



# MANOR GARDENS

BRAFFERTON - NORTH YORKSHIRE

2, 3 AND 4 BEDROOM HOMES



THOMAS  
ALEXANDER  
HOMES

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IDYLIC SURROUNDINGS  
AND CONTEMPORARY LIVING  
COMBINE TO MAKE MANOR  
GARDENS ONE OF NORTH  
YORKSHIRE'S MOST DESIRABLE  
PLACES TO LIVE.

Located in the rural village of Brafferton, Manor Gardens offers peaceful country living with easy access to some of the region's most popular attractions, including the cities of York and Leeds, and both the North York Moors and Yorkshire Dales National Parks.

A stunning development of country modern 2, 3 and 4 bedroom properties, Manor Gardens provides all the comforts of home with the breathtaking scenery and outdoor lifestyle only Yorkshire can deliver.





# BRAFFERTON

H A M B L E T O N - N O R T H Y O R K S H I R E



THE VILLAGE OF BRAFFERTON IS  
SITUATED IN THE NORTH YORKSHIRE  
PARISH OF BRAFFERTON AND  
HELPERBY, JUST MINUTES AWAY  
FROM HISTORIC MARKET TOWN OF  
BOROUGHBRIDGE.

Boasting outstanding views of the area's world-renowned countryside, Brafferton is synonymous with peace and tranquillity, making it the ideal location for those in search of a quiet way of life. Commuters and those who enjoy the sights and sounds of busier metropolitan areas are well catered for too, however, with Brafferton providing excellent transport links to major conurbations in every direction.

The local area's amenities include award-winning pubs and restaurants, supermarkets, a cricket club, a church and a village hall.

## SCHOOLS

St Peter's Brafferton C of E Primary School is only a couple of minutes' walk from the Manor Gardens development. Rated 'good' by Ofsted, it is known locally as a 'small school with a big heart', in which pupils feel safe and happy. A wide variety of other primary schools are also located within the local area.

For older children, Boroughbridge High School - also rated 'good' by Ofsted - is fewer than six miles away, while Cundall Manor School is just a five minute drive to the north. Ranked in the top 9% of independent schools in the UK, Cundall Manor caters for children between the ages of two and 16.

The nearby city of York and town of Harrogate offer several top-quality colleges.





# THE LOCAL AREA

A RAMBLER'S PARADISE



MANOR GARDENS IS JUST A SHORT DRIVE FROM BOTH THE A1 AND A19, PROVIDING CONVENIENT ACCESS TO YORK AND LEEDS WITHIN APPROXIMATELY 30 AND 50 MINUTES RESPECTIVELY.

Thirsk railway station is just 10 miles from Brafferton and enables commuters to reach York in around 15 minutes. From there, all major destinations within England and Scotland are easily accessible.

For overseas journeys, both Leeds Bradford and Teesside International airports are just a 45 minute drive from Brafferton.

## OUT AND ABOUT

Brafferton is a ramblers' paradise, with a huge number of walks within close proximity. From the peaks and troughs of the Howardian Hills, to the riverside walk at Beningbrough or the hiking trails afforded by the Garbutt Wood Nature Reserve, all these destinations - and countless others - are accessible in under 30 minutes.

For families, Newby Hall & Gardens in Ripon, which offers a variety of activities to keep kids entertained, is just 17 minutes away, while the many attractions at York, including the Jorvik Viking Centre, historic Minster and National Railway Museum, are all within easy reach.







