

Millers Retreat

Pocklington

A collection of 3, 4 & 5 bedroom homes in the ideally located village of Pocklington, East Yorkshire



The town – affectionately referred to as Pock – has a skyline dominated by a 15th century church tower, with the architecture a mixture of quaint old houses and modern buildings. Today, while the town retains many of its historical highlights, places of natural beauty and of course its association with the Wolds, it offers all the elements associated with a thriving town and busy community.

Now considered a commuter town for York (just 13 miles away), Hull and Leeds, Pocklington not

only boasts one of the area's finest independent co-ed fee paying schools in the area but offers an eclectic mix of recreational, social and arts interests. For a gentler pace, why not visit Burnby Hall Gardens – home to Europe's largest collection of hardy water lilies.

The wonderful Pocklington Canal Head has been named as one of the top 10 places to see watery wildlife in Britain, or there is the chance for a spot of fly-fishing at nearby Allerthorpe Lakeland Park - which comes complete with its

own watersports facilities and BMX Park. Pocklington is a great place to meet people, whether during a shopping trip to the regular Tuesday market, or by joining one of the many sporting clubs, from golf and gliding to rugby and running. All this and much more makes Pocklington a wonderful location for Millers Retreat. Continuing to build on the Linden Homes' enviable reputation, the development will offer a lifestyle to suit the pace of our residents' busy working and family life.

Millers Retreat

Pocklington, East Yorkshire YO24 2FF

A collection of 3, 4 & 5 bedroom homes

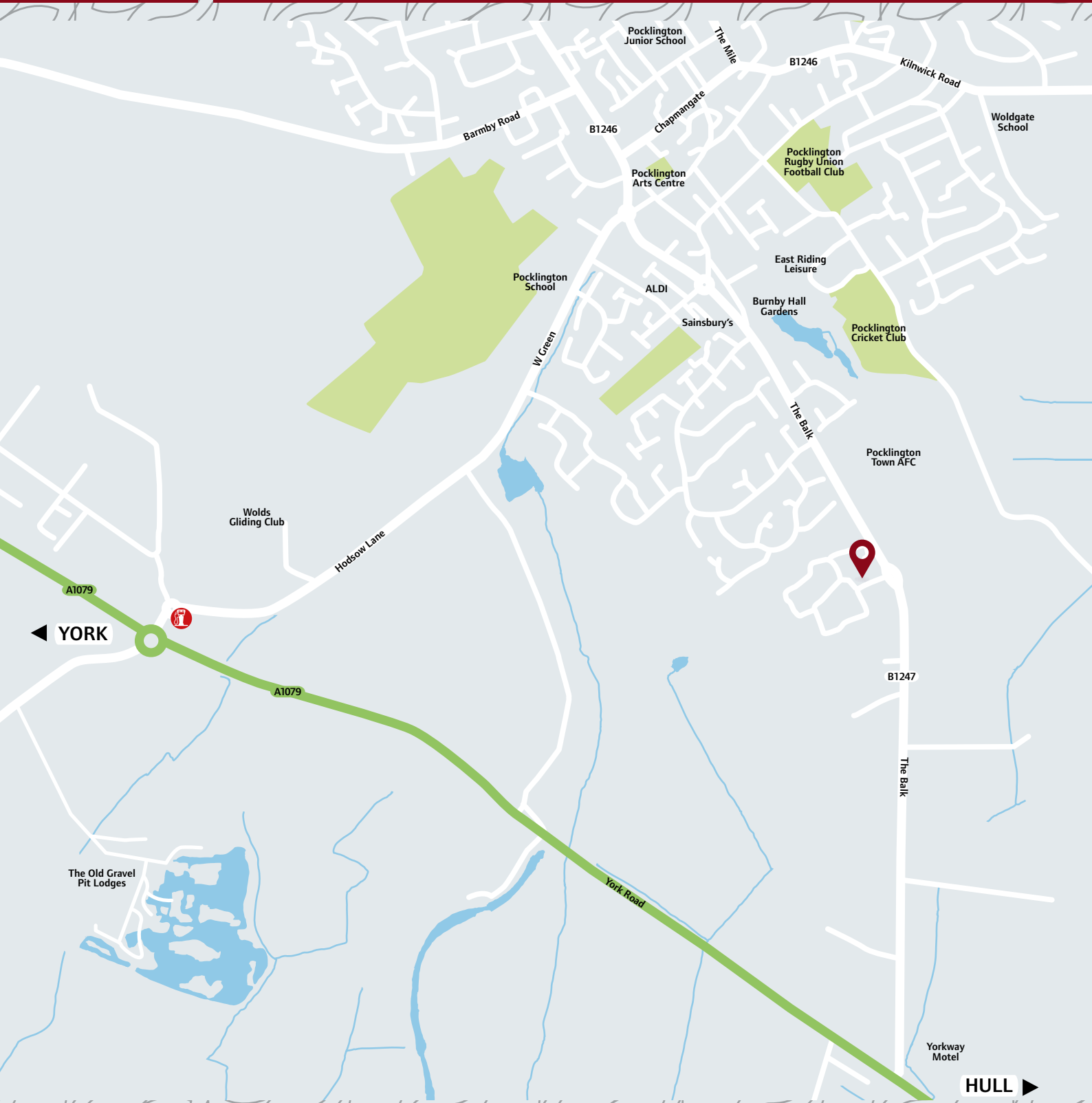
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Pocklington

