



Fieldstone Court

SANDHUTTON, THIRSK

A COLLECTION OF FIVE EXCLUSIVE THREE,
FOUR & FIVE BEDROOM HOMES





Developing Dreams Together



WHEATLEY
DEVELOPMENTS

INFO@WHEATLEYDEVELOPMENTS.COM

| 0113 286 6955

| WWW.WHEATLEYDEVELOPMENTS.COM



THE WHEATLEY BRAND IS SYNONYMOUS WITH DELIVERING BESPOKE HOMES TO THE HIGHEST SPECIFICATION

With an end to end design process, Wheatley Development's tailored service ensures a high quality and unique experience – focused on excellence.

We are not just any other house builder, we take our time to tailor our homes to our purchasers requirements and work hand in hand to accommodate their needs to provide a personal services to meet and exceed their expectations.

With a 96% customer satisfaction score, our bespoke attitude to customer satisfaction allows us to provide a seamless and enjoyable experience to each and every prospective purchaser, fostering customer relations and an approach that differentiates us from the market. This approach allows us to tailor our offerings to match your vision and aspirations, resulting in homes that truly reflect customer lifestyles.

OUR THREE FUNDAMENTAL VALUES:

We are a local business with its roots stretching back to the 1970's. Over the decades Wheatley's has been built on three fundamental values:

Quality

Attention to detail

Customer satisfaction

ABOUT SANDHUTTON

Sandhutton is a small village located near Thirsk in North Yorkshire. Throughout its history there has been a large agricultural focus in the village which remains to this day and emphasises it's tranquillity.

Whilst Sandhutton it's self may be quiet, it's proximity to Thirsk and the scenic Yorkshire Dales offers plenty of opportunities for exploration and relaxation in the beautiful North Yorkshire countryside. With major transport links only minutes away access to the hustle and bustle of Ripon and Harrogate are just a short journey away.

This beautiful village really is the best of both worlds. Allowing residents, the peacefulness of a charming and quaint rural village whilst also being a stone's throw from the thriving town of Thirsk that can cater to everyone's needs from museum's and libraries to racecourses, bars, restaurants and shopping conveniences.

TRAIN STATIONS

Thirsk	1.8 miles	4 mins
Northallerton	7 miles	10 mins
Ripon	8.9 miles	14 mins

NEARBY AIRPORTS

Leeds/Bradford	32 miles	42 mins
Teeside	27 miles	36 mins

BY CAR

Thirsk	3.8 miles	6 mins
Ripon	9 miles	16 mins
Harrogate	23 miles	36 mins

Everything on
your Doorstep



**A Place to
Call Home**

ALL HOMES COME WITH A SUPERIOR SPECIFICATION



Kitchen

- Fully fitted contemporary kitchen and utilities
- Granite worktops
- 2 in 1 boiling taps
- Premium branded appliances
- Feature lighting
- Food waste disposal



Bathroom

- Luxury bathrooms
- Feature lighting
- Ceramic tiles
- Rain shower
- Stainless steel taps
- Premium vanity units and sanitary ware

General

- Premium wool carpet
- Brushed chrome sockets and switches
- Premium tiled flooring
- Modern layouts
- Ceiling speakers



Heating

- Remote capable heating
- System Smart controls
- Underfloor heating
- Air Source Heat Pumps
- Exceptional thermal performance



ATTENTION TO DETAIL



Electrical

- Downlighters to kitchen, bathrooms and en-suite
- LED bulbs throughout
- Brushed chrome sockets and switches
- Photovoltaic Panels
- Feature Lighting



Security

- High performance front door sets
- Sealed double glazed windows throughout
- Security lighting as standard
- Intruder Alarm

Warranty

- 2 year defect liability period
- 10 year structural warranty
- Peace of mind
- 96% customer satisfaction rating



External

- Off street parking
- Dedicated private amenity space
- Indian Stone flagging
- South Facing Gardens
- Private landscaped areas



Plot One

3 bedroom,
semi-detached

Plot Two

3 bedroom,
semi-detached

Plot Three

4 bedroom,
detached property

Beautiful
Inside & Out

Plot Four

5 bedroom,
detached property

Beautiful
Inside & Out

Plot Five

4 bedroom,
detached property

Beautiful
Inside & Out

Plot One



GROUND FLOOR:

