)

En-suite

3.30m x 1.21m (10' 8" x 3' 10")

Bedroom 2

3.50m x 3.20m min (11' 4" x 10' 4" min)

Bedroom 3

3.52m x 2.10m (11' 5" x 6' 9")

Bathroom

2.23m x 1.70m (7' 3" x 5' 6")

Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact plot specification, details of external & internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.



THE MAPLEFORD

4 bedroom detached home with integral garage - 1376sqft

Spacious lounge

Kitchen/dining area with French doors leading to rear garden

Downstairs cloaks

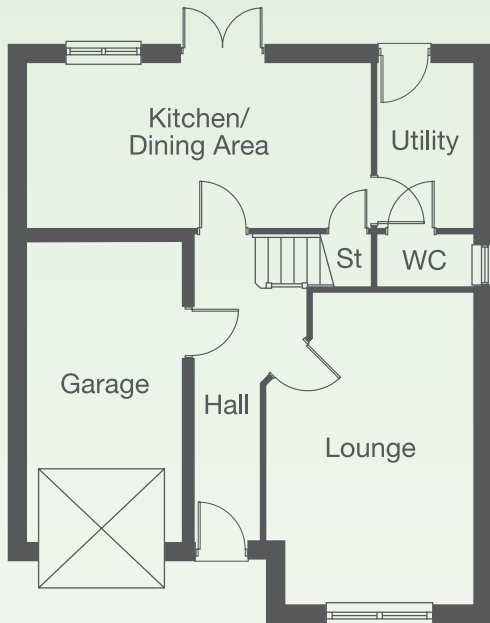
Master bedroom with en-suite and fitted wardrobes

Three additional bedrooms and family bathroom

Garage and driveway

THE MAPLEFORD

4 bedroom detached home with integral garage - 1376sqft



Ground Floor

Lounge

5.55m max x 3.70m max (18' 2" max x 12' 1" max)

Kitchen/Dining Area

6.15m x 2.95m (20' 1" x 9' 6")

Utility

2.95m x 1.71m (9' 6" x 5' 6")

Cloaks/WC

1.71m x 0.95m (5' 6" x 3' 1")

First Floor

Master Bedroom

4.50m x 3.40m (14' 7" x 11' 1")

En-suite

1.92m x 1.41m (6' 2" x 4' 6")

Bedroom 2

4.50m x 2.95m (14' 7" x 9' 6")

Bedroom 3

3.41m x 2.95m (11' 1" x 9' 6")

Bedroom 4

3.40m max x 2.57m min (11' 1" max x 8' 4" min)

Bathroom

2.79m max x 2.10m max (9' 1" max x 6' 8" max)

Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact plot specification, details of external & internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.



THE STEN U

4 bedroom detached home with garage - 1350sqft

Spacious lounge with bi-fold doors leading to rear garden

Kitchen/dining area with feature bay window

Downstairs cloaks

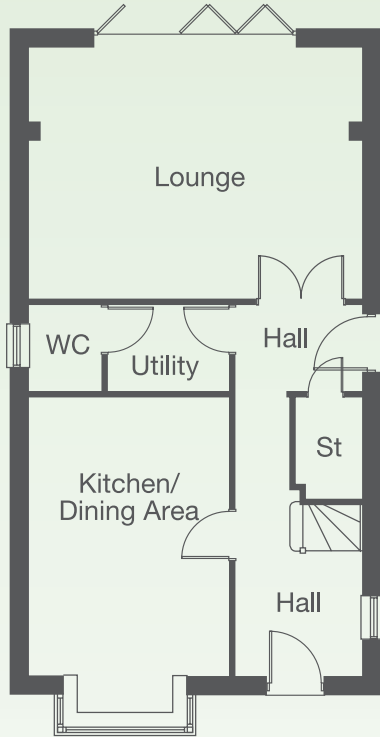
Master bedroom with en-suite

Three additional bedrooms and family bathroom

Garage and driveway

THE STEN U

4 bedroom detached home with garage - 1350sqft



Ground Floor

Lounge

6.00m x 4.48m (19' 6" x 14' 6")