Around the neighbourhood



Millers Retreat

Pocklington, East Yorkshire YO24 2FF

A collection of 3, 4 & 5 bedroom homes

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- The Eveleigh 3 bedroom Homes 113, 114, 227, 228
 - The Mountford 3 bedroom Homes 107, 123, 134, 142
 - The Aslin 4 bedroom Homes 92, 93
 - The Goodridge 4 bedroom Homes 99, 112, 125, 126, 229
 - The Mylne 4 bedroom Homes 110, 115, 117, 127, 131
 - The Leverton 4 bedroom Homes 94, 124, 129, 224
 - The Grainger 4 bedroom Homes 100, 101, 108, 111, 135, 141, 226
 - The Pembroke 4 bedroom Homes 106, 128, 223, 225
 - The Kempthorne 4 bedroom Homes 116, 136
 - The Fletcher 5 bedroom Homes 109, 130, 137
- * Affordable housing

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A collection of 3, 4 & 5 bedroom homes

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Please note that boundary and legal plan details may vary from those shown on this plan. Not to Scale. Trees and landscaping are indicative only and may alter during construction. The trees, shrubs and gardens shown are illustrative only. Finishes and materials may vary from those shown here. Please ask your Sales Executive for specific details. 30-10-18.

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The Eveleigh
3 bedroom home



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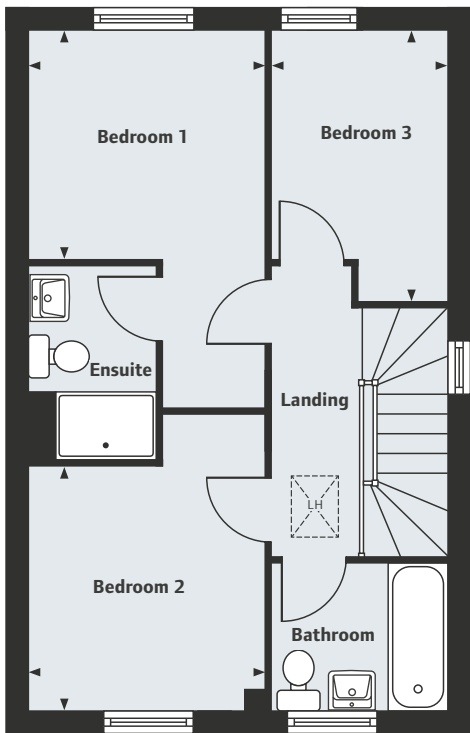


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Pocklington

The Eveleigh 3 bedroom home

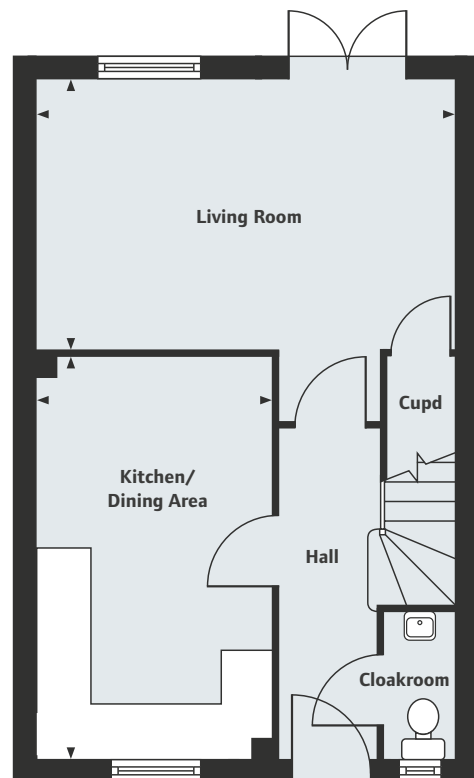


First Floor

Bedroom 1	2.77m x 2.71m	9'1" x 8'10"
Bedroom 2	2.88m x 2.77m	9'5" x 9'1"
Bedroom 3	3.19m x 2.12m	10'5" x 6'11"

LH Loft Hatch

*Plot specific window, please ask your Sales Executive for details.



