



PANACHE

A COLLECTION OF LUXURY HOMES

THE DEVELOPMENT

- 04: Living at Panache
- 07: Discover Sherburn in Elmet

THE SHOWCASE

- 09: Picture Perfect
- 10: Clean Cut
- 11: Leading Light
- 12: Bold Backdrop

THE COLLECTION

- 14: The Barcelona
- 16: The Madrid
- 18: The Stockholm
- 20: The Copenhagen
- 22: The Montreux
- 24: The Valencia

THE SPECIFICATION

- 27: Quality & Style
- 28: Inside & Out



Fashion is architecture:
it is a matter of proportions

COCO CHANEL

LIVING AT PANACHE

PANACHE, IN THE NORTH YORKSHIRE VILLAGE OF SHERBURN IN ELMET, IS A COLLECTION OF LUXURY FOUR AND FIVE BEDROOM HOMES, IN PERFECT COMMUTER DISTANCE OF LEEDS AND YORK.

The development is just minutes away from the village high street where local shops and amenities include a butcher, florist, library, hairdressers, village pubs and restaurants.

You enter Panache off Fairfield Link close to Pasture Park, which has a children's play area, football pitch and all weather pitch for sports including tennis and netball.

OFF FAIRFIELD LINK, SHERBURN-IN-ELMET, LS25 6LT

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-  THE BARCELONA FOUR BEDROOM HOME
-  THE MADRID FOUR BEDROOM HOME
-  THE STOCKHOLM FOUR BEDROOM HOME
-  THE COPENHAGEN FOUR BEDROOM HOME
-  THE MONTREUX FOUR BEDROOM HOME
-  THE VALENCIA FIVE BEDROOM HOME
-  AFFORDABLE HOUSING

TAKE A VIRTUAL TOUR OF THE
PANACHE DEVELOPMENT.

strata.co.uk/panachevt





Fashion is in the sky,
in the street, fashion has to do
with ideas, the way we live

COCO CHANEL

DISCOVER SHERBURN IN ELMET

SHERBURN IN ELMET IS A SMALL VILLAGE IN THE NORTH YORKSHIRE COUNTRYSIDE, 9.1 MILES WEST OF SELBY AND 16 MILES EAST OF LEEDS.

Sitting just below the 'golden triangle' of Yorkshire, Panache is in a prime location close to Harrogate, York and North Leeds. The A1, M1 and M62 are within easy reach and there is good access to surrounding market towns Tadcaster, Wetherby and Pontefract.

The centre of Sherburn village is 0.4 miles from the development with a variety of independently owned shops and a market every Wednesday and Saturday.

Pasture Park is just around the corner from Panache with sports field, all weather pitch and children's play area.

HEALTH & FITNESS

The New Selby War Memorial Hospital is 9.4 miles from the development, and Pontefract General, 9.7 miles away.

Eversley Park Centre is 0.4 miles away in the grounds of Eversley Park and holds community events and classes including keep fit, dance, Pilates and karate. The park has extensive play and sports facilities for youngsters and clubs in the area.

White Rose Park, 0.8 miles away, has a football pitch, tennis courts and play area. The Sports and Social Club has recently been refurbished and is home to Sherburn White Rose FC, which has a number of teams including junior and women's clubs.

TRANSPORT

Panache is close to the A162 to Tadcaster and Pontefract. There are good links to the A1(M) and M1 to Wetherby, Leeds and Wakefield, and the A64 to York. Junction 32 of the M62, Castleford, is 10 miles away.

Sherburn in Elmet railway station, 0.8 miles away, is on the Dearne Valley and Hull-York Lines with services to York, Pontefract, Rotherham, Sheffield, and Hull via Selby. Alternatively South Milford station, 1 mile away, has further services to Huddersfield, Leeds and Manchester Victoria and has recently undergone a refurbishment.

SHOPPING

The main shopping area in the village is a short walk from Panache on Low Street and Finkle Hill, within 1-mile of the development. Here you'll find a variety of independent shops including a fishmonger, Jackson's butchers, a bakery, gifts and card shops.

An outdoor market is held on Wednesdays and Saturdays in the main car park on Low Street, outside the Elmet Social Club. There are three supermarkets including The Co-operative Food, a Boots Pharmacy, and popular restaurant and wine bar.

