



# BILSTHORPE CHASE

BILSTHORPE

---





# HARRON HOMES

CAREFULLY CRAFTED HOMES

Born and bred in Yorkshire, Harron Homes delivers exceptional homes in carefully selected locations across the North of England and the Midlands. With a proud track record of ingenuity and originality, Harron Homes is a developer you can trust to fulfil and exceed your every expectation.

Harron Homes remains a local business at heart and retains a passion for providing outstanding properties and personal customer service. We pride ourselves on listening to your needs and working with you to craft your ideal home. We are a company that is large enough to offer you the very best, but small enough to care about your needs.





BILSTHORPE CHASE  
A PLACE TO CALL HOME







## REFINED LIVING

IN A TRULY EXCLUSIVE LOCATION

Situated on the edge of Sherwood Pines, Bilsthorpe Chase offers a stunning collection of thoughtfully designed 2,3,4 and 5 bedroom homes in the countryside village of Bilsthorpe.

Designed with modern living in mind, this exciting collection of homes is perfect for families and couples alike, looking for space and style without compromising on location.

BILSTHORPE CHASE BY HARRON HOMES







## SURROUND YOURSELF

WITH A FULL AND ACTIVE LIFE

Bilsthorpe Chase offers more than just a place to live with an array of places to discover and explore, right on it's doorstep.

The quaint village of Bilsthorpe has everything you need to fulfil a balanced and active lifestyle, from scenic adventure walks at Sherwood Pines to a collection of local amenities from supermarkets to local pubs, shops and markets making Bilsthorpe Chase the ideal location for families.

Just a short drive away, you'll find the market town of Mansfield has plenty to offer whether your looking for some retail therapy at the popular East Midlands outlet or an evening to enjoy the bustling collection of bars or restaurants the town has to offer. For those looking for a breath of fresh air Sherwood Pines is less than 6 miles away with activity trails, play areas, bike hire and more they'll be something for the whole family to enjoy.





Sherwood Pines



Rufford Abbey



Edwinstowe



Rufford Abbey



The Major Oak





# WELL CONNECTED

AN ENVIABLE POSTCODE

Bilsthorpe is well placed for commuting for those travelling by road, Bilsthorpe Chase has convenient access to a network of A6 roads allowing easy access to Mansfield, Worksop and Nottingham.

Mansfield Station is nearby with excellent rail links to Nottingham, Worksop and Hucknall. Whether travelling for work or pleasure, homeowners will benefit from the excellent commuter links on offer.

For families there are a range of nearby schooling options, including Bilsthorpe Flying High Academy and Kirklington Primary School.



- Local Cafe 1 minute
- Supermarket 11 minutes
- Doctors 11 minutes
- Pub 12 minutes
- Pharmacy 13 minutes
- Post Office 14 minutes



- Golf & Country Club 3.6 miles
- Rufford Abbey 2.5 miles
- Edwinstowe 4.7 miles
- Sherwood Pines 5.8 miles
- Mansfield 8.3 miles
- Worksop 13.5 miles



- Hucknall 17 minutes
- Nottingham 34 minutes
- Worksop 35 minutes
- Sheffield 1 hours 42 minutes
- Chesterfield 1 hour 44 minutes

“HASSLE FREE TRAVEL FROM YOUR DOORSTEP”






# SITE PLAN




HARRON HOMES  
PROPOSED DEVELOPMENT











## 2 BEDROOM HOMES

-  **THE HADLEIGH**  
2 bedroom home  
Plots 5, 6, 44, 74, 77, 78, 87, 88, 94,  
95, 114, 115
-  **THE HARRINGTON**  
2 bedroom home  
Plots 97, 98, 105, 106
-  **THE SUTTON**  
2 bedroom home  
Plots 107, 108




## 3 BEDROOM HOMES

-  **THE ALDERTON**  
3 bedroom home  
Plots 2, 7, 34, 47, 50, 71, 72, 123, 126, 134
-  **THE BAMBURGH**  
3 bedroom home  
Plots 12, 13, 14, 15, 29, 30, 45, 46, 93, 96
-  **THE THORPE**  
3 bedroom home  
Plots 3, 8, 20, 21, 39, 42, 54, 56, 58, 60,  
67, 85, 103, 112, 119, 125

## 4 BEDROOM HOMES

-  **THE HAMBLETON**  
4 bedroom home  
Plots 9, 18, 36, 51, 63, 75, 79, 86, 91, 100,  
102, 111, 118, 121
-  **THE NIDDERDALE**  
4 bedroom home  
Plots 27, 38, 48, 57, 89, 101, 127,  
130, 136
-  **THE SALCOMBE V0**  
4 bedroom home  
Plots 16, 83, 110
-  **THE SALCOMBE V1**  
4 bedroom home  
Plots 4, 32, 35
-  **THE SETTLE V0**  
4 bedroom home  
Plots 1, 41, 73, 82, 99, 116
-  **THE SETTLE V1**  
4 bedroom home  
Plots 24, 53, 59, 64, 117, 122, 128, 129
-  **THE SHELFORD**  
4 bedroom home  
Plots 19, 22, 52, 55, 66, 69, 70, 80, 84, 113,  
120, 131
-  **THE WINDSOR**  
4 bedroom home  
Plots 17, 23, 28, 33, 37, 40, 43, 49, 61, 62, 68,  
76, 90, 109, 124, 132, 133, 135

