



VICTORIA

GARDENS

HEADINGLEY

Redefining excellence

From the moment you step into Victoria Gardens, you know that it's very special. Occupying an exclusive plot on the edge of Leeds city centre, this opulent development oozes elegance, style and heritage.

Located on the iconic former site of Leeds Girls' High School, Victoria Gardens sees the commencement of the first part of a three-phase development. Phase One consists of a selection of four bedroom town houses and Phases Two and Three will embark on a spectacular conversion of the Old School House and Grade II listed Rose Court into contemporary apartments, all designed with practical luxury in mind.

Everything from location to fixtures and fittings has been carefully considered to raise the bar in terms of city living; meaning that from the exceptional internal finishes to elegant gardens, you can have confidence that you are living in one of the best developed residential spaces in Yorkshire.

Victoria Gardens is the perfect choice for those seeking all the benefits that city living has to offer, with none of the compromises. Generous rooms which have high specification fittings throughout mean that you can get on with living.

Stonebridge Homes has years of experience in developing luxury housing developments in prime residential locations throughout Yorkshire. We are proud to offer Victoria Gardens as part of our portfolio and we look forward to welcoming you home.



BUCKINGHAM

4 bed left end-mews
Plots 2, 3, 5, 6, 9, 10, 13, 18, 20

CAMBRIDGE

4 bed left mid-mews
Plots 4, 7, 8, 11, 12, 19



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PHASE ONE

BUCKINGHAM

4 bed right end-mews
Plots 1, 14, 17

CAMBRIDGE

4 bed right mid-mews
Plots 15, 16

Location, location, location

There is nothing more important than where you live. Access to schools, shopping centres and leisure facilities along with transport links and security are all part-and-parcel of what you need to bear in mind. Fortunately, Victoria Gardens is perfectly positioned to take advantage of all of this.

Located within Headingley, Victoria Gardens is in an area synonymous with historical importance in Leeds. A suburb heavily associated with education, Headingley offers a thriving local population along with strong literary connections, from Swallow and Amazons author Arthur Ransome, to J.R.R. Tolkien.

Today, alongside a world-famous stadium, Headingley boasts a selection of restaurants and bars as well as extensive shopping areas. The area benefits from a number of respected nurseries, primary and secondary schools while Leeds city centre can be reached in under five minutes by car or train and within 20 minutes on foot meaning that you will be brilliantly placed to access all that the region has to offer.

Given its position, Victoria Gardens is perfectly situated to provide excellent links to amenities on your doorstep, or further afield, with access to the motorway network and Leeds/Bradford airport easily achievable within twenty minutes.

DO WHAT YOU DO WELL

THE LEEDS GIRLS' HIGH SCHOOL MOTTO WAS
'AGE QUOD AGIS', WHICH MEANS 'DO WHAT
YOU DO WELL'.

WHETHER IN LIFE OR FAMILY, WORK OR LEISURE
'DO WHAT YOU DO WELL' IS AN ACTIVE CHOICE.
TO REMAIN FIRM IN YOUR PURSUIT OF SUCCESS,
TO ASPIRE TO THE BEST LIFE HAS TO OFFER.





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Plots 10, 11, 12, 13 | 14, 15, 16, 17 | 18, 19, 20



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Plots 5, 4, 3 | 2, 1

Leading the way

So, what really makes Victoria Gardens so special? Is it the exceptional level of craftsmanship that goes into building each home? Is it the superb design and layout of every property to create light, airy spaces ideal for family life? Or is it the use of only the highest quality specifications throughout?

Well, we think it is a mix of all these. After all, we don't believe in making houses, we believe in making homes and to achieve this takes a love for what we do, together with an understanding that a home is so much more than just bricks and mortar.

Victoria Gardens has been specifically designed and built with natural products to encompass everything you could want from a new home. From the very foundations, our properties have been built with precision and care to make sure that you will be proud to call them home.

Careful planning has ensured that rooms are spacious and allow plenty of light. Consideration has been given to every detail; from two car parking spaces for town houses, to a fully managed estate.

Each town house has four double bedrooms that are generously proportioned and the open plan living/dining rooms feature bi-folding doors leading out to the garden. The kitchens showcase beautiful bay windows and come equipped with the quality, reliability and precision of Bosch appliances, while bathrooms boast the timeless elegance, innovative design and extraordinary quality of Villeroy & Boch. These are just some of the key features that have gone into creating these exemplary homes.

Victoria Gardens offers both the opulence of space and heritage combined with an exceptional finish, making it the perfect place to call your 'Home'.



