

Welcome to your new home



An exquisite development of six, 4 bedroom homes


The Pastures



An award winning developer

Scrayingham, the best of both worlds

Scrayingham is a peaceful, rural village, set in the beautiful surroundings of the Aldby Park Estate. Situated between the market towns of Malton and Pocklington, on the banks of the River Derwent, it is just a short drive from the bustling village of Stamford Bridge and the historic city of York. Scrayingham has within its reach, a vast array of shops and services.

The village itself is home to a popular riding school with livery yard, a village hall and the saxon church of St Peter and St Paul.

With the River Derwent and Bossall Wood to the west and the Yorkshire Wolds to the east, the village lies within the catchment area of the highly regarded Leavening Primary School and Huntington School and Sixth Form College in York.

The historic city of York is approximately 12 miles away, with a wide range of shops and services, from the quaint independent outlets of The Shambles, to the large out of town Monks Cross shopping centre.

Stamford Bridge is approximately 4 miles away, Malton and Pocklington are both approximately 9 miles away.



J.P. Wild, building to exceptionally high standards

J.P. Wild Homes welcomes you to The Pastures, an exquisite collection of just 6, four bedroom homes, in the tranquil village of Scrayingham. At J.P. Wild, the quality of our homes is of utmost importance. Each home is built to the exacting standards and high specification that made J.P. Wild the winner of the LABC Building Excellence Award, for our 'exceptional detail to the construction and finish both internally and externally.'

Meadow House, 4 bedroom detached house

GROUND FLOOR
LIVING ROOM
7703 x 3782mm incl. bay
(25'3" x 12'4" incl. bay)

DINING ROOM
3381 x 3243mm incl. bay
(11'1" x 10'7" incl. bay)

KITCHEN/ DINING
5945 x 4969mm max.
(19'6" x 16'3" max.)

UTILITY
2081 x 1815mm
(6'9" x 5'11")

W.C.
1815 x 1150mm
(5'11" x 3'9")

FIRST FLOOR
MASTER BED
4375 x 4290mm min.
(14'4" x 14'0" min.)

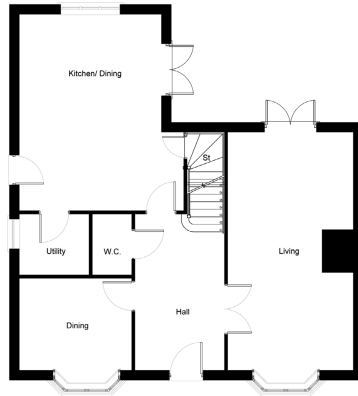
ENSUITE 1 & 2
2500 x 1535mm
(8'2" x 5'0")

BED 2
4005 x 3721mm max.
(13'1" x 12'2" max.)

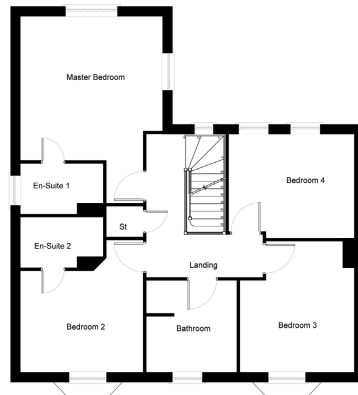
BED 3
3963 x 3462mm max.
(13'0" x 11'4" max.)

BED 4
3807 x 3147mm
(12'5" x 10'3")

BATH
2775 x 2757mm
(9'1" x 9'0")



Ground Floor Plan



First Floor Plan



The Pastures

All enquiries to: 0113 2428411



www.jpwildhomes.co.uk

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GROUND FLOOR
LIVING ROOM
4950 x 3950mm max.
(16'2" x 12'11" max.)

KITCHEN / DINING
6583 x 4515mm max.
(21'7" x 14'9" max.)

UTILITY
1750 x 1250mm
(5'8" x 4'1")

W.C.
2136 x 950mm
(7'0" x 3'1")

FIRST FLOOR
MASTER BED
4182 x 3608mm max.
(13'8" x 11'10" max.)

