



# HAMPTON GARDENS

CHURWELL, LEEDS



Berkeley DeVeer  
EXCEPTIONAL LIVING





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# WELCOME TO HAMPTON GARDENS

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HOMES THAT  
FEEL SPECIAL

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HAMPTON GARDENS IS A CHARMING  
COLLECTION OF 3 AND 4 BEDROOM NEW  
HOMES IN A SUPERB LOCATION.





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We build beautiful homes that create the perfect backdrop for a lifetime of treasured memories with loved ones. There's something special about Hampton Gardens, and you can feel it the second you walk through the door.

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Every finish, appliance and thoughtful detail has been chosen to give you a home you can be proud of, whether you're hosting family, entertaining friends or just enjoying everyday life in your spacious new home.

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## MADE FOR LIFE

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CAREFULLY DESIGNED WITH MODERN LIFE IN MIND,  
THE HOMES AT HAMPTON GARDENS HAVE SOMETHING  
FOR EVERYBODY, AND ITS LOCATION MEANS IT WILL  
APPEAL TO YOUNG AND OLD ALIKE.



This beautiful new development is located in the popular suburb of Churwell, Leeds. Perfectly situated to give easy access to the lively and bustling market town of Morley which hosts a leisure centre, train station and covered market, as well as various schools, restaurants and shops.

Public transport links include bus routes into neighbouring towns and villages. There is also nearby access to the M62, while Morley's ring-road offers a simple route to the White Rose shopping centre.

### EDUCATION

#### Primary Schools

Churwell Primary School  
Morley, Leeds LS27 7UP

Beeston Primary School  
Town St, Beeston, Leeds LS11 8PN

#### Secondary Schools

The Stephen Longfellow Academy  
Phoenix House, Global Ave, Millshaw,  
Beeston, Leeds LS11 8PG