Ground Floor

Living Room	4.98m x 3.19m	16'4" x 10'5"
Kitchen/Dining Area	4.78m x 2.80m	15'8" x 9'2"

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The Mountford

3 bedroom home



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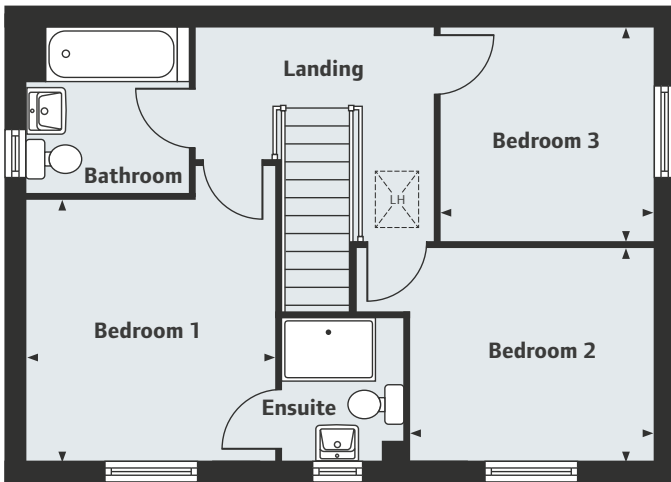


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The Mountford 3 bedroom home



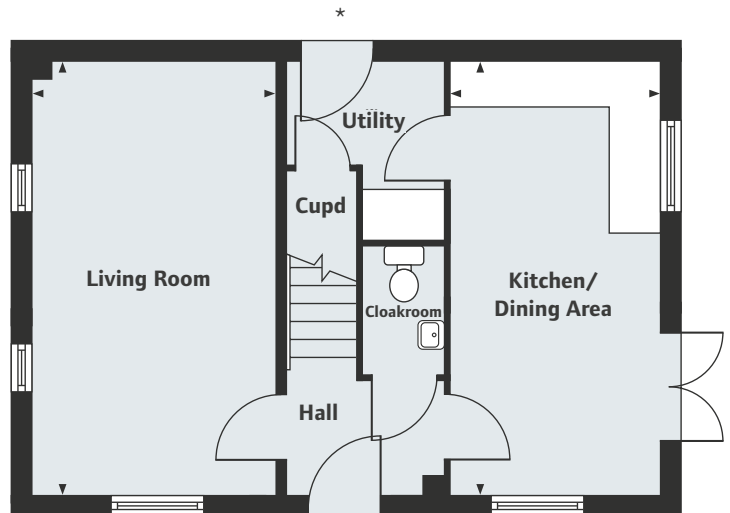
First Floor

Bedroom 1	3.35m x 3.17m	11'0" x 10'5"
Bedroom 2	3.13m x 2.73m	10'3" x 8'11"
Bedroom 3	2.76m x 2.76m	9'0" x 9'0"

LH Loft Hatch

Ground Floor

Living Room	5.59m x 3.11m	18'4" x 10'2"
Kitchen/Dining Area	5.59m x 2.67m	18'4" x 8'9"



*Plot specific door, please ask your Sales Executive for details.

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The Aslin
4 bedroom home



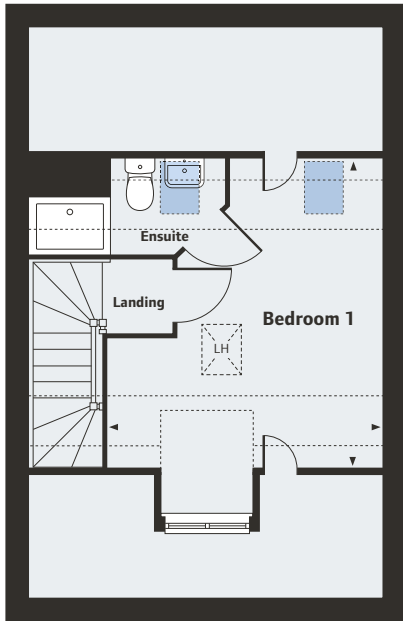
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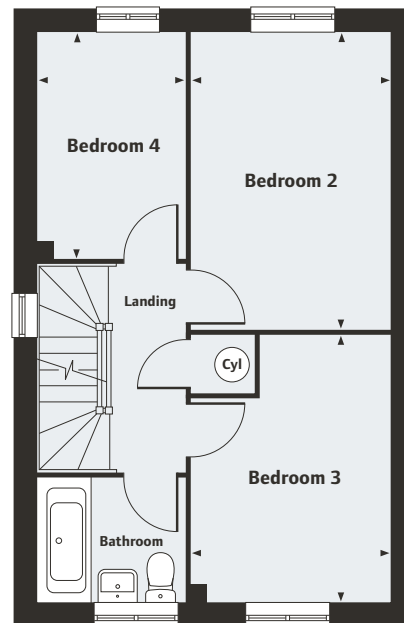
The Aslin 4 bedroom home



Second Floor

Bedroom 1
4.42m x 3.85m 14'6" x 12'7"

- LH Loft hatch
- Velux window location

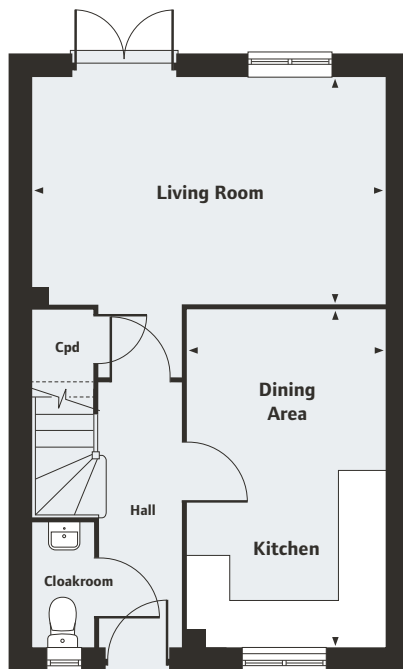


First Floor

Bedroom 2
4.19m x 2.79m 13'9" x 9'2"

Bedroom 3
3.78m x 2.79m 12'4" x 9'2"

Bedroom 4
3.19m x 2.10m 10'5" x 6'10"



Ground Floor

Living Room
4.98m x 3.19m 16'4" x 10'5"

Kitchen/Dining Area
4.78m x 2.80m 15'8" x 9'2"

*Plot specific window, please ask your Sales Executive for details.

