



VICARAGE GARDEN

A P A R T M E N T S

Vicarage Lane | Dore Village | Sheffield | S17



VICARAGE GARDEN APARTMENTS



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INTRODUCTION

Welcome to a world of modern living, where comfort meets style and every detail is designed with you in mind. We are delighted to present Vicarage Garden Apartments, our latest collection of brand-new apartments that redefine modern living.

Nestled in the heart of Dore Village, these contemporary residences offer more than just a place to live, they offer a lifestyle. Immerse yourself in the perfect harmony of convenience and luxury as you explore the meticulously crafted spaces that make up Vicarage Gardens.

From the sleek, open-concept kitchens to the spacious living areas and thoughtfully designed bedrooms, each apartment is a testament to our commitment to quality and sophistication.

At Vicarage Gardens we understand that home is more than just a physical space; it's a sanctuary, a place where memories are made, and dreams are realized. Our brand-new apartments are not just buildings; they are the canvas upon which you'll paint the story of your life.

As you flip through the pages of this brochure, envision yourself enjoying living on the edge of the Peak District, and relishing the convenience of all the nearby amenities in the heart of Dore Village.

It's time to elevate your living experience. Vicarage Gardens is not just a place to live; it's a place to thrive. We invite you to step into a new chapter of your life, where every detail has been considered, and every comfort awaits.

Welcome home to Vicarage Gardens - where modern living begins.



VICARAGE GARDEN

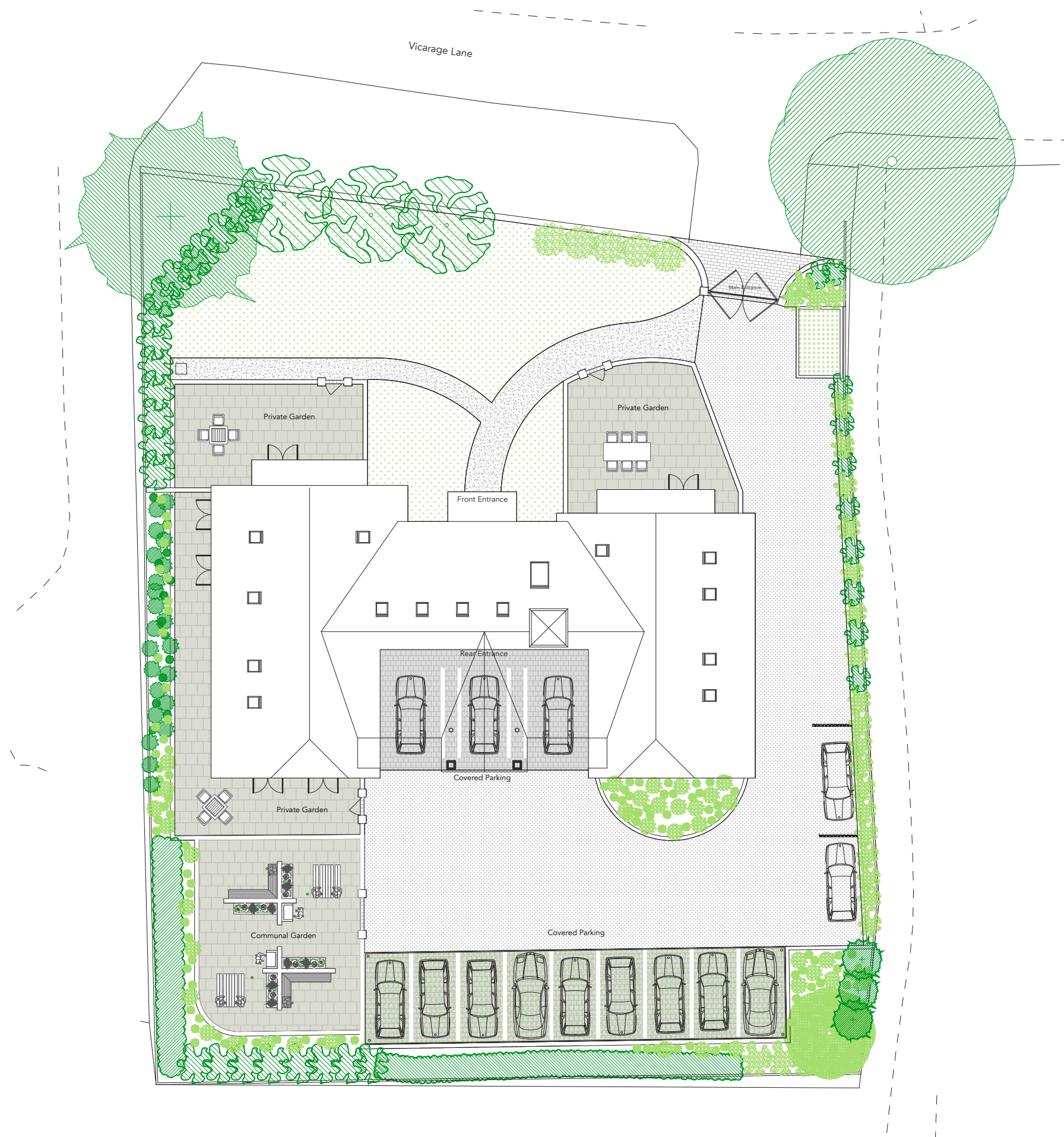
APARTMENTS

SITE PLAN

Introducing an oasis of contemporary living nestled within the heart of Dore Village.

This exclusive collection of stylish apartments redefines modern living with a harmonious blend of sophistication and tranquillity. Designed to inspire a sense of community and well-being, Vicarage Gardens boasts expansive communal spaces, meticulously landscaped to create lush pockets of greenery.

From allocated parking, EV charging points, cosy private gardens & spacious balconies offering panoramic views, every detail has been thoughtfully curated to elevate your lifestyle.



DORE VILLAGE

Welcome to Dore Village Where Tradition Meets Modern Charm

Nestled within the picturesque landscapes of Sheffield, Dore Village stands as a testament to the harmonious blend of traditional and contemporary living. Steeped in history yet embracing modernity, this charming village is more than just a residential area - it's a community where the past and present coalesce seamlessly.

MODERN LIVING | VILLIAGE LIFE



LOCATION

Tradition & Modern Charm Intertwine in DORE VILLAGE

Dore Village enjoys an enviable location, surrounded by lush greenery and a tranquil ambiance. Situated on the edge of the peak district residents experience the best of both worlds: the serene countryside and the vibrant city life of Sheffield just a stone's throw away.

Dore Village is not just a collection of houses; it's a tight-knit community where neighbours become friends, and every resident plays a part in fostering a sense of belonging. From community events to local initiatives, the spirit of camaraderie thrives in Dore Village.



Where Modern Living Meets Historic Elegance SHEFFIELD

Welcome to Sheffield, a city that seamlessly blends the charm of its historic roots with the excitement of contemporary living. Immerse yourself in the city's industrial heritage, with iconic landmarks like the Winter Garden and Millennium Gallery beckoning you to explore. Sheffield's reputation as the "Outdoor City" is exemplified by the stunning nearby parks, perfect for leisurely strolls or weekend adventures. With a thriving culinary scene, diverse cultural offerings, and easy access to excellent transport links, our new build apartments are not just residences; they are gateways to the eclectic lifestyle that Sheffield effortlessly offers. Embrace the essence of modern sophistication while revelling in the historical grandeur that makes Sheffield a city like no other.



Embrace Nature's Splendour in THE PEAK DISTRICT

Just beyond the doorstep of your new home lies the enchanting wonder of the Peak District, a natural haven that captivates with its breathtaking landscapes and timeless beauty. As the first national park in the United Kingdom, the Peak District unfolds like a picturesque tapestry of rolling hills, serene lakes, and ancient woodlands. Whether you crave the exhilaration of hiking along scenic trails, the tranquillity of picnicking by a crystal-clear stream, or the awe-inspiring views from elevated peaks, the Peak District offers a myriad of experiences for nature enthusiasts.



