

SIMPSON PARK

HARWORTH





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.



SIMPSON PARK
A PLACE TO CALL HOME





REFINED LIVING

IN A TRULY EXCLUSIVE LOCATION

Situated in the village of Harworth, Simpson Park offers a unique collection of thoughtfully designed 2, 3, 4 & 5 bedroom family homes.

Designed with modern living in mind, this stunning collection of homes is perfect for families looking for space, style and location.

SIMPSON PARK BY HARRON HOMES





SURROUND YOURSELF

WITH A FULL AND ACTIVE LIFE

Set within 107 acres, Simpson Park will offer not just a home but a chance to live in a regenerated community in an idyllic location. There is an array of places to discover and explore, right on it's doorstep.

The village of Haworth offers the perfect blend of rural and urban living with scenic landscaped areas and a family pub being developed nearby. There is also a selection of good local schools making Simpson Park a great location for families.

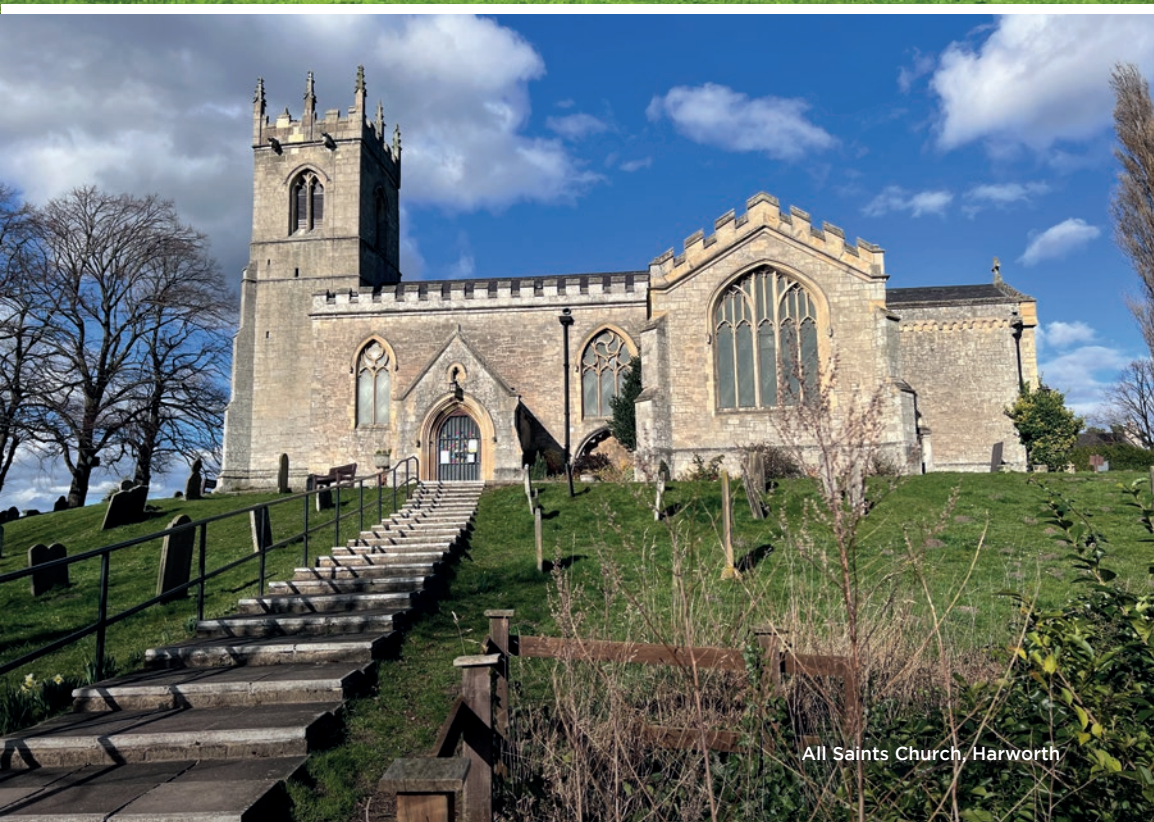
Just a short drive away, the city of Doncaster has plenty to offer with independent shops, cafés and bars. For those looking for a breath of fresh air, Daneshill Lakes and Clumber Park are close by, perfect for the whole family to enjoy the best of countryside living.



