



**The Knightsbridge I I ( Plot 46) Settlement Drive, Van Dyk  
Village Clowne Chesterfield S43 4TL**



**welcome to**

**The Knightsbridge I I ( Plot 46) Settlement Drive, Van Dyk Village Clowne Chesterfield**

Plot 46 The Knightsbridge is located on the beautiful & exclusive development of Van Dyk Village, being one of only 54 unique homes. This Outstanding Luxurious five bedroom Executive Detached 'Signature Collection' Home, offers Jones Homes most exceptional specification.



## Site History

Located close to Junction 30 of the M1 Motorway, this beautiful development can be found on Worksop Road. Sited on the former Nursery of the Van Dyk Garden centre, Van Dyk Village is being seen as the most exciting building project in the area for the last 50 years.

The Van Dyk Hotel has recently undergoing its own transformation to provide a further 50 bedrooms, and additional restaurant facilities. The Hotel is re-known for its local history and was re built in the early 1800s by Henry Bowden as Southgate House II. Henry's family inherited the ancient manor of Harlethorpe, a small hamlet on the lands of which Southgate House II was erected. Southgate House II, first opened as a hotel in 1966, changing its name to Hotel Van Dyk circa.1975. The Hotel has seen extensive renovations over the past few years and is now established as one of the area's finest country house hotels.

Van Dyk Village has been created to bring this 1800's Hamlet feeling back to life, whilst offering the ultimate in modern, countryside living, with 54 exclusive, individual designed homes, built around a central green setting, with generous sized gardens and an exclusive Manor House

## Introducing

The Signature Collection by Jones Homes is their most exceptional specification to date and displays features of this throughout their homes:

With beautiful fittings to include:  
Quartz and Granite work surfaces to the contemporary kitchen and utility, with fully integrated appliances and a Neff wine cooler  
Oak handrails and newel posts with glass infill panels to the staircase  
Villeroy and Boch pottery to the sanitary areas  
Floor tiling to bathroom, en-suites, kitchen, utility & family room  
Aqualisa digital showers to bathroom and en-suites  
Integrated Audio system to family room. CCTV system with wireless connectivity to IOS/Android devices and Texecom Alarm system

Designed to offer a unique frontage to the home, whilst internally boasting a spacious living room, separate dining room and a contemporary open-plan kitchen and family room plus the addition of a luxury garden room and study. The living room and garden room both enjoy bi-fold doors which open onto the rear patio and garden. The impressive entrance hall, study, utility and WC cloakroom complete the ground floor. The staircase to the first floor features Oak handrails and newel posts with glass infill panels, which is rise to the first floor galleried landing where you will find the five bedrooms and fully-tiled family bathroom featuring a bath as well as a separate shower cubicle. The Master bedroom and bedroom two enjoy dressing areas complete with fitted wardrobes and en-suite shower rooms. In addition to the double garage, the driveway provides ample private parking. The property also benefits from a burglar alarm and CCTV with wireless connectivity.

## The Knightstbridge Plot 46

An exceptional and outstanding five bedroom executive detached family home found on the exciting development of Van Dyk Village. Offering the space and luxury for a lifestyle that people only dream of. The Show Home on Site is that of the Knightsbridge House Type and can be viewed to allow you to achieve the true feeling of what this beautiful home offers when furnished.

### Ground Floor Accommodation

Entrance Hallway  
Cloakroom WC  
Living Room 6.10m x 4.11m (20'0 x 13'6)  
Kitchen/Family 7.59m x 4.52m (24'11 x 14'10)  
Study 3.66m x 2.59m (12'0 x 8'6)  
Garden Room 3.69m x 3.14m (12'1 x 10'4)

### First Floor Accommodation

Master Bedroom 4.37m x 3.66m (14'4 x 12'0)  
Ensuite  
Bedroom Two 3.62m x 3.28m (11'11 x 10'9)  
Ensuite  
Bedroom Three 3.62m x 2.71m (11'11 x 8'11)  
Bedroom Four 3.66m x 2.78m (12'0 x 9'2)  
Bedroom Five 3.62m x 2.44m (11'11 x 8'0)  
Bathroom

### Disclaimers Images

\*Computer generated images are indicative only. The Images shown are that of the Knightsbridge Show Home on site at Van Dyk Village and are not of Plot 46, advertised For Sale. External finishes, materials, layouts, window positions and styles may vary. Interior photography shows the Jones home Signature interior and may include upgrades that do not come as standard\*

### Floor Plans

Room sizes are taken to the widest point in each room wall to wall and a tolerance of +/-5% is allowed. The floor plans are for guidance only and may be subject to change and properties may be "handed" or mirror images of the plans shown. Please check on site with the Sales Consultant or William H Brown.



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## The Knightsbridge I I ( Plot 46) Settlement Drive, Van Dyk Village Clowne Chesterfield

- \*\*\*STAMP DUTY PAID - CARPETS & FLOORING THROUGHOUT\*\*\*
- The Knightsbridge, Offers Jones Homes Most Exceptional Specification to date through its Beautiful Signature Collection
- This Outstanding House Type can be viewed on Site as The Signature Show Home on Van Dyk Village
- Fully Integrated kitchen with appliances by Neff including 5 ring induction hob, built in microwave and oven with hide slide door and wine cooler.
- Oak staircase with glass infill balustrades. Quartz and Granite worktops to kitchen/utility. Villeroy Bosch sanitaryware
- Downlights to kitchen bathroom/Ensuite. Aqualisa digital showers to bathroom and en-suites
- Texecom Burglar Alarm. CCTV system. Home Audio System. Electric doors to all double garages. Turf and fence/wall to rear gardens ( plot specific) Traditional Chimney with class 1 flue
- \*\*\* Agency Assist Available On Site \*\*\* \*\* The Images Shown on this Advert are that of the Knightsbridge Show Home on Site and not of Plot 46 which is Offered For Sale - Images have been used for Illu

Tenure: Freehold EPC Rating: Exempt

# £705,995



Please note the marker reflects the postcode not the actual property

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Property Ref:  
CSF103061 - 0004

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