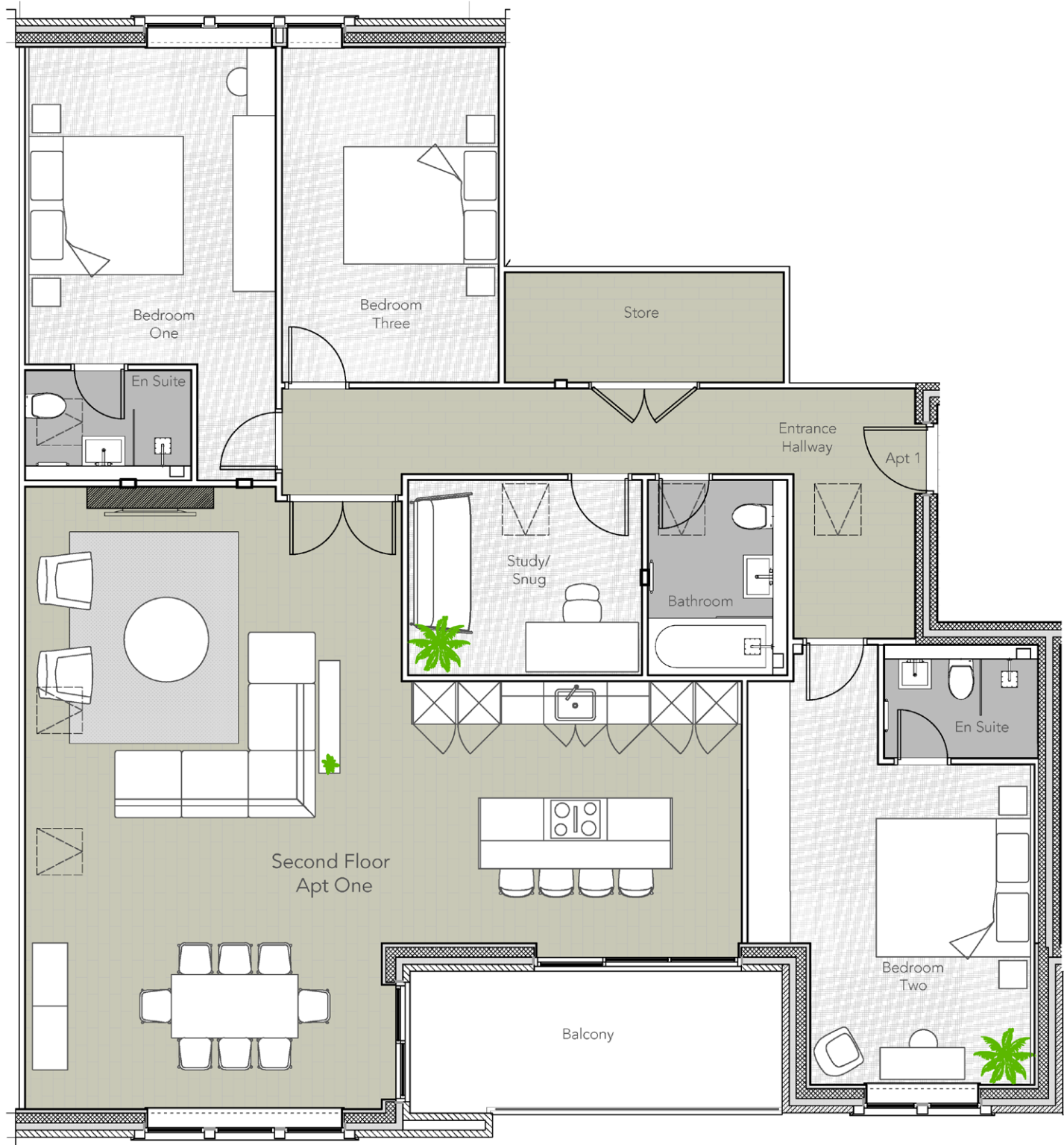
THE PEAK DISTRICT NATIONAL PARK

Nestled in the heart of England, the Peak District is a captivating tapestry of rugged moorlands, dramatic limestone cliffs, and picturesque valleys. Its timeless beauty has inspired poets and artists for centuries. The region is adorned with quaint villages steeped in history, where stone cottages dot the landscape and cozy pubs invite you in with wood fires. Adventure beckons amidst the rolling hills, whether it's hiking along ancient trails, cycling through winding lanes, or exploring mysterious caverns hidden beneath the earth. From the breathtaking vistas atop Mam Tor to the serene tranquility of Dovedale's riverside walks, the Peak District offers an escape into nature's embrace, where every corner reveals a new facet of its enchanting allure.





FLOOR PLANS

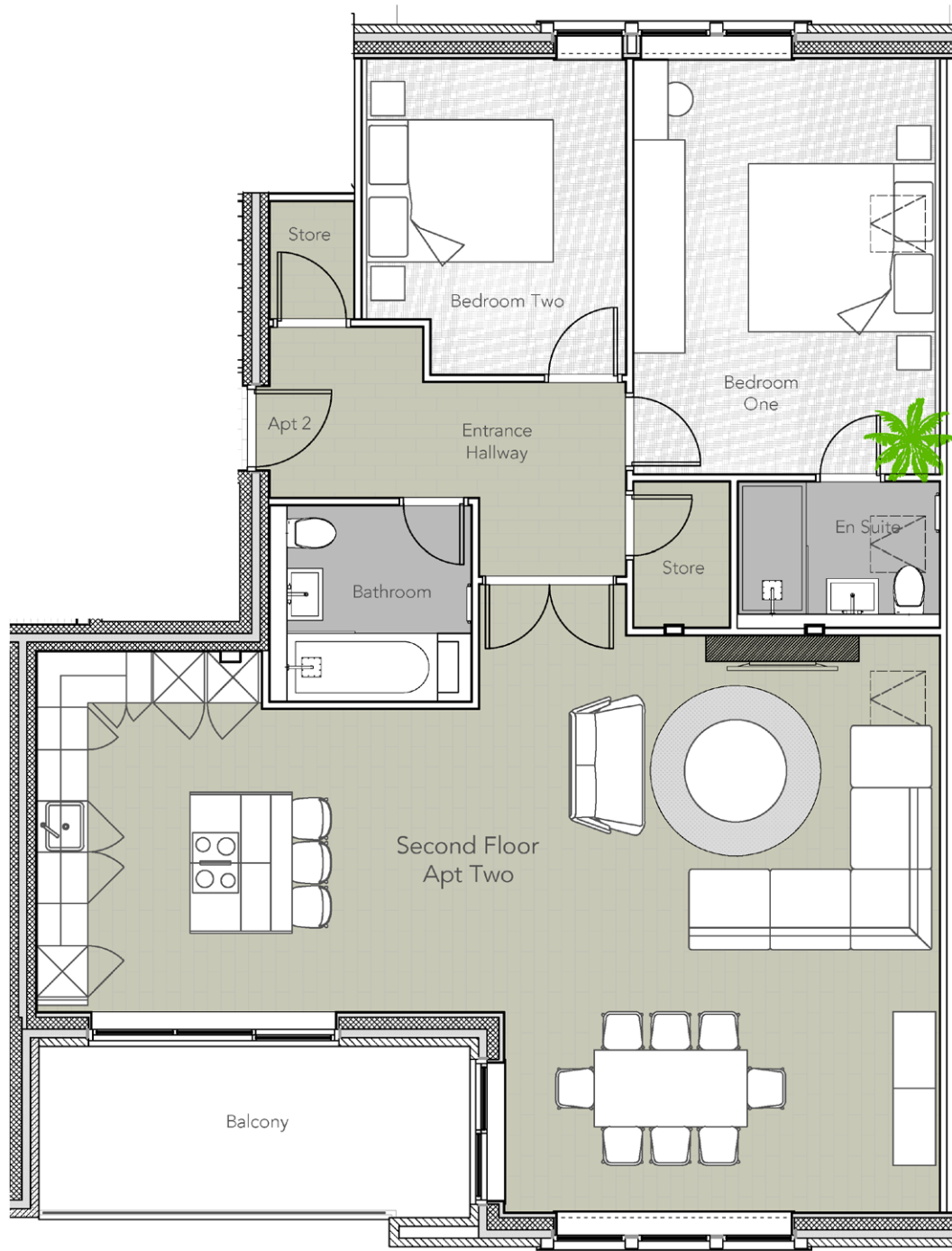


APARTMENT ONE

THREE BEDROOM PENTHOUSE
APARTMENT WITH TWO EN-SUITES

- Second Floor
- Size | 165 sqm (1776 sq ft)
- Kitchen | 4.8 x 3.7 m
- Living & Dining | 5.3 x 8.8 m
- Bedroom One | 3.6 x 4.6 m
En-suite | 2.4 x 1.6 m
- Bedroom Two | 4.1 x 4.6 m
En-suite | 2.2 x 1.6 m
- Bedroom Three | 3.1 x 4.8 m
- Family Bathroom | 1.9 x 2.8 m
- Study/ Snug | 3.2 x 2.8 m
- Store | 4 x 1.5 m
- Balcony | 5.2 x 1.9m