The Elland Academy  
Gelderd House, Gelderd Rd,  
Holbeck, Leeds LS12 6LY

### LOCAL AUTHORITY

Leeds District Police  
Elland Road, Elland Rd, Beeston,  
Leeds LS11 8BU

### TRAIN STATION

Cottingley  
Leeds LS11 0JT

Leeds Train Station  
New Station St, Leeds LS1 4DY

### POST OFFICE

Cottingley Post Office  
2 Cottingley Vale, Leeds LS11 0JY

### DOCTORS

City View Medical Practise  
123 Cemetery Rd, Holbeck,  
Leeds LS11 8LH

Shenstone House Surgery  
Elland Rd, Leeds LS27 7PX

### DENTISTS

Bupa Dental Care  
87 Old Ln, Beeston, Leeds LS11 7AB

White Smile Dental Care  
599 Dewsbury Rd, Beeston,  
Leeds LS11 5LE

### SUPERMARKETS

Tesco Express  
Elland Rd, Churwell, Morley,  
Leeds LS27 7TB

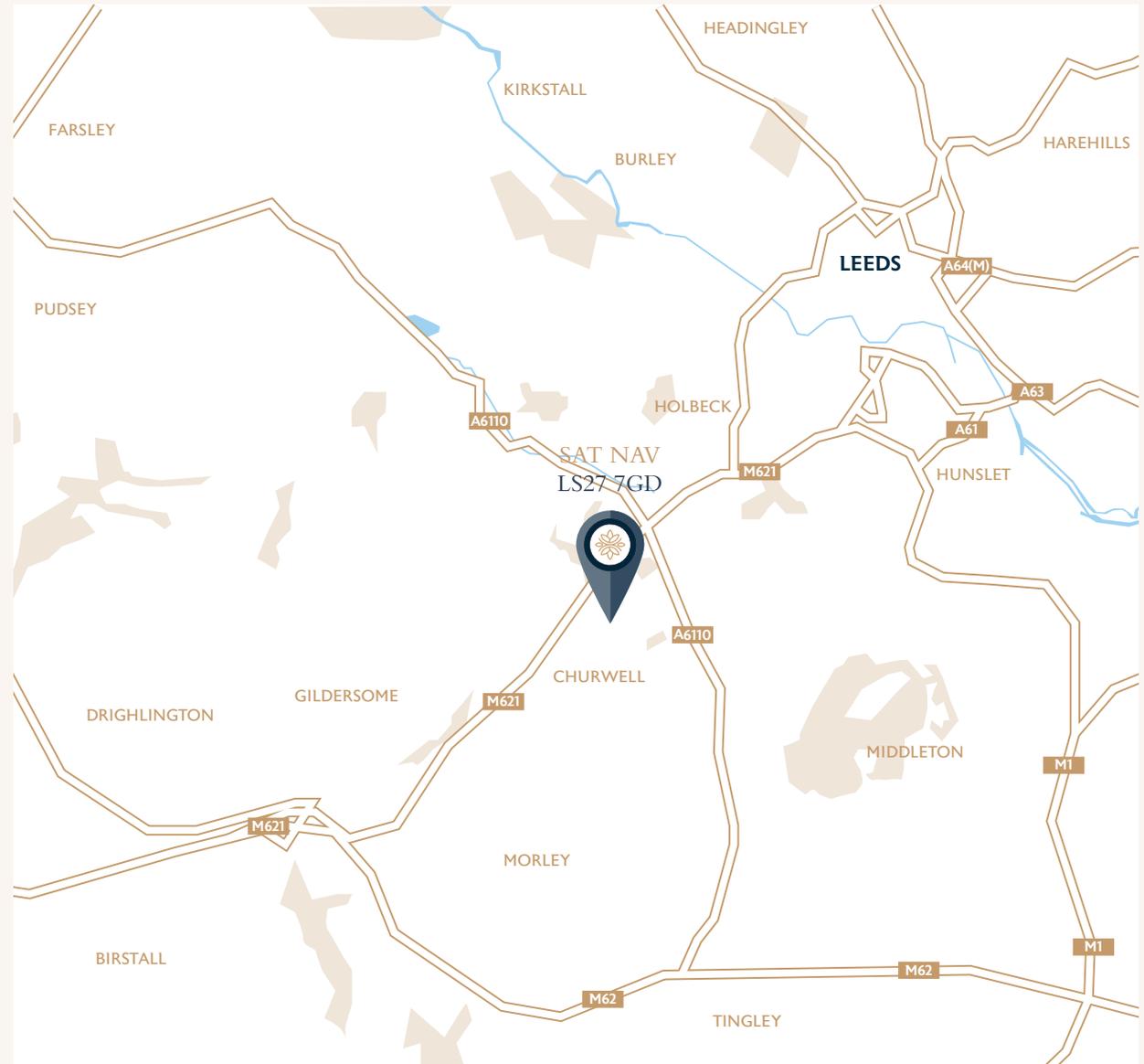
Sainsburys  
White Rose Shopping Centre,  
Leeds LS11 8LS

Asda  
Old Ln, Beeston, Leeds LS11 8AG

### RECREATION

White Rose Shopping Centre  
Dewsbury Rd, Leeds LS11 8LU

Elland Road  
Elland Rd, Beeston, Leeds LS11 0ES



### NEARBY STATIONS

Morley	5mins
Cottingley	7mins
Leeds	9mins

### BY TRAIN

Leeds	20mins
Dewsbury	20mins
Huddersfield	39mins

### NEAREST AIRPORTS

Leeds Bradford	24mins
Doncaster Sheffield	44mins
Manchester	50mins

### BY CAR

Leeds	5mins
Wakefield	18mins
Bradford	20mins
Huddersfield	30mins



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## ATTENTION TO DETAIL

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EVERY BERKELEY DEVEER HOME IS BEAUTIFULLY FINISHED, BUT TO ADD THAT PERSONAL TOUCH YOU CAN ALSO CHOOSE TO UPGRADE FROM OUR RANGE OF OPTIONS TO MAKE SURE YOUR NEW HOME FEELS LIKE YOURS FROM THE MOMENT YOU MOVE IN.





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We know you want your new home to reflect your personal taste, so we'll make sure that all your choices are expertly fitted and finished by the time you move in. Remember the earlier in the build process you reserve your home, the more options you are likely to have.

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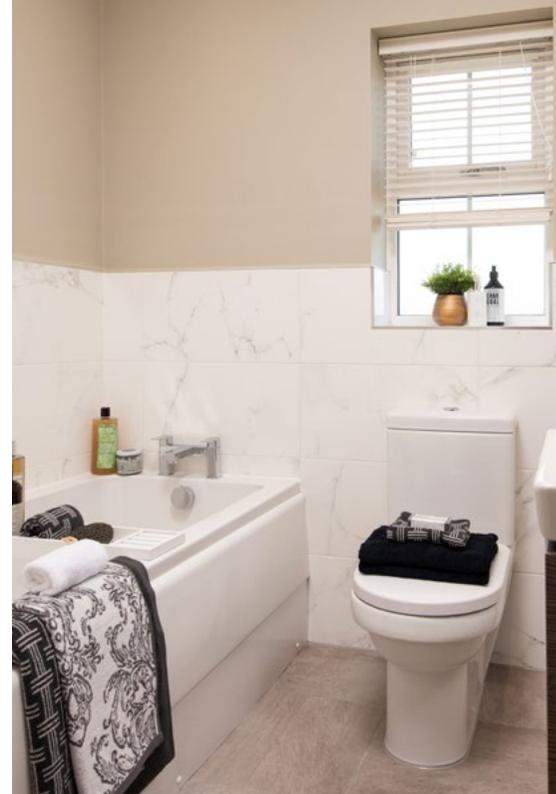
We design our homes for real people and, with years of experience, we've discovered everyone's unique. So we build in as many different options as we practically can to let you choose the fixtures, fittings and extras that fit your lifestyle and taste.

