

**FINAL PHASE**

# CAVENDISH MEADOWS

Market Weighton, York, East Yorkshire



A COLLECTION OF BEAUTIFULLY DESIGNED 2, 3 & 4 BEDROOM HOUSES  
AND 3 BEDROOM BUNGALOWS



**FOXGLOVE  
HOMES**

HOMES WITH PERSONALITY

## Welcome to Cavendish Meadows

Beautifully positioned with the open countryside of the Yorkshire Wolds on the doorstep, the final phase of Cavendish Meadows, a contemporary collection of 19 new homes, are now available to reserve.

Enjoying a privileged semi-rural setting in the historic market town of Market Weighton, this is a thoughtfully blended collection of high specification, elegantly designed 2, 3 & 4 bedroom stylish houses and unique 3 bedroom bungalows.

Market Weighton offers a wide range of amenities, services and leisure facilities and both the local infant and junior schools are rated as 'Outstanding' by Ofsted.





## At the Heart of it All

Located off the Holme Road, Cavendish Meadows is within walking distance of the pretty market town centre and benefits from superb commuter links to the region's major centres of York, Hull, and Beverley and also to the M62 motorway.

### Cavendish Meadows

Beverley	11 miles
Brough Train Station (direct trains to London)	11 miles
M62 Motorway J37	12 miles
Hull	18 miles
York	19 miles
East Coast (Hornsea)	23 miles
Humberside Airport	29 miles
Leeds	43 miles





Artist Impression



Artist Impression

## Cavendish Meadows by Foxglove Homes

The little details matter as much to us as they do to you. We appreciate that a touch more thought here and some extra attention there, can make a big difference to your lasting contentment in your new home.

Cavendish Meadows reflects our commitment to providing Homes with Personality, evident from the contemporary, striking architectural design of each type of home, including our modern bungalows which provide stylish accessible living for all the family.

Internally, the layout of each home has been carefully considered to maximise your living space with desirable open-plan living at the heart of our homes.

High specification kitchens with integrated appliances are set within bright and airy living and dining areas. All plots also include bi-folding doors leading out from the dayroom to the gardens, to fuse the inside and outside space. When it comes to bathrooms and en-suites, we make luxury the new normal with stunning décor and quality fixtures and fittings.

Externally, homes enjoy a garden and depending on the house type, garage and driveway parking.

Every Cavendish Meadows home comes with a 10 year LABC new homes warranty for extra peace of mind.



## Eat, Cook and Socialise

We have worked with luxury kitchen supplier, MOORES, to create wonderful kitchen solutions for each home from their Definitive Vista range.

The flawless silhouette is the outstanding feature of the kitchen range. With unbroken lines, these handleless kitchens are minimal and stylish. The carefully considered colour palette complements the matt finish, adding a subtle warmth to your kitchen.

The kitchens include beautiful products and attention to detail. What's more, everything is expertly constructed in the UK, with British craftsmanship producing a kitchen you can count on.

With an extensive range of colours available for buyers to select from, it's never been simpler to create the perfect look for your home.





Artist Impression



## Sustainable Luxury Bathrooms

Each home benefits from luxurious bathroom and en-suite products by PORCELANOSA.

The PORCELANOSA collection is defined by its clean, subtle, and timeless design. This gives bathrooms an intimate and timeless air that does not change with the passage of time or wear.

Sustainability and water efficiency define the product range. In addition, Waste-Water Heat Recovery systems are being installed in each bathroom, to further enhance the energy efficiency of each home.

The bathroom collections are complemented by the use of ceramic tiles to the floors and some walls. Thanks to their functionality and intricate design, the ceramic tiles achieve excellent results as a surface in terms of aesthetics and functionality.

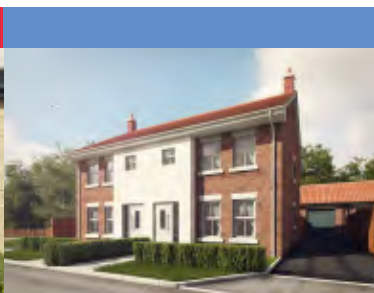
## Cavendish Meadows Final Phase Layout

Choose your new home and its location using our colour-coded numbered map.