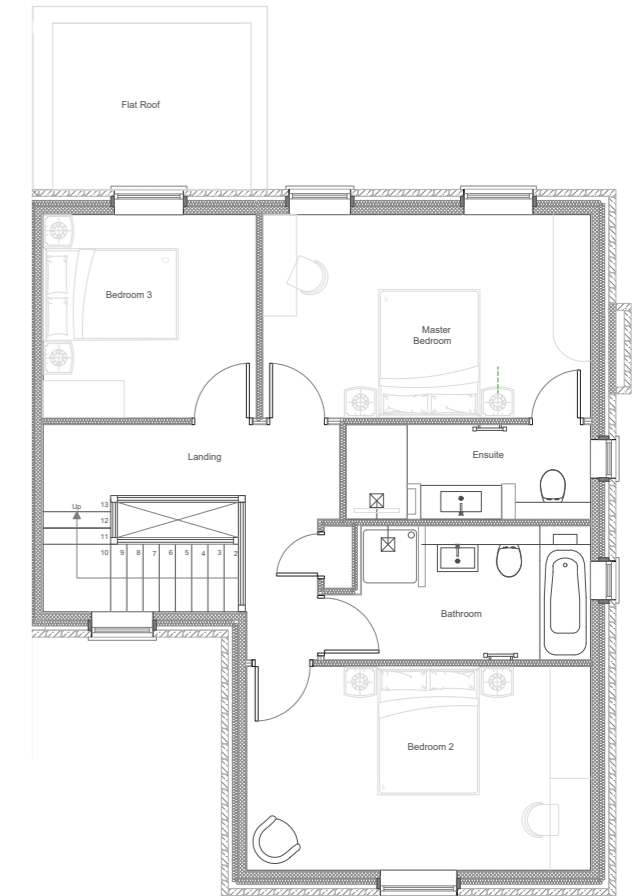
ENTRANCE HALL | OPEN PLAN DINING & KITCHEN | LIVING ROOM | WC | GARAGE

FIRST FLOOR:

MASTER BEDROOM | MASTER EN-SUITE | BEDROOM TWO
BEDROOM THREE | FAMILY BATHROOM



GROUND FLOOR



FIRST FLOOR

PLOT 1	METRIC
GIA	1,517 sqft

GROUND FLOOR	METRIC
KITCHEN	5.1m x 6.5m
LIVING	5.1m x 3.1m

FIRST FLOOR	METRIC
MASTER BEDROOM	3.0m x 4.8m
BEDROOM 2	3.0m x 5.1m
BEDROOM 3	3.1m x 3.0m
EN-SUITE	1.5m x 3.6m
HOUSE BATHROOM	2.0m x 4.0m