Clumber Park



Styrrup Golf Course



All Saints Church, Harworth



Yorkshire Wildlife Park



WELL CONNECTED

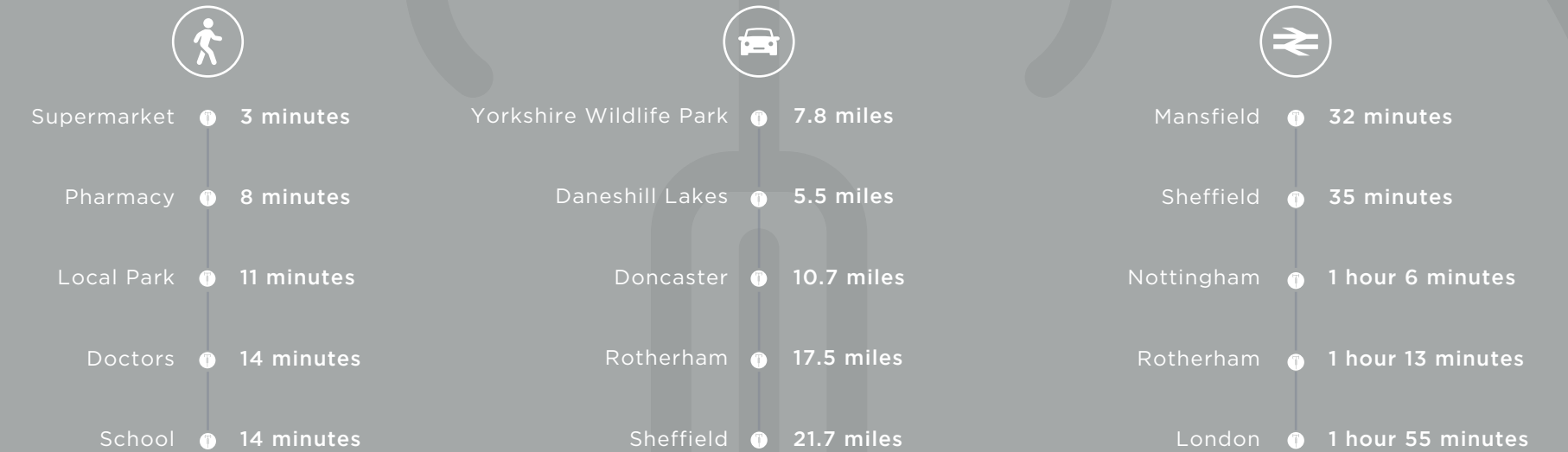
AN ENVIABLE POSTCODE

Harworth is exceptionally well located with the nearby A1 and M18 providing easy access to Doncaster, Rotherham and Sheffield.

Whether travelling for work or pleasure, homeowners will benefit from the excellent commuter links on offer.

For families, there are a good range of school options nearby including Harworth CofE Academy, Serlby Park Academy and Bawtry Mayflower Primary School.

SIMPSON PARK BY HARRON HOMES



“ HASSLE FREE TRAVEL FROM YOUR DOORSTEP ”

Times based on figures provided by Google Maps and thetrainline.com on journeys from Worksop station.