## 5 BEDROOM HOMES

-  **THE BANBURY**  
5 bedroom home  
Plots 31, 81, 92, 104
-  **THE EDLINGHAM**  
5 bedroom home  
Plots 10, 25
-  **THE PORTCHESTER**  
5 bedroom home  
Plots 11, 26, 65





# THE HADLEIGH

TWO BEDROOM SEMI DETACHED HOME



## GROUND FLOOR

Lounge	4740 x 2898mm	15' 6" x 9' 6"
Kitchen/Dining	4443 x 2563mm	14' 6" x 8' 4"

## FIRST FLOOR

Bedroom 1	4740 x 3300mm	15' 6" x 10' 9"
Bedroom 2	4041 x 2649mm	13' 3" x 8' 8"
Bathroom	1991 x 1901mm	6' 6" x 6' 2"

This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 50mm (+/- 2") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this information should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a contract, part thereof or warranty. JUN-21

# THE HADLEIGH

The charming Hadleigh is an attractive property, offering all you need in a quaint yet stylish two bedroom home.



GROUND FLOOR



FIRST FLOOR



# THE HARRINGTON

TWO BEDROOM SEMI-DETACHED  
BUNGALOW



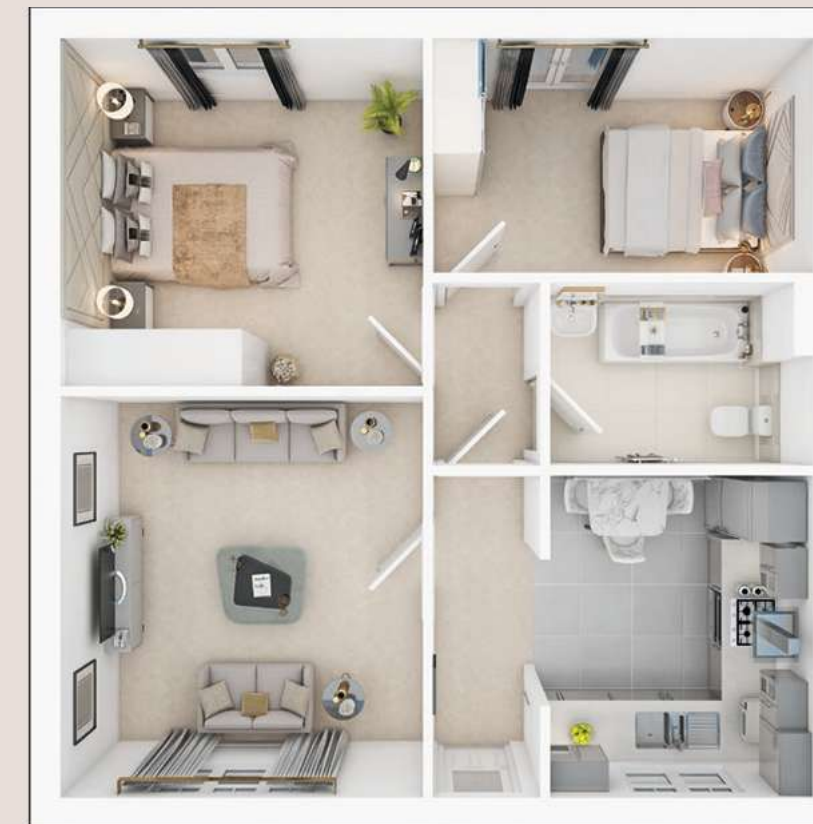
## GROUND FLOOR

Lounge/Dining	3710 x 4115mm	12' 2" x 13' 6"
Kitchen	2700 x 3300mm	8' 10" x 10' 9"
Bedroom 1	3710 x 3565mm	12' 2" x 11' 8"
Bedroom 2	3900 x 2400mm	12' 9" x 7' 10"
Bathroom	2700 x 1875mm	8' 10" x 6' 1"

This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 50mm (+/- 2") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this information should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a contract, part thereof or warranty. JUN-22

# THE HARRINGTON

The Harrington is a two bedroom bungalow that is ideal for modern living, the Harrington is a great place to call home.



GROUND FLOOR



# THE SUTTON

## TWO BEDROOM DETACHED BUNGALOW



### GROUND FLOOR

Lounge	4250 x 3400mm	13' 11" x 11' 1"
Dining Area	2775 x 2280mm	9' 1" x 7' 5"
Kitchen	3200 x 2280mm	10' 5" x 7' 5"
Bedroom 1	4250 x 3040mm	13' 11" x 9' 11"
Bedroom 2	3700 x 2900mm	12' 1" x 9' 6"
Bathroom	2275 x 1925mm	7' 5" x 6' 3"

# THE SUTTON

The Sutton is a two bedroom bungalow that boasts a flexible and contemporary interior layout.