# PROPERTY TYPES

2, 3 AND 4 BEDROOM HOUSES



THE MONTROSE  
PLOT 15



THE CHATHAM  
PLOTS 4 & 22



THE CORNWALL  
PLOTS 2, 3, 10, 13, 16 & 19



THE WESTMINSTER  
PLOTS 9, 26 & 28



THE MARLBOROUGH  
PLOTS 14 & 27



# SITE PLAN

MANOR GARDENS - BRAFFERTON



# THE MONTROSE

PLOT 15



2 BEDROOM HOME (WITH HOME OFFICE)

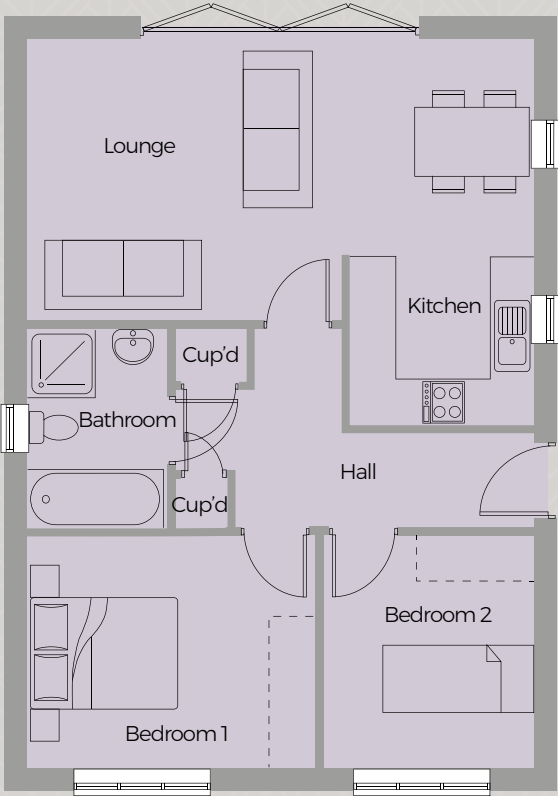


REFINED LIVING



# THE MONTROSE

PLOT 15



	METRIC	IMPERIAL
Living Kitchen	6.65 x 5.05m	21'9" x 16'6"
Bathroom	1.85 x 2.63m	6'0" x 8'7"
Bedroom 1	3.80 x 3.08m	12'5" x 10'1"
Bedroom 2	2.80 x 3.08m	9'2" x 10'1"

\*All sizes are maximum

Development may be subject to variations in appearance and gardens may indicate several years growth. Internal images show typical fixtures and fittings are for visual representation only and do not depict the actual finish. Floor plans for illustrative purposes and are subject to variation. No responsibility can be taken for any miss-statement in this brochure, which is not a contract nor forms any part of the contract.