SITE PLAN



- 2 BEDROOM HOMES**
 - THE HADLEIGH**
2 bedroom home
Plots 15, 16, 44, 45, 50 & 51
 - THE PADSTOW**
2 bedroom home
Plots 176, 177, 191 & 192
- 3 BEDROOM HOMES**
 - THE ALDERTON**
3 bedroom home
Plots 7, 14, 19, 47, 48, 85, 89, 91, 105 & 114
 - THE BAMBURGH**
3 bedroom home
Plots 5, 6, 99, 100, 101, 102, 125, 126, 127 & 128
 - THE HURLEY**
3 bedroom home
Plots 182, 183, 184, 189 & 190
 - THE MAWSLEY**
3 bedroom home
Plots 147, 149, 156, 157, 171, 174 & 195
- 4 BEDROOM HOMES**
 - THE BAYFORD**
4 bedroom home
Plots 136, 151, 185 & 194
 - THE BOURTON**
4 bedroom home
Plots 142, 155, 158, 165, 178, 181, 193 & 197
 - THE EMPINGHAM**
4 bedroom home
Plots 136, 144 & 166
 - THE HAMBLETON**
4 bedroom home
Plots 9, 12, 23, 28, 30, 60, 66, 76, 88, 104, 121 & 130
 - THE LYDDINGTON**
4 bedroom home
Plots 10, 13, 18, 26, 44, 69, 87, 108, 110, 115 & 120
 - THE MORETON**
4 bedroom home
Plots 133 & 168
 - THE NETHERTON**
4 bedroom home
Plots 134, 141, 150, 154, 164 & 175
 - THE NIDDERDALE**
4 bedroom home
Plots 3, 20, 62, 73, 77, 80, 111, 116, 122, 124, 129 & 131
 - THE OAKHAM**
4 bedroom home
Plots 139, 152, 153, 159, 163, 179, 180 & 196
 - THE SALCOMBE V0**
4 bedroom home
Plots 2, 43, 98 & 132
 - THE SALCOMBE V1**
4 bedroom home
Plot 4, 35, 40, 92 & 103
 - THE SETTLE V0**
4 bedroom home
Plots 22, 97, 107 & 117
 - THE SETTLE V1**
4 bedroom home
Plots 1, 17, 21, 39, 49, 54, 58, 65 & 96
 - THE SHELFORD**
4 bedroom home
Plots 24, 27, 32, 34, 38, 53, 63, 68, 71, 75, 82, 84, 95, 135, 140, 146, 148, 160, 170 & 188
 - THE TIDMINGTON**
4 bedroom home
Plots 142, 149, 172 & 173
 - THE WINDSOR**
4 bedroom home
Plots 8, 11, 25, 29, 33, 52, 56, 61, 67, 70, 72, 74, 79, 90, 109, 112, 118 & 119
- 5 BEDROOM HOMES**
 - THE BANBURY**
5 bedroom home
Plots 31, 37, 41, 55, 59, 64, 78, 83, 86, 94, 106, 113, 137, 145, 141, 162, 167, 186 & 187
 - THE PORTCHESTER**
5 bedroom home
Plots 36, 42, 57, 81, 93 & 123

Plots 133-197 are subject to planning approval.



THE HADLEIGH

TWO BEDROOM SEMI DETACHED HOME
WITH TWO PARKING SPACES



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"

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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 PADSTOW

TWO BEDROOM SEMI-DETACHED HOME
WITH TWO PARKING SPACES



GROUND FLOOR

Lounge	3085 x 4060mm	10' 1" x 13' 3"
Kitchen/Dining	3990 x 2630mm	13' 1" x 8' 7"
WC	1900 x 1100mm	6' 2" x 3' 7"

FIRST FLOOR

Bedroom 1	3990 x 2545mm	13' 1" x 8' 4"
Bedroom 2	3990 x 2995mm	13' 1" x 9' 9"
Bathroom	1950 x 2255mm	6' 4" x 7' 4"

THE PADSTOW

The Padstow offers plenty of space to flourish, from the spacious downstairs for everyday living to two double bedrooms, perfect for relaxation.