This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 50mm (+/- 2") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this information should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a contract, part thereof or warranty. JUN-22

GROUND FLOOR



# THE BAMBURGH

THREE BEDROOM SEMI-DETACHED HOME



## GROUND FLOOR

Lounge	4398 x 2913mm	14' 5" x 9' 6"
Kitchen/Dining	5079 x 3505mm	16' 7" x 11' 5"

## FIRST FLOOR

Bedroom 1	4338 x 2978mm	14' 2" x 9' 9"
Bedroom 2	3566 x 2663mm	11' 8" x 8' 8"
Bedroom 3	2391 x 2315mm	7' 10" x 7' 7"
Bathroom	2560 x 2000mm	8' 4" x 6' 6"

# THE BAMBURGH

Those looking for a modern, three bedroom house with attractive features and classic charm, should look no further than the Bamburgh.



GROUND FLOOR



FIRST FLOOR

This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 50mm (+/- 2") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this information should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a contract, part thereof or warranty. JUN-21



# THE ALDERTON

THREE BEDROOM DETACHED HOME  
WITH INTEGRAL GARAGE



## GROUND FLOOR

Lounge	4463 x 3363mm	14' 7" x 11' 0"
Kitchen/Dining	4280 x 2943mm	14' 0" x 9' 7"
Utility	1598 x 1500mm	5' 2" x 4' 11"

## FIRST FLOOR

Bedroom 1	3285 x 3128mm	10' 9" x 10' 3"
En Suite	2048 x 1598mm	6' 8" x 5' 2"
Bedroom 2	3013 x 2993mm	9' 10" x 9' 9"
Bedroom 3	2993 x 2865mm	9' 9" x 9' 4"
Bathroom	1925 x 1700mm	6' 3" x 5' 6"

This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 50mm (+/- 2") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this information should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a contract, part thereof or warranty. JUN-21

# THE ALDERTON

This charming, three bedroom home offers luxury qualities with no end of style and high specification design.



GROUND FLOOR



FIRST FLOOR



# THE THORPE

THREE BEDROOM DETACHED HOME  
WITH INTEGRAL GARAGE



## GROUND FLOOR

Lounge	3100 x 4765 mm	10' 2" x 15' 7"
Dining Area	2835 x 2745 mm	9' 3" x 9' 0"
Kitchen	2670 x 2700 mm	8' 9" x 8' 10"
Utility	1715 x 1500 mm	5' 7" x 4' 11"

## FIRST FLOOR

Bedroom 1	4120 x 2900 mm	13' 6" x 9' 6"
En Suite	2025 x 1845 mm	6' 7" x 6' 0"
Bedroom 2	3100 x 3965 mm	10' 2" x 13' 0"
Bedroom 3	2490 x 3595 mm	8' 2" x 11' 9"
Study	2380 x 2710 mm	7' 9" x 8' 10"
Bathroom	2250 x 1695 mm	7' 4" x 5' 6"

This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 50mm (+/- 2") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this information should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a contract, part thereof or warranty. JUN-21

# THE THORPE

The Thorpe is a modern three bedroom family home offering exceptional space and style for the whole family to enjoy.



GROUND FLOOR



FIRST FLOOR



# THE HAMBLETON

FOUR BEDROOM DETACHED HOME  
WITH INTEGRAL GARAGE



## GROUND FLOOR

Lounge	2800 x 4310mm	9' 2" x 14' 2"
Dining Area	2830 x 2885mm	9' 3" x 9' 5"
Kitchen	2970 x 2885mm	9' 9" x 9' 5"
Utility	1715 x 1690mm	5' 7" x 5' 6"

## FIRST FLOOR

Bedroom 1	3920 x 3045mm	12' 10" x 10' 0"
En Suite	1835 x 2235mm	6' 0" x 7' 4"
Bedroom 2	2995 x 3850mm	9' 10" x 12' 7"
Bedroom 3	2980 x 2855mm	9' 9" x 9' 4"
Bedroom 4	2670 x 2925mm	8' 9" x 9' 7"
Bathroom	2265 x 1900mm	7' 5" x 6' 3"

# THE HAMBLETON

The Hambleton is a stylish, four bedroom home with integral garage.  
Ideal for family life, the Hambleton is a great place to call home.



GROUND FLOOR



FIRST FLOOR

This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 50mm (+/- 2") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this information should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a contract, part thereof or warranty. JUN-22



# THE NIDDERDALE

FOUR BEDROOM DETACHED HOME  
WITH INTEGRAL GARAGE



## GROUND FLOOR

Lounge	4775 x 2940mm	15' 7" x 9' 7" inc bay
Kitchen/Dining	6543 x 3377mm	21' 5" x 11' 0" max
Utility	1797 x 1675mm	5'10" x 5' 5"

## FIRST FLOOR

Bedroom 1	4475 x 2940mm	14' 8" x 9' 7"
En Suite	2455 x 1910mm	8' 0" x 6' 3"
Bedroom 2	4202 x 3178mm	13' 9" x 10' 5" max
Bedroom 3	3202 x 2940mm	10' 6" x 9' 7" max
Bedroom 4	3153 x 2575mm	10' 4" x 8' 5"
Bathroom	2200 x 2075mm	7' 2" x 6' 9"

This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 50mm (+/- 2") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this information should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a contract, part thereof or warranty. JUN-21

# THE NIDDERDALE

This classically designed, four bedroom detached home with integral garage has everything a modern family home needs without compromising on luxury features.