# THE CHATHAM

PLOTS 4 & 22



2 BEDROOM HOME (WITH HOME OFFICE)

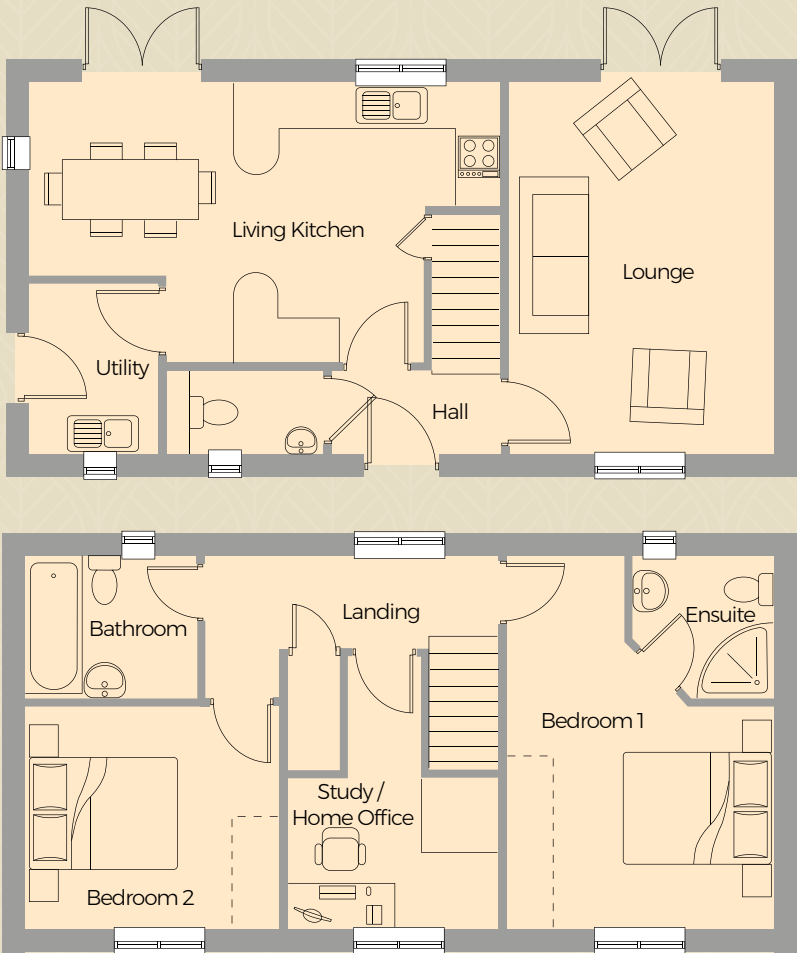


REFINED LIVING



# THE CHATHAM

PLOTS 4 & 22



GROUND FLOOR	METRIC	IMPERIAL
Living Kitchen	6.20 x 3.65m	20'4" x 11'11"
Utility	1.72 x 2.25m	5'7" x 7'4"
Lounge	3.45 x 4.85m	11'3" x 15'10"

FIRST FLOOR	METRIC	IMPERIAL
Master Bedroom	3.45 x 4.85m	11'3" x 15'10"
Ensuite	1.85 x 1.85m	6'0" x 6'0"
Bedroom Two	3.34 x 4.21m	10'11" x 13'9"
Study / Office	2.75 x 1.95m	9'0" x 6'4"
Family Bathroom	2.25 x 1.85m	7'4" x 6'0"

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# THE CORNWALL

PLOTS 2, 3, 10, 13, 16 & 19



3 BEDROOM EXECUTIVE FAMILY HOME (WITH HOME OFFICE)

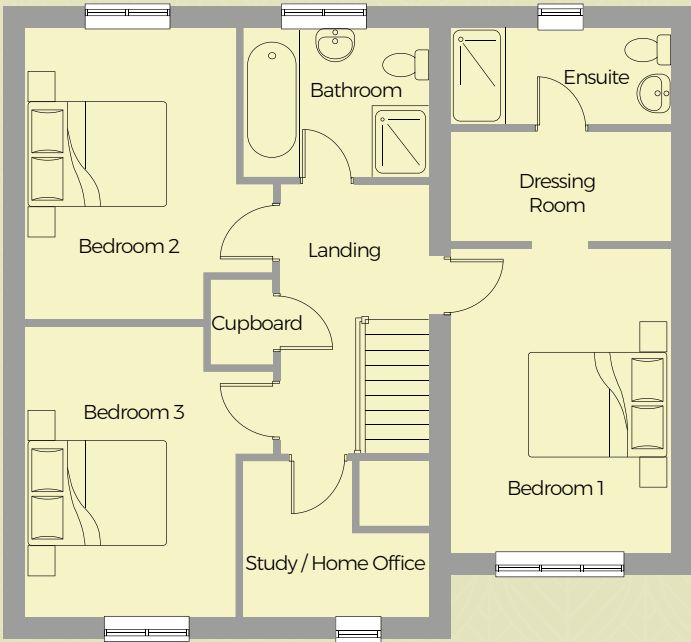
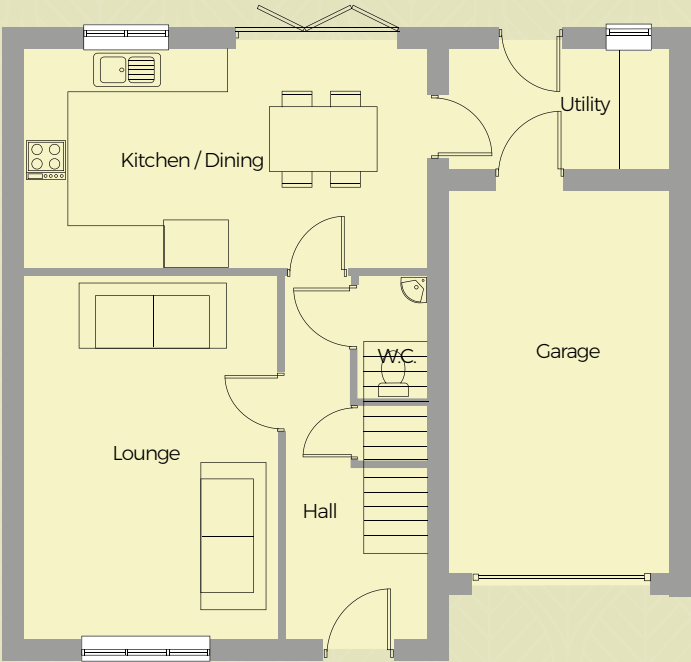


