

*The Meadows*

ARMTHORPE

**STONEBRIDGE**

Welcome to

# *The Meadows*

The Meadows is ideally located and enjoys excellent transport links that make it easy to reach Leeds, Sheffield and York, and the M1 links Leeds to London.

Nestled on the edge of the historic village of Armthorpe, The Meadows is a desirable residential scheme comprising of stylish 3, 4 and 5-bedroom homes. Discover relaxed, sociable living and a thriving local community, with all of the convenience that nearby Doncaster offers.

This sought after development has been designed to establish a lovely community that complements its surroundings. Built using quality materials by local trades people, The Meadows external appearance truly reflects the existing local character; resulting in homes that harmoniously fit into their surroundings.

Communities have never been more important than they are now and with these new homes and diverse local facilities, The Meadows will quickly blossom into a welcoming and flourishing development with a lovely sense of belonging. The scheme boasts character areas that have their own distinctive, individual character or 'sense of place'. These areas share a similar appearance and feel as each other, creating harmony, spirit, and balance, where you can work, live and play.

We are proud to be a local house builder, employing local people, supporting local businesses, and bringing investment into the local economy. We have been building homes for over a decade and this experience is evident from the moment you walk into a Stonebridge home, but don't take our word for it, visit The Meadows to discover the quality for yourself.

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THE MEADOWS, ARMTHORPE









*Our House, Your Home*

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## THE MEADOWS: the epitome of great design

We understand that good design needs to be visually attractive yet functional. The Meadows concentrates on creating successful 'places' for people. Building layout and style, hard and soft landscaping, highway design and use of materials all work together within the development to create a cohesive overriding character; a development that incorporates house types to meet buyer's needs, and exteriors that are attractive now, and for years to come.

From the variety of new homes to the local facilities and amenities, The Meadows offers something to suit every lifestyle. The properties we build are designed with you in mind. They are for socialising with family and friends and providing a comfortable environment in which to live; above all we build welcoming homes. As such, our interiors boast light and inviting spaces, whether you're working from home, chilling with your nearest and dearest, or inviting guests over for dinner.

The outside of our homes has never been more important, and we design with space around for you to enjoy. Private, fenced gardens offer access to valuable outdoor space, with garages and/or convenient off-road parking. French/bi-fold doors allow natural light to flood in and offer the perfect spot to enjoy a morning coffee, or a glass of wine in the evening. We put quality and superior craftsmanship at the forefront of our projects, incorporating traditional materials with a variety of different bricks, double glazed windows, and characterful features.

Establishing a warm community feel, The Meadows is the perfect place for you to call home.

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THE MEADOWS, ARMTHORPE



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## HISTORIC ARMTHORPE

dating back to 1086



Armthorpe is well known for its farming, and to this day, it is still dedicated to agriculture. The village also has links to the coal mining industry. The village itself dates to 1086 and in the Domesday Book it is known as Ernulfestorp - meaning the hamlet of Earnwulf. It is perhaps interesting to note that Armthorpe is one of few Yorkshire villages without a squire or lord for several centuries.

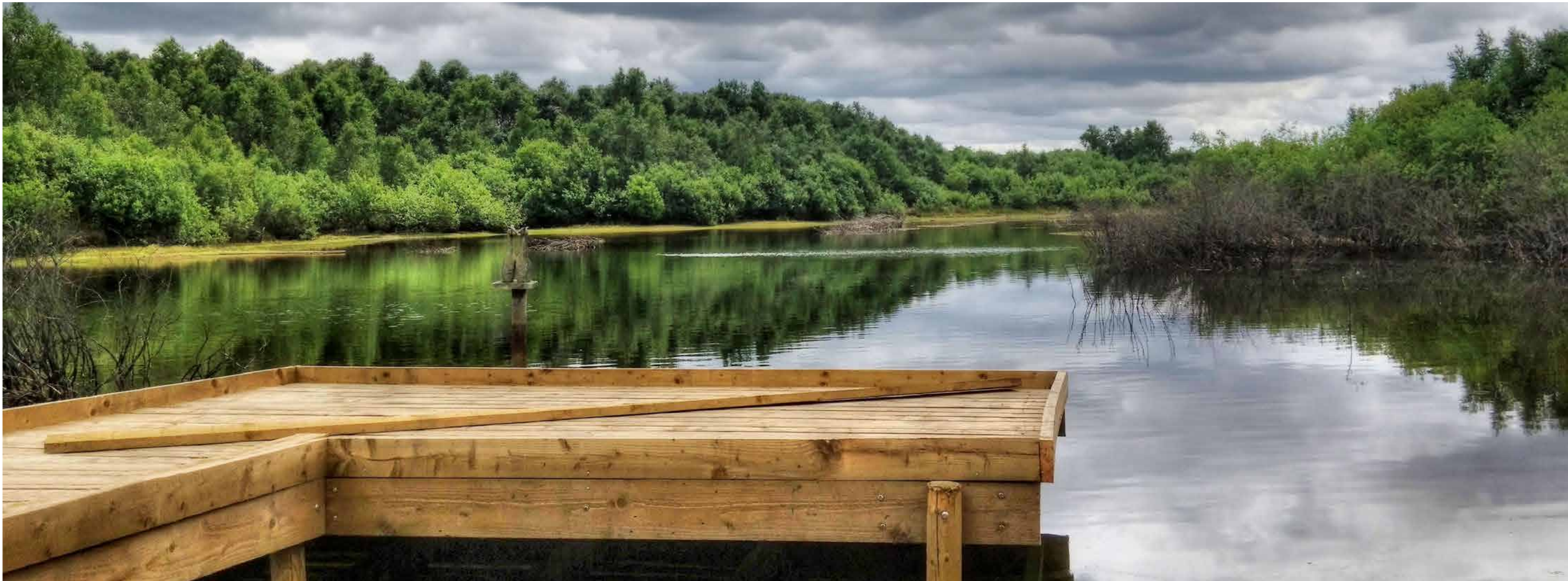
The village is rightly proud of its church, dating back to 1157 and is a

fine example with Romanesque arch, Norman lattice work and beautiful stained-glass windows.

In 1903 the village started construction of a railway line which would become an essential element of the coal mining industry. Armthorpe has its own village school which is mentioned as early as 1689.

Did you know that former footballers Kevin Keegan, Peter Swan and George Raynor were born in Armthorpe?







## LOCAL FACILITIES ON YOUR DOORSTEP

what more could you ask for?

The village provides everything you could need for day-to-day life. A village shop and post office, doctors' surgery, pubs and eateries - there's even a butchers, bakers and ice cream and waffle makers!

For food lovers there are plenty of opportunities here with a varied choice of independent food and drink producers. Cafés, pubs, and restaurants cater for all taste buds from traditional fish and chips to Italian, Indian and Chinese cuisine.

The village's shopping offers an eclectic mix from pet and garden retailers to interior design and bespoke artisan

shops too. Nearby Thorne Road retail park and Wheatley shopping centre are both close by and are home to some of the larger brands including Asda, Next Boots and Sports Direct.

Armthorpe boasts many leisure activities with nearby Wheatley golf club and course, a football club, rugby club, motocross, dance and swimming schools plus gym, ice skating rink and water park, all within easy reach.