Kitchen/Dining Area

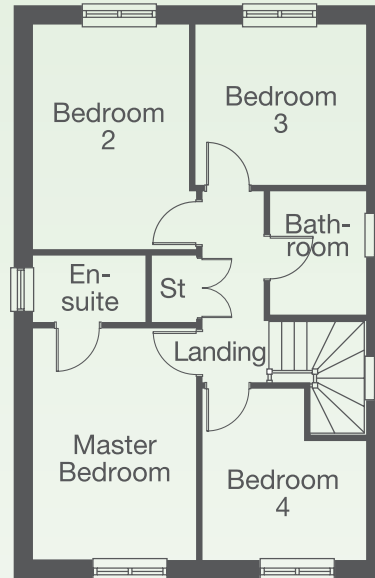
5.0m min x 3.59m max (16' 4" min x 11' 7" max)

Utility

2.19m x 1.55m (7' 1" x 5' 0")

Cloaks/WC

1.55m x 1.29m (5' 0" x 4' 2")



First Floor

Master Bedroom

4.14m x 2.92m (13' 5" x 9' 5")

En-suite

2.02m x 1.20m (6' 6" x 3' 9")

Bedroom 2

4.00m x 2.80m (13' 1" x 9' 1")

Bedroom 3

3.04m x 2.90m (9' 9" x 9' 5")

Bedroom 4

3.10m max x 2.95m max (10' 1" max x 9' 6" max)

Bathroom

2.22m x 1.71m (7' 2" x 5' 6")

Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact plot specification, details of external & internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.



THE OAKFORD

4 bedroom detached home with double garage - 1498sqft

Spacious front aspect lounge

Kitchen/dining area with French doors leading to rear garden

Study, utility and downstairs cloaks

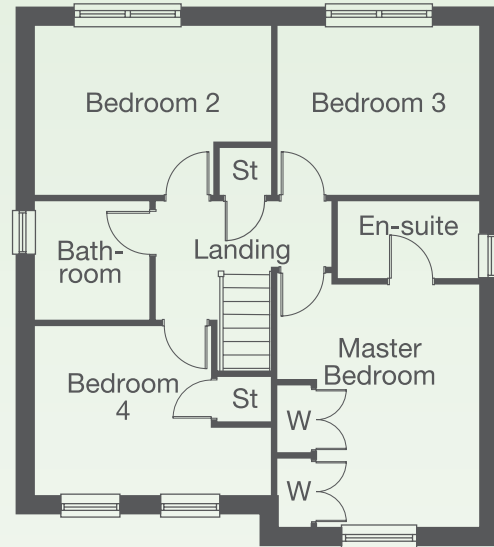
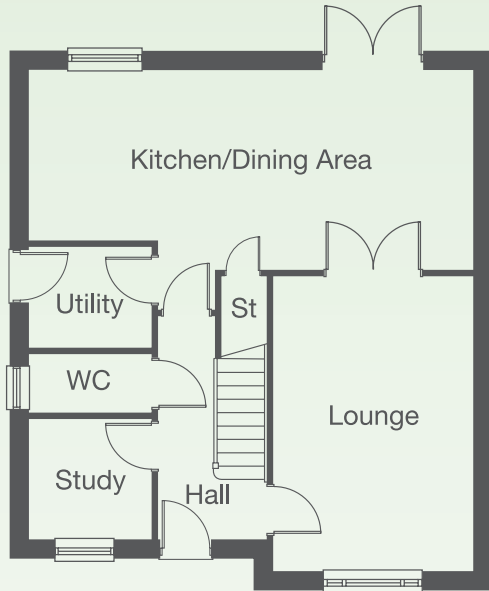
Master bedroom with fitted wardrobes and en-suite

Three additional bedrooms and family bathroom

Double garage and driveway

THE OAKFORD

4 bedroom detached home with double garage - 1498sqft



Ground Floor

Lounge
5.30m x 3.60m (17' 3" x 11' 8")