GROUND FLOOR



FIRST FLOOR

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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"

THE ALDERTON

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



GROUND FLOOR



FIRST FLOOR

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THE BAMBURGH

THREE BEDROOM SEMI-DETACHED HOME
WITH TWO PARKING SPACES



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"

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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

THE HURLEY

THREE BEDROOM SEMI-DETACHED HOME
WITH TWO PARKING SPACES



GROUND FLOOR

Lounge	3920 x 3735mm	12' 10" x 12' 3"
Dining Area	2475 x 3390mm	8' 1" x 11' 1"
Kitchen	2460 x 2900mm	8' 0" x 9' 6"
WC	1850 x 1500mm	6' 0" x 4' 11"

FIRST FLOOR

Bedroom 1	2230 x 3785mm	7' 3" x 12' 5"
En Suite	2280 x 1200mm	7' 5" x 3' 11"
Bedroom 2	2935 x 3150mm	9' 7" x 10' 4"
Bedroom 3	1910 x 2525mm	6' 3" x 8' 3"
Bathroom	2195 x 1950mm	7' 2" x 6' 4"

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THE HURLEY

This charming two-bedroom home offers plenty of space for modern living with bright open spaces and opportunity for flexible living.



GROUND FLOOR



FIRST FLOOR

THE MAWSLEY

THREE BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	3600 x 4345mm	11' 10" x 14' 3"
Kitchen/Dining	4090 x 3150mm	13' 5" x 10' 4"
Utility	1895 x 1500mm	6' 3" x 4' 11"
WC	1895 x 1500mm	6' 3" x 4' 11"

FIRST FLOOR

Bedroom 1	2950 x 3000mm	9' 8" x 9' 10"
Dressing	1350 x 2230mm	4' 5" x 7' 4"
En Suite	1585 x 2230mm	5' 2" x 7' 4"
Bedroom 2	2850 x 3150mm	9' 4" x 10' 4"
Bedroom 3	3140 x 2150mm	10' 4" x 7' 1"
Bathroom	1950 x 2200mm	6' 5" x 7' 3"

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THE MAWSLEY

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



GROUND FLOOR



FIRST FLOOR

THE BAYFORD

FOUR BEDROOM DETACHED HOME
WITH DETACHED DOUBLE GARAGE



GROUND FLOOR

Lounge	4060 x 4790mm	13' 4" x 15' 9"
Kitchen/Dining	7060 x 4390mm	23' 2" x 14' 5" inc bay
Family Room	2655 x 3890mm	8' 9" x 12' 9"
Utility	1850 x 1850mm	6' 1" x 6' 1"
WC	1850 x 1585mm	6' 1" x 5' 2"

FIRST FLOOR

Bedroom 1	4060 x 3000mm	13' 4" x 9' 10"
Dressing	2110 x 1420mm	6' 11" x 4' 8"
En Suite	1850 x 2200mm	6' 1" x 7' 3"
Bedroom 2	3540 x 3705mm	11' 7" x 12' 2"
Bedroom 3	2690 x 3520mm	8' 10" x 11' 7"
Bedroom 4	2870 x 2825mm	9' 5" x 9' 3"
Bathroom	2400 x 2585mm	7' 10" x 8' 6"

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THE BAYFORD

The Bayford is a charming four-bedroom home, offering everything you need for the rigours of family life.



GROUND FLOOR



FIRST FLOOR

THE BOURTON

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	3050 x 5550mm	10' 0" x 18' 3"
Kitchen/Dining	6125 x 4640mm	20' 1" x 15' 3"
Utility	2000 x 1500mm	6' 7" x 4' 11"
WC	2000 x 1500mm	6' 7" x 4' 11"

FIRST FLOOR

Bedroom 1	2810 x 3610mm	9' 3" x 11' 10"
Dressing	1000 x 2610mm	3' 3" x 8' 7"
En Suite	1410 x 2610mm	4' 8" x 8' 7"
Bedroom 2	3005 x 3900mm	9' 10" x 12' 10"
Bedroom 3	4140 x 3225mm	13' 7" x 10' 7"
Bedroom 4	2700 x 3660mm	8' 10" x 12' 0"
Bathroom	2620 x 2200mm	8' 7" x 7' 3"

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THE BOURTON

This charming four bedroom detached home with integral garage is perfect for modern family living with space, style and quality throughout.