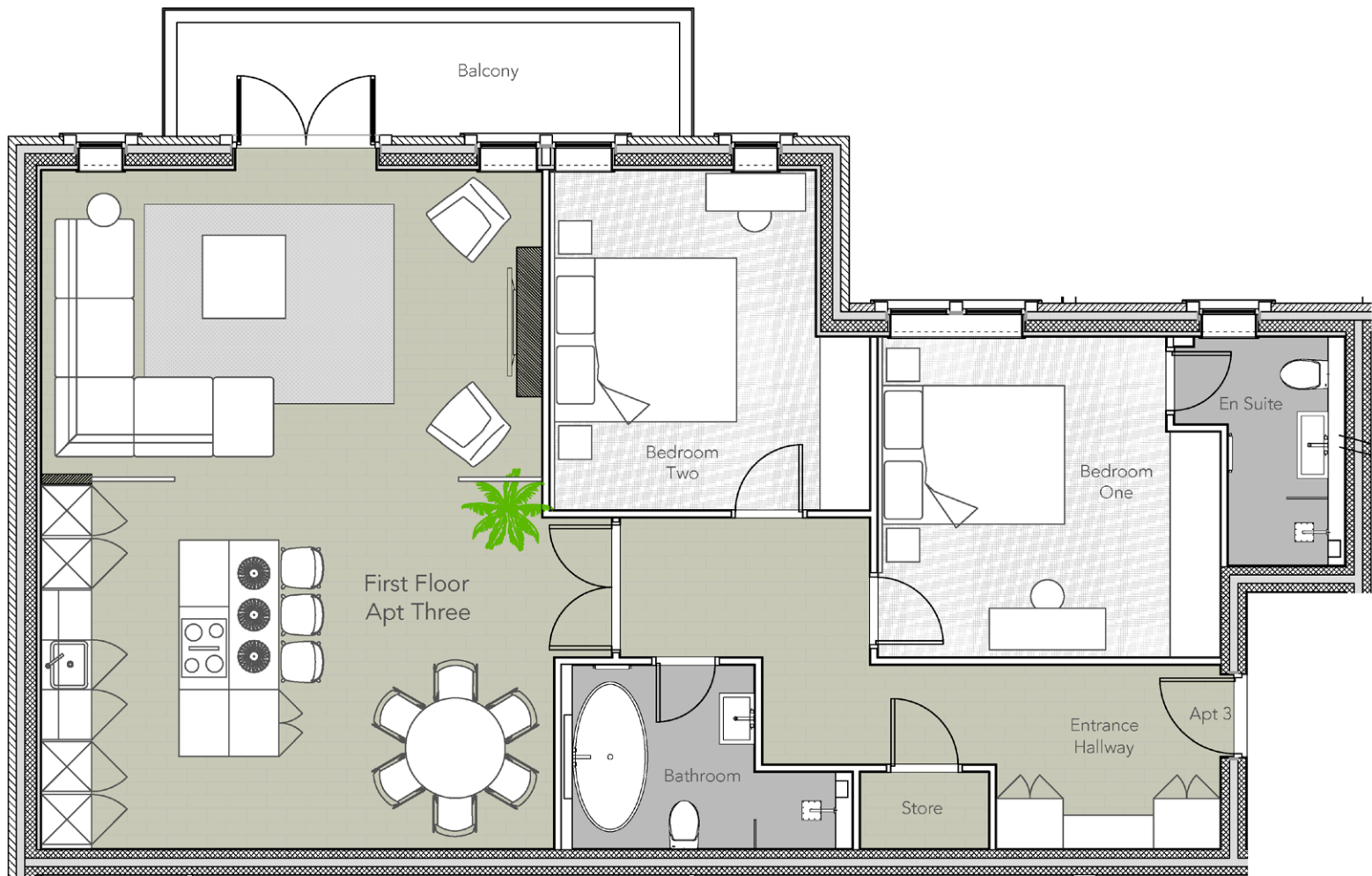
APARTMENT TWO

TWO BEDROOM PENTHOUSE
APARTMENT WITH EN-SUITE

- Second Floor
- Size | 110 sqm (1184 sq ft)
- Kitchen | 5.2 x 4.3 m
- Living & Dining | 5.4 x 7.3 m
- Bedroom One | 3.6 x 4.9 m
En-suite | 2.4 x 1.7 m
- Bedroom Two | 3.1 x 3.8 m
- Family Bathroom | 2.4 x 2.4 m
- Store | 1.2 x 1.8 m
- Balcony | 5.2 x 1.9 m



SECOND FLOOR | Location Plan



APARTMENT THREE

TWO BEDROOM FIRST FLOOR
APARTMENT WITH EN-SUITE

First Floor

Size | 110 sqm (1184 sq ft)

Kitchen, Living & Dining | 6.9 x 8.2 m

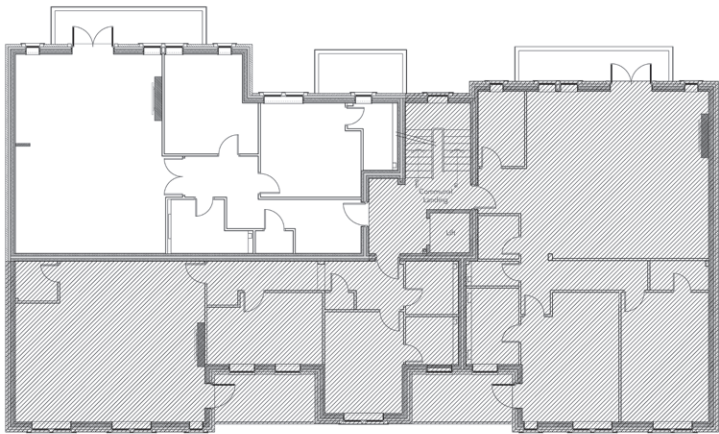
Bedroom One | 4.1 x 3.9 m
En-suite | 2.7 x 1.4 m