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### KITCHEN

- Fully fitted contemporary kitchens
- Built in stainless steel oven
- Integrated hob with splash-back
- Laminate worktop with up-stand
- Stainless steel 1.5 bowl sink and drainer with chrome mixer tap
- Stainless steel extractor fan



### HEATING

- Energy efficient gas boilers (subject to gas supply)
- Energy efficient gas central heating with compact radiators (subject to gas supply)



### GENERAL

- High quality white internal doors
- Contemporary stylish chrome effect handles
- UPVC patio doors and double glazed windows in white
- Internal walls and ceilings finished in matt emulsion
- Painted MDF window boards throughout except to bathrooms



### BATHROOM

- Contemporary white sanitary ware
- Chrome taps and fittings
- Choice of ceramic tiling (depending on build stage)





### SECURITY

- High performance front door sets
- Sealed double glazed windows throughout
- Fitted wiring provided for external light fitting(s)
- Steel manually operated garage door (where applicable)



### WARRANTY

You can relax, safe in the knowledge that your new home comes with a 10 year warranty and 2 years builders guarantee. Ensuring your home is designed & built to adhere to superior building standards. These standards relate to every aspect of the property, including structure, heat loss, ventilation, sound insulation, electrical and fire safety.



### FIXTURES

- Ample power points
- Downlighters to bathroom, kitchen and en-suite areas
- TV and BT points to lounge and bedroom 1



### EXTERNAL

- Fencing (refer to boundary types key plan)
- Timber fencing to rear gardens
- Timber side gate to rear access Tarmac to drives and parking areas
- Paving to rear patio and footpath (refer to site specific layout for details/colour)





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## WHAT MAKES US DIFFERENT

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WE DON'T BUILD HOUSES – WE CREATE HOMES WHERE FAMILIES OF ALL SHAPES AND SIZES CAN FIND THEIR HAPPILY EVER AFTER. OUR UNIQUE HOMES WILL BECOME THE BACKDROP FOR YOUR FUTURE TREASURED MEMORIES... OF FIRST STEPS, OF GOLDEN YEARS AND OF EVERY ORDINARY AND EXTRAORDINARY DAY IN BETWEEN.





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From the first day you move in, to the days when you can't remember living anywhere else, you'll love each and every thoughtful detail that's been cleverly woven into the fabric of your Berkeley DeVeer home.

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We design your home around the way you live your life – but it's much more than just quality design, it's your favourite place in the world, a place you're proud to call home.

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## DEVELOPMENT PLAN

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WE APPROACH EVERY PROJECT ON THE MERITS OF ITS LOCATION AND HOME-BUYER REQUIREMENTS. ALTHOUGH NO TWO BERKELEY DEVEER DEVELOPMENTS ARE THE SAME, THEY ALL CONFORM TO THE HIGHEST STANDARDS OF SPECIFICATION AND BUILD EXCELLENCE AND THE STRIKING STREET SCENES WE CREATE WITH A VARIETY OF PROPERTIES AT EVERY DEVELOPMENT.





**THE MONTGOMERY**  
 PLOTS 02, 13, 19, 24, 25, 55,  
 59, 70, 72, 74, 75, 78, 85  
 4 BEDROOM DETACHED



**THE BLAKE**  
 PLOTS 06, 56, 71, 77  
 3 BEDROOM DETACHED



**THE BLAKE**  
 PLOT 50, 87  
 3 BEDROOM SEMI-DETACHED



**THE ELTON**  
 PLOTS 01, 49, 52, 53, 73, 76  
 4 BEDROOM DETACHED



**THE NELSON**  
 PLOTS 03, 09, 10, 11, 12, 16, 26, 27,  
 28, 41, 42, 47, 48, 54, 68, 69  
 4 BEDROOM DETACHED



**THE RIPLEY**  
 PLOTS 35, 36, 65, 66, 67  
 2 BEDROOM SEMI-DETACHED



**THE MALTON**  
 PLOTS 81, 82, 83, 84  
 3 BEDROOM SEMI-DETACHED



**THE WOODHOUSE**  
 PLOTS 04, 05, 17, 18, 22, 23, 37, 38, 39,  
 40, 43, 44, 45, 46, 51, 60, 61, 79, 80, 86  
 3 BEDROOM SEMI-DETACHED