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The Goodridge

4 bedroom home



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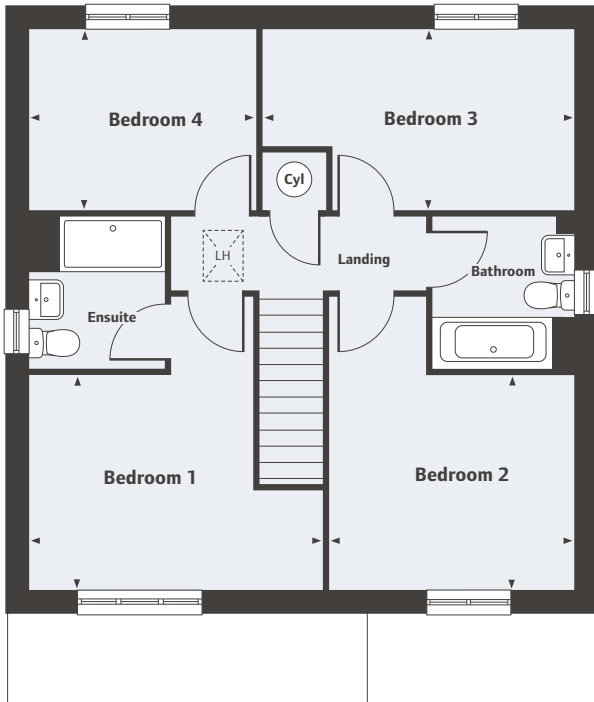
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The Goodridge 4 bedroom home



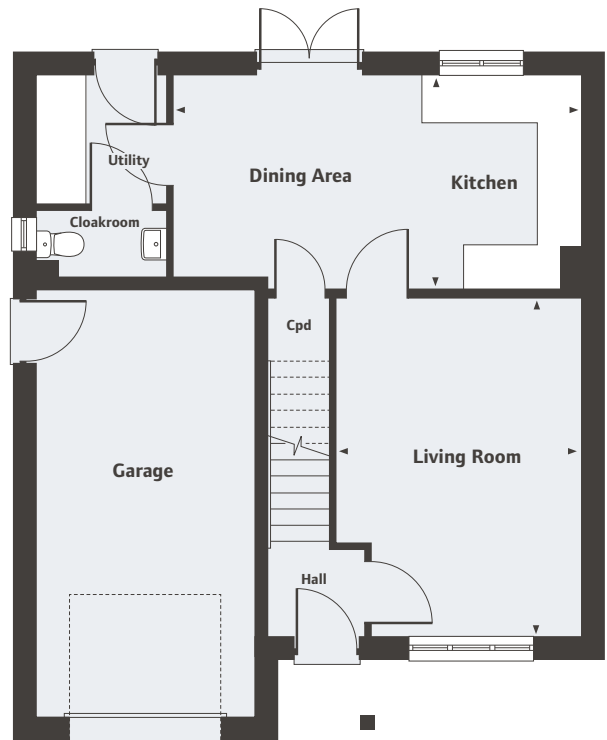
First Floor

Bedroom 1	4.10m x 2.98m	13'5" x 9'9"
Bedroom 2	3.42m x 2.98m	11'2" x 9'9"
Bedroom 3	4.36m x 2.50m	14'3" x 8'2"
Bedroom 4	3.16m x 2.50m	10'4" x 8'2"

LH Loft Hatch

Ground Floor

Living Room	4.73m x 3.42m	15'6" x 11'2"
Kitchen/Dining Area	5.72m x 2.96m	18'9" x 9'8"



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The Mylne
4 bedroom home



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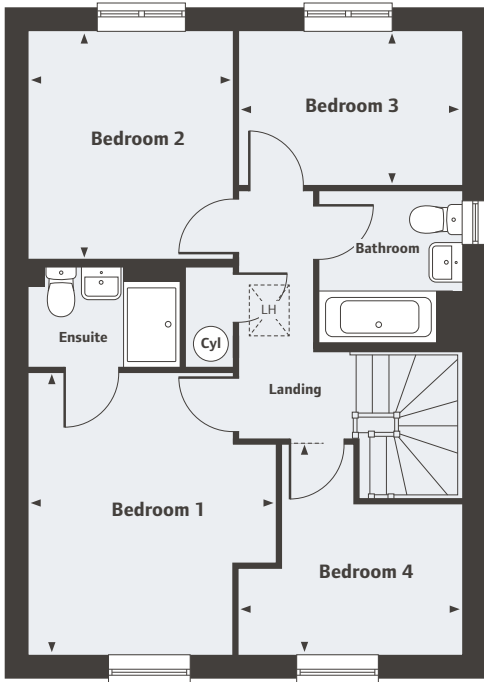
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The Mylne 4 bedroom home



*Plot specific window, please ask your Sales Executive for details.