GROUND FLOOR



FIRST FLOOR



# THE SALCOMBE V0

FOUR BEDROOM DETACHED HOME WITH  
DETACHED DOUBLE GARAGE



## GROUND FLOOR

Lounge	4665 x 4065mm	15' 3" x 13' 4"
Dining Room	3765 x 2769mm	12' 4" x 9' 1"
Kitchen	3330 x 3300mm	10' 11" x 10' 9"
Dining Area	4390 x 3648mm	14' 4" x 11' 11" inc bay
Utility	2250 x 1888mm	7' 4" x 6' 2"

## FIRST FLOOR

Bedroom 1	4065 x 2790mm	13' 4" x 9' 1"
Dressing Area	2215 x 1525mm	7' 3" x 5' 0"
En Suite	2413 x 1750mm	7' 11" x 5' 8"
Bedroom 2	3463 x 3369mm	11' 4" x 11' 0" max
Bedroom 3	3653 x 2769mm	11' 11" x 9' 1"
Bedroom 4	3600 x 2839mm	11' 9" x 9' 3"
Bathroom	2608 x 2600mm	8' 6" x 8' 6"

# THE SALCOMBE V0

This stylish four bedroom detached property has everything a modern family home needs without compromising on luxury features and high end design with the added benefit of a detached double garage.



GROUND FLOOR



FIRST FLOOR

This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 50mm (+/- 2") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this information should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a contract, part thereof or warranty. JUN-21



# THE SALCOMBE V1

FOUR BEDROOM DETACHED HOME  
WITH DETACHED GARAGE



## GROUND FLOOR

Lounge	4740 x 4665mm	15' 6" x 15' 3" inc bay
Dining Room	3765 x 2769mm	12' 4" x 9' 1"
Kitchen	6878 x 3330mm	22' 6" x 10' 11"
Dining Area	4390 x 3648mm	14' 4" x 11' 11" inc bay
Utility	2250 x 1888mm	7' 4" x 6' 2"

## FIRST FLOOR

Bedroom 1	4065 x 2790mm	13' 4" x 9' 1"
Dressing Area	2215 x 1525mm	7' 3" x 5' 0"
En Suite	2413 x 1750mm	7' 11" x 5' 8"
Bedroom 2	3463 x 3369mm	11' 4" x 11' 0" max
Bedroom 3	3653 x 2769mm	11' 11" x 9' 1"
Bedroom 4	3600 x 2839mm	11' 9" x 9' 3"
Bathroom	2608 x 2600mm	8' 6" x 8' 6"

This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 50mm (+/- 2") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this information should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a contract, part thereof or warranty. JUN-21

# THE SALCOMBE V1

This stylish four bedroom detached property has everything a modern family home needs without compromising on luxury features and high end design with the added benefit of a detached double garage.



GROUND FLOOR

FIRST FLOOR



# THE SETTLE V0

FOUR BEDROOM DETACHED HOME  
WITH INTEGRAL GARAGE



## GROUND FLOOR

Lounge	5215 x 3615mm	17' 1" x 11' 10" inc bay
Kitchen/Dining	5300 x 3650mm	17' 4" x 11' 11"
Utility	3002 x 1368mm	9' 10" x 4' 5"

## FIRST FLOOR

Bedroom 1	4495 x 4463mm	14' 8" x 14' 7" max
En Suite	2500 x 1570mm	8' 2" x 5' 1"
Bedroom 2	3875 x 3150mm	12' 8" x 10' 4"
Bedroom 3	3700 x 3053mm	12' 1" x 10' 0"
Bedroom 4	3889 x 3078mm	12' 9" x 10' 1" max
Bathroom	2700 x 2050mm	8' 10" x 6' 8"

# THE SETTLE V0

Families will adore this spacious, four bedroom detached family home with integral garage and classic design features.



GROUND FLOOR



FIRST FLOOR

This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 50mm (+/- 2") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this information should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a contract, part thereof or warranty. SEP-22



# THE SETTLE V1

FOUR BEDROOM DETACHED HOME  
WITH INTEGRAL GARAGE



## GROUND FLOOR

Lounge	5215 x 4139mm	17' 1" x 13' 6" inc bay
Kitchen/Dining	5300 x 3650mm	17' 4" x 11' 11"
Utility	3002 x 1368mm	9' 10" x 4' 5"

## FIRST FLOOR

Bedroom 1	4495 x 4463mm	14' 8" x 14' 7" max
En Suite	2500 x 1570mm	8' 2" x 5' 1"
Bedroom 2	3875 x 3150mm	12' 8" x 10' 4"
Bedroom 3	3700 x 3053mm	12' 1" x 10' 0"
Bedroom 4	3889 x 3078mm	12' 9" x 10' 1" max
Bathroom	2700 x 2050mm	8' 10" x 6' 8"

This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 50mm (+/- 2") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this information should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a contract, part thereof or warranty. SEP-22

# THE SETTLE V1

Families will adore this spacious, four bedroom detached family home with integral garage and classic design features.