Yorkshire people are well known for being affable and gregarious, and you can be assured of a warm welcome wherever you go in Armthorpe.





## OUT & ABOUT

### South Yorkshire at its finest



Photographs courtesy of Ben Harrison photography

Images show (top left to right):  
*Cusworth Hall & Museum*  
*Boston Park Farm*  
*Brodsworth Hall*

Images show (bottom left to right):  
*Conisbrough Castle*  
*Bawtry Paint Ball*  
*Yorkshire Wildlife Park*

Armthorpe is perfectly placed, allowing easy access to the beautiful cathedral city of York to the north, Sheffield to the south-west and Leeds and the scenic Settle to Carlisle railway line to the north-west.

Yorkshire is the largest county in the UK and boasts glorious countryside and limitless opportunities for outdoor pursuits and it is home to miles of unspoilt landscapes. Close to Armthorpe, Hatfield Moor and Potteric Carr nature reserve won't leave you disappointed, and cyclists, climbers, walkers, and runners are all superbly catered for.

Nearby Doncaster sits on the river Don and is a hidden gem. Classed as a 'minster' town, it is full of character and

boasts award winning attractions and 2,000 years of history. There's a lot going on in Doncaster - recently refurbished leisure centre with 6-lane swimming pool and ice-skating rink, bowling and multiplex cinema, and a jam-packed list of events - theatre, music, sports, cuisine, culture and great shopping - you name it, Doncaster's got it!

The county has a long and distinguished history in 'the sport of Kings', with several top-class racecourses including nearby Doncaster Races (St Leger) Middleham, Malton and Richmond and flat racing courses at York, Beverley, Pontefract, Redcar, Ripon, Wetherby and Thirsk.

There are limitless opportunities for discovering the area's history, as well

as having fun. Heritage, culture, dining experiences and shopping, castles and ruins, museums, theatres, bars, and restaurants; South Yorkshire has it all, and in abundance. Bawtry Paint Ball, Boston Park Farm and Maize Maze, Brodsworth Hall, Conisbrough Castle, Cusworth Hall and Museum, Danum Gallery and Library, Yorkshire Wildlife Park, South Yorkshire Aircraft Museum, Doncaster Museum and Art Gallery - and finally Sandall Park - perfect for picnics!

The area is well served for travelling further afield with the M18 and M62 within easy reach. The nearest local train stations are at Kirk Sandall and Doncaster. Robin Hood Airport is 6.5 miles away, and Leeds Bradford airport is just over an hour away from Armthorpe.

DONCASTER RACES

DONCASTER

KIRK SANDALL TRAIN STATION

ROBIN HOOD AIRPORT

SHEFFIELD

YORK

LEEDS

LEEDS BRADFORD AIRPORT

3 MILES

3.5 MILES

2.8 MILES

6.5 MILES

27 MILES

39 MILES

42.5 MILES

56 MILES



*Our House, Your Home*

## BUILDING THE FUTURE starts here

For a village its size, Armthorpe is well served for primary schools that are rated as good by Ofsted with Our Lady of Sorrows Catholic primary school, Shaw Wood primary school and Southfield primary. Armthorpe Academy secondary school also receives a glowing report and is again rated as good.

Nearby Doncaster offers more educational options, along with numerous nursery and pre-schools, and youth and community groups too. Secondary schools XP and Hungerhill are both rated as outstanding by Ofsted.

Hill House school is an independent day school for 3-18 year olds, and Sycamore Hall is a preparatory school for 3-11 year olds.

Armthorpe is well placed for many universities with esteemed local ones in Leeds, Sheffield, York, Manchester, Durham and Newcastle.

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THE MEADOWS, ARMTHORPE





*Our House, Your Home*

## PRIDE IN EVERYTHING WE DO that's the Stonebridge promise

From choosing the right location, to the design of our homes, right through to the build process, we are focused on excellence throughout. We only use quality materials and employ skilled tradespeople, with a real attention to detail - that's part of the Stonebridge promise.

Inside each and every home we carefully consider every detail; right down to the small details that quite often make a big difference.

For extra peace of mind, we offer a 2-year guarantee on all our homes, as well as a 10-year warranty from Premier Guarantee.

Your kitchen is the heart of the home and our fully fitted kitchens include Bosch appliances as standard, with a fabulous choice of stylish kitchen styles. Our bathrooms feature beautiful sanitary ware from luxury brand Villeroy & Boch and showers from Hansgrohe that perfectly complement the stylish Porcelanosa tiling.

Whilst we offer a desirable specification as standard, we do offer additional, bespoke finishing touches for those who wish to inject a little more of their own personality into their new home. Please ask your Sales Advisor for further information.





*Our House, Your Home*

## A DESIRABLE SPECIFICATION because you deserve the best



Once you step into a Stonebridge home, it's immediately apparent that our houses are light and airy, reducing the need for artificial light.

Our hallways are welcoming and lounges are comfortable and offer the perfect place to relax and unwind after a busy day.

Designer kitchens won't fail to impress, with both traditional and contemporary choices from the renowned Symphony Gallery range.

Bedrooms are sophisticated and designed to maximise space with room for fitted wardrobes from Hammonds (available as an upgrade).

We offer a wealth of house type designs some with a study, utility room, en-suite (some house types have more than one!), dressing room and a single or double garage. Many of our homes have the coveted dining/kitchen too.

And the outside won't leave you disappointed either. French / bi-fold doors open out onto the rear, turfed, garden to bring the outside in. Our gardens offer privacy with boarded fencing, paved patio, and pathways and all have an outdoor tap included as standard.

We have thought of everything.





*Our House, Your Home*

## THE HEART OF THE HOME designed around you

Your kitchen is a place to enjoy good food with family and friends whilst you relax and entertain in the space you've carefully chosen to reflect you and your personality.

However, your kitchen is much more than just another room. It's where you come to meet as a family, where you discuss the day's events, the place for having a catch up with friends, and where you bake with your children - all of these make memories to last a lifetime.

Stonebridge offer both contemporary and traditional, bespoke kitchen designs that work for you. Energy efficient and sleek appliances from Bosch have been selected to complement the look and design of your kitchen; worktops and up-stands complete the overall design.

Your kitchen says a lot about you and we're here to help you make it your own. We can also offer personalised options, just ask your Sales Advisor for further details.