Kitchen/Dining Area
8.00m x 3.60m min (26' 2" x 11' 8" min)

Study
2.20m x 2.20m (7' 2" x 7' 2")

Utility
2.25m x 1.83m (7' 3" x 6' 0")

Cloaks/WC
2.25m x 1.07m (7' 3" x 3' 5")

First Floor

Master Bedroom
4.40m x 3.50m (14' 4" x 11' 4")

En-suite
1.72m max x 1.40m (5' 6" max x 4' 5")

Bedroom 2
4.24m max x 3.03m max (13' 9" max x 9' 9" max)

Bedroom 3
3.65m x 3.05m (11' 9" x 10' 0")

Bedroom 4
4.24m max x 3.05m max (13' 9" max x 10' 0" max)

Bathroom
2.14m x 2.01m (7' 9" x 6' 8")

Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact plot specification, details of external & internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.



THE PENSFORD

4 bedroom detached home with integral garage - 1575sqft

Spacious front aspect lounge

Kitchen/family area with French doors leading to rear garden

Separate dining area

Utility and downstairs cloaks

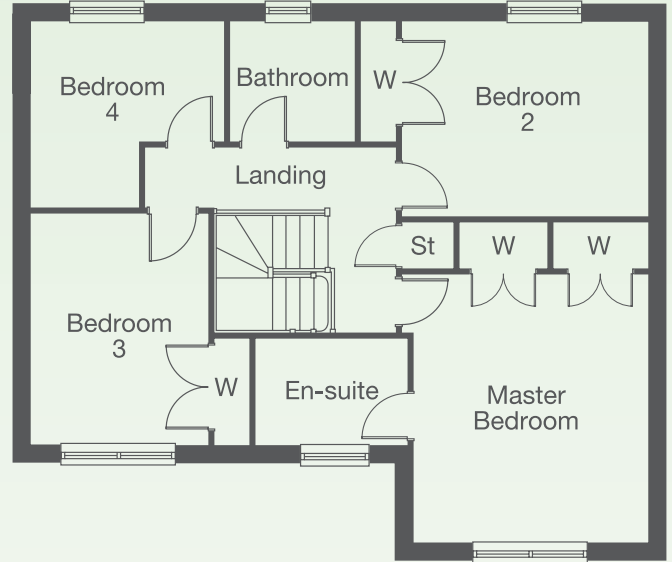
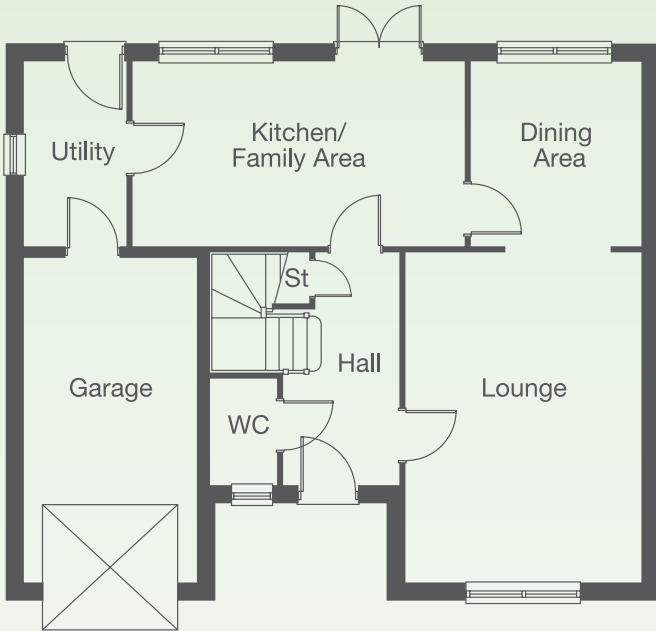
Master bedroom with fitted wardrobes and en-suite