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# THE MONTGOMERY

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FOUR BEDROOM DETACHED  
PLOTS 02, 13, 19, 24, 25, 55,  
59, 70, 72, 74, 75, 78, 85



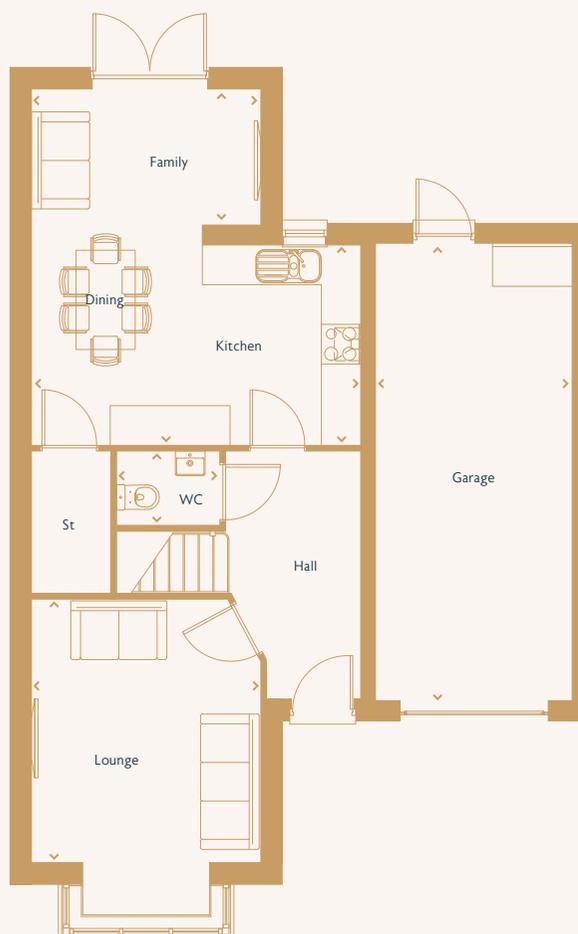
With a layout that's ideal for family life, this attractive four-bedroom home has a spacious lounge featuring a large bay window and a bright and airy kitchen diner with French doors opening into the back garden, as well as a WC and ample storage. Moving up through the house there are four double bedrooms, one of which features a dressing room and an ensuite. There's also a spacious family bathroom.

GROUND FLOOR	METRIC (MM)	IMPERIAL
Lounge	3988mm x 3497mm	13'1" x 11'6"
Family	2362mm x 3497mm	7'9" x 11'6"
Kitchen & Dining	5023mm x 3011mm	16'6" x 9'11"
WC	1575mm x 1125mm	5'2" x 3'8"
Garage	3000mm x 6923mm	9'10" x 22'9"

FIRST FLOOR	METRIC (MM)	IMPERIAL
Master Bedroom	3263mm x 4052mm	10'8" x 13'4"
Ensuite	2138mm x 1363mm	7'0" x 4'6"
Bedroom 2	3883mm x 3988mm	12'9" x 13'1"
Bedroom 3	3262mm x 2733mm	10'8" x 9'0"
Bedroom 4	2659mm x 3152mm	8'9" x 10'4"
Bathroom	2125mm x 1702mm	7'0" x 5'7"

Please note all dimensions are subject to slight modifications.  
 > Denotes points between which measurements are given.

## GROUND FLOOR



## FIRST FLOOR





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## THE BLAKE

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THREE BEDROOM DETACHED  
PLOTS 06, 56, 71, 77