Bedroom Two | 3.9 x 4.1 m

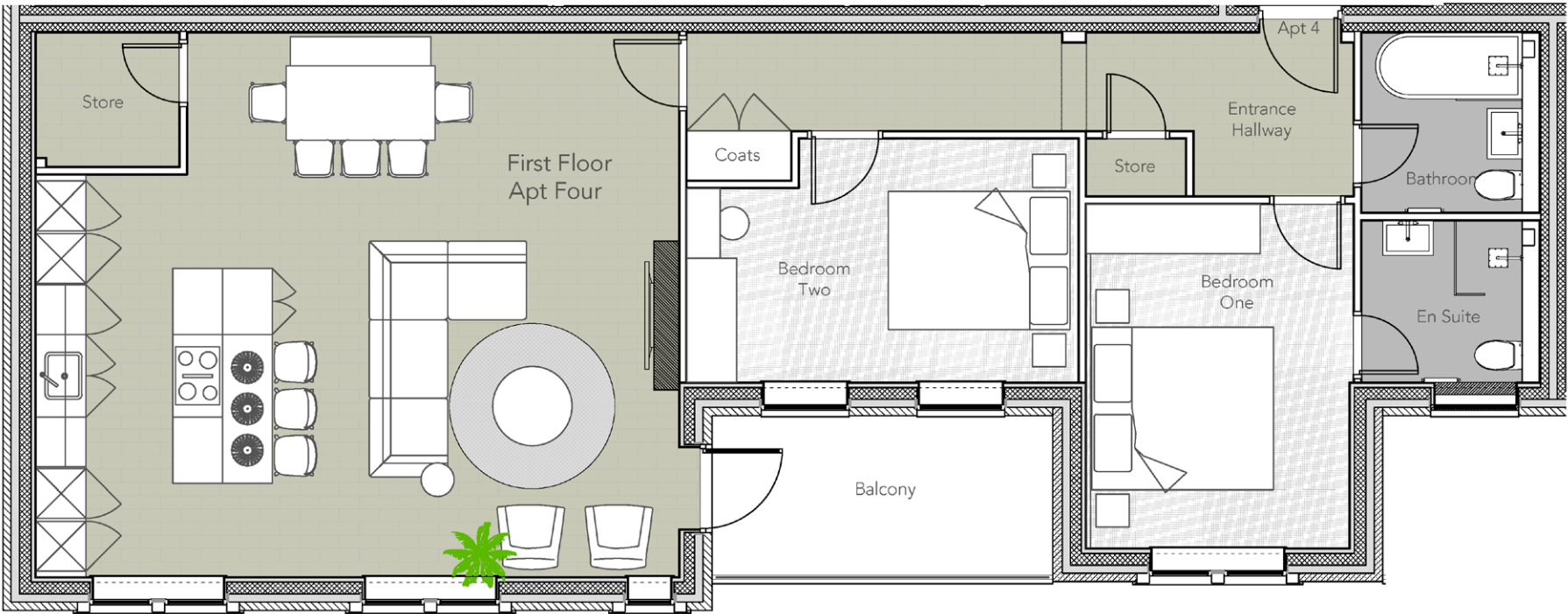
Family Bathroom | 3.5 x 2.2 m

Store | 1.6 x 0.9 m

Balcony | 1.3 x 6.1 m



FIRST FLOOR | Location Plan



APARTMENT FOUR

TWO BEDROOM FIRST FLOOR
APARTMENT WITH EN-SUITE

First Floor

Size | 101 sqm (1087 sq ft)

Kitchen, Living & Dining | 7.8 x 6.6 m

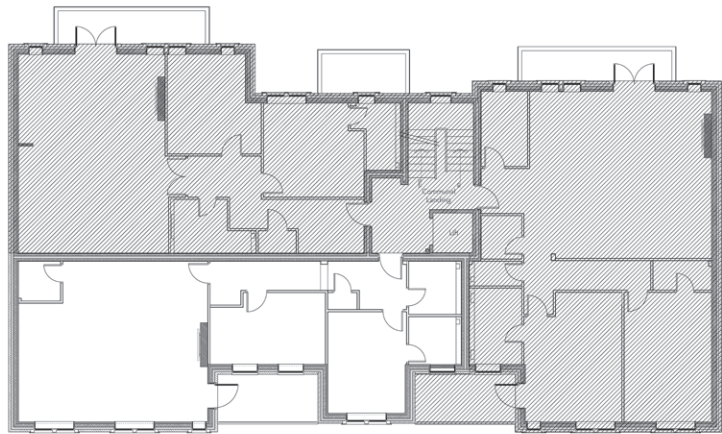
Bedroom One | 3.3 x 4.2 m
En-suite | 2.2 x 1.9 m

Bedroom Two | 4.8 x 3.0 m

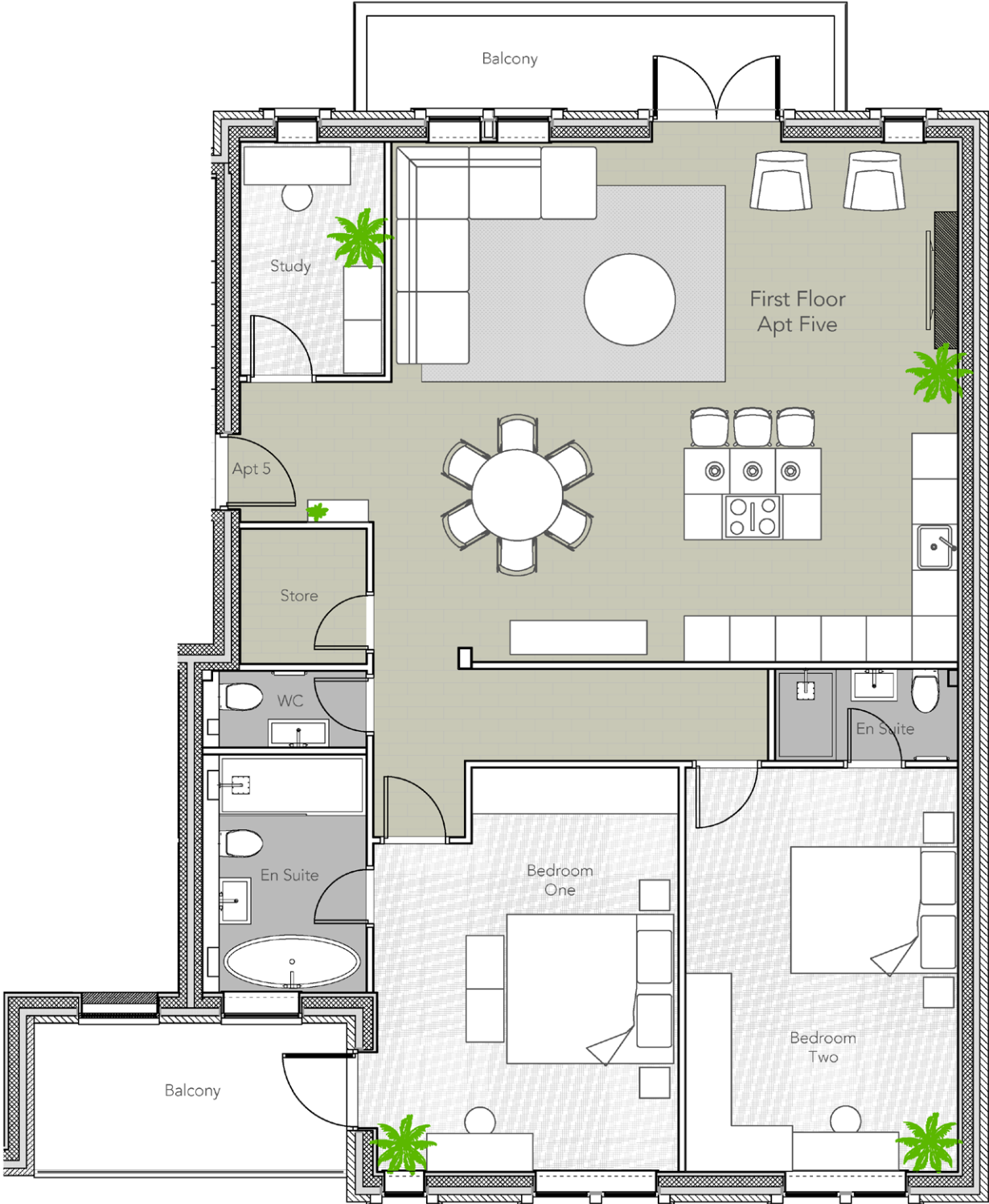
Family Bathroom | 2.2 x 1.9 m

Store | 1.8 x 1.6 m

Balcony | 4.1 x 2.0 m



FIRST FLOOR | Location Plan



APARTMENT FIVE

TWO BEDROOM FIRST FLOOR
APARTMENT WITH TWO EN-SUITES &
STUDY

First Floor

Size | 126 sqm (1356 sq ft)

Kitchen, Living & Dining | 7.5 x 6.9 m

Study | 1.8 x 3.1 m

Bedroom One | 4.1 x 5.3 m
En-suite | 2.2 x 3.2 m

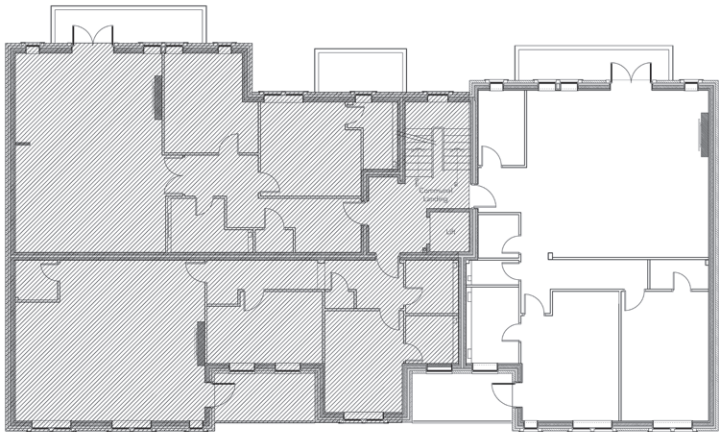
Bedroom Two | 3.6 x 5.3 m
En-suite | 2.4 x 1.2 m