ENSUITE
2830 x 1213mm
(9'3" x 3'11")

BED 2
3607 x 3533mm max.
(11'10" x 11'7" max.)

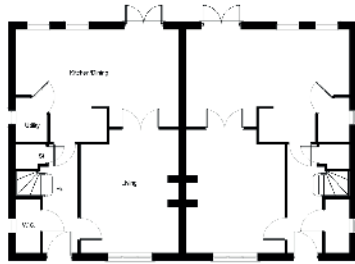
BED 3
3574 x 2274mm
(11'8" x 7'5")

BED 4 / STUDY
3040 x 2875mm max.
(9'11" x 9'5" max.)

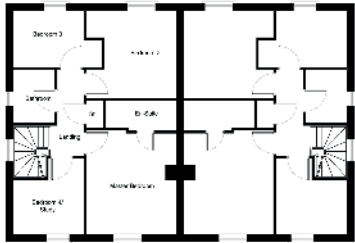
BATH
2140 x 1675mm
(7'0" x 5'6")

Primrose Cottage, Bluebell Cottage

4 Bedroom semi detached houses



Ground Floor Plan



First Floor Plan



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Buttercup Cottage, Honeysuckle Cottage

4 Bedroom semi detached houses

GROUND FLOOR
LIVING ROOM
4950 x 3950mm max.
(16'2" x 12'11" max.)

KITCHEN / DINING
6583 x 4515mm max.
(21'7" x 14'9" max.)

UTILITY
1750 x 1250mm
(5'8" x 4'1")

W.C.
2136 x 950mm
(7'0" x 3'1")

FIRST FLOOR
MASTER BED
4182 x 3608mm max.
(13'8" x 11'10" max.)

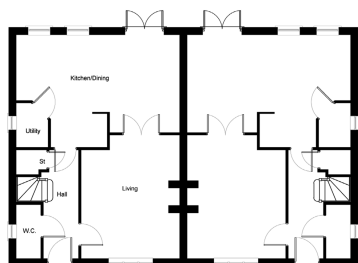
ENSUITE
2830 x 1213mm
(9'3" x 3'11")

BED 2
3607 x 3533mm max.
(11'10" x 11'7" max.)

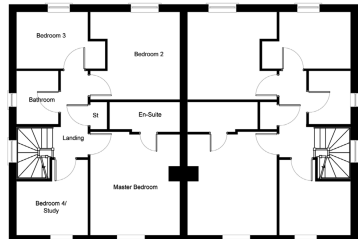
BED 3
3574 x 2274mm
(11'8" x 7'5")

BED 4 / STUDY
3040 x 2875mm max.
(9'11" x 9'5" max.)

BATH
2140 x 1675mm
(7'0" x 5'6")



Ground Floor Plan



First Floor Plan



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River View, 4 bedroom detached house

GROUND FLOOR

LIVING ROOM

6803 x 3950mm incl. bay
(22'3" x 12'11" incl. bay)

DINING ROOM

3527 x 3243mm incl. bay
(11'6" x 10'7" incl. bay)

FAMILY ROOM

5050 x 2800mm
(16'6" x 9'2")

KITCHEN/ DINING

5045 x 4801mm max.
(16'6" x 15'9" max.)

UTILITY

2327 x 1815mm
(7'7" x 5'11")

W.C.

1815 x 1050mm
(5'11" x 3'5")

FIRST FLOOR

MASTER BED

4290 x 3475mm min.
(14'0" x 11'4" min.)

ENSUITE 1 & 2

2270 x 1535mm
(7'5" x 5'0")

BED 2

4070 x 3069mm max.
(13'4" x 10'1" max.)