THREE BEDROOM  
SEMI-DETACHED  
PLOT 50, 87



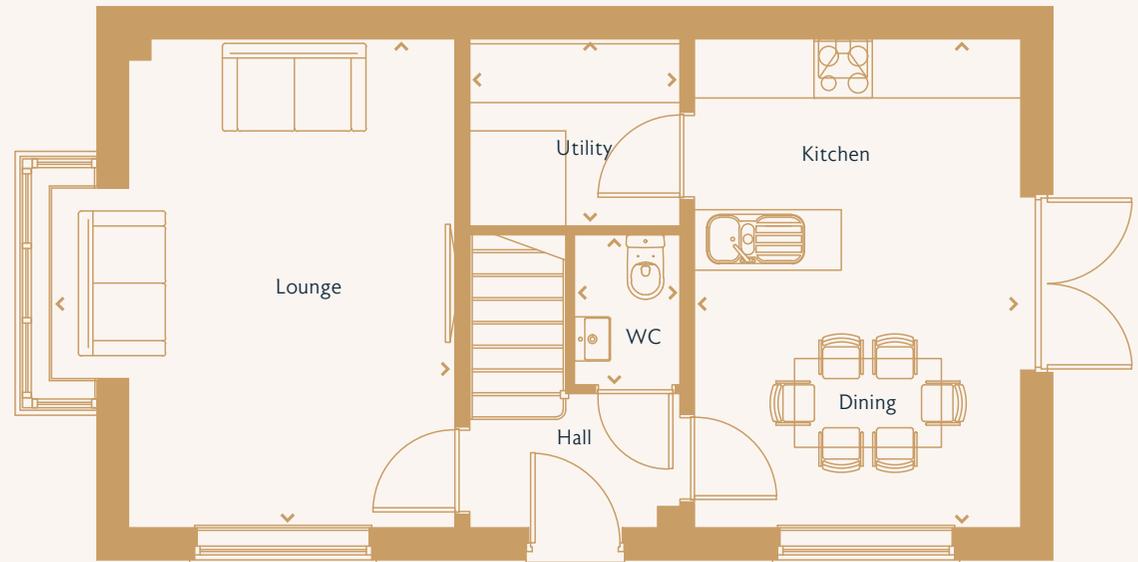
This attractive double-fronted, three-bedroom detached house boasts of an ideal layout with a large lounge featuring a bay window and a spacious kitchen diner with French doors opening into the garden. Upstairs reveals the master bedroom with its own dressing room and ensuite, a further double bedroom, a single bedroom and a spacious family bathroom.

GROUND FLOOR	METRIC (MM)	IMPERIAL
Lounge	3339mm x 4965mm	10'11" x 16'3"
Kitchen & Dining	4965mm x 3339mm	16'3" x 10'11"
WC	1079mm x 1525mm	3'6" x 5'0"
Utility	2150mm x 1902mm	7'1" x 6'3"

FIRST FLOOR	METRIC (MM)	IMPERIAL
Master Bedroom	2880mm x 3401mm	9'5" x 11'2"
Ensuite	1997mm x 1425mm	6'7" x 4'8"
Bedroom 2	2748mm x 3388mm	9'0" x 11'1"
Bedroom 3	2129mm x 3600mm	7'0" x 11'10"
Bathroom	1704mm x 2163mm	5'7" x 7'1"

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### GROUND FLOOR



### FIRST FLOOR





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# THE ELTON

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FOUR BEDROOM DETACHED  
PLOTS 01, 49, 52, 53, 73, 76



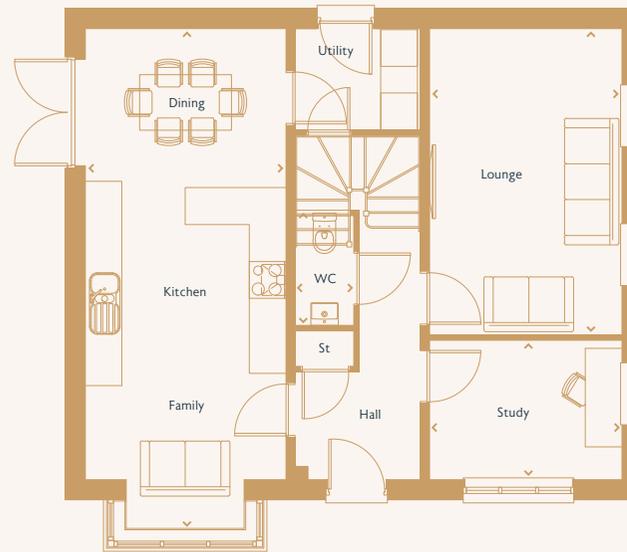
This distinctive four-bedroom detached home can't fail to impress. Open the front door to the generous entrance hall, from here you'll find a large lounge and a study to your right. To your left is a spacious kitchen diner with family space and French doors that open up into the garden. You'll also find a handy utility. Upstairs, there are four generous double bedrooms, one with en suite as well as a spacious family bathroom.

GROUND FLOOR	METRIC (MM)	IMPERIAL
Lounge	4972mm x 3150mm	16'4" x 10'4"
Kitchen & Dining	3285mm x 8115mm	10'9" x 26'7"
Study	3150mm x 2273mm	10'4" x 7'5"
Utility	1646mm x 2050mm	5'5" x 6'9"
WC	963mm x 1783mm	3'2" x 5'10"

FIRST FLOOR	METRIC (MM)	IMPERIAL
Master Bedroom	3347mm x 3461mm	11'0" x 11'4"
Ensuite	2050mm x 1646mm	6'9" x 5'5"
Bedroom 2	3212mm x 3461mm	10'6" x 11'4"
Bedroom 3	3347mm x 2984mm	11'0" x 9'9"
Bedroom 4	3212mm x 3774mm	10'6" x 12'5"
Bathroom	2050mm x 2574mm	6'9" x 8'5"