The nearby market town of Selby, 9 miles from Panache, hosts a farmers' market on the first Wednesday of every month and a weekly market every Monday, where you'll find everything from artisanal coffee to clothes and accessories.

For more retail therapy and high street stores, the city centres of York and Leeds are both less than 20 miles away. Junction 32 Outlet Shopping Village is 10.8 miles away in Castleford.

THINGS TO DO

Youngsters will love Eversley Park, 0.4 miles from Panache. There is a large wildlife and parkland area, a play park and adventure playground including cargo nets, climbing walls, zip line and skatepark.

Sherburn's local airfield, 3 miles away, hosts both the Sherburn Aero Club and Hields Aviation with chartered flights and helicopter tours. Packages include the Tiger Moth Experience, one of the few remaining open cockpit RAF wartime training aircrafts.

The Sherburn-in-Elmet Gala Association hold an annual Gala and support community groups and events across the village, including the Christmas light display. The 2016 Gala will be the largest so far, as it celebrates 40 years.

For adrenaline-fuelled action, try Yorkshire Paintball Centre, the largest in the county, and 14 miles from Panache. Alternatively, visit the beautifully maintained Selby Abbey, 9 miles from the development.

EDUCATION

Athelstan Community Primary School is 0.6 miles from Panache and achieved good in the latest Ofsted inspection. Sherburn Hungate School & Nursery is 0.9 miles away and also rated good. Peter Pan Nursery has an outstanding rating and provides specialist care for children under 5 with additional needs.

Sherburn High School is 1-mile away and provides education for ages 11 to 18 years old. Facilities include large playing fields, heated indoor swimming pool and an established youth and activities centre.

Selby College, 9.8 miles away, was the first in Yorkshire and Humber to receive outstanding by Ofsted. It is one of the top performing colleges in the country offering vocational, A levels and higher education courses.

The University of Leeds, 15.2 miles away, features in the world's top 100 universities and offers courses for post and undergraduates.



THE ULTIMATE
SHOWCASE



PICTURE PERFECT

Sleek lines, stylish lighting and statement pictures make this a functional yet modern space for family dining in the Copenhagen.

CLEAN CUT

Tonal shades and minimalist styling give this Montreux lounge a luxurious bright and airy feel.



LEADING LIGHT

Reflective surfaces and neutral shades make this open-plan kitchen the standout heart of the home in the Valencia.



BOLD BACKDROP

This Montreux master bedroom suite doesn't shy away from rich textures, sumptuous fabrics and soft furnishings to add elegance and class.





THE ULTIMATE
COLLECTION

Fashions fade,
style is eternal

YVES SAINT LAURENT



THE BARCELONA

THE BARCELONA IS DESIGNED OVER THREE FLOORS AND HAS FOUR DOUBLE BEDROOMS WITH A SEPARATE GARAGE.

The Barcelona has a side entrance which leads into the kitchen and dining area. The kitchen has an integrated Neff oven and stainless steel sink with mixer tap.

The lounge at the back of the home features high ceilings and French doors that open out onto the back garden. There is also a ground floor cloakroom.

There are two double bedrooms on the first floor and a bathroom with a Villeroy & Boch suite. The two remaining bedrooms occupy the second floor and the master bedroom has its own ensuite.

The Barcelona has a separate garage.



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THE DIMENSIONS

GROUND FLOOR

Kitchen/dining	4291mm x 3560mm	14'1" x 11'8"
Lounge	5084mm x 3560mm	16'8" x 11'8"
Cloakroom	1470mm x 1183mm	4'10" x 3'11"

FIRST FLOOR

Bedroom 3	3560mm x 3335mm	11'8" x 10'11"
Bedroom 4 (max)	3560mm x 3297mm	11'8" x 10'10"
Bathroom	3326mm x 1470mm	10'11" x 4'10"

SECOND FLOOR

Master bedroom (max)	3560mm x 3297mm	11'8" x 10'10"
Ensuite	1980mm x 907mm	6'6" x 3'0"
Bedroom 2 (max)	3560mm x 3335mm	11'8" x 10'11"



THE MADRID

THE MADRID, RENDERED IN BRIGHT WHITE WITH GEORGIAN WINDOWS, IS A THREE-STOREY TOWNHOUSE WITH FOUR DOUBLE BEDROOMS.

