



# Parsons Green

HOLME-ON-SPALDING-MOOR





We design homes around the way people live their lives and that function as beautifully as they look – however, they’re much more than just quality design and superior craftsmanship. Our homes become a major character in the story of your life.

From the first day you excitedly cross the threshold, to the time when you’ll almost forget living anywhere else, you’ll always appreciate the superior craftsmanship and attention to detail that are so important to us.

Every finish and well-crafted detail has been chosen to give you a home you can be proud of, whether you’re hosting a family event, entertaining friends or just relaxing and appreciating your beautiful surroundings.

We create homes you’ll enjoy every day. Forever.

*Will Newett*

**Will Newett**  
**MANAGING DIRECTOR**



# Parsons Green

Parsons Green is an exclusive development of 2, 3, 4 & 5 bedroom homes, beautifully designed to compliment the local area of Holme on Spalding Moor.

Our homes feature exciting living spaces where careful consideration has gone into every detail, with special attention paid to maximising dimensions and light.

If you enjoy both family living and entertaining, you'll love the flexibility of our open-plan kitchen diner spaces and the natural light which brings in that wonderful sense of well-being.

Throughout your new home you'll find the exceptional build and finish quality synonymous with our reputation.





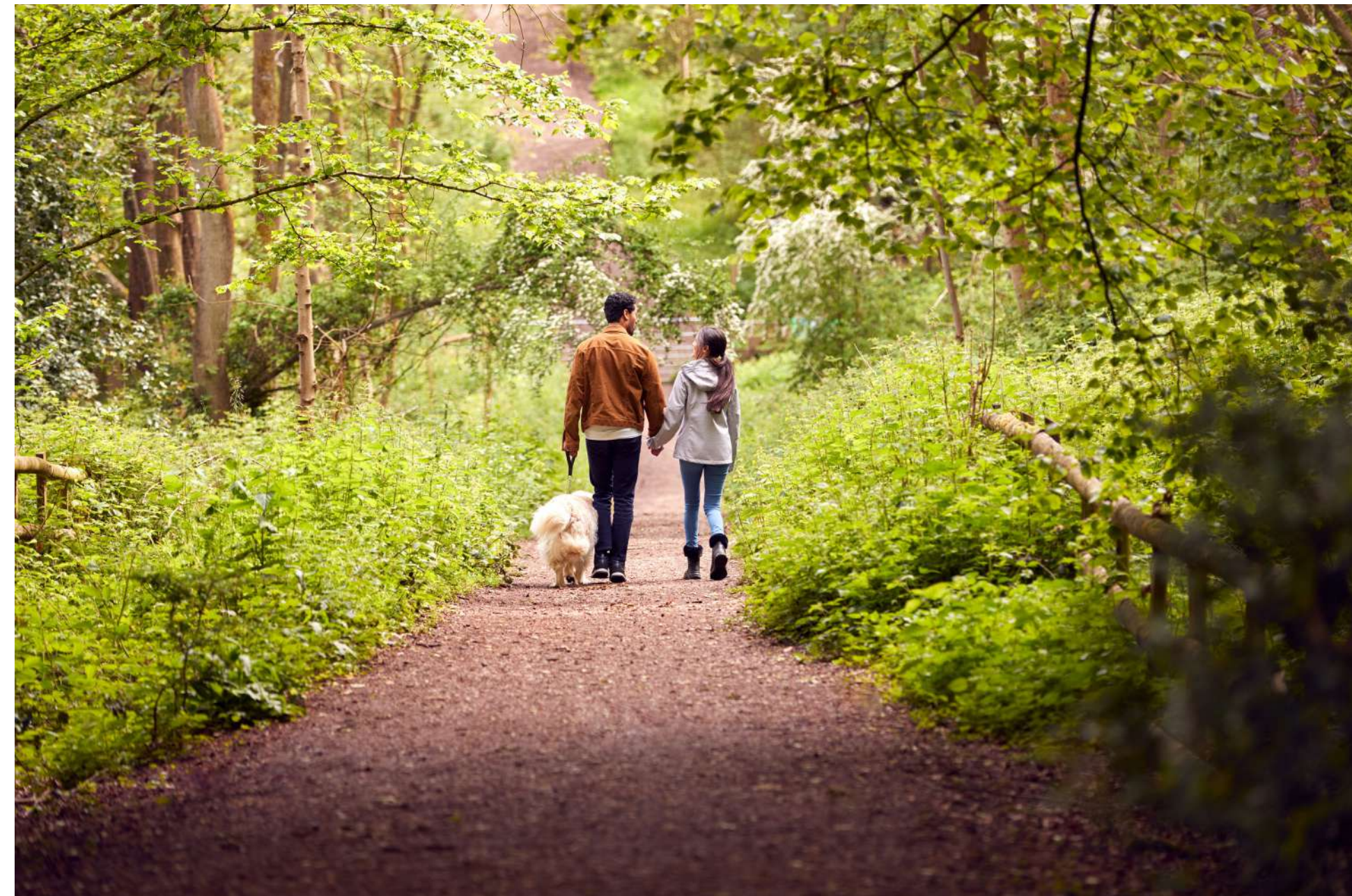
# The Perfect Location

Surrounded by rolling countryside, homes at Parsons Green have been thoughtfully designed to complement the rural landscape.

It's important for us to build our developments close to all the things you value, such as schools, shops and transport links. But at Parsons Green, we give you the best of all worlds - countryside, village, town and city - all in easy distance.

Stroll down the inviting cobblestone streets, where you'll find local pubs with a warm atmosphere, quaint shops and your must have amenities.

Holme-on-Spalding Moor is a prime spot for commuters with easy access into nearby cities such as York, Hull, and Leeds, making it an ideal choice for those seeking a balance between rural tranquility and the convenience of city access.







## Village Life

The village boasts a selection of welcoming pubs and restaurants where you can enjoy both traditional and modern cuisine in a relaxed atmosphere. The village's amenities create a tapestry of convenience and leisure for everyone to enjoy.

## Perfect for Families

An ideal location for families, the village is known for its excellent school. Living at Parsons Green means you'll have a great selection of schools in the village and surrounding areas nearby with Ofsted ratings ranging from good to outstanding.