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GROUND FLOOR



FIRST FLOOR





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# THE NELSON

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FOUR BEDROOM DETACHED  
PLOTS 03, 09, 10, 11, 12, 16, 26, 27,  
28, 41, 42, 47, 48, 54, 68, 69



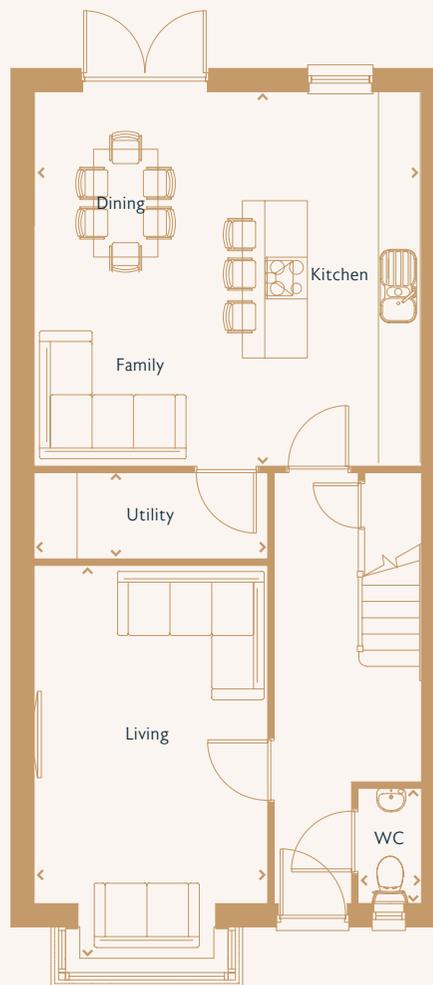
This attractive four-bedroom detached home can't fail to impress. Open the front door to the generous entrance hall, from here you'll find a spacious bay-fronted lounge and a spacious kitchen diner with family space and French doors that open up into the garden. You'll also find a handy utility. Upstairs, there are four generous double bedrooms, one with en suite as well as a spacious family bathroom.

GROUND FLOOR	METRIC (MM)	IMPERIAL
Lounge	5450mm x 3272mm	17'11" x 10'9"
Kitchen, Dining & Family	5420mm x 5139mm	17'9" x 16'10"
Utility	1200mm x 3213mm	3'11" x 10'6"
WC	1600mm x 891mm	5'3" x 2'11"

FIRST FLOOR	METRIC (MM)	IMPERIAL
Bedroom 1	2641mm x 3154mm	8'8" x 10'4"
Ensuite	2641mm x 1210mm	8'8" x 4'0"
Bedroom 2	2641mm x 4699mm	8'8" x 15'5"
Bedroom 3	2691mm x 3610mm	8'10" x 11'10"
Bedroom 4	2691mm x 3156mm	8'10" x 10'4"
Bathroom	1693mm x 2048mm	5'7" x 6'9"

Please note all dimensions are subject to slight modifications.  
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## GROUND FLOOR



## FIRST FLOOR





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# THE WOODHOUSE

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THREE BEDROOM  
SEMI-DETACHED

PLOTS 04, 05, 17, 18, 22, 23, 37, 38,  
39, 40, 43, 44, 45, 46 51, 60, 61, 79,  
80, 86



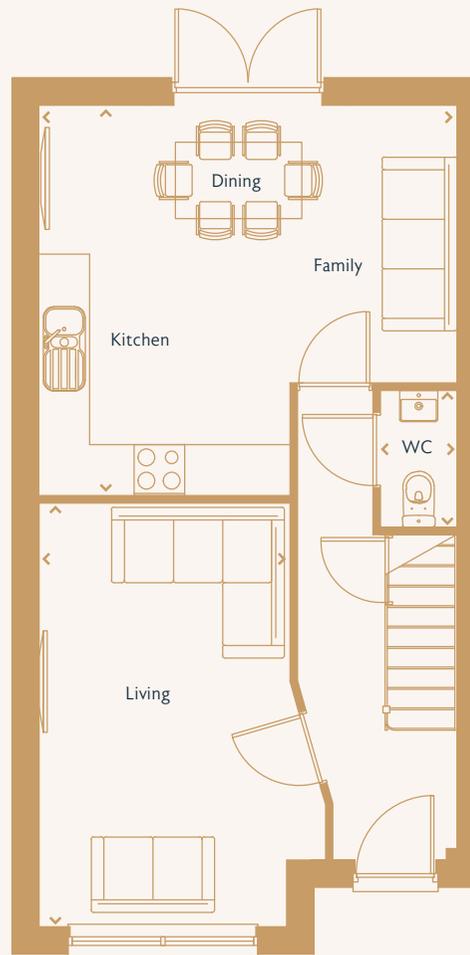
This three-bedroom semi-detached home is cleverly designed and perfectly proportioned. From the entrance hall you'll find a spacious bay-fronted lounge, a generous kitchen diner with French doors that open into the garden and a WC. Upstairs you'll find a master bedroom with ensuite and dressing area, a further double bedroom, a single bedroom and a contemporary family bathroom.