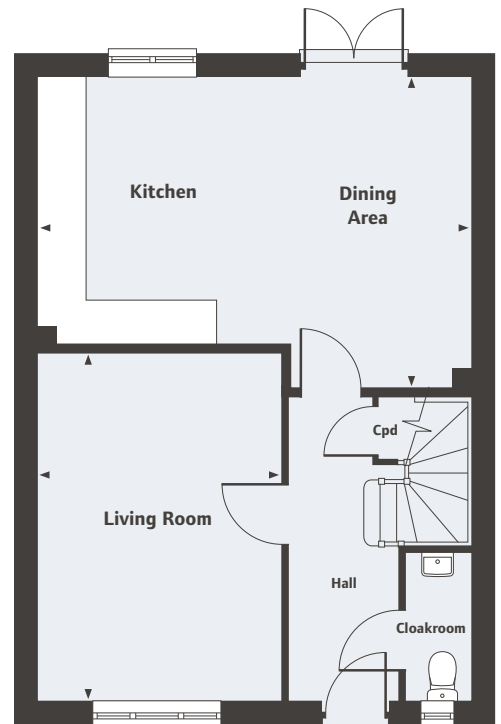
First Floor

Bedroom 1	3.95m x 3.46m	12'11" x 11'4"
Bedroom 2	3.20m x 2.86m	10'6" x 9'4"
Bedroom 3	3.10m x 2.16m	10'2" x 7'1"
Bedroom 4	3.10m x 2.92m	10'2" x 9'7"

LH Loft Hatch

Ground Floor

Living Room	4.83m x 3.39m	15'10" x 11'1"
Kitchen/Dining Area	6.04m x 4.37m	19'9" x 14'4"



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The Leverton

4 bedroom home



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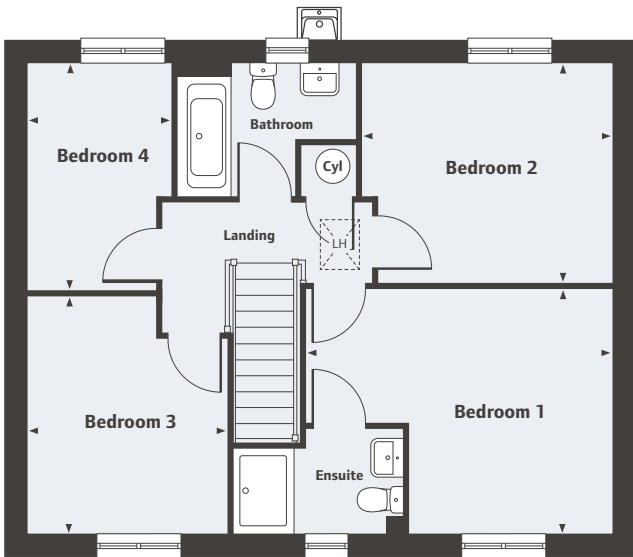

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The Leverton

4 bedroom home



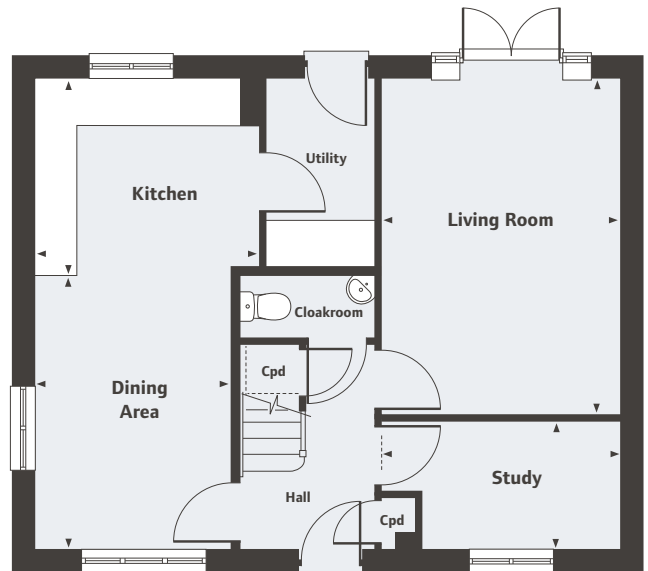
First Floor

Bedroom 1	4.39m x 3.47m	14'4" x 11'4"
Bedroom 2	3.58m x 3.15m	11'9" x 10'4"
Bedroom 3	3.36m x 2.87m	11'0" x 9'5"
Bedroom 4	3.26m x 2.07m	10'8" x 6'9"