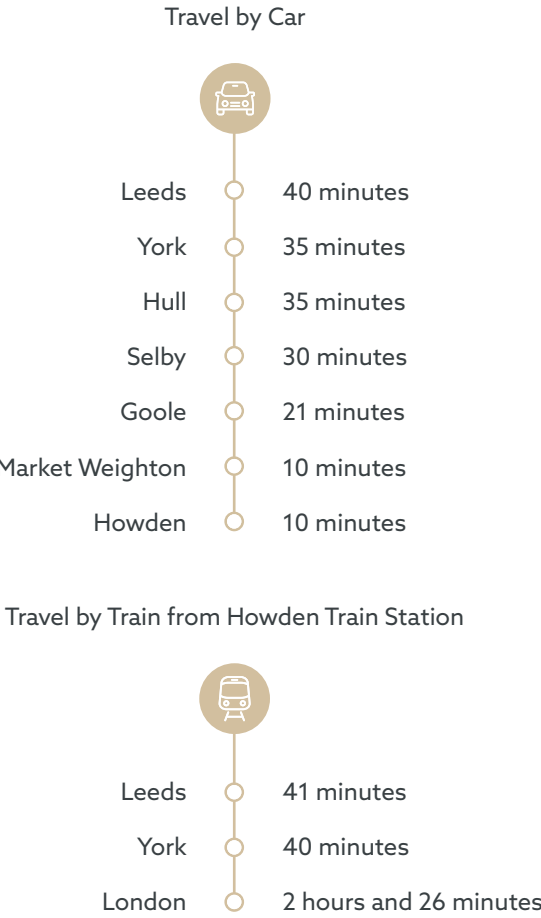


## A Commuter's Dream

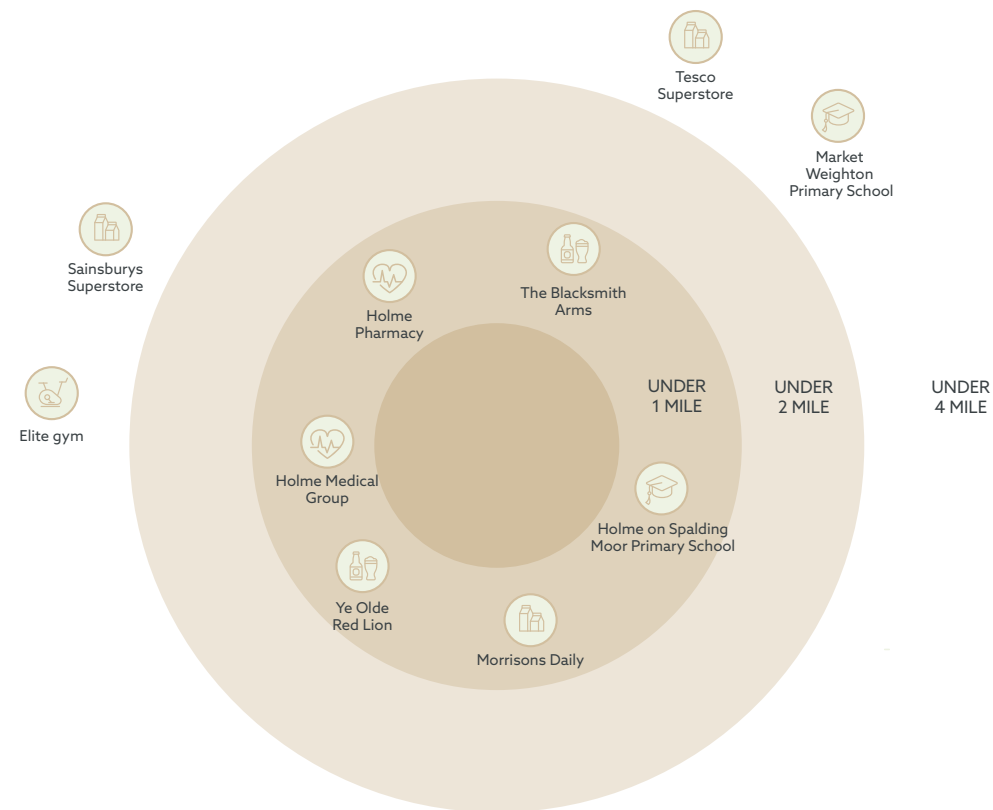
Enjoy proximity to major transportation routes, including well-connected road networks and public transport options. Commuters benefit from efficient travel to nearby cities such as York, Hull, and Leeds, making it an ideal choice for those seeking a balance between rural tranquility and the convenience of city access.



Rural life is great but it's nice to know that everything you need is within easy reach. Parsons Green is just a short drive from several local towns and with great road links, the whole of Yorkshire is closer than you think.







CHAPEL FIELDS, HOLME-ON-SPALDING-MOOR, YO43 4DH





# Making a House a Home

With its collection of 2, 3, 4 & 5 bedroom family homes, Parsons Green has a home that'st right for every kind of homeowner.

Behind every attractive façade is a thoughtfully-designed and beautifully-finished interior. Imaginative use of space and practical features come as standard; clever storage, ample bathrooms, en-suites and flexible family-friendly kitchen diner areas.

Remember, the earlier in the build process you reserve your home, the more options will be available to you to fill your new home with colour and life as you add your furnishing and personality.