GROUND FLOOR	METRIC (MM)	IMPERIAL
Lounge	5000mm x 2983mm	16'5" x 9'9"
Kitchen, Dining & Family	4970mm x 4605mm	16'4" x 15'1"
WC	1612mm x 911mm	5'3" x 3'0"

FIRST FLOOR	METRIC (MM)	IMPERIAL
Bedroom 1	3290mm x 3356mm	10'10" x 11'0"
Ensuite	1580mm x 1758mm	5'2" x 5'9"
Bedroom 2	2619mm x 4237mm	8'7" x 13'11"
Bedroom 3	2251mm x 3361mm	7'5" x 11'0"
Bathroom	1845mm x 1900mm	6'1" x 6'3"

Please note all dimensions are subject to slight modifications.  
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## GROUND FLOOR



## FIRST FLOOR





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# THE MALTON

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THREE BEDROOM  
SEMI-DETACHED  
PLOTS 81, 82, 83, 84



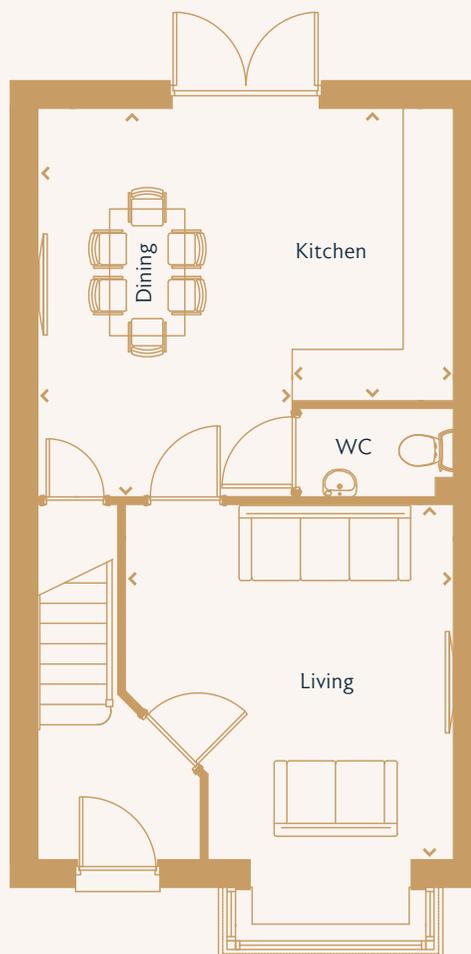
This beautiful three-bedroom semi-detached house boasts of an ideal layout with a large lounge featuring a bay window to the front and a spacious kitchen diner with French doors opening into the garden to the rear. Upstairs reveals two generous double bedrooms, a single bedroom and a spacious family bathroom.

GROUND FLOOR	METRIC (MM)	IMPERIAL
Lounge	4212mm X 3920mm	13'10" X 12'0"
Kitchen	1925mm X 3465mm	6'4" X 11'4"
Dining	4603mm X 3040mm	6'0" X 3'5"
WC	1837mm X 1050mm	15'1" X 10'0"

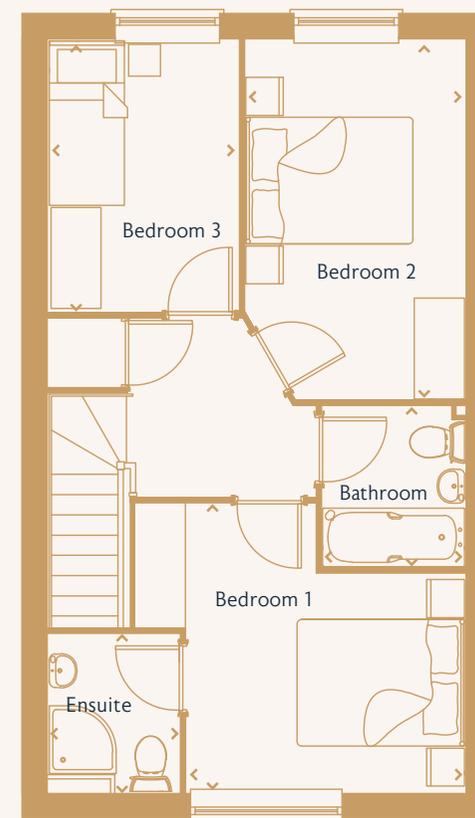
FIRST FLOOR	METRIC (MM)	IMPERIAL
Bedroom 1	3320mm X 3410mm	10'11" X 11'2"
Ensuite	1556mm X 1865mm	5'1" X 6'11"
Bedroom 2	2616mm X 4249mm	8'7" X 13'11"
Bedroom 3	2260mm X 3212mm	7'5" X 10'6"
Bathroom	1695mm X 1900mm	5'7" X 6'3"