LH Loft Hatch

Ground Floor

Living Room	4.80m x 3.39m	15'9" x 11'1"
Kitchen	3.22m x 2.80m	10'7" x 9'2"
Dining	3.91m x 2.81m	12'10" x 9'2"
Study	3.39m x 1.82m	11'1" x 5'11"



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The Grainger

4 bedroom home



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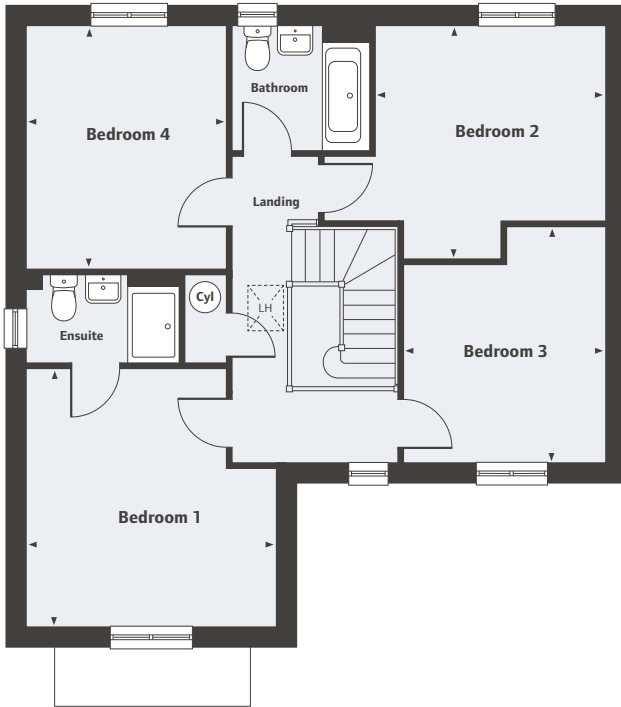
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The Grainger 4 bedroom home



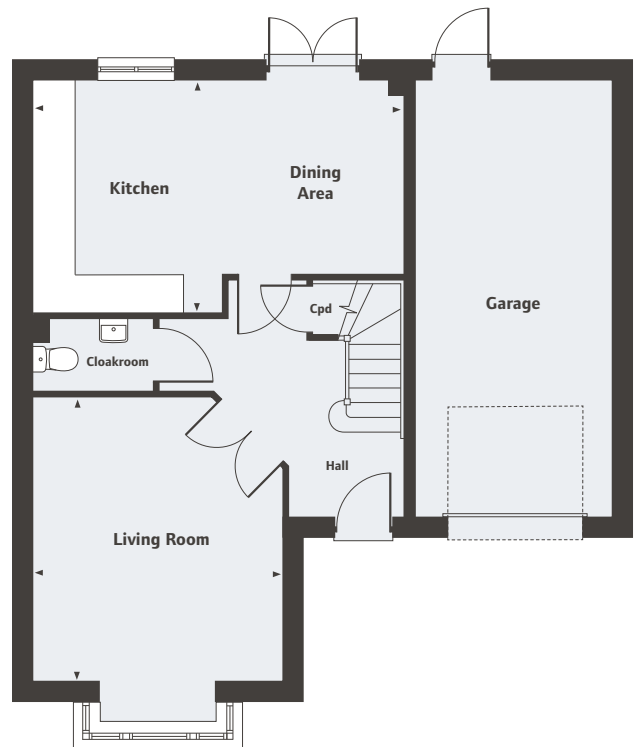
First Floor

Bedroom 1	4.01m x 3.90m	13'2" x 12'9"
Bedroom 2	3.70m x 3.58m	12'1" x 11'9"
Bedroom 3	3.65m x 3.17m	11'11" x 10'5"
Bedroom 4	3.79m x 3.11m	12'5" x 10'2"

LH Loft Hatch

Ground Floor

Living Room	4.39m x 3.90m	14'4" x 12'9"
Kitchen/Dining Room	5.81m x 3.62m	19'0" x 11'10"



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The Pembroke

4 bedroom home



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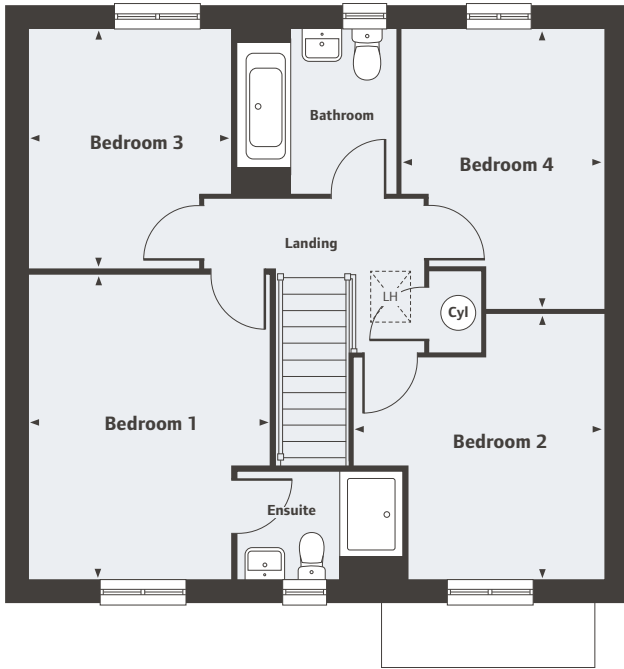