### The Poppy

From £185,000  
Plot 51, 52  
2 bedrooms



### The Bluebell

Sold  
Plots 49, 50  
3 bedrooms



### The Rose

Prices from £265,000  
Plot 37, 38, 39, 44  
3 bedrooms



### The Violet

Prices from £325,000  
Plot 40, 41, 42, 43  
4 bedrooms



### The Daisy

Prices from £300,000  
Plot 34, 36  
3 bedrooms



### The Honeysuckle

Reserved  
Plot 35  
3 bedrooms



## Our Full Cavendish Meadows Layout

We have extended our initial scheme with the final new homes situated to the rear and left of the original homes.



All homes on our initial layout are now sold.

# THE POPPY

CAVENDISH MEADOWS,  
MARKET WEIGHTON

*Prices from £185,000*

**The Poppy is a sleek 2 bedroom cottage-style home.**

Inspired by country cottage living, The Poppy is sleek and compact. A welcoming entrance leads to the cosy living room. To the rear is a contemporary open-plan kitchen dayroom which, with its stylish bi-folding doors, provides access to the rear garden.

Upstairs, there are two double bedrooms and a modern family bathroom. The Poppy has designated parking to the front of the property.





## The Poppy Floor Plan



First Floor



Second Floor

### Dimensions

#### Lounge

4.5m x 3.3m

#### Kitchen/Day Room

3.9m x 4.2m

#### Master Bedroom

3.6m x 4.2m

#### Second Bedroom

2.8m x 4.2m

#### Bathroom

1.9m x 2.0m

#### The poppy

70m<sup>2</sup> (753 sq ft)



# THE BLUEBELL

CAVENDISH MEADOWS,  
MARKET WEIGHTON

*Prices from £220,000*

**The beautiful Bluebell is a 3 bedroom semi-detached home enjoying an impressive master bedroom and stylish en-suite.**

An inviting entrance hall leads to the generously proportioned living room which, thanks to two large windows, is swathed in natural light. To the rear is a spacious and modern open-plan kitchen dayroom with bi-folding doors opening out on to the garden. A separate utility, WC and storage cupboard complete the downstairs.

The first floor has 3 elegant double bedrooms and a modern family bathroom. The luxury master bedroom also has a stylish en-suite with a corner shower. The Bluebell has a detached garage, accessed at the end of a private driveway.



Artist Impression

## The Bluebell Floor Plan



First Floor



Second Floor

### Dimensions

#### Lounge

3.6m x 4.0m

#### Kitchen/Day Room

3.1m x 5.1m

1.1m x 2.5m

#### Utility

1.5 x 1.8m

#### Master Bedroom

3.7m x 4.0m

#### En-suite

2.0m x 1.7m

#### Second Bedroom

2.6m x 3.0m

#### Third Bedroom

3.1m x 1.9m

#### Bathroom

1.9m x 1.9m

#### The Bluebell

90m<sup>2</sup> (968 sq ft)

Plus garage



# THE ROSE

CAVENDISH MEADOWS,  
MARKET WEIGHTON

*Prices from £265,000*

**The Rose is a luxury detached 3 bedroom family home with an impressive open-plan kitchen dayroom.**

A spacious entrance hall invites you into this exceptional home. A feature of the large lounge is a beautiful bay window which fills the room with natural light. An impressive open-plan kitchen dayroom, with bi-folding doors out to an expansive rear garden, really gives the space a light and fresh ambience. A separate utility, WC, and generous storage cupboard complete the downstairs.

Upstairs three spacious double bedrooms and a luxurious family bathroom are accessed from a central landing. The elegant master bedroom, complete with deluxe en-suite, enjoys two large windows creating a bright and tranquil place to rest. The Rose has a garage, accessed at the end of a private driveway.