Plot Two

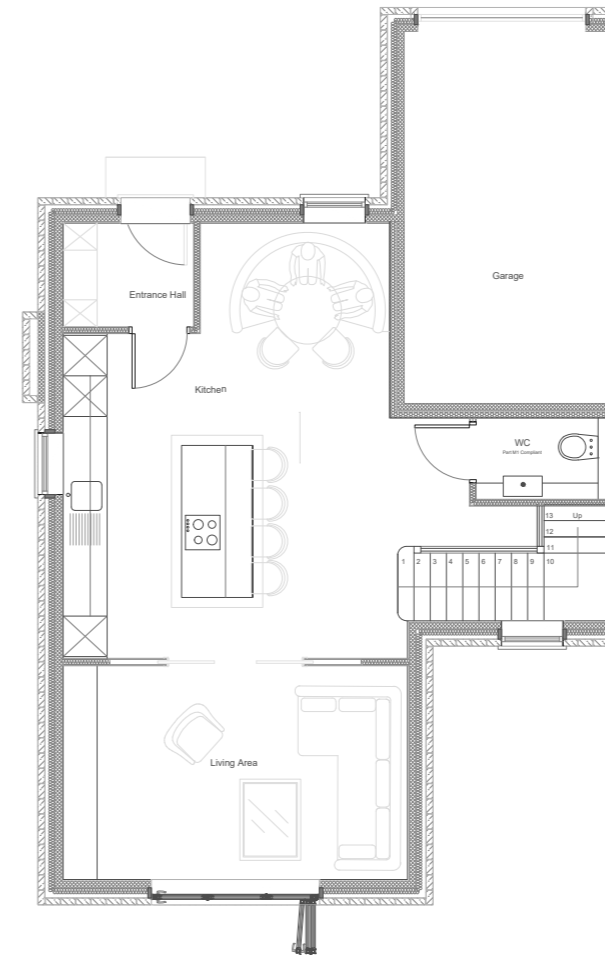


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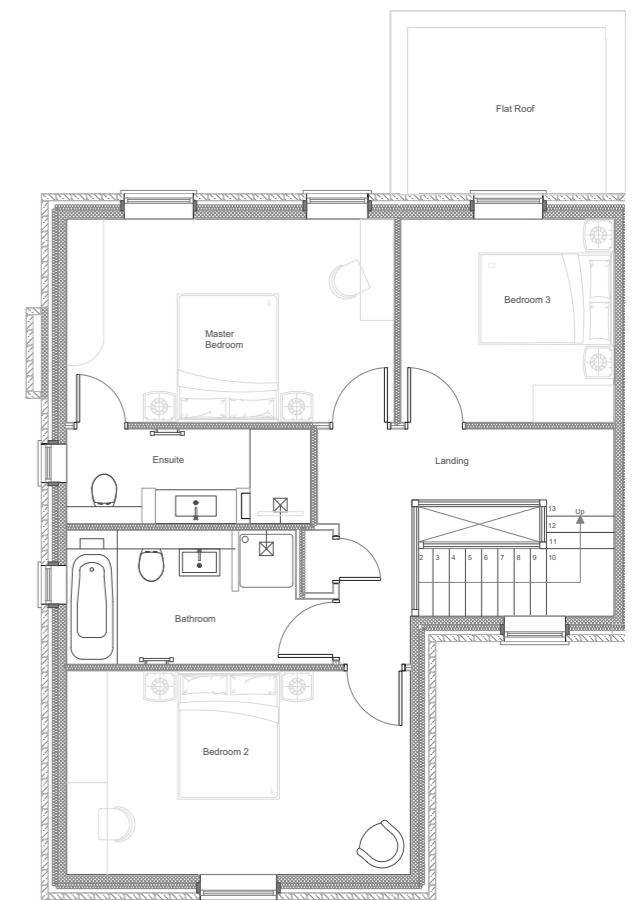
ENTRANCE HALL | OPEN PLAN DINING & KITCHEN | LIVING ROOM | WC | GARAGE

FIRST FLOOR:

MASTER BEDROOM | MASTER EN-SUITE | BEDROOM TWO
BEDROOM THREE | FAMILY BATHROOM



GROUND FLOOR



FIRST FLOOR

PLOT 2	METRIC
GIA	1,517 sqft

GROUND FLOOR	METRIC
KITCHEN	5.1m x 6.5m
LIVING	5.1m x 3.1m

FIRST FLOOR	METRIC
MASTER BEDROOM	3.0m x 4.8m
BEDROOM 2	3.0m x 5.1m
BEDROOM 3	3.1m x 3.0m
EN-SUITE	1.5m x 3.6m
HOUSE BATHROOM	2.0m x 4.0m