Three additional bedrooms and family bathroom

Integral garage and driveway

THE PENSFORD

4 bedroom detached home with integral garage - 1575sqft



Ground Floor

Lounge	5.53m x 3.95m	(18' 1" x 12' 9")
Kitchen/Family Area	5.58m x 2.95m	(18' 3" x 9' 6")
Dining Area	3.07m x 2.85m	(10' 0" x 9' 3")
Utility	2.97m x 1.73m	(9' 7" x 5' 6")
Cloaks/WC	1.90m x 1.14m	(6' 2" x 3' 7")

First Floor

Master Bedroom	4.50m x 4.13m	(14' 7" x 13' 5")
En-suite	2.55m x 1.90m	(8' 3" x 6' 2")
Bedroom 2	4.14m x 3.27m	(13' 5" x 10' 7")
Bedroom 3	3.97m x 3.67m	(13' 0" x 12' 0")
Bedroom 4	3.24m x 3.03m	(10' 6" x 9' 9")
Bathroom	2.18m x 2.02m	(7' 1" x 6' 6")

Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact plot specification, details of external & internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.



THE WOODFORD

4 bedroom detached home with garage - 1933sqft

Spacious lounge with French doors leading to rear garden

Kitchen with French doors leading to rear garden

Separate dining room

Study, utility and downstairs cloaks

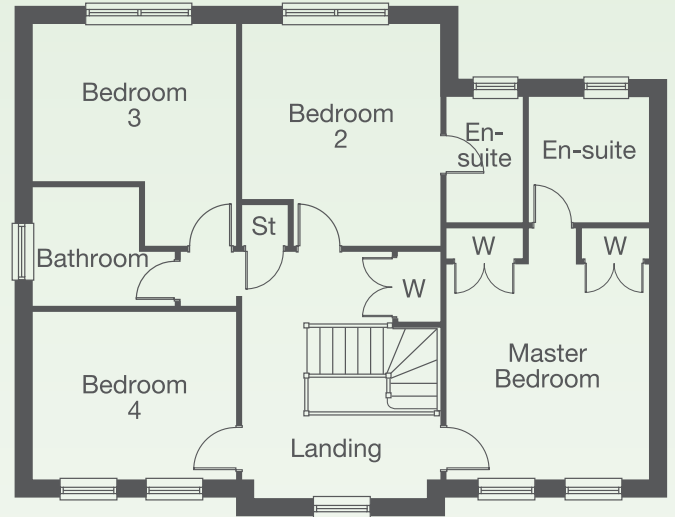
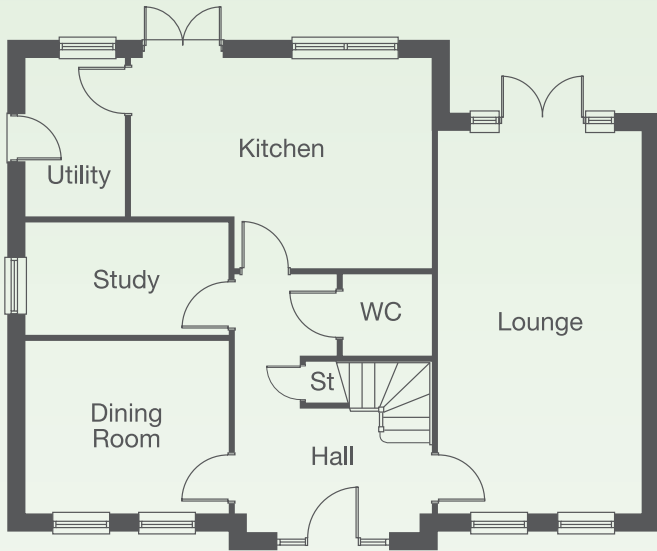
En-suite to master bedroom and bedroom 2

Two additional bedrooms and family bathroom

Detached double garage

THE WOODFORD

4 bedroom detached home with garage - 1933sqft



Ground Floor

Lounge	7.00m x 3.72m	(22' 9" x 12' 2")
Kitchen	5.52m x 3.81m	(18' 1" x 12' 5")
Dining Area	3.75m x 3.17m	(12' 3" x 10' 4")
Study	3.75m x 2.50m	(12' 3" x 8' 2")
Utility	2.95m x 1.86m	(9' 6" x 6' 1")
Cloaks/WC	1.62m x 1.49m	(5' 3" x 4' 8")