REFINED LIVING



# THE CORNWALL

PLOTS 2, 3, 10, 13, 16 & 19



GROUND FLOOR	METRIC	IMPERIAL
Living Kitchen	9.70 x 3.55m	31'9" x 11'7"
Utility	2.55 x 1.70m	8'4" x 5'6"
Lounge	3.67 x 4.75m	12'0" x 15'7"

FIRST FLOOR	METRIC	IMPERIAL
Master Bedroom	3.05 x 4.25m	10'0" x 13'11"
Dressing	3.05 x 1.55m	10'0" x 5'1"
Ensuite	3.05 x 1.35m	10'0" x 4'5"
Bedroom Two	2.96 x 4.11m	9'8" x 13'5"
Bedroom Three	2.96 x 4.11m	9'8" x 13'5"
Study / Office	2.60 x 2.20m	8'7" x 7'2"
Family Bathroom	2.55 x 2.05m	8'4" x 6'8"

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# THE WESTMINSTER

PLOTS 9, 26 & 28



3 BEDROOM EXECUTIVE FAMILY HOME (WITH HOME OFFICE)

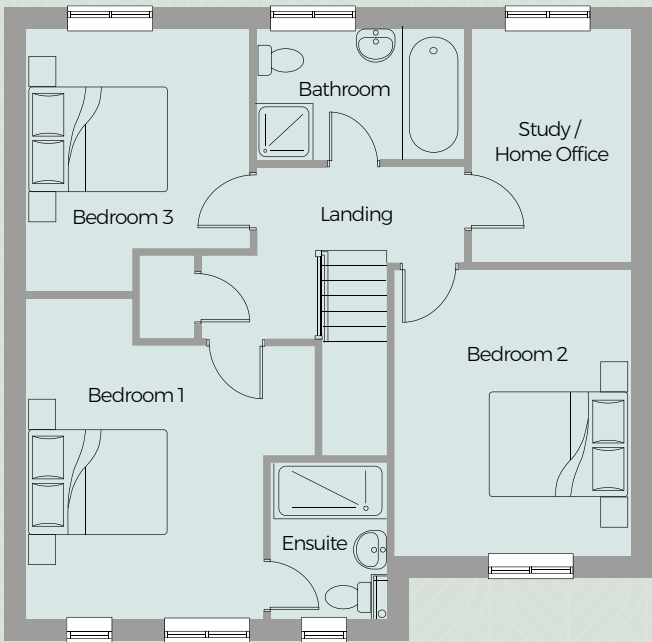
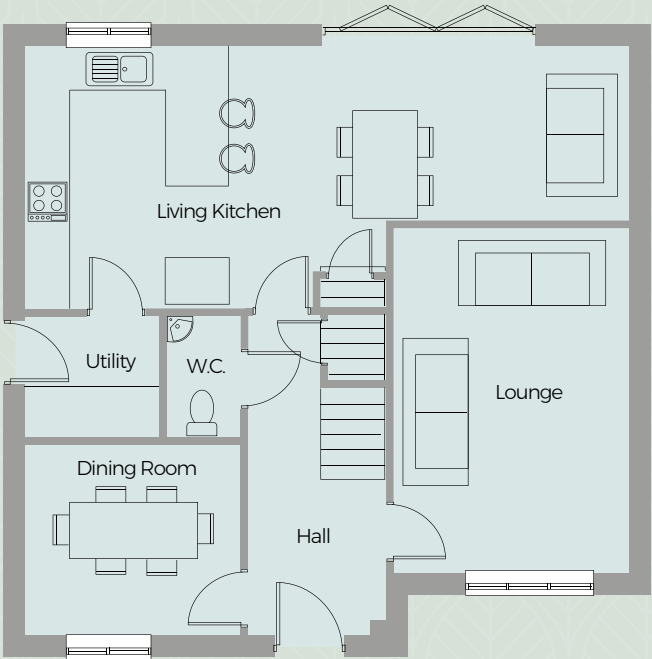