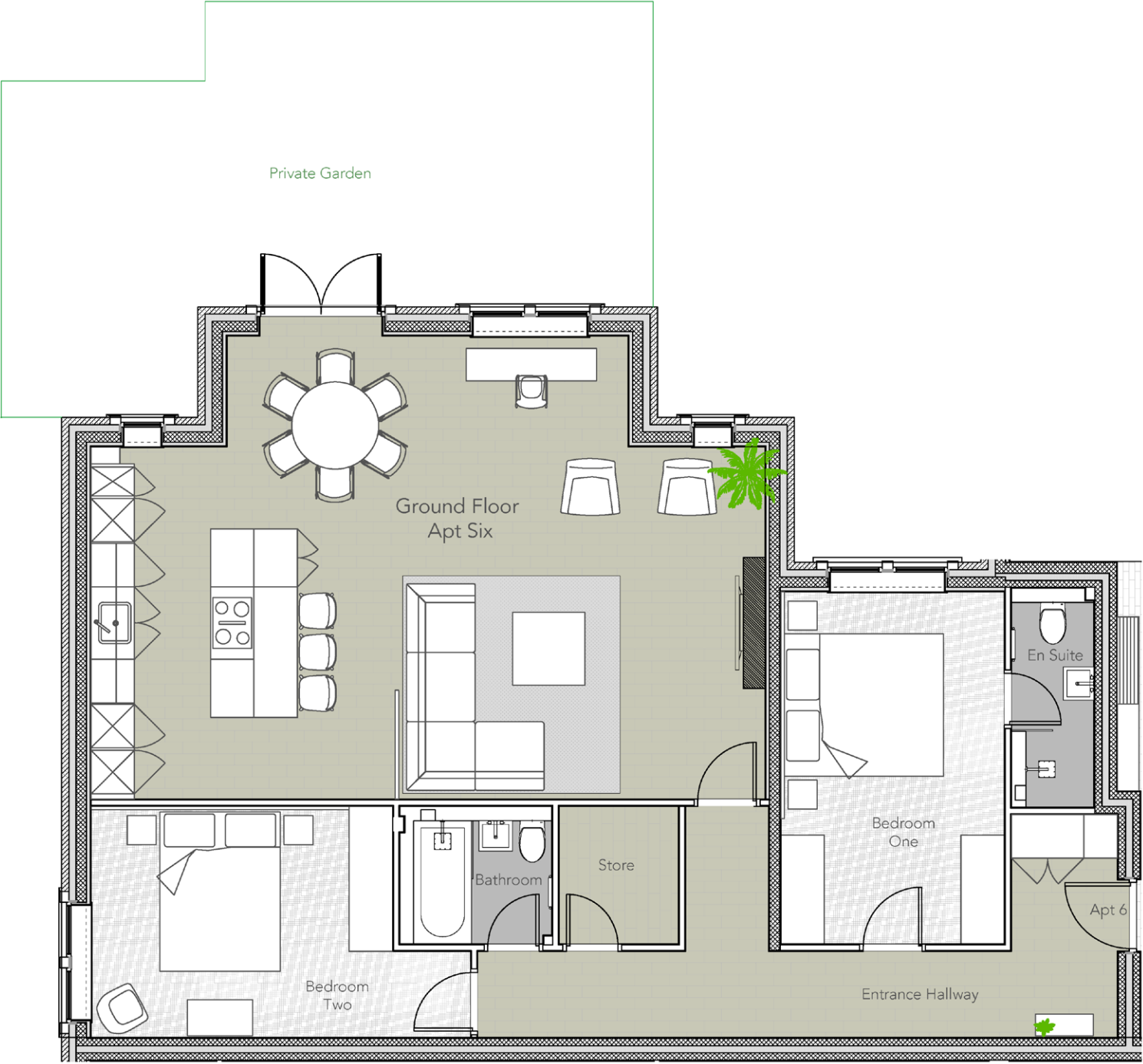
WC | 2.2 x 1.1 m

Store | 1.7 x 1.8 m

Front Balcony | 1.3 x 6.1 m

Rear Balcony | 4.1 x 2.0 m

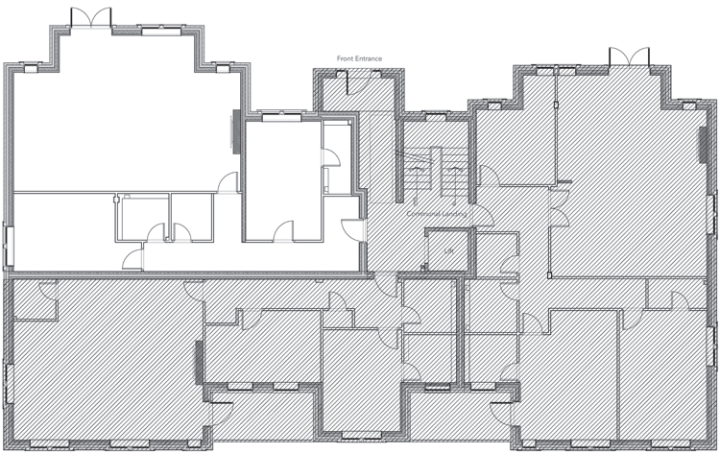




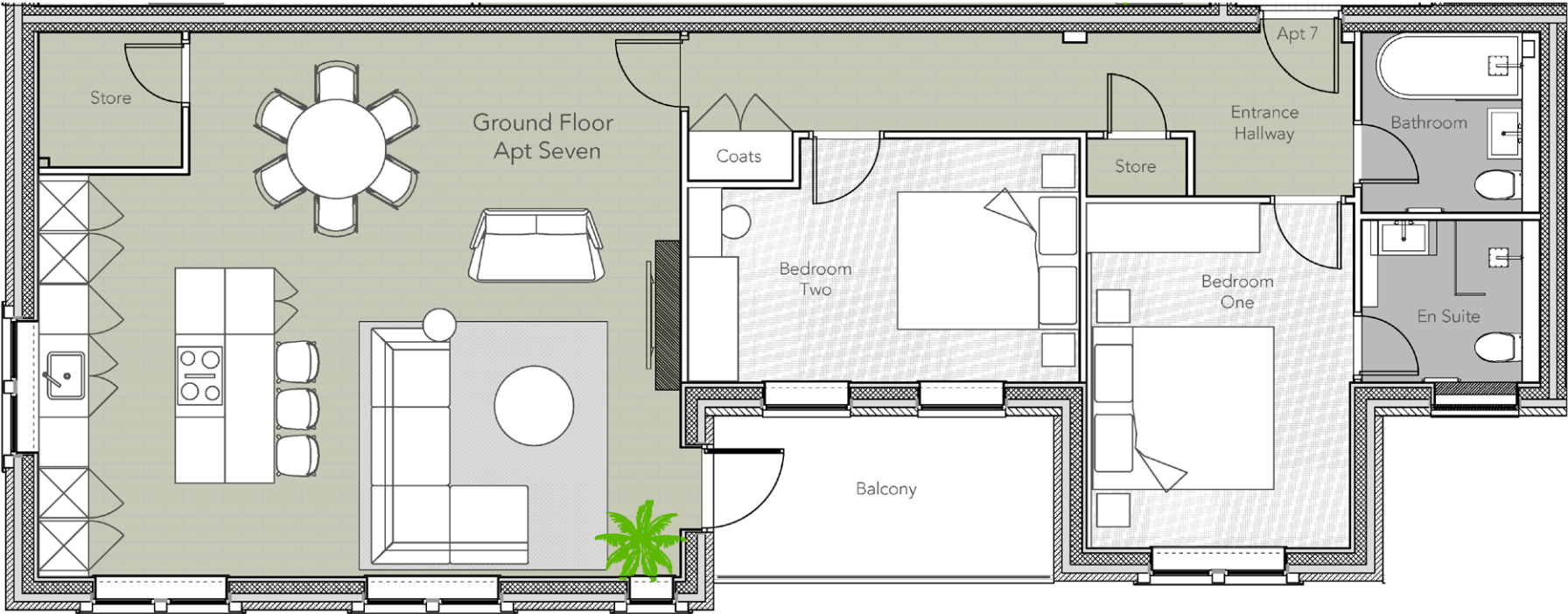
APARTMENT SIX

TWO BEDROOM GROUND FLOOR
APARTMENT WITH EN-SUITE

- Ground Floor
- Size | 113 sqm (1216 sq ft)
- Kitchen, Living & Dining | 9.4 x 6.4 m
- Bedroom One | 3.2 x 4.9 m
- En-suite | 1.2 x 3.0 m
- Bedroom Two | 5.3 x 3.2 m
- Family Bathroom | 2.1 x 2.0 m
- Store | 1.7 x 2.0 m
- Garden | 9.0 x 4.2 m