THE MEADOWS, ARMTHORPE



Kitchen featured is Princeton in both bottle green and platinum with Blanco stellar silestone in a Merion kitchen

Please note some images show optional upgrades



*Our House, Your Home*



## SUPERB KITCHENS with a desirable specification

- Individually designed layouts
- Laminate worktop and 100mm up-stand.
- Bosch integrated appliances throughout including:
  - Double oven
  - Choice of gas or electric hob
  - Fridge / freezer (70/30)
  - Cooker hood
- Inset 1.5 Blanco bowl sink with drainer and Hansgrohe chrome mixer tap
- Feature LED lighting to underside of wall units
- Recessed LED down-lights to kitchen area
- Chrome socket outlets above work surface

THE MEADOWS, ARMTHORPE

*Please note some images show optional upgrades*



*Our House, Your Home*

## BEAUTIFUL BATHROOMS

it's all about you

OUR STANDARD SPECIFICATION INCLUDES\*:

- Wall mounted basin with contemporary Hansgrohe single lever basin mixer
- Villeroy & Boch back-to-wall WC, soft-closing seat and cover, concealed cistern and chrome dual flush plate
- Villeroy & Boch bath
- Shower enclosure with glass sliding door (house type specific), Hansgrohe chrome thermostatic mixer, wall mounted shower riser rail and ceiling mounted drencher head
- Bath mixer tap with hair rinse hose pull out
- Chrome heated towel rail
- Recessed LED down-lights
- Porcelanosa wall tiling to selected areas



THE MEADOWS, ARMTHORPE

*\*Majority of plots*

*Please note some images show optional upgrades*



*Our House, Your Home*

## SUSTAINABILITY

we take our responsibilities seriously

There are so many reasons to consider investing in a new build property, not least for its reduced impact on the environment and its green credentials.

Due to the advanced build materials used, new build homes are much more thermally efficient and airtight. We fit modern, double glazed windows that are highly efficient in terms of insulation that reduces heat loss and saves on energy usage.

And it is not just a positive effect on the environment that a new home affords. According to [new-homes.co.uk](http://new-homes.co.uk), new build can have a positive impact on your finances too

with an estimated yearly saving of £890 on a 3-bedroom new build home, when compared with the energy costs of £1,670 for a Victorian 3-bedroom semi-detached home with some modern improvements.

Stonebridge take climate change seriously. At The Meadows all properties come with an electric vehicle charging point, at no extra cost. The charging point future proofs your home and allows you to charge your car when it is not in use, in the same way you would a mobile phone.

In addition, all our homes have 100% energy efficient lighting and dual flush toilets.









# The Meadows

DEVELOPMENT LAYOUT  
- PHASE 1

SHOW HOMES/  
VIEW HOME



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# Our homes

HOUSE TYPES



**THE SANDRINGHAM**  
5 BEDROOM DETACHED



**THE OAKLAND**  
4 BEDROOM DETACHED



**THE GOODWOOD C**  
3 BEDROOM DETACHED



**THE GANTON A**  
5 BEDROOM DETACHED



**THE PINEHURST**  
4 BEDROOM DETACHED



**THE GOODWOOD**  
3 BEDROOM SEMI-DETACHED



**THE GANTON B**  
5 BEDROOM DETACHED



**THE HAMILTON**  
4 BEDROOM DETACHED



**THE ASHRIDGE**  
3 BEDROOM DETACHED



**THE BELFRY**  
4 BEDROOM DETACHED



**THE STONEHAM**  
4 BEDROOM DETACHED



**THE TROON**  
3 BEDROOM SEMI-DETACHED



**THE MERION**  
4 BEDROOM DETACHED



**THE ELLERSTON**  
4 BEDROOM SEMI-DETACHED



**THE NEWPORT**  
3 BEDROOM SEMI-DETACHED





# THE SANDRINGHAM

5 BEDROOM DETACHED | 1,813 SQ FT

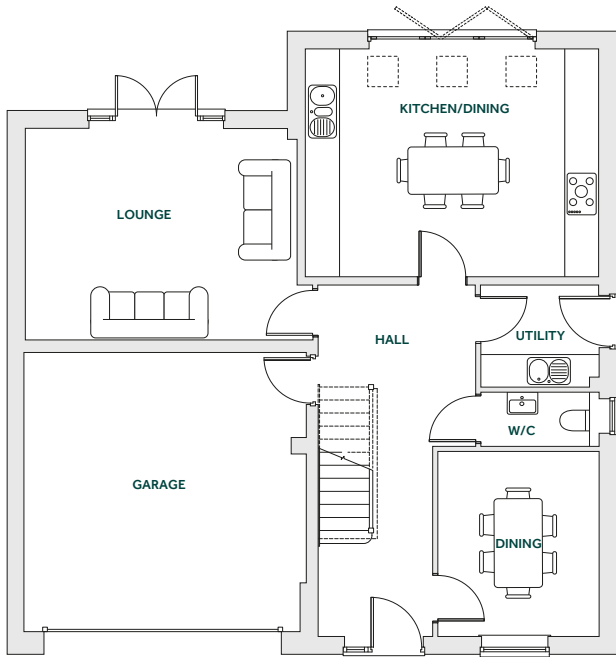
## Ground Floor

KITCHEN/BREAKFAST	5.30m	x	4.19m	17'5"	x	13'9"
LOUNGE	4.91m	x	3.89m	16'1"	x	12'9"
DINING	2.91m	x	3.40m	9'7"	x	11'2"
UTILITY	2.14m	x	1.88m	7'0"	x	6'2"
WC	2.14m	x	1.00m	7'0"	x	3'3"

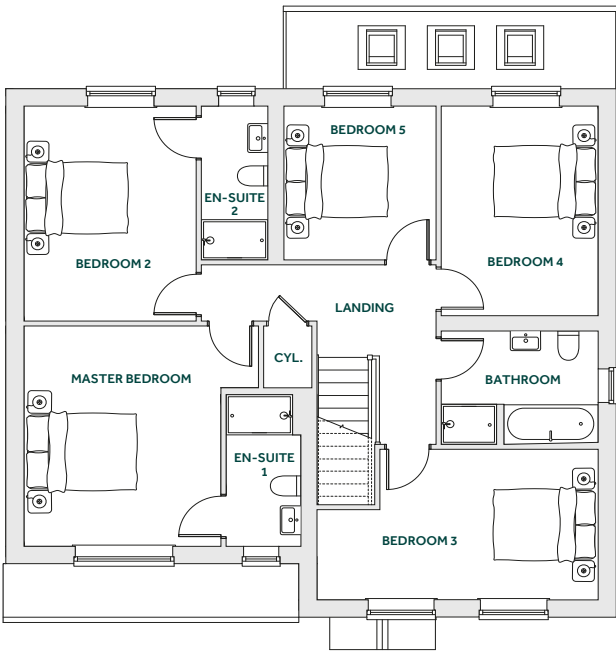
## First Floor

MASTER BEDROOM	3.56m	x	4.17m	11'8"	x	13'8"
EN-SUITE 1	1.35m	x	2.87m	4'5"	x	9'5"
BEDROOM 2	3.11m	x	4.07m	10'2"	x	13'4"
EN-SUITE 2	1.20m	x	2.91m	3'11"	x	9'7"
BEDROOM 3	5.07m	x	2.85m	16'8"	x	9'4"
BEDROOM 4	2.83m	x	3.97m	9'3"	x	13'0"
BEDROOM 5	2.75m	x	2.91m	9'0"	x	9'7"
BATHROOM	2.83m	x	2.14m	9'3"	x	7'0"

## Ground Floor



## First Floor



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# THE GANTON

5 BEDROOM DETACHED | 1,711 SQ FT

## Ground Floor

KITCHEN	3.34m	x	4.39m	10'11"	x	14'5"
DINING	4.66m	x	3.05m	15'4"	x	10'0"
LOUNGE	3.91m	x	4.98m	12'10"	x	16'4"
UTILITY	2.53m	x	2.31m	8'4"	x	7'7"
WC	1.01m	x	2.12m	3'4"	x	6'11"