BATH

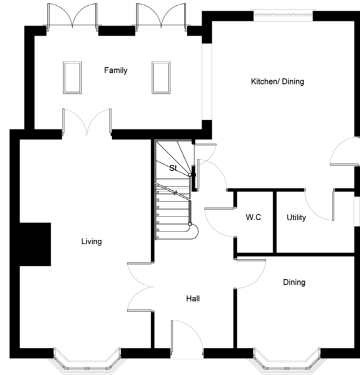
2435 x 1921mm
(7'11" x 6'3")

BED 3

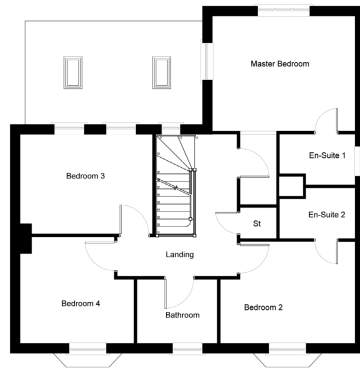
4000 x 3008mm
(13'1" x 9'10")

BED 4

3435 x 3207mm max.
(11'3" x 10'6" max.)



Ground Floor Plan



First Floor Plan



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Specification

General

Exclusive, enclosed private development on large plots, with ample parking and large driveways.
Energy efficient homes built to approved building regulations.
Garages with power and lighting to all houses.
NHBC 10 year Build Mark warranty.

External Specification

External brick walls of traditional construction with Artstone cills.
Maintenance free house exterior.
Turf to front gardens, seeded lawn to rear.
Trees, shrubs and fencing to approved design.
Buff paving slabs to be laid where appropriate.
Patio areas to every house.

Kitchen - Designs available on request

Fully fitted quality range of contemporary 18mm carcass units, and Worktops with upstands (granite to detached houses).
Stainless steel Bosch (or similar) hob and fan assisted oven.
Stainless steel Bosch (or similar) extractor hood.
Franke (or similar) 1 ½ bowl sink and drainer with branded mixer tap.
Integrated Bosch (or similar) dishwasher.
Integrated Fridge Freezer

Utility

Work surfaces where appropriate.
Plumbing for washing machine.
Units as appropriate.
Space for tumble dryer.

Cloakroom

Quality white branded sanitary ware with chrome fittings.
Heated chrome towel rail.
Half tiling to appliance walls.
Floor covering.

Bathroom

Quality white branded sanitary ware with chrome fittings.
Independent chrome thermostatic shower and quality glazed shower screen with chrome trim.
Heated chrome towel rail.
Tiling to appropriate areas.
Floor covering.

Ensuite

Quality white branded sanitary ware with chrome fittings.
Branded chrome thermostatic shower.
Quality shower enclosure with glazed door and chrome trim.
Heated chrome towel rail.
Full tiling to shower and other areas as appropriate.
Floor covering.

Heating/Hot Water

Oil-fired, two zone central heating with high efficiency boilers and individual thermostatic radiator valves.
Multi-fuel real fire stoves to lounge area.

Electrical

Stainless steel sockets and switches throughout including telephone and TV points.
Low energy LED down lighters to cloakroom, ensuite, bathroom and kitchen.
Mains operated smoke alarms on all levels.
External lighting to front and rear.

NACOSS fitted alarm.

Pre-wired TV points to lounge, family area and master bedroom.

Internal Doors/Woodwork

Solid doors throughout.
Contemporary chrome ironmongery throughout.
125mm skirting and 75mm architrave throughout.