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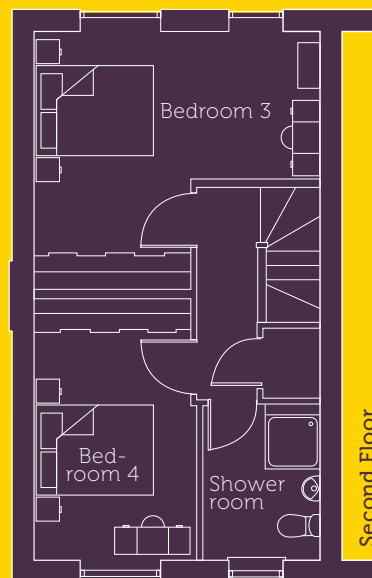
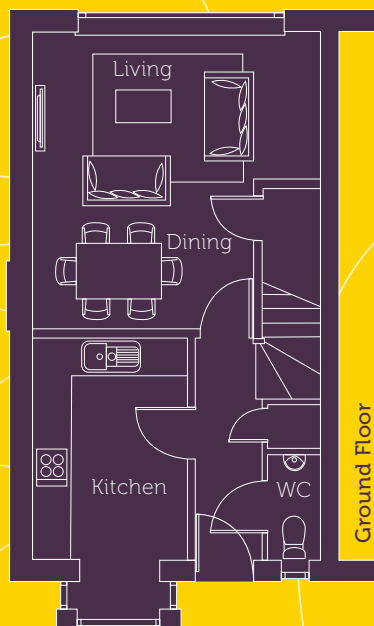
Plots 9, 8, 7, 6

Plots 2, 3, 5, 6, 9, 10, 13, 18, 20



BUCKINGHAM

4 bed left end-mews

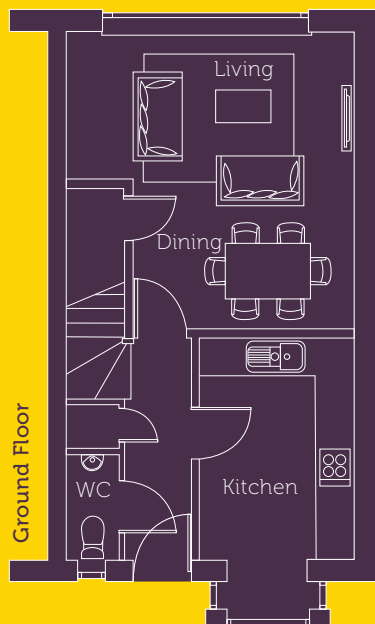


THIS LUXURIOUS THREE STOREY END MEWS TOWN HOUSE OFFERS THE BEST IN CONTEMPORARY LIVING, COMPLETE WITH FOUR SPACIOUS BEDROOMS AND THREE BATHROOMS.



BUCKINGHAM

4 bed right end-mews



Key features

- Spacious, high-specification kitchen with large bay window
- Separate living/dining room with bi-folding doors leading to garden
- Two car parking spaces
- 4 double bedrooms
- Natural slate roof
- Wooden windows and doors

Dimensions

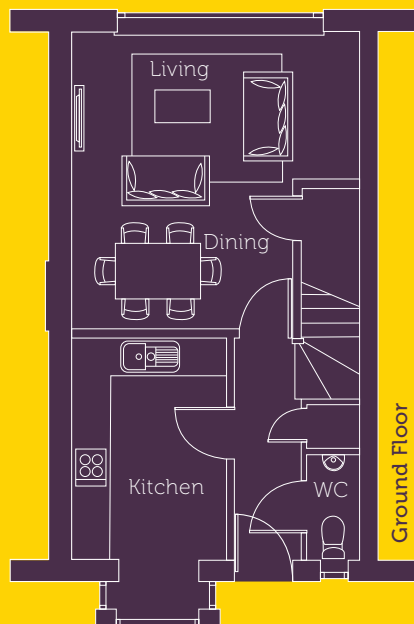
Kitchen	3.64m x 2.58m	11' 11" x 8' 6"
Living/Dining	4.90m x 4.73m	16' 1" x 15' 6"
WC	1.72m x 0.85m	5' 8" x 2' 9"
Bedroom 1	4.30m x 2.68m	14' 1" x 8' 9"
Bedroom 2	4.23m x 4.73m	13' 10" x 15' 6"
Bathroom	2.53m x 1.95m	8' 4" x 6' 5"
Bedroom 3	4.30m x 2.68m	14' 1" x 8' 9"
Bedroom 4	4.23m x 4.73m	13' 10" x 15' 6"
Shower room	2.53m x 1.95m	8' 4" x 6' 5"

Plots 4, 7, 8, 11, 12, 19



CAMBRIDGE

4 bed left mid-mews



Key features

- Spacious, high-specification kitchen with large bay window
- Separate living/dining room with bi-folding doors leading to garden
- Two car parking spaces
- 4 double bedrooms
- Natural slate roof
- Wooden windows and doors