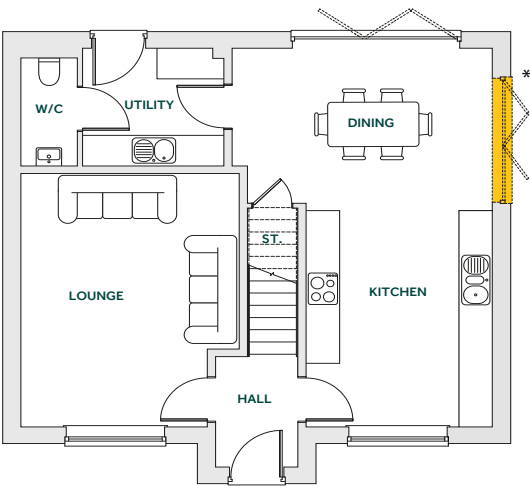
## First Floor

BEDROOM 2	3.38m	x	3.65m	11'1"	x	12'0"
EN-SUITE 2	2.22m	x	1.57m	7'3"	x	5'2"
BEDROOM 3	2.89m	x	3.70m	9'6"	x	12'1"
BEDROOM 4	2.89m	x	3.61m	9'6"	x	11'10"
BED 5/STUDY	2.22m	x	2.79m	7'3"	x	9'2"
BATHROOM	2.99m	x	2.00m	9'10"	x	6'7"

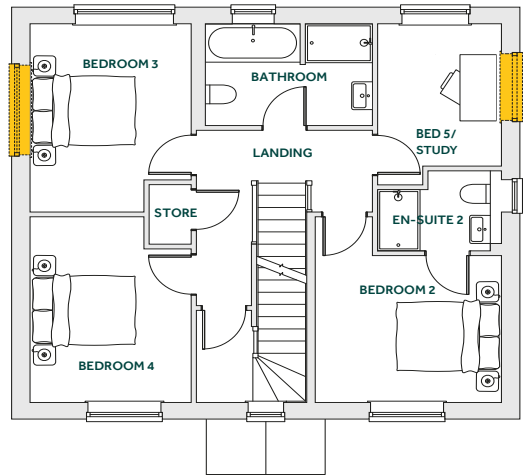
## Second Floor

MASTER BEDROOM	4.39m	x	4.08m	14'5"	x	13'5"
EN-SUITE 1	1.90m	x	2.77m	6'3"	x	9'1"
DRESSING ROOM	1.97m	x	4.08m	6'6"	x	13'5"

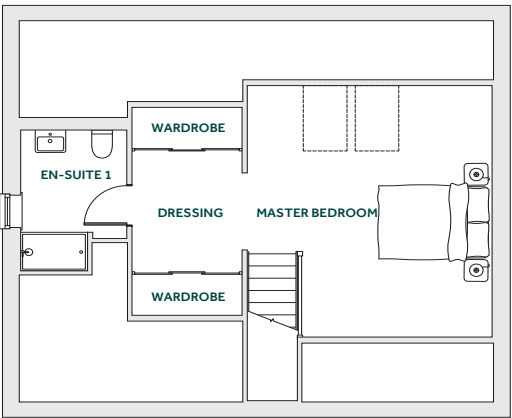
## Ground Floor



## First Floor



## Second Floor



Yellow shading shows position of windows/  
bi-fold doors in Ganton B

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# THE BELFRY

4 BEDROOM DETACHED | 1,671 SQ FT

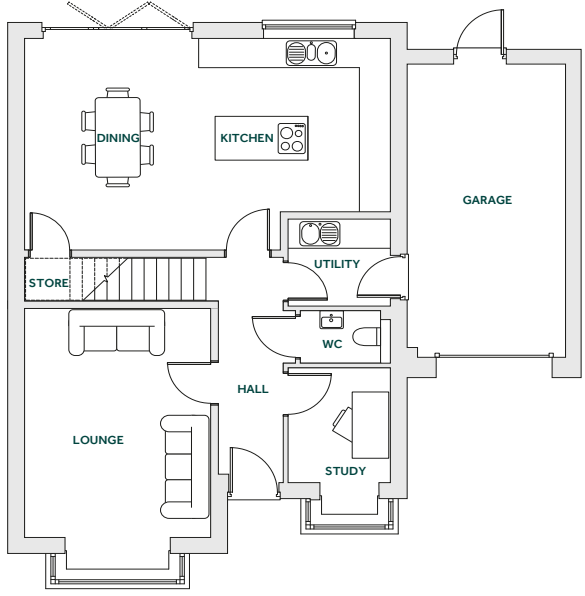
## Ground Floor

KITCHEN/DINING	7.10m x 4.35m	23'3" x 14'3"
LOUNGE	3.61m x 5.38m	11'10" x 17'8"
STUDY	1.99m x 2.36m	6'6" x 7'9"
UTILITY	1.99m x 1.79m	6'6" x 5'10"
WC	1.57m x 1.08m	5'2" x 3'7"

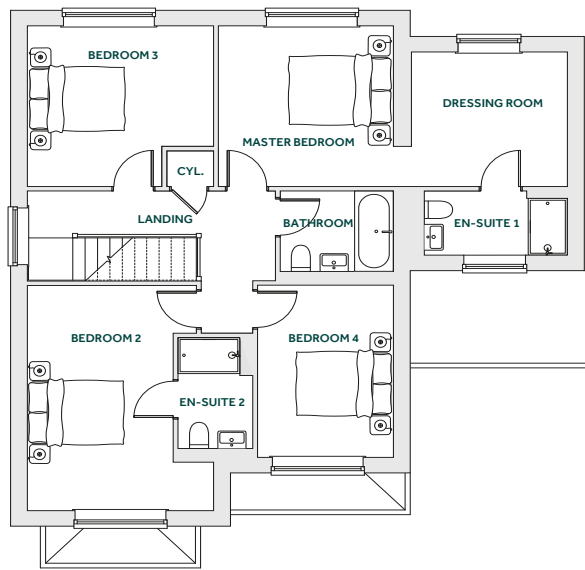
## First Floor

MASTER BEDROOM	3.40m x 3.40m	11'2" x 11'2"
DRESSING ROOM	3.03m x 2.85m	9'11" x 9'4"
EN-SUITE 1	2.78m x 1.36m	9'1" x 4'5"
BEDROOM 2	3.61m x 4.76m	11'10" x 15'7"
EN-SUITE 2	1.45m x 2.34m	4'9" x 7'8"
BEDROOM 3	3.61m x 3.40m	11'10" x 11'2"
BEDROOM 4	2.63m x 3.64m	8'8" x 11'11"
BATHROOM	2.19m x 1.70m	7'2" x 5'7"