Plot Three

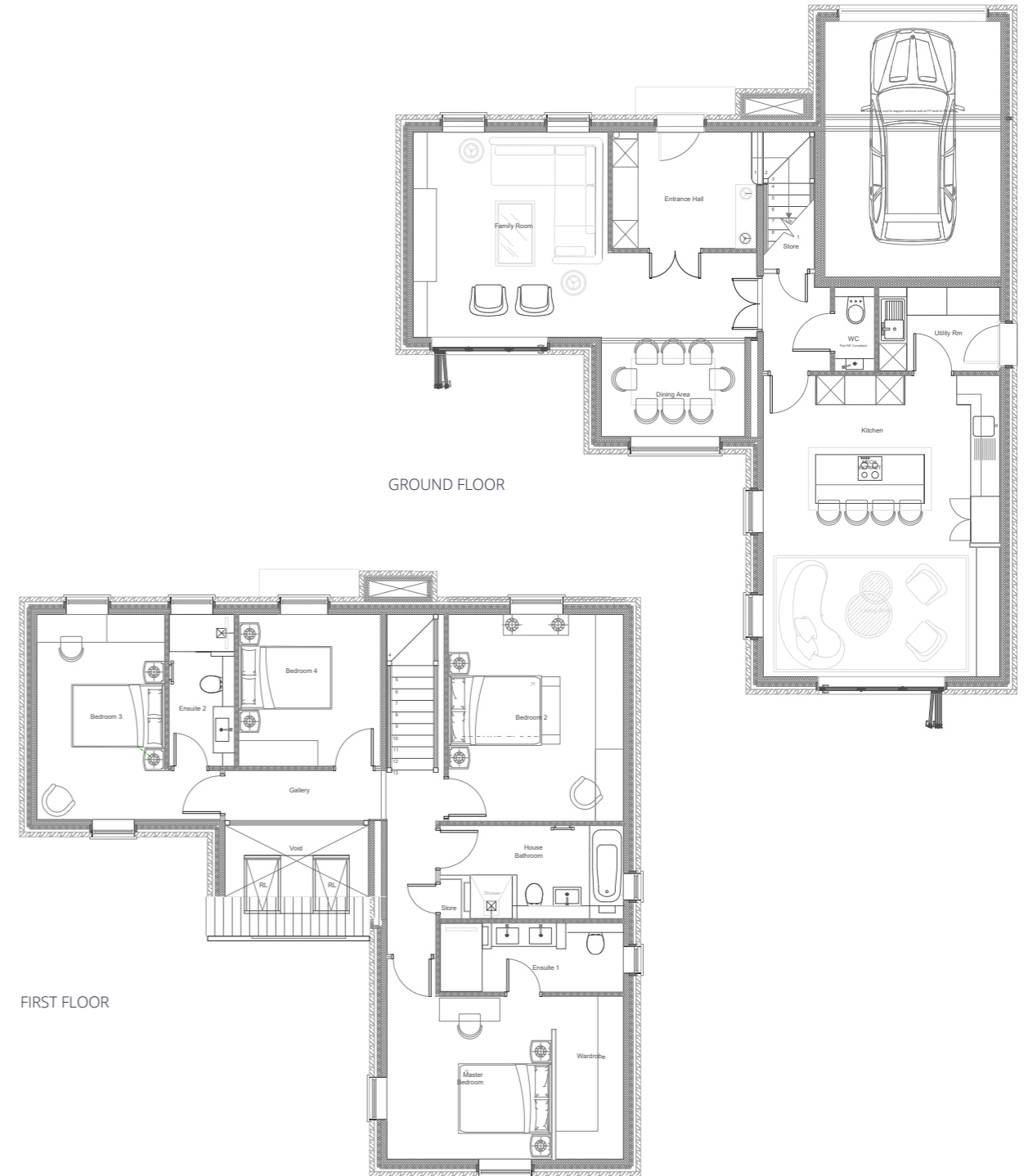


GROUND FLOOR:

ENTRANCE HALL | OPEN PLAN DINING & KITCHEN | LIVING ROOM | WC | GARAGE

FIRST FLOOR:

MASTER BEDROOM | MASTER EN-SUITE | BEDROOM TWO | BEDROOM THREE
 BEDROOM THREE EN-SUITE | BEDROOM FOUR | HOUSE BATHROOM



PLOT 3	METRIC
GIA	2,163 sqft

GROUND FLOOR	METRIC
ENTRANCE HALL	2.5m x 3.0m
FAMILY ROOM	4.1m x 4.4m
DINING ROOM	3.1m x 3.1m
UTILITY ROOM	2.6m x 1.8m
KITCHEN/LIVING	5.1m x 6.5m

FIRST FLOOR	METRIC
MASTER BEDROOM	5.1m x 3.5m
MASTER EN-SUITE	1.5m x 4.0m
BEDROOM 2	4.5m x 3.8m
BEDROOM 4	3.0m x 3.3m
BEDROOM 3	4.4m x 2.8m
BEDROOM 3 EN-SUITE	1.4m x 3.2m
HOUSE BATHROOM	2.0m x 3.7m

Plot Four



GROUND FLOOR:

ENTRANCE HALL | OPEN PLAN DINING & KITCHEN | LIVING ROOM
 SYUDY | WC | GARAGE

FIRST FLOOR:

MASTER BEDROOM | MASTER EN-SUITE | BEDROOM TWO | BEDROOM TWO EN-SUITE
 BEDROOM THREE | BEDROOM FOUR | BEDROOM FIVE | HOUSE BATHROOM



PLOT 4	METRIC
GIA	2,637 sqft

GROUND FLOOR	METRIC
ENTRANCE HALL	5.3m x 4.3m
STUDY	3.1m x 3.3m
DINING/LIVING	7.5m x 4.3m
KITCHEN/LIVING	4.7m x 7.3m
UTILITY	3.2m x 2.5m

FIRST FLOOR	METRIC
MASTER BEDROOM	3.5m x 4.2m
MASTER EN-SUITE	1.7m x 2.6m
BEDROOM 2	3.8m x 3.0m
BEDROOM 2 EN-SUITE	1.6m x 2.3m
BEDROOM 3	3.5m x 3.5m
BEDROOM 4	4.1m x 3.1m
BEDROOM 5	4.7m x 3.3m
HOUSE BATHROOM	3.1m x 1.8m

Plot Five

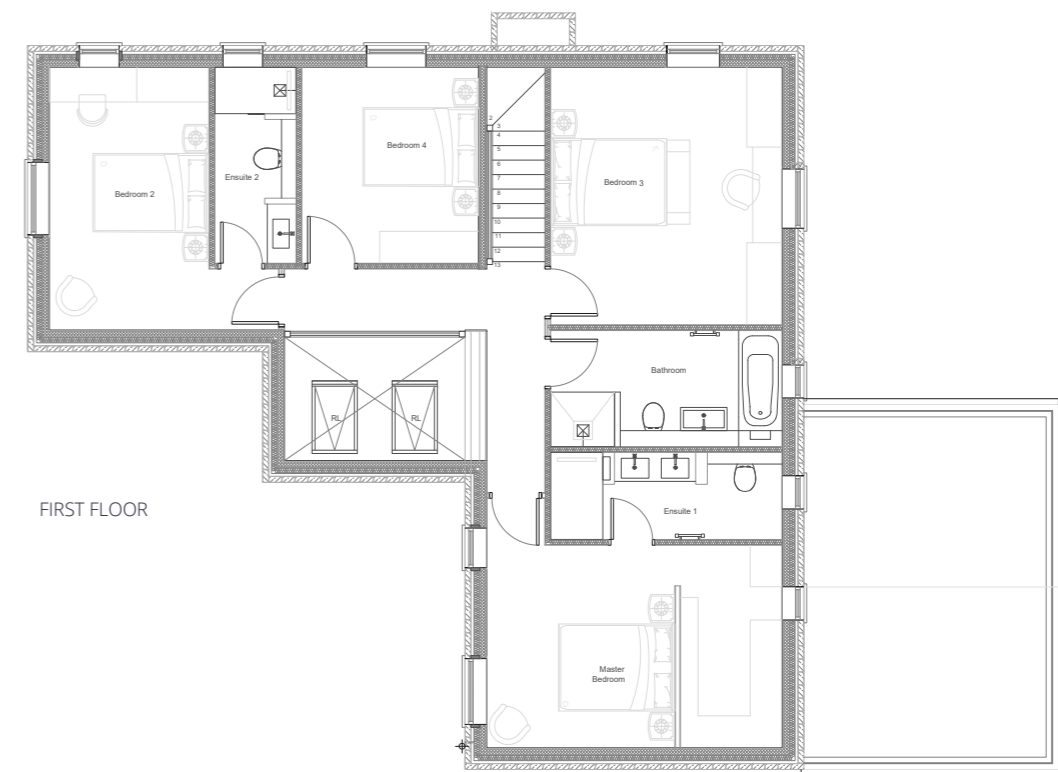
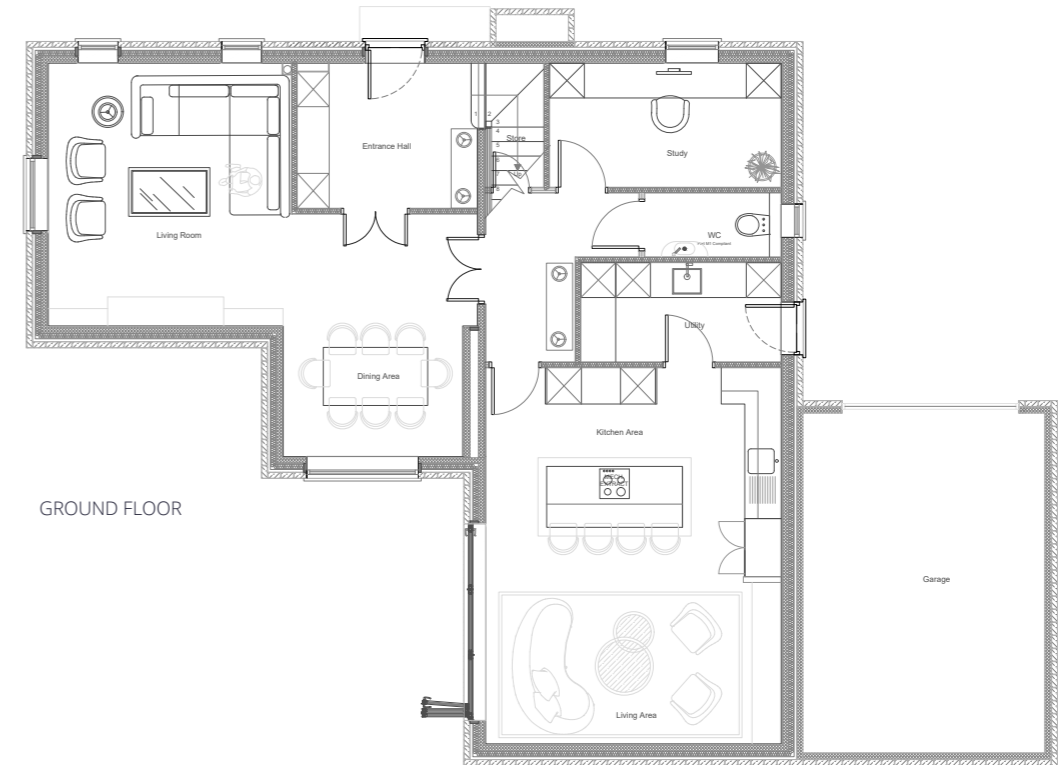