GROUND FLOOR | Location Plan



APARTMENT SEVEN

TWO BEDROOM GROUND FLOOR
APARTMENT WITH EN-SUITE

Ground Floor

Size | 101 sqm (1087 sq ft)

Kitchen, Living & Dining | 7.8 x 6.6 m

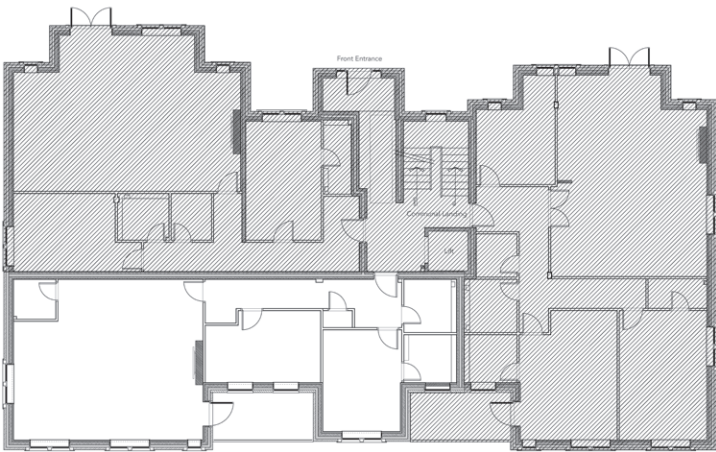
Bedroom One | 3.3 x 4.2 m
En-suite | 2.2 x 1.9 m