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The Pembroke

4 bedroom home



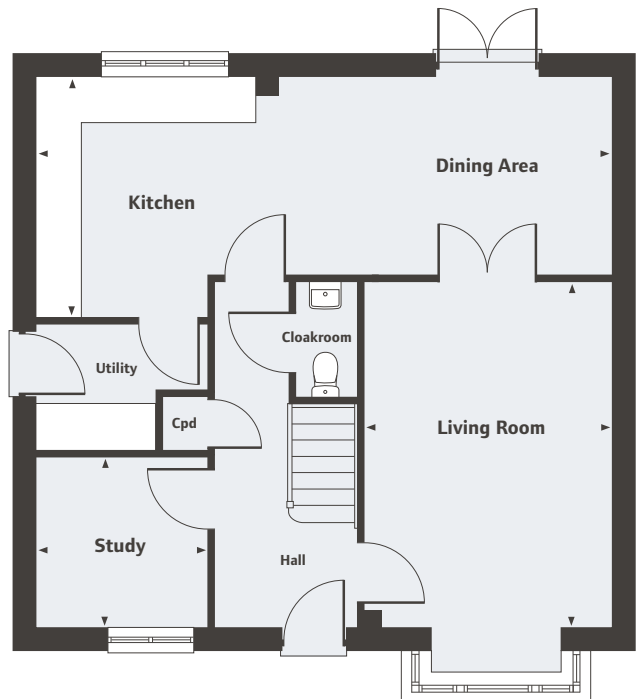
First Floor

Bedroom 1	4.29m x 3.38m	14'1" x 11'1"
Bedroom 2	3.71m x 3.48m	12'2" x 11'5"
Bedroom 3	3.34m x 2.86m	10'11" x 9'4"
Bedroom 4	3.92m x 2.82	12'10" x 9'3"

LH Loft Hatch

Ground Floor

Living Room	4.83m x 3.48m	15'10" x 11'5"
Kitchen/Dining Area	8.06m x 3.34m	26'5" x 10'11"
Study	2.40m x 2.35m	7'10" x 7'8"



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The Kempthorne

4 bedroom home



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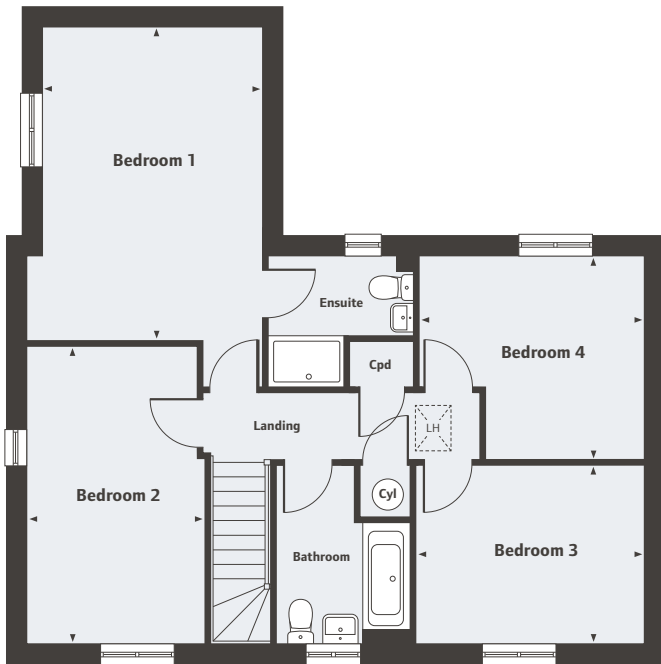
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The Kempthorne 4 bedroom home

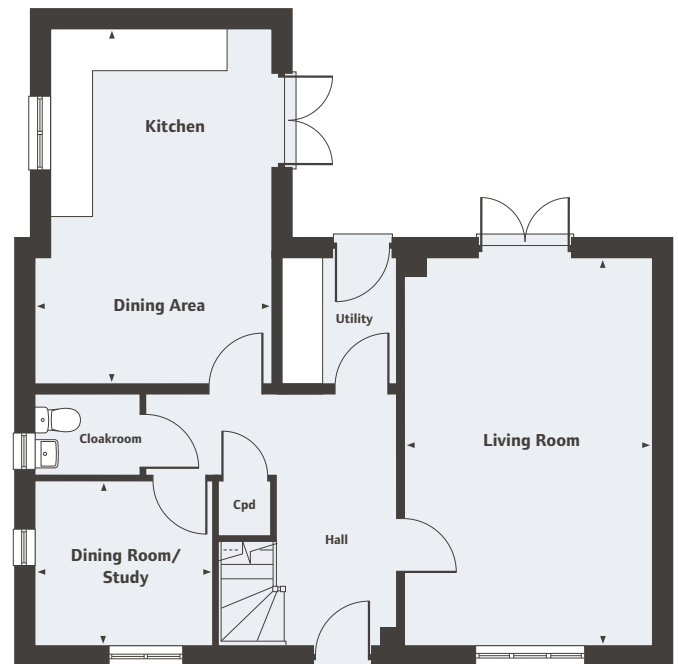


First Floor

Bedroom 1	4.87m x 3.45m	15'11" x 11'3"
Bedroom 2	4.67m x 2.76m	15'4" x 9'0"
Bedroom 3	3.52m x 2.80m	11'6" x 9'2"
Bedroom 4	3.49m x 3.14m	11'5" x 10'3"