# Development Plan



 **The Saxton**  
3 Bed Detached




 **The Grassington**  
3 Bed Semi-Detached



 **The Arrunden**  
3 Bed Bungalow



 **The Hazel**  
3 Bed Detached



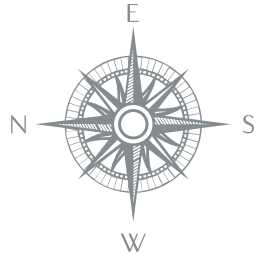
 **The Guelder**  
4 Bed Detached



 **The Addingham**  
4 Bed Detached



 **The Cedar**  
5 Bed Detached





The Saxton

3 BED DETACHED | 939 SQFT



GROUND FLOOR



Kitchen / Dining	5030mm x 3230mm	16' 6" x 10' 7"
Living Room	5030mm x 2750mm	16' 6" x 9' 0"
Utility	1620mm x 1510mm	5' 3" x 4' 11"
WC	1800mm x 1480mm	5' 10" x 4' 10"

FIRST FLOOR



Master Bedroom	5030mm x 3740mm	16' 6" x 12' 3"
En-suite	1760mm x 1470mm	5' 9" x 4' 9"
Bedroom 2	3050mm x 3630mm	10' 0" x 11' 10"
Bedroom 3	2250mm x 3630mm	7' 4" x 11' 10"
Bathroom	1930mm x 2150mm	6' 4" x 7' 0"



# The Grassington

3 BED SEMI-DETACHED | 969 SQFT

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



Kitchen/Dining	4316mm x 3772mm
	14' 2" x 12' 4"
Living Room	3248mm x 4284mm
	10' 7" x 14' 0"
WC	1800mm x 1476mm
	5' 10" x 4' 10"



Bedroom 1	4316mm x 3100mm
	14' 2" x 10' 2"
Bedroom 3	4316mm x 2672mm
	14' 2" x 8' 9"
Bathroom	2132mm x 2153mm
	7' 0" x 7' 0"



Bedroom 2	3248mm x 5578mm
	10' 7" x 18' 3"
En-suite	2256mm x 1370mm
	7' 4" x 4' 6"