GROUND FLOOR

FIRST FLOOR



# THE SHELFORD

FOUR BEDROOM DETACHED HOME  
WITH INTEGRAL GARAGE



## GROUND FLOOR

Lounge	3160 x 5260mm	10' 4" x 17' 3"
Dining Area	2560 x 4165mm	8' 4" x 13' 8"
Kitchen	2680 x 4165mm	8' 9" x 13' 8"
Utility	1510 x 2310mm	4' 11" x 7' 7"

## FIRST FLOOR

Bedroom 1	4185 x 4070mm	13' 9" x 13' 4"
Dressing Area	2045 x 1450mm	6' 8" x 4' 9"
En Suite	2300 x 1420mm	7' 6" x 4' 8"
Bedroom 2	3045 x 4175mm	10' 0" x 13' 8"
Bedroom 3	3150 x 3890mm	10' 4" x 12' 9"
Bedroom 4	2900 x 4170mm	9' 6" x 13' 8"
Bathroom	2200 x 2685mm	7' 2" x 8' 10"

# THE SHELFORD

The beautiful Shelford is a stylish four bedroom property that benefits from high specification throughout and classic design features.



GROUND FLOOR

FIRST FLOOR

This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 50mm (+/- 2") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this information should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a contract, part thereof or warranty. NOV-22



# THE WINDSOR

FOUR BEDROOM DETACHED HOME  
WITH INTEGRAL GARAGE



## GROUND FLOOR

Lounge	5163 x 3105mm	16' 11" x 10' 2" inc bay
Dining Area	3253 x 2835mm	10' 8" x 9' 3"
Kitchen	3253 x 3030mm	10' 8" x 9' 11"
Utility	2188 x 1650mm	7' 2" x 5' 4"

## FIRST FLOOR

Bedroom 1	3303 x 3000mm	10' 10" x 9' 10"
Dressing Area	1815 x 1140mm	5' 11" x 3' 8"
En Suite	1815 x 1763mm	5' 11" x 5' 9"
Bedroom 2	4062 x 2940mm	13' 3" x 9' 7" max
Bedroom 3	3303 x 2650mm	10' 10" x 8' 8"
Bedroom 4	3443 x 2650mm	11' 3" x 8' 8"
Bathroom	2600 x 2115mm	8' 6" x 6' 11"

This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 50mm (+/- 2") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this information should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a contract, part thereof or warranty. JUN-21

# THE WINDSOR

This stylish, four bedroom detached home with integral garage offers the best in modern day living for families that want luxury and style.



GROUND FLOOR



FIRST FLOOR



# THE BANBURY

FIVE BEDROOM DETACHED HOME  
WITH INTEGRAL GARAGE



## GROUND FLOOR

Lounge	5070 x 3725mm	16' 8" x 12' 3"
Family / Dining Area	3945 x 5025mm	12' 11" x 16' 6"
Kitchen	4825 x 3090mm	15' 10" x 6' 10"
Utility	1950 x 1500mm	6' 5" x 4' 11"

## FIRST FLOOR

Bedroom 1	3725 x 3550mm	12' 3" x 11' 8"
Dressing Area	2050 x 1970mm	6' 9" x 6' 5"
En Suite	2950 x 1315mm	9' 8" x 4' 4"
Bedroom 2	2945 x 3915mm	9' 8" x 12' 10"
En Suite	2120 x 1850mm	6' 11" x 6' 0"
Bedroom 3	4300 x 2640mm	14' 1" x 8' 8"
Bedroom 4	4125 x 2675mm	13' 6" x 8' 9"
Bedroom 5	3320 x 3170mm	10' 11" x 10' 5"
Bathroom	2685 x 2150mm	8' 10" x 7' 1"

This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 50mm (+/- 2") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this information should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a contract, part thereof or warranty. JUN-22

# THE BANBURY

This spacious and stunning five bedroom property has been thoughtfully designed with integral double garage and offers everything you can wish for in a large family home



GROUND FLOOR



FIRST FLOOR



# THE EDLINGHAM

FIVE BEDROOM DETACHED HOME WITH  
DETACHED DOUBLE GARAGE



## GROUND FLOOR

Lounge	5028 x 4600mm	16' 5" x 15' 1"
Kitchen/Dining	6115 x 4402mm	20' 0" x 14' 5"
Dining Room	4100 x 3278mm	13' 5" x 10' 9"
Garden Room	3390 x 3375mm	11' 1" x 11' 0"
Study	3278 x 2738mm	10' 9" x 8' 11"
Utility	3278 x 1778mm	10' 9" x 5' 9"

## FIRST FLOOR

Bedroom 1	3400 x 3000mm	11' 1" x 9' 10"
Dressing Area	3474 x 1500mm	11' 4" x 4' 11"
En Suite 1	2400 x 1853mm	7' 10" x 6' 0"
Bedroom 2	3753 x 3127mm	12' 3" x 10' 3" max
En Suite 2	1838 x 1800mm	6' 0" x 5' 10"
Bedroom 3	3703 x 3128mm	12' 1" x 10' 3" max
Bedroom 4	3300 x 3008mm	10' 9" x 9' 10"
Bedroom 5	3474 x 3008mm	11' 4" x 9' 10"
Bathroom	2800 x 2500mm	9' 2" x 8' 2"

# THE EDLINGHAM

This outstanding five bedroom property has a true air of opulence about it. The Edlingham offers classic design features and elegant style through its spacious layout and has the added benefit of a detached double garage.