## The Rose Floor Plan



First Floor



Second Floor

### Dimensions

#### Lounge

4.4m x 3.4m

#### Kitchen/Day Room

3.1m x 5.5m

1.6m x 2.3m

#### Utility

1.6m x 1.8m

#### Master Bedroom

3.8m x 3.4m

#### En-suite

2.7m x 1.9m

#### Second Bedroom

3.1m x 3.0m

#### Third Bedroom

3.1m x 2.3m

#### Bathroom

2.2m x 2.0m

#### The Rose

100m<sup>2</sup> (1,076 sq ft)

Plus garage





# THE VIOLET

CAVENDISH MEADOWS,  
MARKET WEIGHTON

*Prices from £325,000*

**The Violet is a sumptuous, generously proportioned 4 bedroom detached home with integral garage.**

A spacious hallway greets you as you enter The Violet. The focal point of the plush living room is a beautiful double bay window which fills the room with natural light. The state-of-the-art island kitchen is set within an airy open-plan dayroom which has bi-folding doors spanning the full width of the room leading out to the large rear garden. A separate utility, WC, and large storage cupboard complete the downstairs.

Upstairs is pure opulence! The impressive master suite comprises a walk-through dressing area and deluxe en-suite. Three further double bedrooms and a large contemporary family bathroom complete the first floor.



Artist Impression



## The Violet Floor Plan



First Floor



Second Floor

### Dimensions

#### Lounge

4.2m x 3.7m

2.2m x 0.9m

#### Kitchen/Day Room

4.6m x 5.7m

#### Utility

1.8m x 1.9m

#### Master Bedroom

3.2m x 3.7m

#### Dressing Room

1.5m x 2.6m

#### En-suite

1.2m x 2.6m

#### Second Bedroom

4.0m x 3.1m

#### Third Bedroom

2.6m x 3.6m

#### Fourth Bedroom

3.8m x 3.1m

#### The Violet

127m<sup>2</sup> (1,367 sq ft)

Plus Garage





# THE DAISY

CAVENDISH MEADOWS,  
MARKET WEIGHTON

*Prices from £300,000*

## **The Daisy is a unique spacious 3 bedroom bungalow.**

At the heart of this unique level-access home is a contemporary open-plan kitchen and living area. Bi-folding doors spanning the width of the house unite the rear garden to this exceptional space which includes a state-of-the-art kitchen.

The truly remarkable master bedroom, with its deluxe en-suite, boasts a striking glazed wall panel to create a wonderfully bright and tranquil retreat. The Daisy offers two further well-appointed bedrooms and a luxury family bathroom. A detached garage is accessed at the end of the private driveway.



Artist Impression



## The Daisy Floor Plan



### Dimensions

#### Living & Kitchen

4.3m x 7.5m

#### Master Bedroom

3.4m x 3.4m

#### En-suite

1.7m x 2.3m

#### Second Bedroom

4m x 2.8m

#### Third Bedroom

2.3m x 2.4m

#### Bathroom

2.0m x 2.3m

#### Hall

1.2m x 3.4m

#### The Daisy

Size 79m<sup>2</sup> (850 sq ft)

Plus garage

# THE HONEYSUCKLE

CAVENDISH MEADOWS,  
MARKET WEIGHTON

*Prices from £270,000*

**The generous Honeysuckle is a premium 3 bedroom detached home boasting an abundance of light and space.**

The welcoming entrance hall really sets the tone for this larger 3 bedroom home. A feature of the large lounge is a bi-folding door which fills the room with natural light and provides access straight into the garden. The open-plan kitchen dayroom, with bi-folding doors out to an expansive rear garden, is the ultimate setting for family and entertaining! A separate utility, WC, and useful storage cupboard complete the downstairs. Upstairs three elegant double bedrooms and a luxurious family bathroom are accessed from a central landing. The stunning master bedroom benefits from windows at two elevations together with a deluxe en-suite.