# The Arrunden

3 BED BUNGALOW | 1076 SQFT

## GROUND FLOOR



Kitchen / Dining	5550mm x 3510mm	18' 2" x 11' 6"
Living Room	3730mm x 4250mm	12' 2" x 13' 11"
Master Bedroom	4160mm x 3400mm	13' 7" x 11' 1"
En-suite	3030mm x 1270mm	9' 11" x 4' 2"
Bedroom 2	4160mm x 3100mm	13' 7" x 10' 2"
Bedroom 3	3730mm x 2490mm	12' 2" x 8' 2"
WC	4160mm x 2190mm	13' 7" x 7' 2"



# The Hazel

3 BED DETACHED | 1083 SQFT

## GROUND FLOOR

## FIRST FLOOR



Kitchen / Dining	3160mm x 5210mm	10' 4" x 17' 1"
Living Room	3160mm x 3650mm	10' 4" x 11' 11"
WC	1780mm x 1250mm	5' 10" x 4' 1"



Master Bedroom	4430mm x 3970mm	14' 6" x 13' 0"
En-suite	3120mm x 1360mm	10' 2" x 4' 5"
Bedroom 2	3130mm x 4160mm	10' 3" x 13' 7"
Bedroom 3	3090mm x 3050mm	10' 1" x 10' 0"
Bathroom	1870mm x 2310mm	6' 1" x 7' 6"



# The Guelder

4 BED DETACHED | 1178 SQFT



## GROUND FLOOR



Kitchen / Dining	5640mm x 4660mm	18' 6" x 15' 3"
Living Room	3120mm x 4710mm	10' 2" x 15' 5"
WC	1930mm x 2150mm	6' 4" x 7' 0"

## FIRST FLOOR



Master Bedroom	3470mm x 4480mm	11' 4" x 14' 8"
En-suite	2330mm x 1370mm	7' 7" x 4' 5"
Bedroom 2	2620mm x 3350mm	8' 7" x 10' 11"
Bedroom 3	2930mm x 3050mm	9' 7" x 10' 0"
Bathroom	1890mm x 2420mm	6' 2" x 7' 11"



# The Addingham

4 BED DETACHED | 1258 SQFT



## GROUND FLOOR



Kitchen / Dining	3200mm x 7010mm	10' 6" x 23' 0"
Living Room	2910mm x 4930mm	9' 6" x 16' 2"
Study	2910mm x 1990mm	9' 6" x 6' 6"
Utility	1970mm x 1780mm	6' 5" x 5' 10"
WC	1950mm x 1450mm	6' 4" x 5' 9"

## FIRST FLOOR



Master Bedroom	3250mm x 4000mm	10' 7" x 13' 1"
En-suite	2060mm x 1230mm	6' 9" x 4' 0"
Bedroom 2	2820mm x 3560mm	9' 3" x 11' 8"
Bedroom 3	2820mm x 3560mm	9' 3" x 11' 8"
Bedroom 4	3110mm x 2920mm	10' 2" x 9' 6"
Bathroom	2150mm x 2000mm	7' 0" x 6' 6"



The Cedar

5 BED DETACHED | 1541 SQFT



GROUND FLOOR



Kitchen	4830mm x 2770mm	15' 10" x 9' 1"
Family / Dining	3060mm x 5020mm	10' 0" x 16' 5"
Living Room	3360mm x 5290mm	11' 0" x 17' 4"
Utility	1790mm x 1820mm	5' 10" x 5' 11"
WC	1480mm x 1820mm	4' 10" x 5' 11"

FIRST FLOOR



Master Bedroom	2820mm x 5000mm	9' 3" x 16' 4"
En-suite	2040mm x 2520mm	6' 8" x 8' 3"
Bedroom 2	2830mm x 3070mm	9' 3" x 10' 0"
Bedroom 3	2720mm x 3480mm	8' 11" x 11' 5"
Bedroom 4	2680mm x 2830mm	8' 9" x 9' 3"
Bedroom 5	2310mm x 3480mm	7' 6" x 11' 5"
Bathroom	1700mm x 3380mm	5' 6" x 11' 1"

The dimensions shown are approximate and the precise measurements may vary. All room dimensions are to a +450mm (2") tolerance. This information is for guidance only and does not form part of any contract or constitute a warranty. CGIs are for illustration and guidance purposes only. External finishes and features may vary.



# Parsons Green

CHAPEL FIELDS, HOLME-ON-SPALDING-MOOR, YO43 4DH

**01937 543 596**

PARSONSGREEN@NEWETTHOMES.CO.UK