GROUND FLOOR

FIRST FLOOR

This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 50mm (+/- 2") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this information should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a contract, part thereof or warranty. JUN-21



# THE PORTCHESTER

FIVE BEDROOM DETACHED HOME  
WITH INTEGRAL DOUBLE GARAGE



## GROUND FLOOR

Lounge	5602 x 3186mm	18' 4" x 10' 5" inc bay
Dining Area	3674 x 2351mm	12' 0" x 7' 8" inc bay
Kitchen	5078 x 3554mm	16' 7" x 11' 7"
Dining/ Family Room	2973 x 2705mm	9' 9" x 8' 10"
Utility	1873 x 1625mm	6' 1" x 5' 3"

## FIRST FLOOR

Bedroom 1	4296 x 3457mm	14' 1" x 11' 4" max
Entrance to Bedroom 1	2280 x 1442mm	7' 5" x 4' 8"
Dressing Area	1857 x 3517mm	6' 0" x 11' 6"
En Suite	3515 x 1743mm	11' 6" x 5' 8"
Bedroom 2	3623 x 3070mm	11' 10" x 10' 0"
En suite 2	2149 x 1971mm	7' 0" x 6' 5"
Bedroom 3	3623 x 2600mm	11' 10" x 8' 6"
Bedroom 4	2578 x 3370mm	8' 5" x 11' 0"
Bedroom 5/Office	2123 x 2050mm	6' 11" x 6' 8"
Bathroom	2936 x 2600mm	9' 7" x 8' 6"

This information is intended for illustration purposes only and may be subject to change for reasons beyond our control. Each property shown may not include the features as described in the illustration or specification and the floor plans are not to scale. Dimensions supplied are accurate to within +/- 50mm (+/- 2") they are not intended to be used for carpet sizes, appliance spaces or items of furniture spaces. As a consequence this information should be used for guidance only and cannot be relied on to accurately describe any Specified Matters as prescribed by an Order made under the Property Misdescriptions Act 1991, nor constitute a contract, part thereof or warranty. JUN-21

# THE PORTCHESTER

Though grand in design, the Portchester offers classic features and elegant style throughout its spacious layout. The majestic five bedroom home with integral double garage is truly delightful.



GROUND FLOOR

FIRST FLOOR





## A PERFECT BALANCE

STYLISH AND PRACTICAL

Offering modern style and practical design, the properties at Bilsthorpe Chase have been carefully crafted to suit family living in an exciting location.

Built to suit a range of buyers, these attractive homes showcase light filled areas, contemporary kitchens and stylish bathrooms.



# EXCELLENCE

BY HARRON HOMES

Everyone has their own tastes and needs, which is why we offer you the choice of optional extras to style your new Harron home. We invite you to speak to our experienced Sales Executives to help discuss your needs and offer expert advice on our 'Excellence' range.



## YOUR KITCHEN

Choose from a wide range of shaker-style kitchens, offered in a variety of chic white, cream and grey tones. Kitchen upgrades are also available, including granite worktops and fully integrated kitchen appliances.\*



## YOUR BEDROOM

We can offer a beautiful range of fitted wardrobes. Mix and match from our selection of wood, high-gloss and mirror finishes.\*



## YOUR LIVING SPACE

Personalise your living space with a wide selection of optional extras, including everything from luxurious carpets to LED downlighters.\*



## YOUR BATHROOM

Create the wow factor with our wide selection of tiling options for your bathrooms and en-suites. Floor to ceiling tiling looks superb as well as being highly practical.\*

“ ANOTHER ASPECT OF OUR COMMITMENT TO YOU ”

\*Subject to build stage of home







# SPECIFICATION

## KITCHEN

- Quality Symphony kitchen range with 18mm carcass and 40mm worktop featuring complimentary upstands
- Bosch hob and fan assisted oven as standard with NEFF oven upgrade options available
- Contemporary Caple extractor hood
- Stainless steel sink and drainer with Hansgrohe mixer tap
- Additional Bosch appliance upgrades are available\*

## UTILITY (where applicable)

- Work surface (where applicable)
- Plumbing for washing machine (where applicable)

## CLOAKROOM (where applicable)

- Quality white Roca Gap sanitary ware complemented by chrome fittings and Hansgrohe taps
- Half tiling to all appliance walls (where applicable)
- Tiled window cill (where applicable)

## MAIN BATHROOM

- Quality white Roca Gap or Ideal Standard Concept sanitary ware complemented by chrome fittings and Hansgrohe taps
- Half tiling to all walls using contemporary tiles by Porcelanosa
- Tiled window cills
- Quality shower enclosure with glazed door and chrome trim (where applicable)
- Hansgrohe chrome thermostatic shower fitting (where applicable)