Windows and External Doors

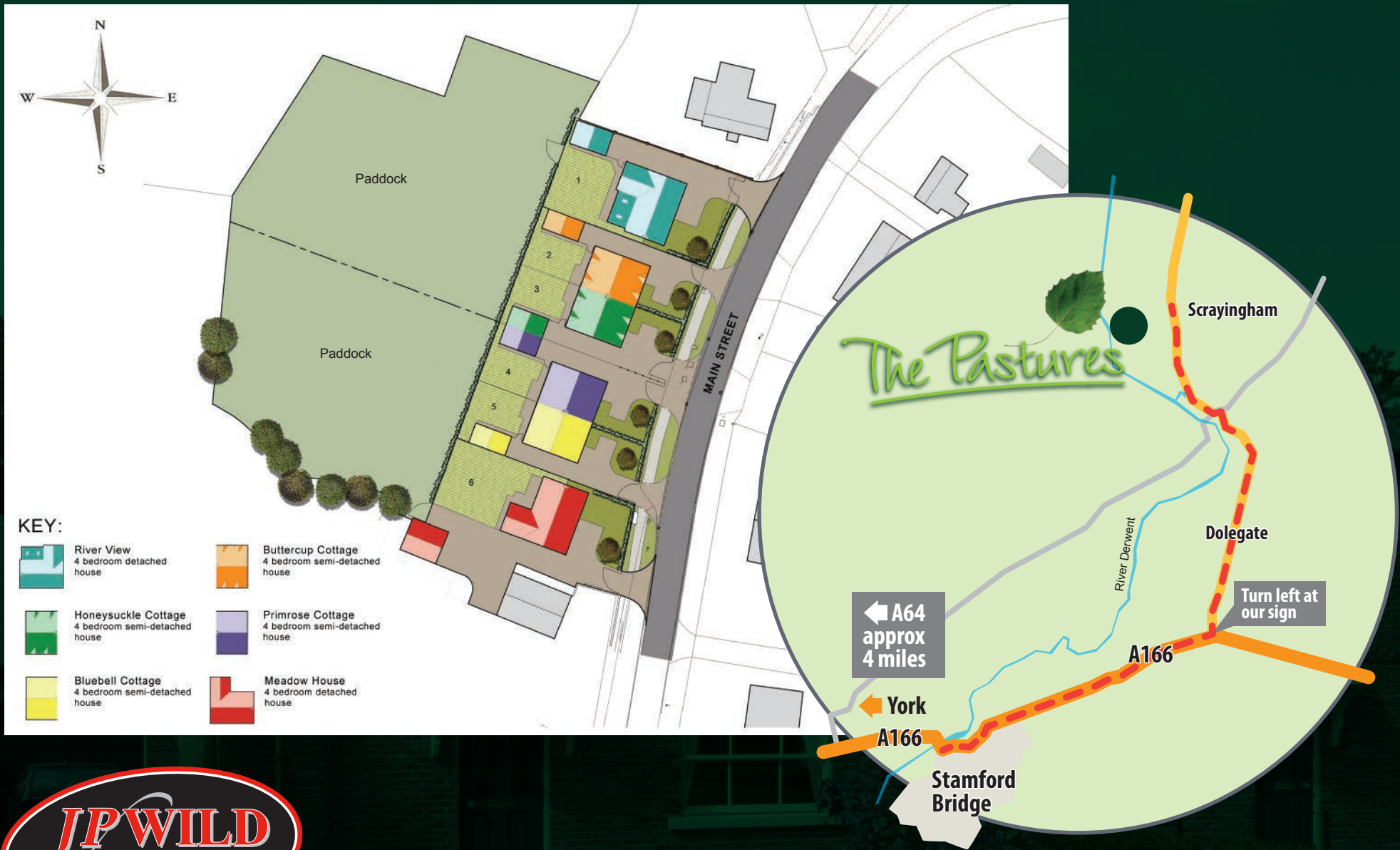
Ivory finish, PVCu double glazed windows with adjustable ventilators and lockable handles.
PVCu double glazed French doors.
Contemporary chrome handles throughout.
Hörmann (or similar) low maintenance garage doors.
High security front doors.

Decoration







Matt emulsion to walls.
White satin painted woodwork.
Skimmed plastered ceilings with white emulsion.

Where possible and subject to early reservation, the developer will work with the purchaser to review exact kitchen and tiling colours etc. from a range of options.





KEY:

- | | | | |
|--|--|--|--|
|  | River View
4 bedroom detached house |  | Buttercup Cottage
4 bedroom semi-detached house |
|  | Honeysuckle Cottage
4 bedroom semi-detached house |  | Primrose Cottage
4 bedroom semi-detached house |
|  | Bluebell Cottage
4 bedroom semi-detached house |  | Meadow House
4 bedroom detached house |



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