## Ground Floor



## First Floor



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# THE MERION

4 BEDROOM DETACHED | 1,524 SQ FT

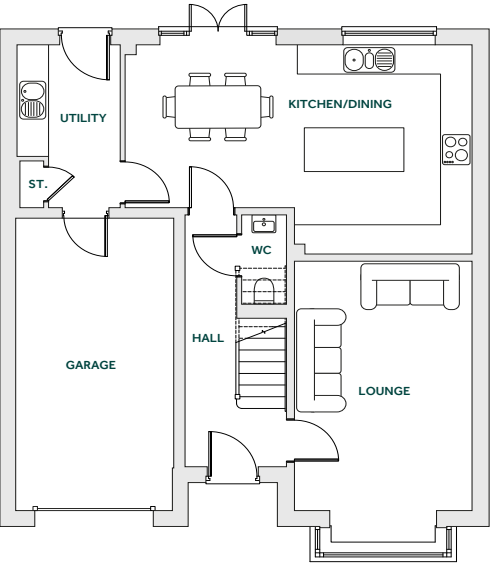
## Ground Floor

KITCHEN/DINING	6.61m	x	4.30m	21'8"	x	14'1"
LOUNGE	3.39m	x	5.80m	11'1"	x	19'0"
UTILITY	1.97m	x	3.35m	6'5"	x	11'0"
WC	0.86m	x	1.84m	2'10"	x	6'0"

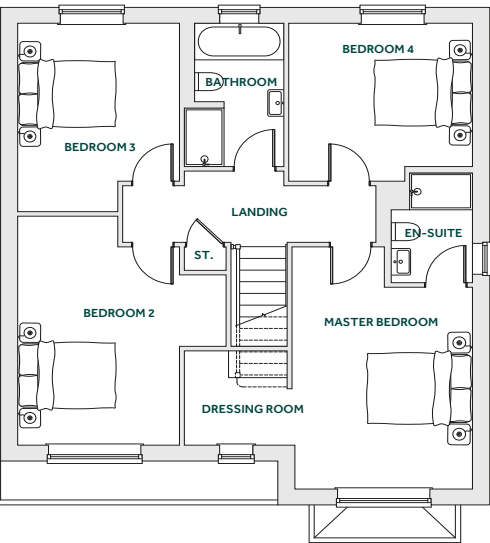
## First Floor

MASTER BEDROOM	3.44m	x	4.98m	11'4"	x	16'4"
EN-SUITE	1.55m	x	2.26m	5'1"	x	7'5"
DRESSING ROOM	1.96m	x	1.94m	6'5"	x	6'4"
BEDROOM 2	3.98m	x	4.71m	13'0"	x	15'5"
BEDROOM 3	3.08m	x	3.87m	10'1"	x	12'8"
BEDROOM 4	3.51m	x	3.24m	11'6"	x	10'8"
BATHROOM	1.90m	x	2.94m	6'3"	x	9'8"

## Ground Floor



## First Floor



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# THE OAKLAND

4 BEDROOM DETACHED | 1,515 SQ FT

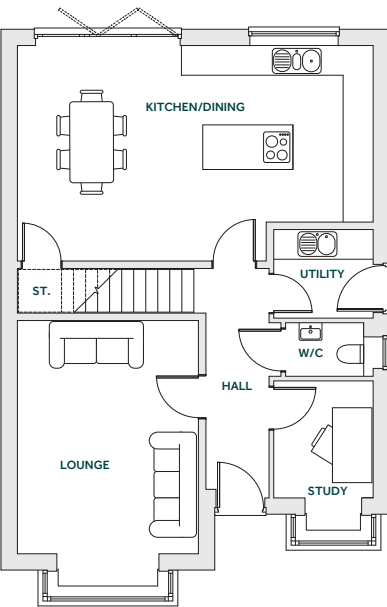
## Ground Floor

KITCHEN/DINING	7.10m x 4.35m	23'3" x 14'3"
LOUNGE	3.61m x 5.38m	11'10" x 17'8"
UTILITY	1.99m x 1.79m	6'6" x 5'10"
STUDY	1.99m x 2.36m	6'6" x 7'9"
WC	1.56m x 1.08m	5'1" x 3'7"

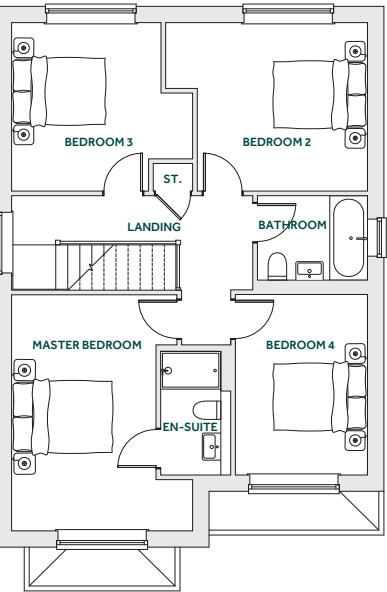
## First Floor

MASTER BEDROOM	3.61m x 4.76m	11'10" x 15'7"
EN-SUITE	1.40m x 2.49m	4'7" x 8'2"
BEDROOM 2	4.03m x 3.40m	13'2" x 11'2"
BEDROOM 3	3.61m x 3.40m	11'10" x 11'2"
BEDROOM 4	2.63m x 3.64m	8'8" x 11'11"
BATHROOM	2.19m x 1.70m	7'2" x 5'7"

## Ground Floor



## First Floor



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# THE PINEHURST

4 BEDROOM DETACHED | 1,465 SQ FT

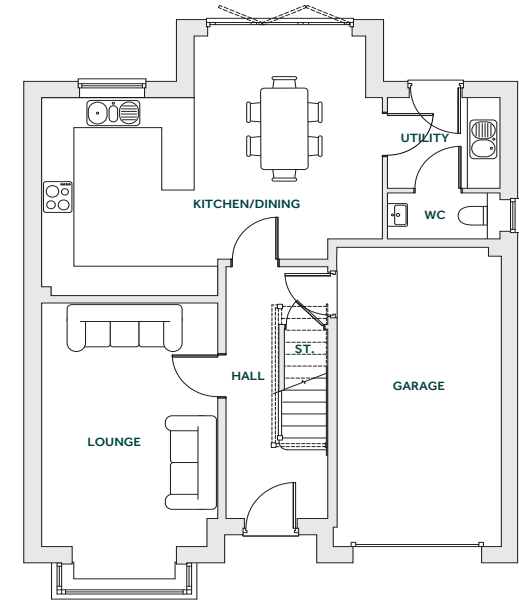
## Ground Floor

KITCHEN/DINING	6.28m	x	5.21m	20'7"	x	17'1"
LOUNGE	3.25m	x	5.56m	10'8"	x	18'3"
UTILITY	2.08m	x	1.82m	6'10"	x	6'0"
WC	2.08m	x	0.92m	6'10"	x	3'0"