GROUND FLOOR

FIRST FLOOR

THE EMPINGHAM

FOUR BEDROOM DETACHED HOME
WITH DETACHED DOUBLE GARAGE



GROUND FLOOR

Lounge	4760 x 4790mm	15' 7" x 15' 9" inc bay
Kitchen/Dining	7060 x 4390mm	23' 2" x 14' 5" inc bay
Family Room	2655 x 3890mm	8' 9" x 12' 9"
Utility	1850 x 1850mm	6' 1" x 6' 1"
WC	1850 x 1585mm	6' 1" x 5' 2"

FIRST FLOOR

Bedroom 1	4060 x 3000mm	13' 4" x 9' 10"
Dressing	2110 x 1420mm	6' 11" x 4' 8"
En Suite	1850 x 2200mm	6' 1" x 7' 3"
Bedroom 2	3540 x 3705mm	11' 7" x 12' 2"
Bedroom 3	2690 x 3520mm	8' 10" x 11' 7"
Bedroom 4	2870 x 2825mm	9' 5" x 9' 3"
Bathroom	2400 x 2585mm	7' 10" x 8' 6"

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THE EMPINGHAM

The Empingham offers the perfect home with flexible spaces and has everything you need in a family-led four-bedroom home.



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

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THE LYDDINGTON

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	3085 x 4725mm	10' 1" x 15' 6"
Dining Area	2540 x 2785mm	8' 4" x 9' 2"
Kitchen	2970 x 2785mm	9' 9" x 9' 2"
Utility	1715 x 1590mm	5' 7" x 5' 3"

FIRST FLOOR

Bedroom 1	3085 x 4025mm	10' 1" x 13' 3"
En Suite	2305 x 1425mm	7' 7" x 4' 8"
Bedroom 2	3030 x 4025mm	9' 11" x 13' 3"
Bedroom 3	2630 x 3540mm	8' 7" x 11' 7"
Bedroom 4	2495 x 3540mm	8' 2" x 11' 7"
Bathroom	2000 x 2550mm	6' 7" x 8' 4"

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THE LYDDINGTON

This exquisite four bedroom detached home spoils you with space and style. The charming Lyddington is perfect for the modern family that enjoys fine living.



GROUND FLOOR



FIRST FLOOR

THE MORETON

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	3050 x 5565mm	10' 0" x 18' 3"
Kitchen/Dining	6125 x 4640mm	20' 1" x 15' 3" inc bay
Utility	2000 x 1500mm	6' 7" x 4' 11"
WC	2000 x 1500mm	6' 7" x 4' 11"

FIRST FLOOR

Bedroom 1	2810 x 3610mm	9' 3" x 11' 10"
Dressing	1000 x 2610mm	3' 3" x 8' 7"
En Suite	1410 x 2610mm	4' 8" x 8' 7"
Bedroom 2	3005 x 3900mm	9' 10" x 12' 10"
Bedroom 3	4140 x 3225mm	13' 7" x 10' 7"
Bedroom 4	2700 x 3660mm	8' 10" x 12' 0"
Bathroom	2620 x 2200mm	8' 7" x 7' 3"

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THE MORETON

The Moreton provides plenty of room for family life and entertaining friends and families alike, perfect for modern life, including a private ensuite and dressing area to the master bedroom.



GROUND FLOOR



FIRST FLOOR

THE NETHERTON

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	3096 x 4860mm	10' 2" x 15' 11"
Kitchen/Dining	5250 x 3100mm	17' 3" x 10' 2"
Utility	1975 x 1500mm	6' 6" x 4' 11"
WC	1975 x 1500mm	6' 6" x 4' 11"

FIRST FLOOR

Bedroom 1	3090 x 4075mm	10' 2" x 13' 4"
En Suite	2215 x 1560mm	7' 3" x 5' 1"
Bedroom 2	3030 x 3920mm	9' 11" x 12' 10"
Bedroom 3	2465 x 4090mm	8' 1" x 13' 5"
Bedroom 4	2470 x 3935mm	8' 1" x 12' 11"
Bathroom	2190 x 2880mm	7' 2" x 9' 5"

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THE NETHERTON

When looking for a spacious family home, offering versatility for everyday life, look no further than the four-bedroom Netherton.