First Floor

Master Bedroom	3.96m x 3.74m	(12' 9" x 12' 2")
En-suite	2.32m x 2.24m	(7' 6" x 7' 3")
Bedroom 2	4.10m x 3.60m	(13' 4" x 12' 0")
Bedroom 3	4.00m x 3.70m	(13' 1" x 12' 1")
Bedroom 4	3.72m x 3.09m	(12' 2" x 10' 1")
Bathroom	2.56m x 2.20m	(8' 3" x 7' 2")

Floorplans depict a typical layout of this type. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. For exact plot specification, details of external & internal finishes, dimension and floorplans, please speak with our Development Sales Advisor.

SPECIFICATION



External Features

- Double glazed PVCu windows
- GRP front door with multi-point locking and chrome effect furniture
- PVCu rear glazed door with security lock - subject to plot
- Door bell
- Outside lights to front and rear
- Buff paving slabs to patio
- Turf to front garden
- 1.8m fencing panels to rear gardens

Internal Features

- Ceilings skimmed throughout finished in white emulsion
- All woodwork including stairs, spindles and handrail in white gloss finish
- Almond white emulsion to all internal walls
- Internal doors in white gloss finish with chrome furniture
- Fitted wardrobes to master bedroom
- TV points to lounge and all bedrooms
- BT telephone points to lounge and master bedroom
- Smoke detectors (mains powered)
- Electric fire spur to lounge
- Electric sockets & light switches – white plastic to 2 and 3 bedroom properties / chrome to 4 and 5 bedroom properties

Central Heating

- Gas fired central heating and hot water system
- All radiators to have thermostatic radiator valves except room where the thermostat is located

Kitchen Features

- Choice of kitchen door fronts and work surfaces - subject to build stage
- Kitchen sink - one and a half bowl stainless steel or single round bowl and single round drainer (subject to house type)
- Stainless steel finish electric single oven, gas or electric stainless steel finish solid plate hob and stainless steel finish cooker hood to 2 and 3 bedroom properties
- Stainless steel finish electric double oven, gas or electric stainless steel finish solid plate hob and stainless steel finish cooker hood to 4 and 5 bedroom properties
- Integrated dishwasher, fridge freezer and washing machine to 4 and 5 bedroom properties
- Plumbing for washing machine to 2 and 3 bedroom properties
- Chrome downlighters

Bathroom/Cloakroom Features

- Choice of wall tiles - subject to build stage
- Shower to bathroom or en-suite (depending on plot)
- Shaver point to bathroom and en-suite - subject to plot
- Extractor fans to bathroom and en-suite - subject to plot
- All sanitaryware in white
- Chrome downlighters to bathroom and en-suite
- Chrome ladder heated towel rail to bathroom and en-suite

HAMBLETON CHASE

Stillington Road, Easingwold,
North Yorkshire YO61 3JG.

Tel: 07540 330298





HOW TO FIND US

FROM A1(M) NORTH: Leave the A1(M) at junction 44 Bramham Crossroads, and take the 5th exit to join the A64. Follow this road for approximately 9 miles, then take the A1237 exit to York. Continue on the A1237 until the junction with the A19 (Thirsk). After approximately 8 miles take the 2nd exit at the roundabout signposted Easingwold, continue for a mile or so, then turn right onto Stillington Road, then 3rd left into the Hambleton Chase development.

FROM THIRSK: Take the A19 out of Thirsk heading to York and after about 8 miles take the first exit at the roundabout to Easingwold (Thirsk Road). Continue straight on at the mini roundabout into Long Street, then Stillington Road and follow the signs to Hambleton Chase.



**HAMBLETON
CHASE**

Hambleton Chase, Stillington Road, Easingwold, North Yorkshire YO61 3JG.

Tel: 07540 330298 | Email: hambletonchasesales@kier.co.uk