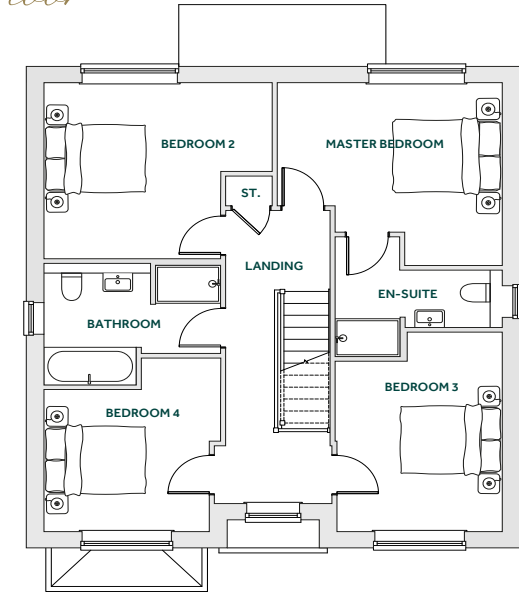
## First Floor

MASTER BEDROOM	4.15m	x	3.67m	13'7"	x	12'0"
EN-SUITE	3.08m	x	2.45m	10'1"	x	8'1"
BEDROOM 2	4.21m	x	3.53m	13'10"	x	11'7"
BEDROOM 3	3.08m	x	4.00m	10'1"	x	13'2"
BEDROOM 4	3.26m	x	3.48m	10'8"	x	11'5"
BATHROOM	3.26m	x	2.44m	10'8"	x	8'0"

## Ground Floor



## First Floor



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# THE HAMILTON

4 BEDROOM DETACHED | 1,437 SQ FT

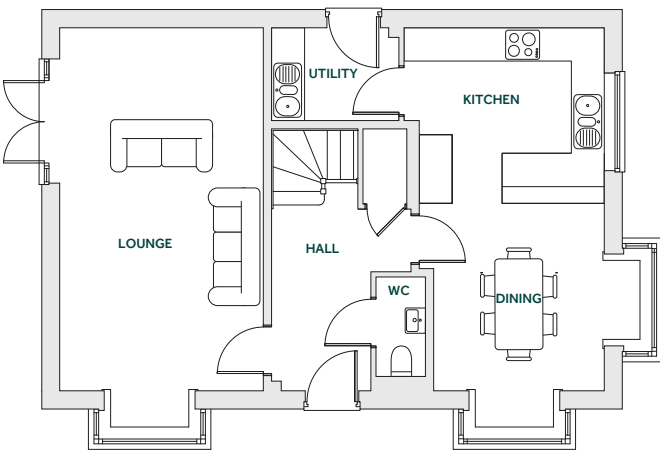
## Ground Floor

KITCHEN/DINING	3.65m	x	7.21m	12'0"	x	23'8"
LOUNGE	3.71m	x	7.21m	12'2"	x	23'8"
UTILITY	2.32m	x	1.67m	7'7"	x	5'6"
WC	0.90m	x	1.79m	2'11"	x	5'10"

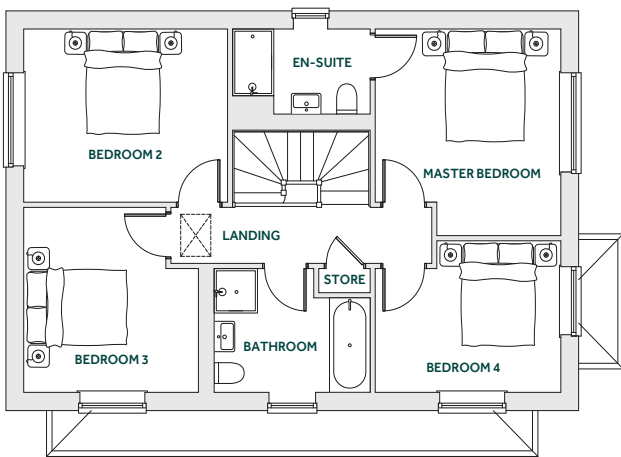
## First Floor

MASTER BEDROOM	3.43m	x	3.77m	11'3"	x	12'4"
EN-SUITE	2.54m	x	1.53m	8'4"	x	5'0"
BEDROOM 2	3.76m	x	3.12m	12'4"	x	10'3"
BEDROOM 3	3.22m	x	3.33m	10'7"	x	10'11"
BEDROOM 4	3.43m	x	2.68m	11'3"	x	8'9"
BATHROOM	2.88m	x	2.23m	9'5"	x	7'4"

## Ground Floor



## First Floor



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# THE STONEHAM

4 BEDROOM DETACHED | 1,343 SQ FT

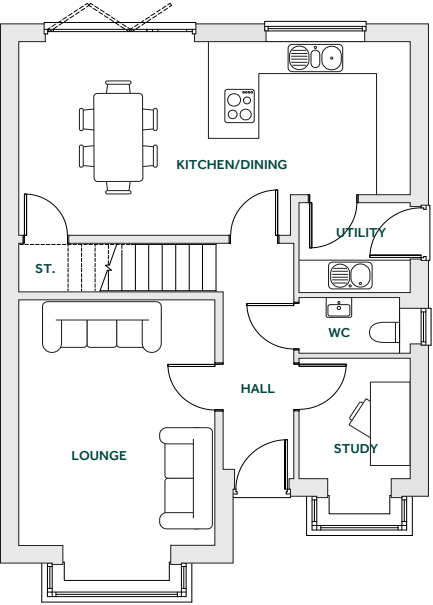
## Ground Floor

KITCHEN/DINING	6.99m	x	3.60m	22'11"	x	11'10"
LOUNGE	3.50m	x	5.23m	11'6"	x	17'2"
STUDY	1.99m	x	2.91m	6'6"	x	9'7"
UTILITY	1.99m	x	1.67m	6'6"	x	5'6"
WC	1.99m	x	1.03m	6'6"	x	3'5"

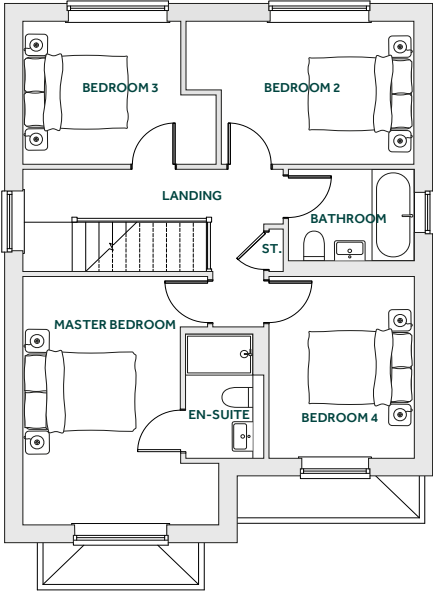
## First Floor

MASTER BEDROOM	3.50m	x	4.61m	11'6"	x	15'1"
EN-SUITE	1.40m	x	2.31m	4'7"	x	7'7"
BEDROOM 2	4.08m	x	2.66m	13'4"	x	8'9"
BEDROOM 3	3.45m	x	2.66m	11'4"	x	8'9"
BEDROOM 4	2.59m	x	3.37m	8'6"	x	11'1"
BATHROOM	2.24m	x	1.70m	7'4"	x	5'7"

## Ground Floor



## First Floor



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# THE ELLERSTON

4 BEDROOM SEMI-DETACHED | 1,317 SQ FT

## Ground Floor

KITCHEN	2.57m	x	5.62m	8'5"	x	18'5"
DINING/FAMILY ROOM	4.78m	x	5.04m	15'8"	x	16'7"
WC	0.95m	x	1.77m	3'1"	x	5'10"