GROUND FLOOR



FIRST FLOOR

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"

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

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THE OAKHAM

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	3025 x 5250mm	9' 11" x 17' 3" inc bay
Kitchen/Dining	5570 x 4290mm	18' 3" x 14' 1" inc bay
Utility	1990 x 1520mm	6' 6" x 4' 12"
WC	1990 x 1500mm	6' 6" x 4' 11"

FIRST FLOOR

Bedroom 1	3000 x 3215mm	9' 10" x 10' 7"
Dressing	1810 x 1515mm	5' 11" x 4' 12"
En Suite	1810 x 1600mm	5' 11" x 5' 3"
Bedroom 2	2935 x 4060mm	9' 8" x 13' 4"
Bedroom 3	2650 x 3425mm	8' 8" x 11' 3"
Bedroom 4	2650 x 3215mm	8' 8" x 10' 7"
Bathroom	2150 x 2595mm	7' 1" x 8' 6"

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THE OAKHAM

At its core, The Oakham prioritises modern living. This stunning four-bedroom home offers all the space you need and more.



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

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THE SALCOMBE V1

FOUR BEDROOM DETACHED HOME
WITH DETACHED DOUBLE 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"

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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"

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THE SETTLE V0

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



GROUND FLOOR



FIRST FLOOR

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"

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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

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THE TIDMINGTON

FOUR BEDROOM DETACHED HOME
WITH INTEGRAL GARAGE



GROUND FLOOR

Lounge	2815 x 4310mm	9' 3" x 14' 2" inc bay
Kitchen/Dining	3180 x 6090mm	10' 5" x 19' 12"
Utility	1925 x 1500mm	6' 4" x 4' 11"
WC	1925 x 1580mm	6' 4" x 5' 2"

FIRST FLOOR

Bedroom 1	3040 x 3920mm	9' 12" x 12' 10"
En Suite	1840 x 2060mm	6' 0" x 6' 9"
Bedroom 2	3030 x 3950mm	9' 11" x 12' 12"
Bedroom 3	2845 x 2825mm	9' 4" x 9' 3"
Bedroom 4	2865 x 2850mm	9' 5" x 9' 4"
Bathroom	2200 x 1950mm	7' 3" x 9' 5"

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THE TIDMINGTON

The Tidmington is a spacious four-bedroom property, thoughtfully designed with an integral garage and space for all the family.



GROUND FLOOR



FIRST FLOOR

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"

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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 DOUBLE 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"

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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 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"

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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

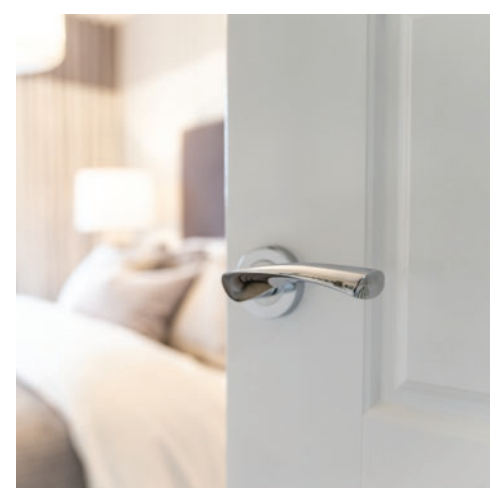


A PERFECT BALANCE

STYLISH AND PRACTICAL

Offering everything you could wish for in a modern family home, the properties at Simpson Park have been carefully designed to suit modern living in an exceptional location.

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



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.

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



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



SIMPSON PARK, HARWORTH,
DN11 8AB



SIMPSON PARK
HARWORTH
DN11 8AB

/// copying.registers.implore



BUILDING HOMES ACROSS YORKSHIRE, DERBYSHIRE & NOTTINGHAMSHIRE

harronhomes.co.uk