Dimensions

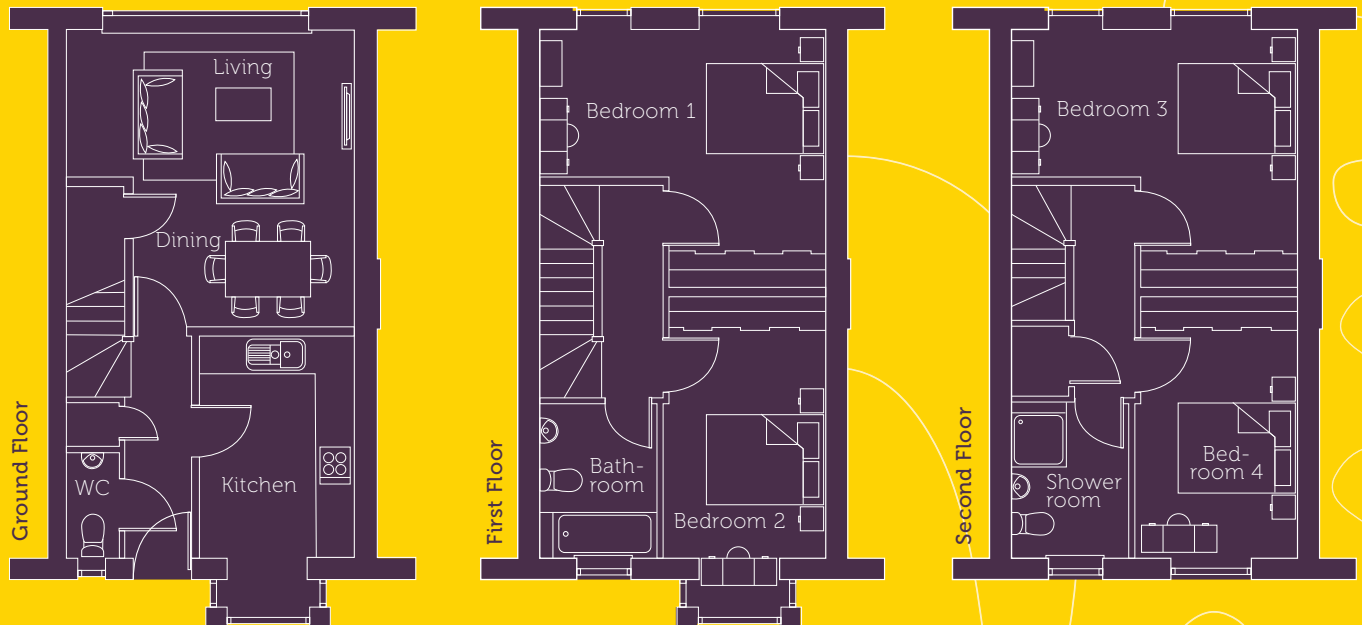
Kitchen	3.66m x 2.45m	12' 0" x 8' 0"
Living/Dining	4.92m x 4.60m	16' 2" x 15' 1"
WC	1.72m x 0.85m	5' 8" x 2' 9"
Bedroom 1	4.30m x 2.55m	14' 1" x 8' 4"
Bedroom 2	4.24m x 4.60m	13' 11" x 15' 1"
Bathroom	2.53m x 1.95m	8' 4" x 6' 5"
Bedroom 3	4.30m x 2.55m	14' 1" x 8' 4"
Bedroom 4	4.24m x 4.60m	13' 11" x 15' 1"
Shower room	2.53m x 1.95m	8' 4" x 6' 5"

Plots 15, 16



CAMBRIDGE

4 bed right mid-mews



THIS LUXURIOUS THREE STOREY MID MEWS TOWN HOUSE OFFERS THE BEST IN CONTEMPORARY LIVING, COMPLETE WITH FOUR SPACIOUS BEDROOMS AND THREE BATHROOMS.

Specification

| hansgrohe

All bathrooms come with Hansgrohe quality chrome fittings.

| PORCELANOSA

Our bathrooms come with Porcelanosa tiling to the shower, bath enclosure and splashback to the wash basin.



Villeroy & Boch
1748

White Villeroy & Boch suites to the bathroom, shower room and cloakroom.

| **BOSCH**

Our kitchens come with integrated Bosch appliances.





Modern luxury, heritage setting

Our sales advisors would be delighted to show you exactly why this development is so special. You can contact us by using the details below, or by simply dropping into our Sales Studio. Don't miss your chance to become part of the heritage at Victoria Gardens.

CONTACT US

0113 357 1204

victoriagardens@stonebridgehomes.co.uk

stonebridgehomes.co.uk

Headingley, Leeds, LS6 1BL

For sales studio opening times,
please visit our website.

Where to find us



Terms and conditions

These particulars are believed to be correct but do not constitute an offer, warranty or contract. Pictures and photographs are used for illustrative purposes only. The company reserves the right to alter plans, specifications and elevations and to substitute materials during the course of construction. The artist's impressions of these Stonebridge Homes are typical of their type and are placed in generic scenery. Materials and elevational treatments may vary from those shown. Please see our sales advisor for detailed site plans.

Stonebridge Homes, 1 Featherbank Court,
Horsforth LS18 4QF

A HISTORICAL DEVELOPMENT

The heritage of this development is really quite something. It is built on the exquisite site of Leeds Girls' High School which was founded in 1876 by the great Victorian activist Frances Lupton. At that time opportunities for women were still limited, but this Headingley school soon became the backdrop to reforms that opened up education to all, as a generation was empowered by social change.

Today the building stands firm on the brink of a new era and a bold new Yorkshire. Stonebridge Homes offers a superb opportunity to live in an exclusive property.

Take your place in this truly historical development.



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