Ground Floor

Living Room	6.04m x 3.85m	19'9" x 12'7"
Kitchen/Dining Area	5.57m x 3.67m	18'3" x 12'0"
Dining Room/Study	2.76m x 2.56m	9'0" x 8'4"



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The Fletcher
5 bedroom home



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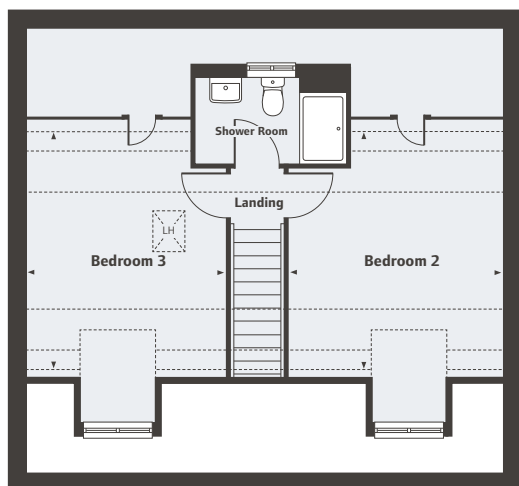

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The Fletcher

5 bedroom home



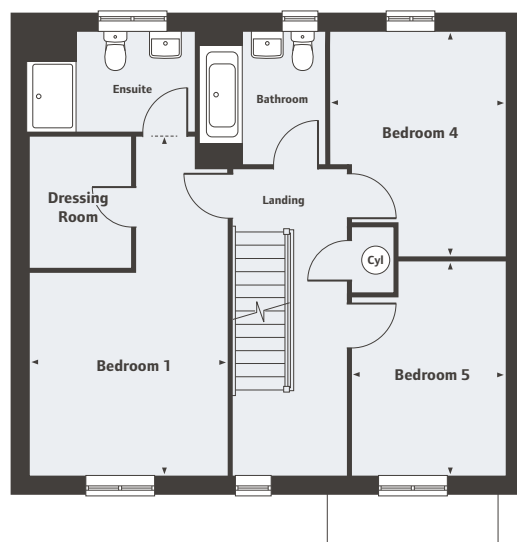
Second Floor

Bedroom 2	4.18m x 3.71m	13'8" x 12'2"
Bedroom 3	4.18m x 3.45m	13'8" x 11'4"

LH Loft hatch

First Floor

Bedroom 1	5.90m x 3.45m	19'4" x 11'4"
Bedroom 4	3.92m x 3.03m	12'10" x 9'11"
Bedroom 5	3.71m x 2.65m	12'2" x 8'8"



Ground Floor

Living Room	4.83m x 3.71m	15'10" x 12'2"
Kitchen/Dining Area	8.29m x 2.74m	27'2" x 9'0"
Study	2.40m x 2.35m	7'10" x 7'8"

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Millers Retreat

Pocklington

Specification



3 bedroom homes

4 bedroom
semi-detached homes

4 & 5 bedroom
homes

Kitchen

Fitted kitchen with laminate worktop and upstand	•	•	•
Single oven	•		
Double Oven		•	•
Chimney hood			•
Integrated pull open hood	•	•	
4 burner gas hob	•	•	•
Stainless steel splashback to hob	•	•	•
Integrated fridge freezer			•
Removeable unit for dishwasher with plumbing and electrical supply	•	•	•
Space for washer and or dryer with plumbing and electrical supply	•	•	•
1 1/2 stainless steel sink with monobloc mixer tap		•	•
Single stainless steel sink with monobloc mixer tap	•		
Track lighting to kitchen	•	•	•

Bathroom, Ensuite & Cloakroom

Contemporary white sanitaryware and chrome fittings	•	•	•
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Electrical

TV & Telephone point, refer to Sales Executive	•	•	•
Pendant fittings to other rooms including low energy fittings	•	•	•
White plastic switchplates and sockets	•	•	•
Smoke alarm and Carbon monoxide alarm	•	•	•

Other

Ceilings - flush smooth in white emulsion	•	•	•
Internal woodwork in gloss white	•	•	•
White vertical panel doors with chrome ironmongery	•	•	•
Softwood white painted staircase	•	•	•
Gas fired boiler	•	•	•
External door with multipoint locking system and door bell	•	•	•
Low energy external light to front door	•	•	•

Garages

Lighting and power supply if within curtilage	•	•	•
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NHBC

10 year NHBC warranty	•	•	•
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Specification may be amended at any time without notice.
Photography is for illustrative purposes only and may include
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