GROUND FLOOR:

ENTRANCE HALL | OPEN PLAN DINING & KITCHEN | LIVING ROOM | WC | GARAGE

FIRST FLOOR:

MASTER BEDROOM | MASTER EN-SUITE | BEDROOM TWO | BEDROOM THREE
BEDROOM THREE EN-SUITE | BEDROOM FOUR | HOUSE BATHROOM



PLOT 5	METRIC
GIA	2,368 sqft
GROUND FLOOR	METRIC
ENTRANCE HALL	2.5m x 3.0m
FAMILY ROOM	4.1m x 4.4m
DINING ROOM	3.1m x 3.1m
KITCHEN/LIVING	5.1m x 6.4m
UTILITY	3.5m x 1.7m
STUDY	4.0m x 2.1m

FIRST FLOOR	METRIC
MASTER BEDROOM	5.1m x 3.5m
MASTER EN-SUITE	1.5m x 4.0m
BEDROOM 2	4.5m x 3.8m
BEDROOM 4	3.0m x 3.3m
BEDROOM 3	4.4m x 2.8m
BEDROOM 3 EN-SUITE	1.4m x 3.2m
HOUSE BATHROOM	2.0m x 3.7m
HOUSE BATHROOM	3.1m x 1.8m

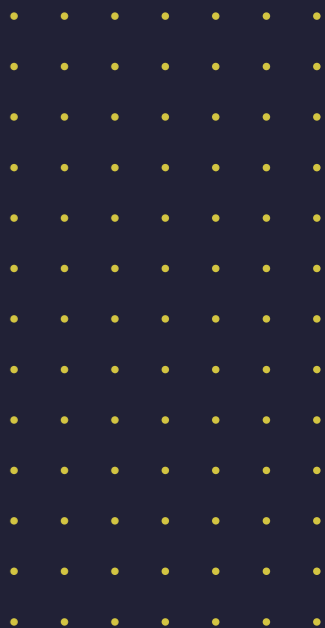


WHAT MAKES US DIFFERENT

At Wheatley's we pride ourselves on quality homes and attention to detail. We understand that moving home is a huge milestone in people's lives and we work tirelessly to ensure that the process is as streamlined and smooth as possible. All of our prospective purchasers have the opportunity to make their new property a home, giving them the opportunity to make personalised changes to the specification & finishes and offer interior design services to bring people's vision into reality.