The entrance hall with cloakroom in the Madrid leads to the kitchen and dining area. At the back of the home, the lounge is filled with natural light from tall French doors which open out onto the garden.

On the first floor there are two large double bedrooms and family bathroom with a Villeroy & Boch suite. The second floor has two further bedrooms, including the master bedroom with ensuite. All four bedrooms have two windows which add to the home's light and airy feel.

The Madrid has a separate garage.



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR

THE DIMENSIONS

GROUND FLOOR

Kitchen/dining (max)	6275mm x 2852mm	20'7" x 9'4"
Lounge (max)	4860mm x 4187mm	15'11" x 13'9"
Cloakroom (max)	1900mm x 920mm	6'3" x 3'0"

FIRST FLOOR

Bedroom 3 (max)	4860mm x 3408mm	12'11" x 11'2"
Bedroom 4 (max)	4860mm x 2728mm	15'11" x 8'11"
Bathroom (max)	2426mm x 2198mm	8'0" x 7'3"

SECOND FLOOR

Master bedroom (max)	4860mm x 3672mm	15'11" x 12'1"
Ensuite	1772mm x 1386mm	5'10" x 4'7"
Bedroom 2 (max)	4860mm x 3516mm	15'11" x 11'7"



THE STOCKHOLM

THE STOCKHOLM IS A BEAUTIFULLY PRESENTED DETACHED FAMILY HOME WITH FOUR DOUBLE BEDROOMS, GOOD-SIZED LOUNGE, AND AN INTEGRAL GARAGE.

The open-plan kitchen and dining area along the back of the Stockholm is a great place to entertain friends or spend time together as a family. There are French doors leading onto the garden, which has a further entry point through the utility room. The kitchen and utility has integrated appliances including fridge freezer, dishwasher and washer dryer.

The central hallway has a cloakroom and leads into the bright and airy lounge.

The bedrooms are on the first floor around the central landing. A landing window floods the space with light. The master bedroom has an ensuite with Villeroy & Boch suite, and a dressing area. There are three further good-sized bedrooms and a family bathroom.

The Stockholm has a large integral garage.



GROUND FLOOR

FIRST FLOOR

THE DIMENSIONS

GROUND FLOOR

Kitchen/dining	5670mm x 3212mm	18'7" x 10'7"
Lounge	4648mm x 3544mm	15'3" x 11'8"
Utility	3158mm x 1836mm	10'4" x 6'0"
Cloakroom	1927mm x 910mm	6'4" x 2'11"

FIRST FLOOR

Master bedroom	5147mm x 3657mm	16'10" x 11'11"
Ensuite	2110mm x 1799mm	6'11" x 5'10"
Bedroom 2	3483mm x 3023mm	11'5" x 9'11"
Bedroom 3	3298mm x 3029mm	10'9" x 9'11"
Bedroom 4	3657mm x 3000mm	11'11" x 9'10"
Bathroom (max)	2406mm x 1850mm	7'11" x 6'1"



THE COPENHAGEN

THE COPENHAGEN IS A FOUR BEDROOM DETACHED HOME WITH A SPACIOUS AND PRACTICAL LIVING AREA THAT IS IDEAL FOR A LARGER FAMILY.

The ground floor of the Copenhagen has a stylish kitchen dining area, complete with breakfast bar and family snug creating a great space for entertaining and spending time together. French doors lead onto the back garden off the dining area. With separate door to the back garden, there is a utility room that includes an integrated washer dryer and fridge freezer.

The lounge is off the central hallway. It has a large front window that fills the room with natural light. There is also a ground floor cloakroom.

On the first floor of the Copenhagen, a central landing leads to four bedrooms and a family bathroom. There is a spacious master bedroom with ensuite, two further double bedrooms and a single bedroom.

The Copenhagen has its own separate garage.