## ENSUITE 1 (where applicable)

- Quality white Roca Gap or Ideal Standard Concept sanitary ware complemented by chrome fittings and Hansgrohe taps
- Full tiling to shower area and half tiling to all other walls using Porcelanosa tiles
- Shower enclosure with glazed door and chrome trim
- Hansgrohe chrome thermostatic shower fitting

## WARDROBES

- Hammonds wardrobes to bedroom 1 (subject to house type)

## HEATING

- Gas fired central heating with high efficiency boilers with individual thermostatic radiator valves

## ELECTRICAL

- Telephone & TV points (as shown on electrical plan)
- Downlighters (where applicable)
- Coach lamps to front of property

## INTERNAL DOORS

- Contemporary chrome ironmongery throughout
- 5 panel internal doors
- Contemporary 10 panel glazed doors (where applicable)

## WINDOWS & EXTERNAL DOORS

- PVCu double glazed windows (argon filled low E glass) with adjustable ventilators and lockable handles in white
- PVCu double glazed French doors (where applicable)

- GRP front and rear doors (where applicable) with patterned double glazing and sidelights
- Modern chrome handles throughout
- PVCu insulated loft access hatch
- Low maintenance quality Garador garage doors coated black

## EXTERNAL FEATURES TO HOUSES

- Turf to front gardens
  - Riven Buff paving flags to be laid to approved design
  - Block paved driveways
  - Brown pressure treated fencing and gates where specified (1800m high)
  - Trees and shrubs planted to approved design
  - Power and light to integral garages only
- (For clarification on any of the above items please discuss with the onsite sales executive.)

## DECORATION

- White emulsion to walls
- White gloss painted woodwork
- Contemporary style skirting boards
- Clear varnished oak handrails & newel caps to all staircases
- Turned colonial spindles to all balustrades
- Skimmed plastered ceilings with white emulsion
- White sockets and switches throughout

## GENERAL

- NHBC 10 year warranty
- All properties are constructed using traditional methods

\*Available as an upgrade, subject to build stage. Harron Homes reserve the right to amend/substitute make and models to the equivalent or higher value without prior notification, should any product become unavailable/discontinued. We operate a policy of continuous product development and may vary this from time to time. Consequently this information should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by any Order made under the Property Misdescriptions Act 1991. Nor do they constitute a contract, part of a contract or a warranty. For individual property specification, please contact your sales executive.



# WE CAN HELP YOU MOVE PART EXCHANGE

Harron Homes could be a cash buyer for your existing property, so you would have no estate agents fees to pay or property chain to contend with.\*

## THE BENEFITS OF PART EXCHANGE



A guaranteed cash buyer for your existing property at a genuine 100% market value appraised offer, within seven days of application



A free Part Exchange application process



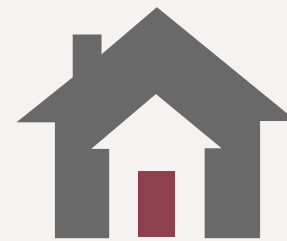
No costly estate agents fees to pay



No property chain to contend with



Remain in your existing home until your new property is ready



**PART EXCHANGE  
SCHEME**





# WE CAN HELP YOU MOVE HOMEMOVER

We're committed to making your move to a new Harron home as straight forward and smooth as possible. As part of this commitment we can help you sell your existing home through our Harron Homemover Scheme.\*

## THE BENEFITS OF OUR HOMEMOVER SCHEME



We will liaise with two local estate agents to value your property



No estate agents fees to pay



We will help you through the buying and selling process



You will have up to 6 weeks exclusivity on your chosen home\*



Available for downsizers



HARRON  
HOMEMOVER SCHEME

Terms and conditions apply, see website for details. Schemes cannot be used in conjunction with each other, or any other advertised offers. Harron Homes reserves the right to withdraw or alter these offers at any time prior to payment of a reservation fee.