Please note all dimensions are subject to slight modifications.  
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GROUND FLOOR



FIRST FLOOR





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# THE RIPLEY

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TWO BEDROOM  
SEMI-DETACHED  
PLOTS 35, 36, 65, 66, 67



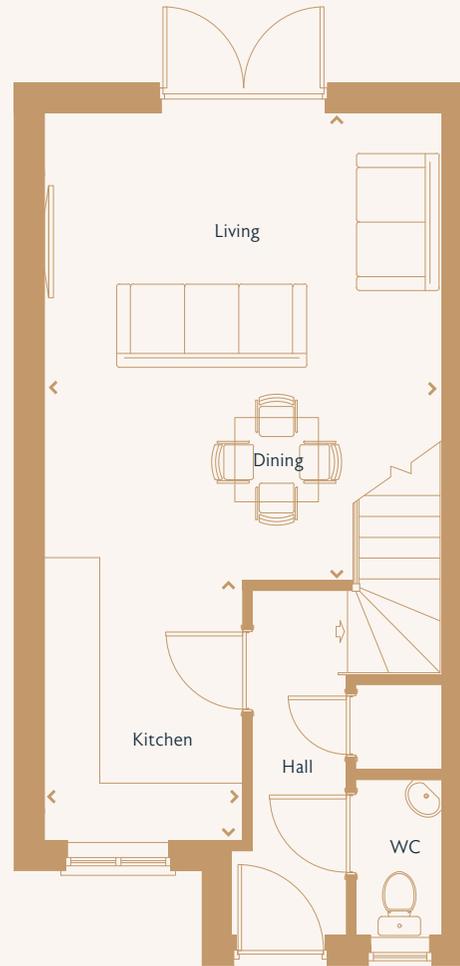
This modern two-bedroom semi-detached house provides contemporary living at its best. From the long entrance hall, you'll enter the impressive open plan kitchen, lounge and dining space. You'll also enjoy storage spaces and WC. Climb the stairs to reveal two very generously proportioned bedrooms and a spacious family bathroom.

GROUND FLOOR	METRIC (MM)	IMPERIAL
Lounge/Dining	4760mm x 4295mm	15'7" x 14'1"
Kitchen	2137mm x 3023mm	7'0" x 9'11"

FIRST FLOOR	METRIC (MM)	IMPERIAL
Bedroom 1	4295mm x 2968mm	14'1" x 9'9"
Bedroom 2	4295mm x 2621mm	14'1" 8'7"
Bathroom	1894mm x 1993 mm	6'3" x 6'6"

Please note all dimensions are subject to slight modifications.  
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GROUND FLOOR



FIRST FLOOR





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## CONTACT US

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### Sales

+44 (0)7872 173 108  
sales@berkeleydeveer.co.uk

### Hampton Gardens

New Village Way  
Churwell  
Leeds  
LS27 7GD



BE INSPIRED @BERKELEYDEVEER

The information contained in this and any accompanying documents is provided for general guidelines only and does not form the whole or any part of any offer, contract or warranty. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Consumer Protection from Unfair Trading Regulations 2008. Customers are strongly advised to contact a Berkeley DeVeer representative for further details and to satisfy themselves as to their accuracy. All areas and dimensions have been taken from architects plans prior to construction therefore whilst the information is believed to be correct its accuracy cannot be guaranteed and does not form part of any contract. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. Purchasers must therefore rely on their own inspection to verify any information provided. All dimensions are within + or - 50mm. Your attention is drawn to the fact that it may not be possible to obtain the products as referred to in the specification. In such cases a similar alternative will be provided and Berkeley DeVeer reserve the right to make these changes as required. Images are representative only; maps are not to scale and show approximate locations only. Computer Generated Images, floorplans and room layouts are indicative only, based on information correct at time of going to print and may therefore be subject to review and optimisation. Timings are taken from AA Route Finder and Google Maps.

Designed & Produced by [www.societystudios.co.uk](http://www.societystudios.co.uk)



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GARDENS



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EXCEPTIONAL LIVING

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