## The Honeysuckle Floor Plan



First Floor



Second Floor

### Dimensions

#### Lounge

4.0m x 3.7m

#### Kitchen/Day Room

6.5m x 4.3m

#### Utility

2m x 1.6m

#### Master Bedroom

4m x 3.7m

#### En-suite

2.6m x 1.3m

#### Second Bedroom

2.8m x 3.8m

#### Third Bedroom

3.9m x 2m

#### Bathroom

2m x 1.9m

#### The Honeysuckle

108m<sup>2</sup> (1,160 sq ft)

Plus Garage





# Specifications

At Foxglove Homes we delight in giving you more home for your money with unrivalled high specification features included as 'standard'. Of course, our aim is to give you the home of your dreams so when it comes to your personalisation meeting, we'll endeavour to accommodate additionally costed requirements, from solid worksurfaces to fitted wardrobes.

## INTERNAL FINISHES

- Ceilings and walls – flat skim finish and matt emulsion paint
- Contemporary square skirting and architrave with white satin finish
- Contemporary heavyweight oak doors
- Brushed chrome lever furniture and fittings
- Feature staircase with white satin paint

## KITCHEN

- Luxury kitchens by Moors from their Definitive Vista range – wide choice of colours
- Choice of laminate and solid worksurfaces
- Stainless steel bowl sink and mixer tap
- AEG built-in oven
- AEG built-in microwave
- AEG ceramic hob
- AEG integrated dishwasher
- Integrated extraction hood
- Integrated fridge freezer

## UTILITY

- Larder unit and worktop to match kitchen
- Space for washing machine and dryer

## BATHROOM AND EN-SUITE

- Porcelanosa white sanitaryware suites
- Porcelanosa vanity unit
- Porcelanosa mixer taps
- Porcelanosa thermostatically controlled shower
- Low profile shower trays

## BI-FOLDS

- Powder coated aluminium bi-fold doors to rear

## TILING

- Half-tiled walls to bathroom and fully-tiled shower areas
- Fully-tiled en-suites and shower rooms
- WC half-tiled to all walls, fully tiled floors
- Bathroom, en-suite floor tiled

## PLUMBING AND HEATING

- Full gas central heating with Ideal Logic ESP1 energy efficient boiler
- White panel radiators throughout including heated towel rail to bathroom, en-suite and cloakroom

## ELECTRICAL

- Smart meters to assist you in monitoring your energy usage
- Chrome sockets and switches to all rooms
- LED spotlights to kitchen, dayroom, utility, hallway, bathrooms, en-suite, cloakroom
- Pre-installed for TV aerial
- Feature external lights to front, rear doors and garage
- Lighting and power points to garage

## CONNECTIVITY

- Openreach Ultrafast Fibre connection – speeds of up to 1Gbs\*

## WINDOWS AND EXTERNAL DOORS

- Front and utility door, grained-effect insulated composite door incorporating multi-point locking system
- UPVC double glazed windows
- Automatic insulated sectional garage door

## EXTERNAL

- Turfed and landscaped front garden
- Block-paved drive, flagged footpath and patio
- 1.8m boundary fence between gardens
- Outside tap
- Landscaping and trees where shown
- External socket to patio area

## WARRANTY

- 10 year LABC warranty







HOMES WITH PERSONALITY



## GET IN TOUCH

To make an enquiry or register your interest email **Stanifords** at **cavendishmeadows@stanifords.com** or call **01482 866304**

Whilst this brochure was correct at the time of production, particulars shown should be treated as a general guidance only. They cannot be relied upon as accurately describing any of the specific matters prescribed by any order made under the Property Misdescription Act 1991. This brochure, or its contents, does not form part of any contract. Foxglove Investments Group Limited or any subsidiary company monitors the quality of its homes on offer and reserves the right to amend features, layouts, specifications, or finishes, internal or external, without prior notification. Materials, finishes and styles may be changed due to product availability, individual plot styling, a formal planning or any other restriction. All the images contained within this brochure and CGI renders of house styles are for illustration purposes only.

**stanifords**  
Your Home. Your Agent



**FOXGLOVE**  
**HOMES**