GROUND FLOOR

FIRST FLOOR

THE DIMENSIONS

GROUND FLOOR

Kitchen/dining (max)	7020mm x 3128mm	23'1" x 10'3"
Lounge (max)	5155mm x 3440mm	16'11" x 11'3"
Snug (max)	3037mm x 2474mm	10'0" x 8'1"
Utility	2635mm x 1777mm	8'8" x 5'10"
Cloakroom	2040mm x 1023mm	6'8" x 3'4"

FIRST FLOOR

Master bedroom	3527mm x 4120mm	11'6" x 13'6"
Ensuite	2060mm x 1800mm	6'9" x 5'10"
Bedroom 2	3527mm x 2888mm	11'6" x 9'5"
Bedroom 3	3227mm x 2918mm	10'7" x 9'6"
Bedroom 4	3227mm x 2238mm	10'7" x 7'4"
Bathroom (max)	3227mm x 1725mm	10'7" x 5'7"



THE DIMENSIONS

GROUND FLOOR

Kitchen/dining (max)	6900mm x 3476mm	22'8" x 11'5"
Family/study	3658mm x 2430mm	12'0" x 8'0"
Utility	2952mm x 1042mm	9'8" x 3'5"
Cloakroom	2952mm x 1042mm	9'8" x 3'5"

FIRST FLOOR

Lounge	6900mm x 4859mm	22'8" x 15'11"
Bedroom 2	3982mm x 3262mm	13'1" x 10'9"
Bedroom 3	3476mm x 2830mm	11'5" x 9'3"
Bathroom	2950mm x 2221mm	9'8" x 7'4"

SECOND FLOOR

Master bedroom (max)	6900mm x 5327mm	22'8" x 17'6"
Ensuite	2643mm x 2378mm	8'8" x 7'10"
Bedroom 4	4284mm x 2407mm	14'1" x 7'11"

THE MONTREUX

THE MONTREUX IS AN IMPRESSIVE FAMILY HOME WITH VERSATILE LIVING SPACE THAT INCLUDES A KITCHEN DINING AREA, FIRST FLOOR LOUNGE, AND STUNNING MASTER BEDROOM.

The Montreux benefits from an integral garage and a central front door that leads to a long hallway. There is a study or family room, cloakroom and understairs storage. The dining area has French doors into the garden, and the kitchen has access to a utility room. A stylish breakfast bar divides the open-plan space, and integrated appliances include dishwasher, fridge freezer and washer dryer.

A winding staircase leads into the first floor lounge, which spans the front of the property. It is a bright and impressive space thanks to three large windows. There is also a family bathroom and two double bedrooms on this floor.

The master bedroom with ensuite is on the second floor, and has a spacious dressing area and ensuite with shower. There is a further bedroom with skylight.

The Montreux has a tarmac-finished driveway leading to an integral garage.



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



THE DIMENSIONS

GROUND FLOOR

Kitchen (max)	3838mm x 2897mm	12'7" x 9'6"
Lounge (max)	5026mm x 3750mm	17'1" x 12'4"
Dining/family (max)	6912mm x 3858mm	22'8" x 12'8"
Utility	1963mm x 1862mm	6'5" x 6'1"
Cloakroom	1800mm x 1363mm	5'11" x 4'6"

FIRST FLOOR

Master bedroom	4957mm x 4809mm	16'3" x 13'9"
Ensuite (max)	2263mm x 1350mm	7'5" x 4'5"
Bedroom 2 (max)	3755mm x 3284mm	12'4" x 10'9"
Ensuite (max)	1700mm x 1205mm	5'7" x 3'11"
Bedroom 3 (max)	3756mm x 3414mm	12'4" x 11'3"
Bedroom 4 (max)	3641mm x 2870mm	11'11" x 9'5"
Bedroom 5 (max)	3522mm x 2318mm	11'7" x 7'7"
Bathroom	2692mm x 2600mm	8'10" x 8'6"

THE VALENCIA

THE VALENCIA IS A FIVE BEDROOM FAMILY HOME WITH ENVIABLE LIVING SPACE AND INTEGRAL DOUBLE GARAGE.

The Valencia's double height entrance hall leads to a lounge with a large bay window that lets in plenty of natural light. The kitchen, dining and family area at the back of the home has French doors opening onto the garden.

The utility room has a separate entrance, and includes an integrated fridge freezer and washer dryer.

Upstairs, five bedrooms lead off an open central landing. The master bedroom has two tall windows, dressing area, an ensuite and fitted wardrobes.

A second double bedroom features private ensuite and three further bedrooms occupy the rest of the first floor. The family bathroom has a Villeroy & Boch suite.

The Valencia has a double integral garage.