Bedroom Two | 4.8 x 3.0 m

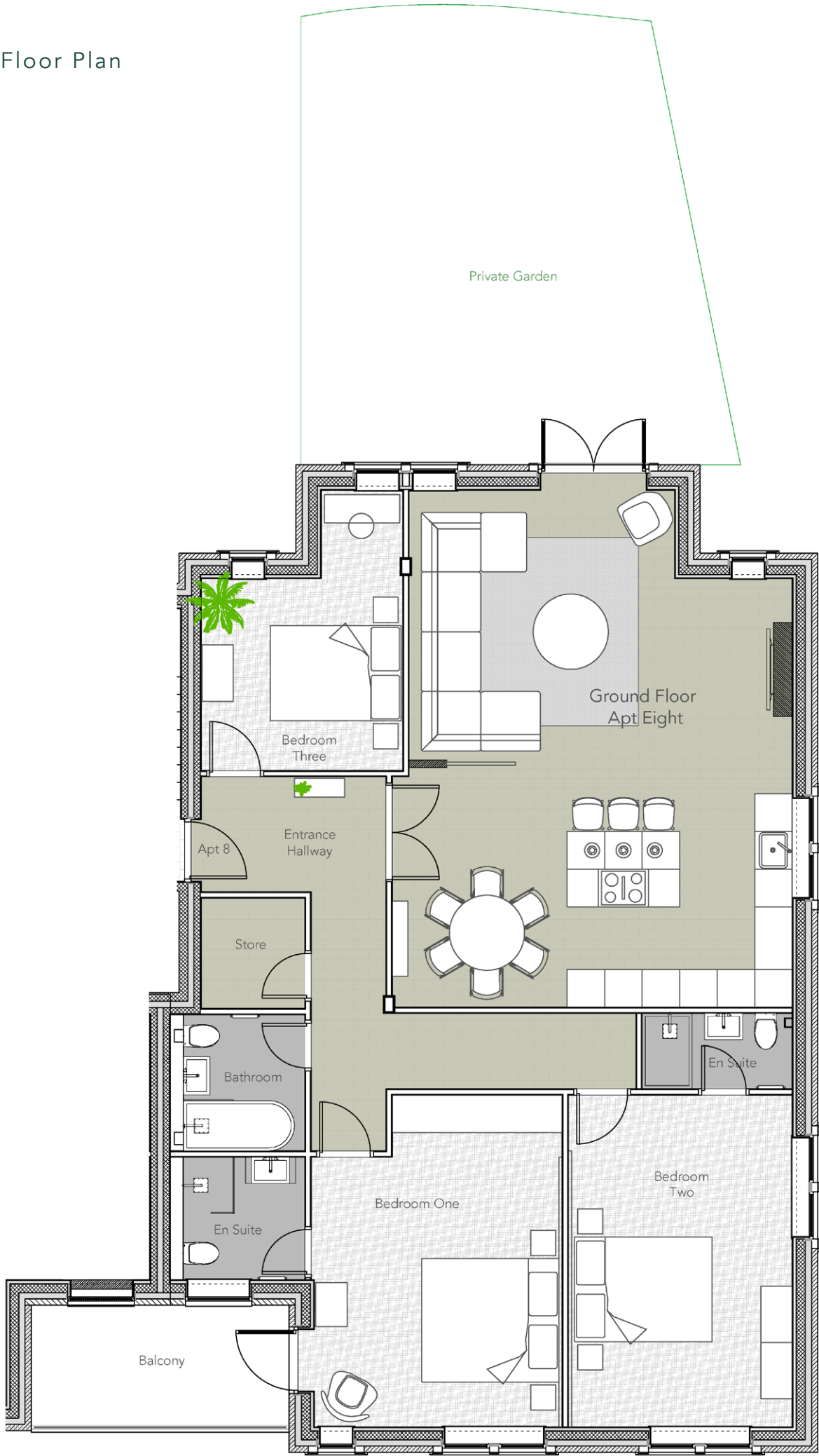
Family Bathroom | 2.2 x 1.9 m

Store | 1.8 x 1.6 m

Balcony | 4.1 x 2.0 m



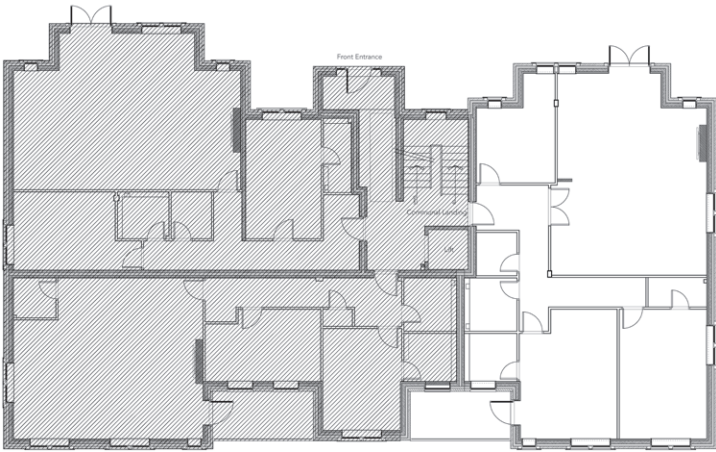
GROUND FLOOR | Location Plan

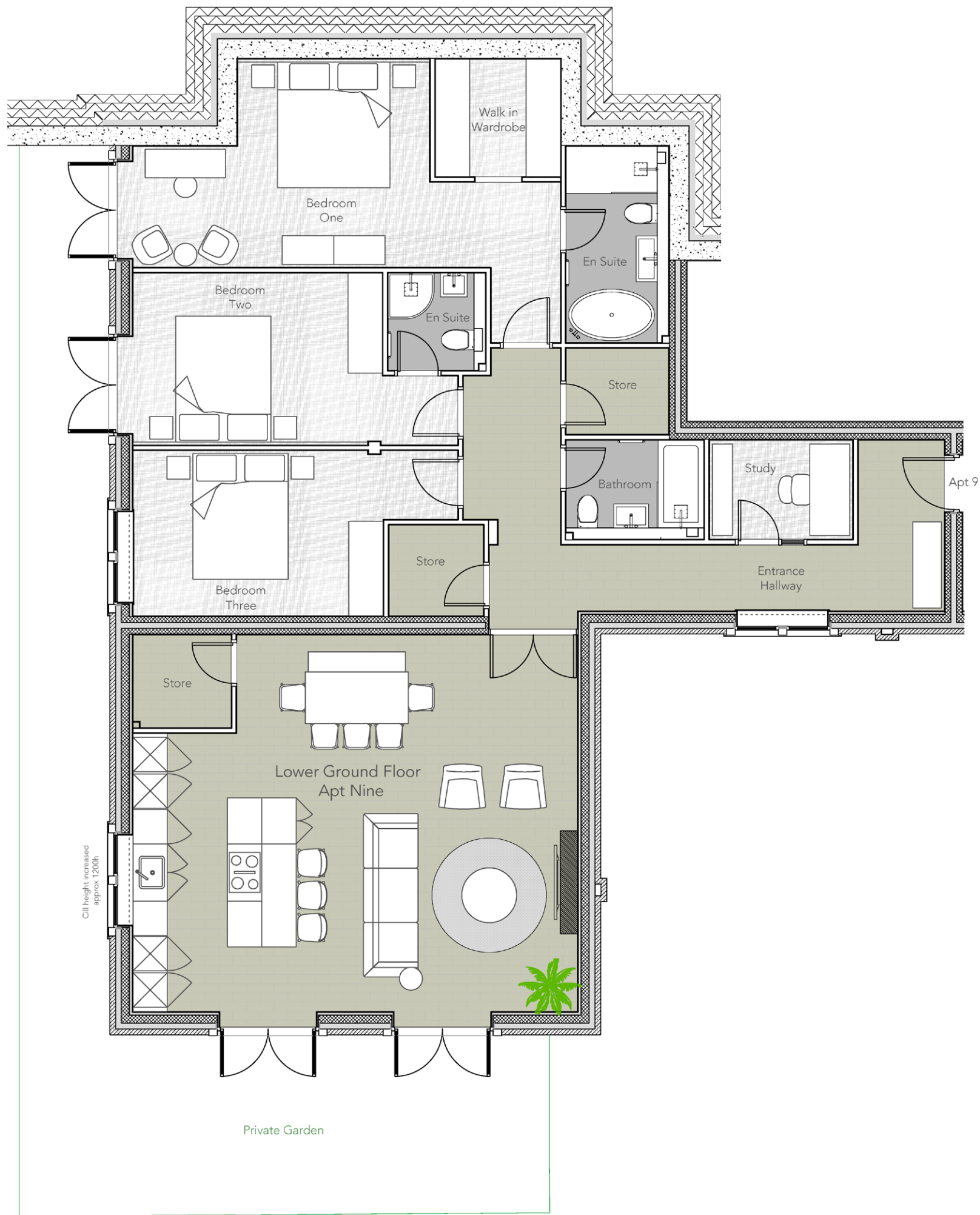


APARTMENT EIGHT

THREE BEDROOM GROUND FLOOR
APARTMENT WITH TWO EN-SUITES

- Ground Floor
- Size | 134 sqm (1442 sq ft)
- Kitchen & Dining | 6.4 x 3.6 m
- Living | 6.2 x 4.6 m
- Bedroom One | 4.1 x 5.3 m
En-suite | 2.2 x 1.9 m
- Bedroom Two | 3.6 x 5.3 m
En-suite | 2.4 x 1.2 m
- Bedroom Three | 3.3 x 4.5 m
- Family Bathroom | 2.2 x 1.9 m
- Store | 1.7 x 1.8 m
- Garden | 6.3 x 7.3 m





APARTMENT NINE

THREE BEDROOM LOWER GROUND FLOOR APARTMENT WITH TWO EN-SUITES & STUDY

Lower Ground Floor

Size | 153 sqm (1647 sq ft)