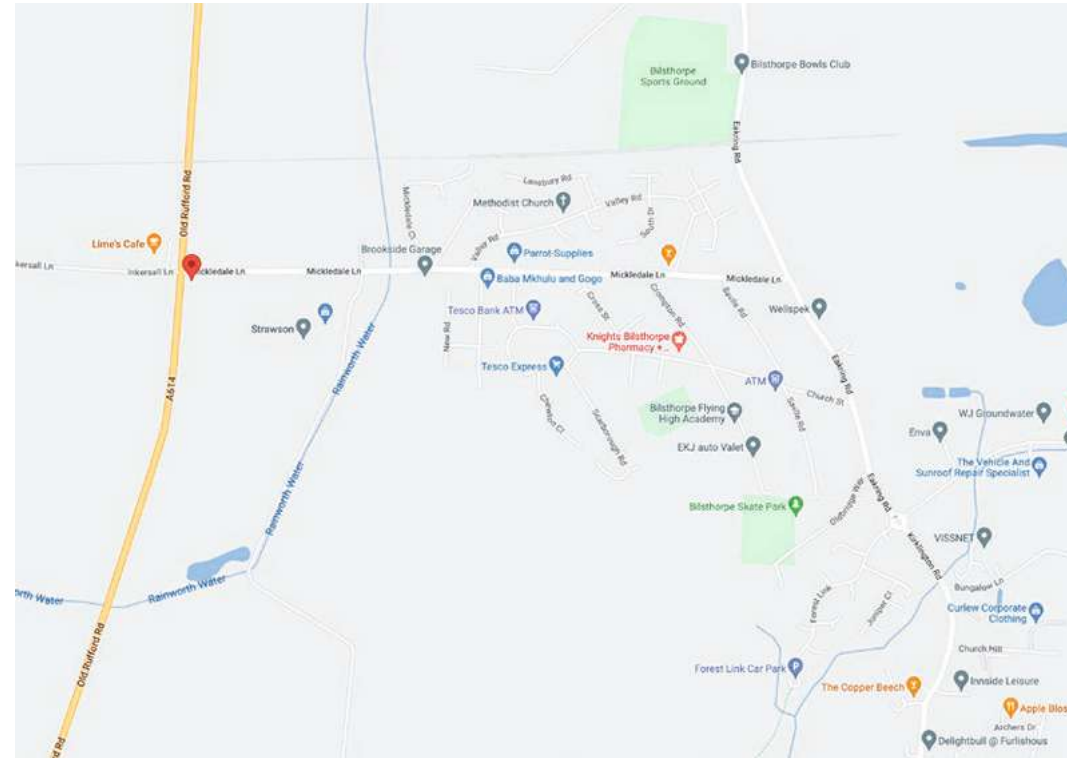
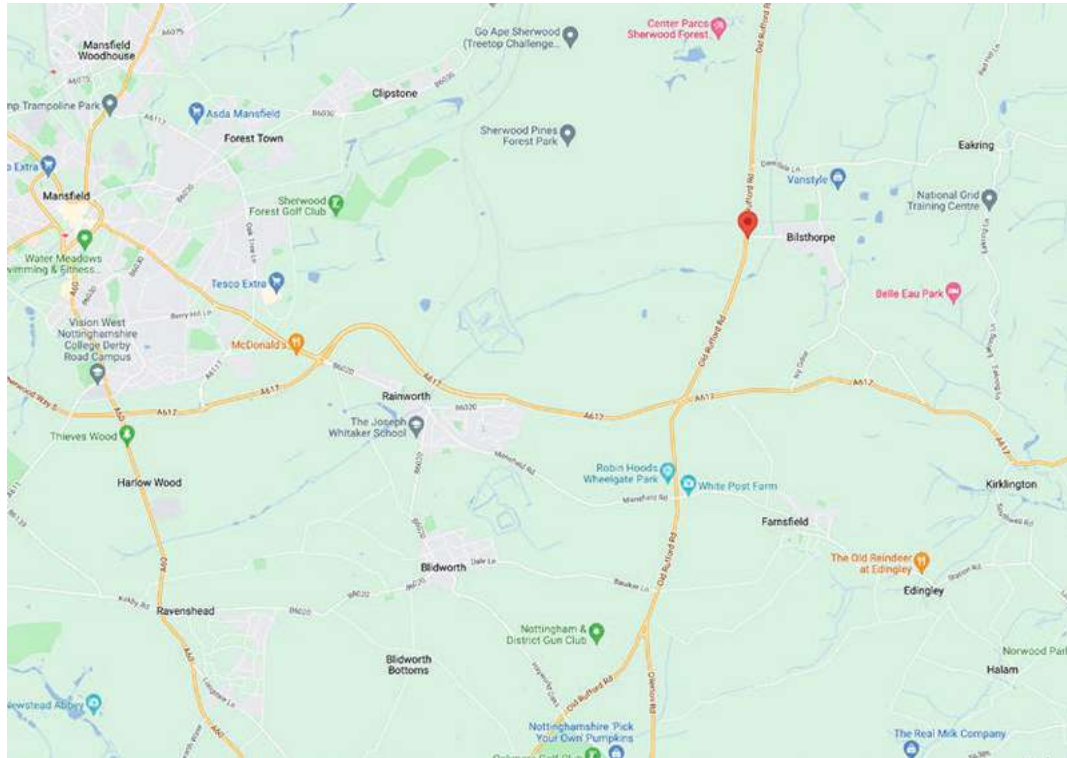
\*The Homemover Agreement is for a 4 to 6 week period, dependant on plot and interest in your property. Subject to satisfactory home buyers report.





# HOW TO FIND US

AN ENVIABLE POSTCODE



BILSTHORPE CHASE, KIRKLINGTON ROAD,  
BILSTHORPE, NEWARK, NOTTINGHAMSHIRE, NG22 8SH





BILSTHORPE CHASE  
KIRKLINGTON ROAD  
BILSTHORPE  
NEWARK  
NOTTINGHAMSHIRE  
NG22 8SH



BUILDING HOMES ACROSS YORKSHIRE, DERBYSHIRE & NOTTINGHAMSHIRE

[harronhomes.co.uk](http://harronhomes.co.uk)