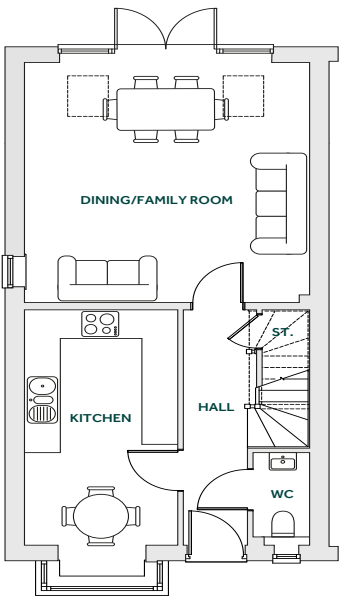
## First Floor

BEDROOM 2	2.54m	x	4.19m	8'4"	x	13'9"
BEDROOM 3	2.54m	x	3.82m	8'4"	x	12'7"
BEDROOM 4/STUDY	2.15m	x	3.08m	7'0"	x	10'1"
BATHROOM	2.15m	x	1.95m	7'0"	x	6'5"

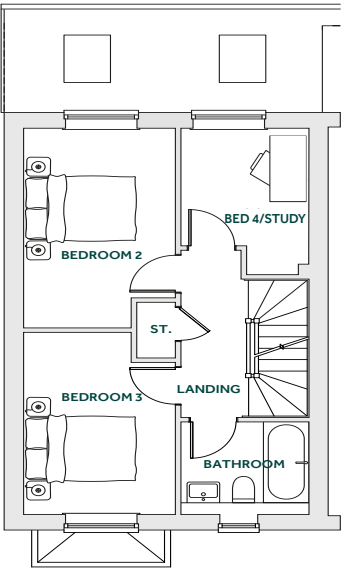
## Second Floor

MASTER BEDROOM	4.78m	x	5.21m	15'8"	x	17'1"
EN-SUITE	3.46m	x	2.21m	11'4"	x	7'3"

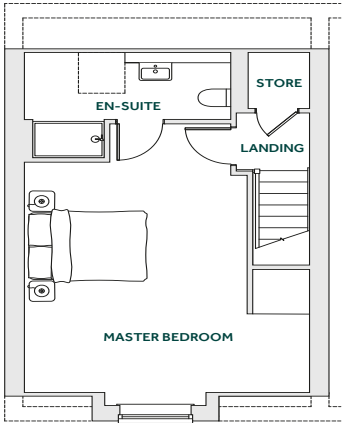
## Ground Floor



## First Floor



## Second Floor



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# THE GOODWOOD C

3 BEDROOM DETACHED | 1,164 SQ FT

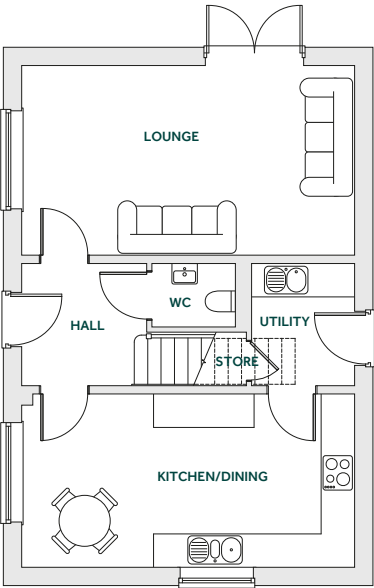
## Ground Floor

KITCHEN / DINING	5.96m	x	3.11m	19'7"	x	10'3"
LOUNGE	5.96m	x	3.41m	19'7"	x	11'2"
UTILITY	1.85m	x	2.19m	6'1"	x	7'2"
WC	1.50m	x	1.14m	4'11"	x	3'9"

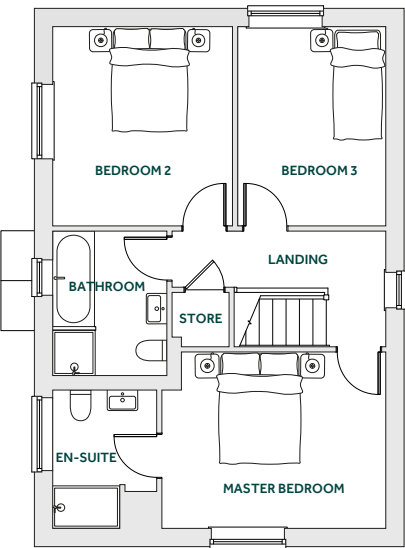
## First Floor

MASTER BEDROOM	4.01m	x	3.17m	13'2"	x	10'5"
EN-SUITE	1.86m	x	2.49m	6'1"	x	8'2"
BEDROOM 2	3.22m	x	3.58m	10'7"	x	11'9"
BEDROOM 3	2.65m	x	3.58m	8'8"	x	11'9"
BATHROOM	2.04m	x	2.59m	6'8"	x	8'6"

## Ground Floor



## First Floor



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# THE GOODWOOD

3 BEDROOM SEMI-DETACHED | 1,164 SQ FT

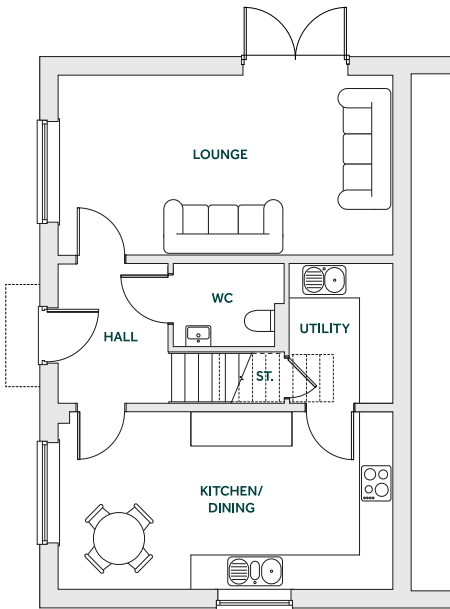
## Ground Floor

KITCHEN / DINING	5.96m	x	3.11m	19'7"	x	10'3"
LOUNGE	5.96m	x	3.41m	19'7"	x	11'2"
UTILITY	1.85m	x	2.19m	6'1"	x	7'2"
WC	1.50m	x	1.14m	4'11"	x	3'9"

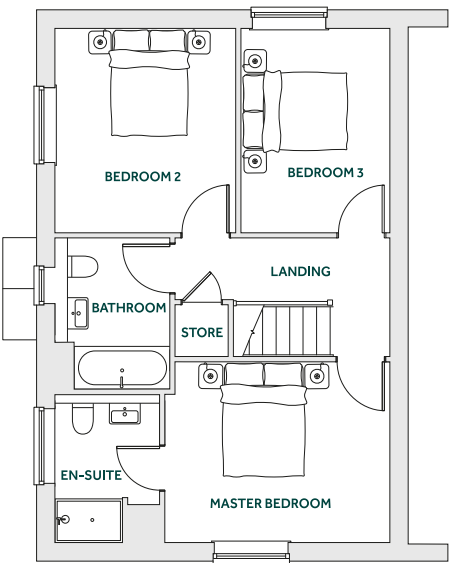
## First Floor

MASTER BEDROOM	4.01m	x	3.17m	13'2"	x	10'5"
EN-SUITE	1.86m	x	2.49m	6'1"	x	8'2"
BEDROOM 2	3.22m	x	3.58m	10'7"	x	11'9"
BEDROOM 3	2.65m	x	3.58m	8'8"	x	11'9"
BATHROOM	2.04m	x	2.59m	6'8"	x	8'6"