GROUND FLOOR

FIRST FLOOR



THE ULTIMATE
SPECIFICATION

QUALITY & STYLE

KITCHENS

Every home has a sleek and stylish kitchen with stainless steel sink and mixer tap, Neff single electric oven and extractor fan, stainless steel splashback and Indesit ceramic hob. You can personalise your kitchen with your choice of cupboard doors, handles and worktops. There is also a selection of tiles from leading brand Porcelanosa.

BATHROOMS & ENSUITES

The contemporary bathrooms and ensembles feature sanitaryware by Villeroy & Boch. The cloakrooms, bath suites and shower trays are all in timeless white with fixtures and fittings such as taps in stainless steel.

Family bathrooms have a bath, shower or a shower over the bath with a glass screen. The luxury ensembles have good-sized square or corner shower enclosures and all tiles are from leading brand Porcelanosa.

CENTRAL HEATING & EFFICIENCY

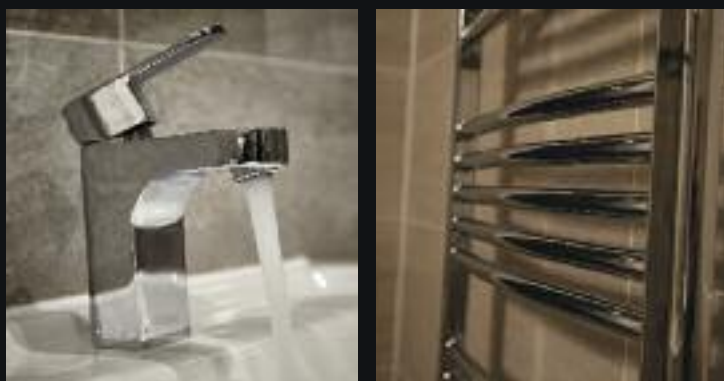
New homes are approximately 65% more energy efficient, according to the Home Builders Federation. Our homes are designed to be as energy efficient as possible with better ventilation and insulation, quality windows, reduced sound transmission, and increased fire and electrical safety. Energy efficient appliances are fitted as standard.

Every home is fitted with gas central heating as standard with an Ideal Logic boiler.

FIXTURES & FITTINGS

Homes are finished to a high standard with oak veneer internal doors throughout. There are two or three television and telephone points, and smoke detectors are fitted as standard.

Rooms are decorated in neutral colours to give you the flexibility to move in straight away or personalise the interior design to suit you.



INSIDE & OUT

GARDEN & EXTERNAL FEATURES

Each home has a statement front door with contemporary handle, door number and knocker. Many have overhead canopies with wall-mounted door lights or ceiling-mounted lights in the porch. UPVC windows in cream or grey have stone-effect finished cills.

The front gardens are landscaped with a tarmac or block paved driveway. Rear gardens are enclosed for privacy and fencing is finished in a dark brown stain. Homes with an integral or separate garage include doors by leading German brand Horman.

SECURITY

All external doors have a multipoint locking system included as standard and locks on all windows. There are viewing holes on front doors for extra security. You can choose to upgrade your home with an advanced security system for added peace of mind.

WARRANTIES

Homes are completed to National House Building Council standard with a 10-year Buildmark warranty. This is the UK's leading insurance cover for new homes.

For the first two years we will take care of issues with the central heating, roof or structure of the property and any other agreed areas such as water services. All kitchen appliances are covered by a two-year manufacturer's warranty.

Once built and ready to move in, you will be invited to a guide and demonstration of your new home. On moving day, you will receive a comprehensive homeowner's handbook and you will be introduced to a dedicated Customer Service Co-ordinator.



▶ WATCH THE FILM
youtube.com/homesbystrata



We are delighted 95.7% of our customers say they are happy with the quality of their new homes and would recommend Strata to a friend.

The result means Strata was awarded the highest accolade of five stars in the latest customer satisfaction survey by the home builders federation and national house building council.

“Strata is a modern family business with a fresh approach to home building. Our love of design and quality underpins a desire to create beautiful homes of the highest standard. Our customers are at the heart of everything we do and we strive to deliver an outstanding home buying experience.”

ANDREW WEAVER
Chief Executive



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We aim to show accurate information and imagery at all times, but we occasionally improve the designs of our homes or specification.
All details are accurate at the time of printing. Please ask your Customer Experience Manager for further details.