Kitchen, Dining & Living | 7.8 x 6.6 m

Bedroom One | 7.4 x 3.6 m
En-suite | 1.8 x 3.4 m

Bedroom Two | 4.3 x 3.0 m
En-suite | 1.7 x 1.7 m

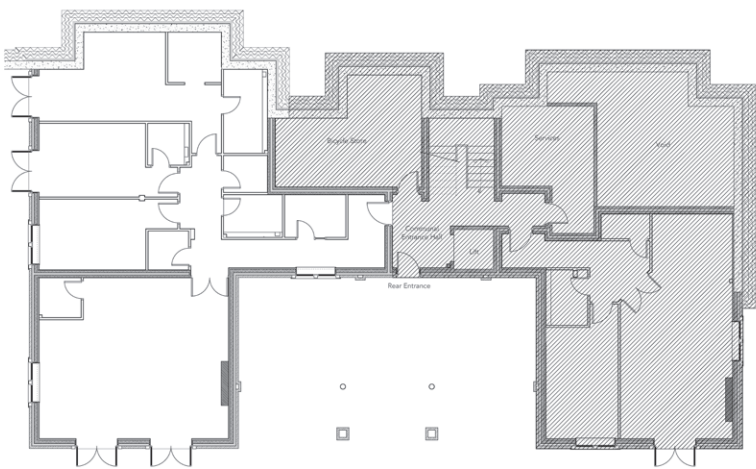
Bedroom Three | 4.3 x 3.0 m

Family Bathroom | 2.4 x 1.7 m

Stores x 3 | 1.6 x 1.6 m

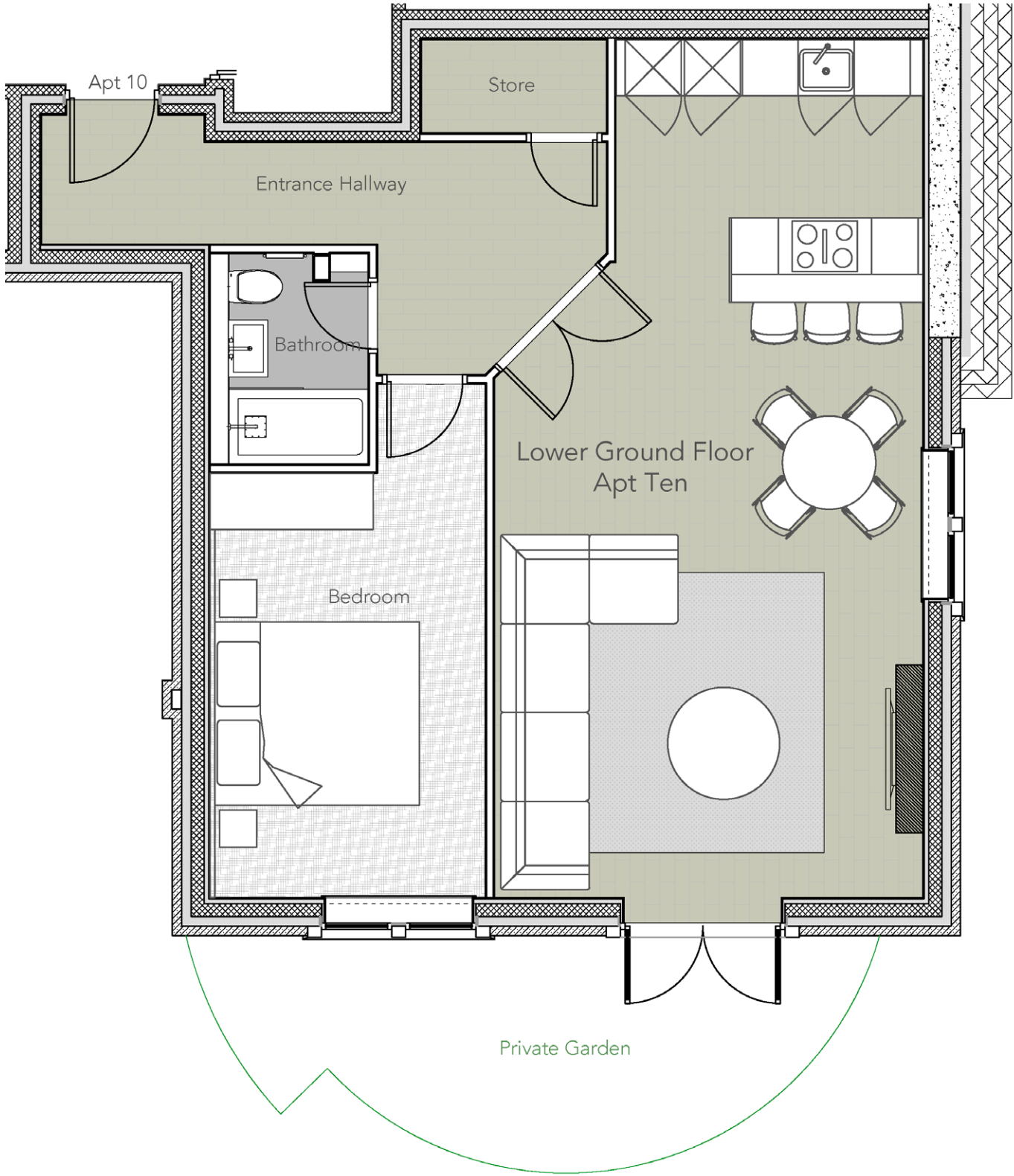
Study | 2.6 x 1.7 m

Garden | 9.2 x 3.0 m + 1.5 x 15.5 m



LOWER GROUND FLOOR

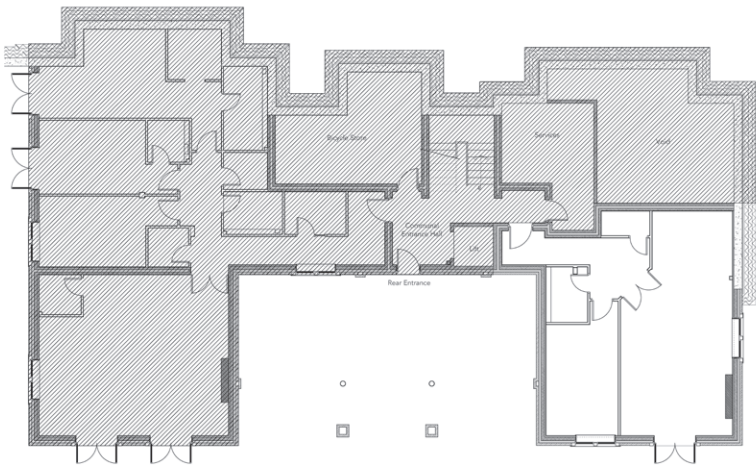
Location Plan



APARTMENT TEN

ONE BEDROOM LOWER GROUND FLOOR APARTMENT

- Lower Ground Floor
- Size | 71 sqm (764 sq ft)
- Kitchen, Dining & Living | 9.2 x 4.6 m
- Bedroom | 5.5 x 2.9 m
- Bathroom | 2.2 x 1.7 m
- Store | 1 x 2 m



LOWER GROUND FLOOR

Location Plan





SPECIFICATIONS

KITCHENS | SPECIFICATION

Luxury kitchen specifications harmoniously blend functionality, aesthetics, and the latest technology. The kitchens at Vicarage Gardens boast high-end appliances from renowned brands, such as Siemens & Bora offering top-tier performance and innovative features.

Custom cabinetry crafted from premium materials provide ample storage while seamlessly integrating with the overall design scheme. Quality Silestone countertops not only enhance the visual appeal but also ensure durability and ease of maintenance. Attention to detail extends to fixtures and finishes, with integrated lighting solutions, soft close hinges and custom made drawer organisers, elevating the space to one of opulence and refinement.



BATHROOMS | SPECIFICATION

The luxury bathrooms at Vicarage Gardens are a sanctuary of indulgence and sophistication, where great design meets unparalleled comfort. Designed in Yorkshire and crafted with high quality materials, every detail exudes timeless elegance.

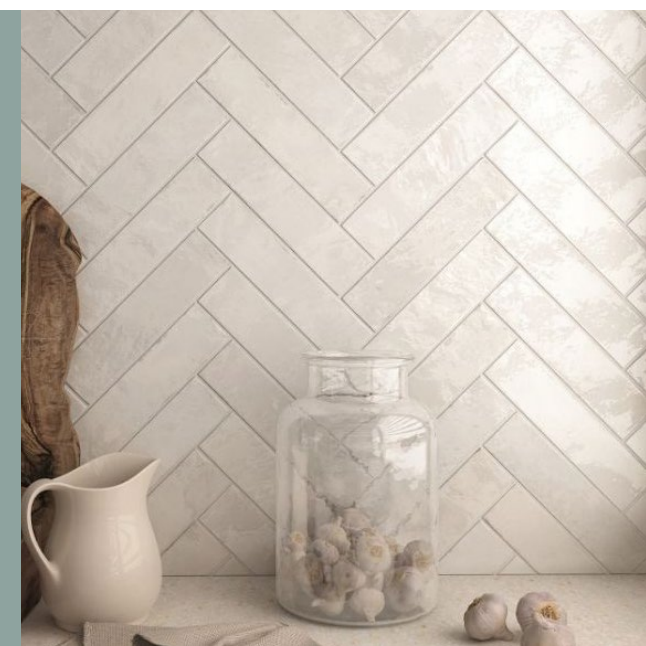
High quality brassware by Coalbrook and complimenting accessories, enhance beautifully tiled surfaces in a variety of palettes and textures. With thoughtful layouts, smart storage, and underfloor heating, the bathrooms at Vicarage Gardens will create an oasis of relaxation and refinement within the home.



tissino



COALBROOK



ROPER RHODES®



carron



BATHROOMS BY

YORKSHIRE TILE
COMPANY

GARDENS & PARKING | SPECIFICATION

Communal facilities offer residents an array of amenities designed to enrich and enhance their lifestyle. Electric vehicle charging points and allocated parking bays make everyday access simple. Secure bike and recreational storage on the lower ground floor provide extra storage space and peace of mind.

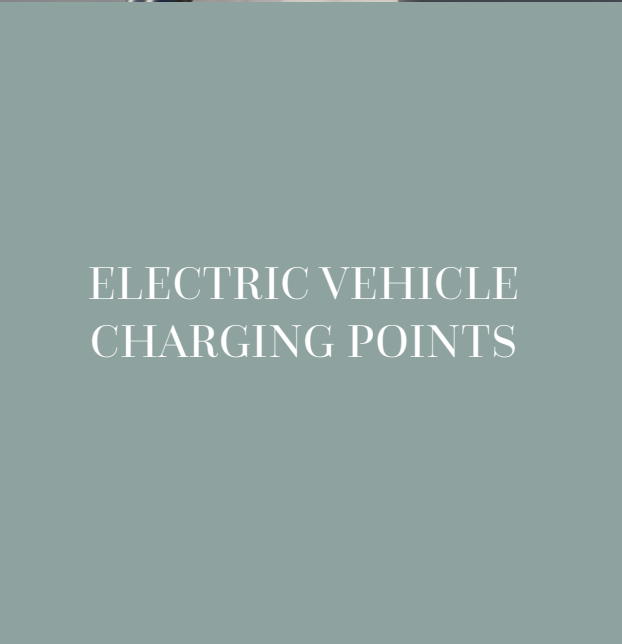
Landscaped communal gardens with shared barbecue facilities, foster a sense of community and well-being among residents, and provide the perfect setting for gatherings and events. Private balconies & courtyards surrounded by mature trees elevate the experience of luxury apartment living.



ALLOCATED
PARKING



PRIVATE & COMMUNAL
LANDSCAPED GARDENS
& BBQ AREA



ELECTRIC VEHICLE
CHARGING POINTS



BALCONY OR TERRACE
TO ALL APARTMENTS



SECURE INDOOR
BIKE STORAGE

LET'S TALK

We would love to talk more about how we can help with your move, so please don't hesitate to contact us, whatever stage of the journey you are on.



Vicarage Lane | Dore Village | Sheffield | S17

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Product photography, computer generated images, furniture layouts & dimensions are indicative & included as a guide only.

Contact us for information on loose & fixed furniture inclusions & exclusions.

Optional finishes, colour choices & upgrades may be available subject to construction stage.

Specifications & layouts are correct at time of going to print, but are subject to change without notice.