## Ground Floor



## First Floor



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# THE ASHRIDGE

3 BEDROOM DETACHED | 1,099 SQ FT

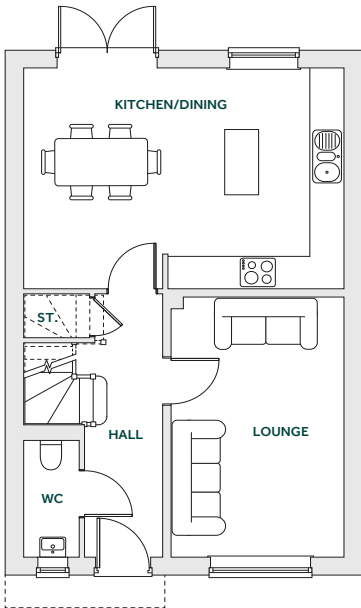
## Ground Floor

KITCHEN/DINING	5.64m	x	4.07m	18'6"	x	13'4"
LOUNGE	3.04m	x	4.79m	10'0"	x	15'9"
WC	0.98m	x	2.15m	3'2"	x	7'1"

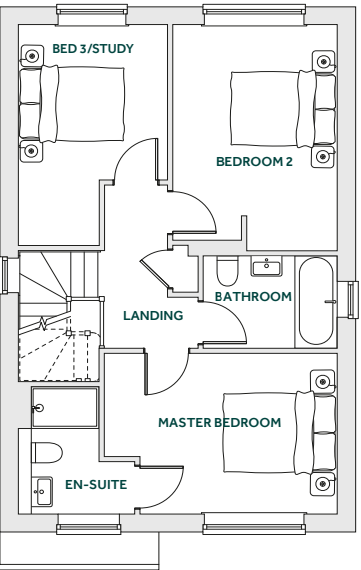
## First Floor

MASTER BEDROOM	4.12m	x	2.96m	13'6"	x	9'9"
EN-SUITE	2.06m	x	2.35m	6'9"	x	7'8"
BEDROOM 2	2.91m	x	4.16m	9'6"	x	13'8"
BED 3/STUDY	2.64m	x	4.07m	8'8"	x	13'4"
BATHROOM	2.37m	x	1.70m	7'9"	x	5'7"

## Ground Floor



## First Floor



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# THE TROON

3 BEDROOM SEMI-DETACHED | 988 SQ FT

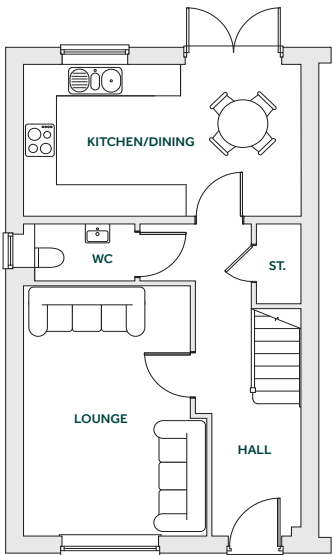
## Ground Floor

KITCHEN/DINING	5.06m	x	2.90m	16'7"	x	9'6"
LOUNGE	3.35m	x	4.78m	11'0"	x	15'8"
WC	1.83m	x	1.09m	6'0"	x	3'7"

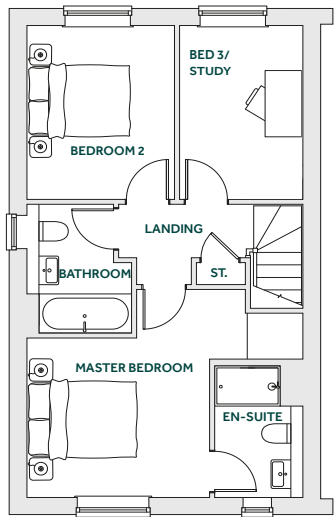
## First Floor

MASTER BEDROOM	3.35m	x	3.97m	11'0"	x	13'0"
EN-SUITE	1.40m	x	2.51m	4'7"	x	8'3"
BEDROOM 2	2.71m	x	3.32m	8'1"	x	10'11"
BED 3/STUDY	2.26m	x	3.32m	7'5"	x	10'11"
BATHROOM	1.70m	x	2.50m	5'7"	x	8'1"

## Ground Floor



## First Floor



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# THE NEWPORT

3 BEDROOM SEMI-DETACHED | 953 SQ FT

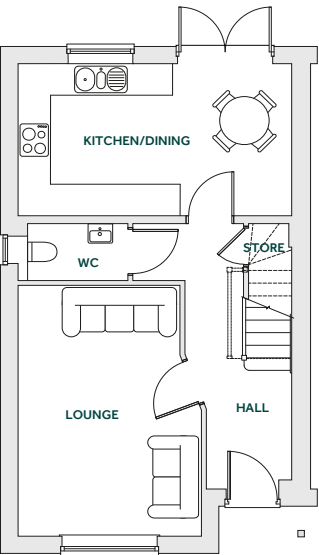
## Ground Floor

KITCHEN/DINING	5.06m	x	2.90m	16'7"	x	9'6"
LOUNGE	3.39m	x	4.78m	11'1"	x	15'8"
WC	1.89m	x	1.09m	6'1"	x	3'7"

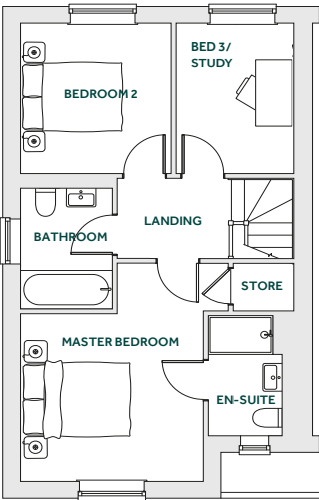
## First Floor

MASTER BEDROOM	3.39m	x	4.29m	11'1"	x	14'1"
EN-SUITE	1.37m	x	2.36m	4'6"	x	7'9"
BEDROOM 2	2.79m	x	2.96m	9'2"	x	9'8"
BED3/STUDY	2.18m	x	2.96m	7'2"	x	9'8"
BATHROOM	1.70m	x	2.37m	5'7"	x	7'9"

## Ground Floor



## First Floor



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# The Meadows

HOW TO FIND US  
HATFIELD LANE, ARMTHORPE,  
DONCASTER, DN3 3HA



0.4 MILES



0.6 MILES



0.8 MILES



0.9 MILES



1.2 MILES



5.7 MILES









The Consumer Code for Home Builders was introduced in April 2010 by the house-building industry. It is there to make the home buying process fairer and more transparent for purchasers and covers every stage of the home-buying process.

Find out more at: [www.consumercodeforhomebuilders.com](http://www.consumercodeforhomebuilders.com)



# STONEBRIDGE

HATFIELD LANE, ARMTHORPE, DONCASTER, DN3 3HA

0113 357 1133

[STONEBRIDGEHOMES.CO.UK](http://STONEBRIDGEHOMES.CO.UK)