Making Our Properties Your Home

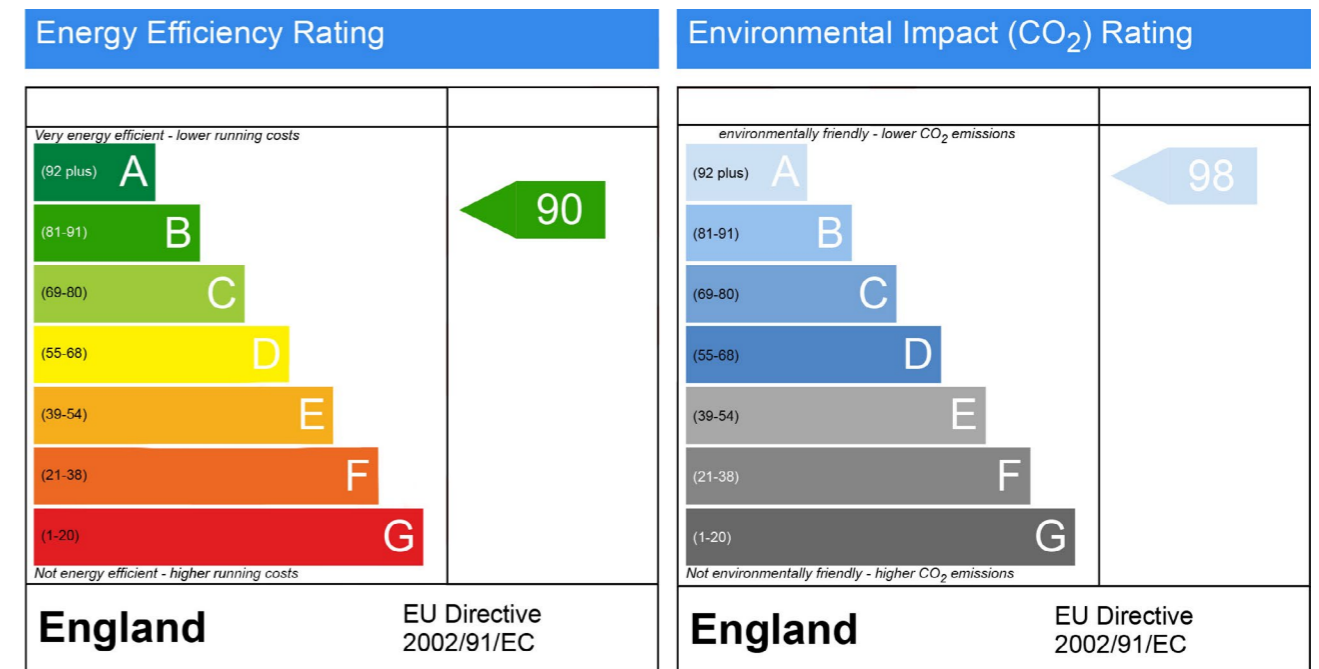
Whilst we pride ourselves on providing homes at the forefront of comfort, amenities and aesthetical appeal we understand that 'one size does not fit all'. We actively encourage our prospective buyers to tailor their new homes to their requirements. We always do our utmost to cater to requests for amendments and personalise our properties where we can. The key to this service is reserving early allowing as much time as possible to make the appropriate amendments where possible.





GREEN/SUSTAINABLE

All of our homes within the development are ultra energy efficient with renewables incorporated as standard, lowering utility bills and overall running costs of each property. Each unit benefits from Solar Photovoltaic Panels and Air Source Heat Pumps providing cost savings all year round alongside exceptional thermal performance of the building fabric. All of this alleviates any requirement for gas to be supplied to the properties. Each property also has the inherent ability to sell back to the grid, further reducing utility bills when appropriate.





0113 286 6955



info@wheatleydevelopments.com



www.wheatleydevelopments.com



2 Beaconsfield Court, Grays Mill House,
Garforth, Leeds, LS25 1QH