REFINED LIVING



# THE WESTMINSTER

PLOTS 9, 26 & 28



GROUND FLOOR	METRIC	IMPERIAL
Living Kitchen	8.45 x 3.65m	27'8" x 11'11"
Utility	1.89 x 1.71m	6'2" x 5'7"
Lounge	3.27 x 4.80m	10'8" x 15'8"
Dining Room	3.03 x 2.70m	9'11" x 8'10"

FIRST FLOOR	METRIC	IMPERIAL
Master Bedroom	3.80 x 4.45m	12'5" x 14'7"
Ensuite	1.65 x 2.21m	5'4" x 7'3"
Bedroom Two	3.30 x 4.21m	10'9" x 13'9"
Bedroom Three	3.15 x 3.71m	10'4" x 12'2"
Study / Office	2.25 x 3.30m	7'4" x 10'9"
Family Bathroom	2.93 x 1.85m	9'7" x 6'0"

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# THE MARLBOROUGH

PLOTS 14 & 27



4 BEDROOM EXECUTIVE FAMILY HOME

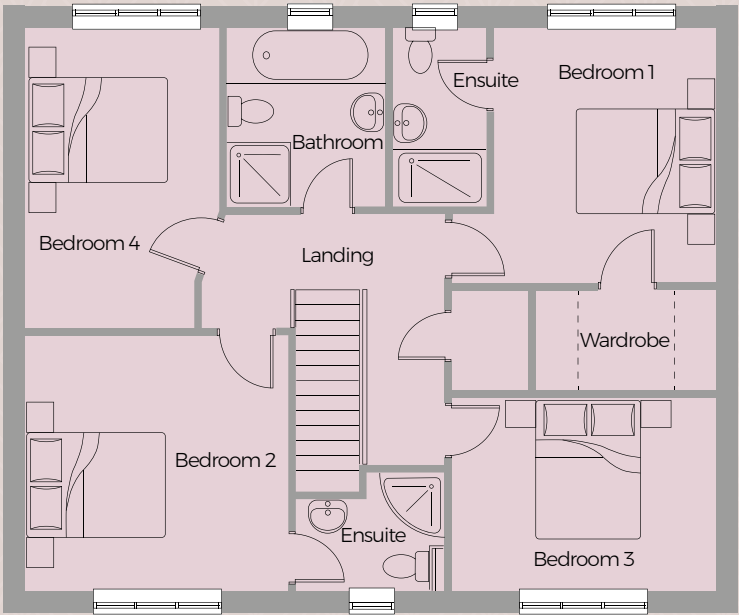
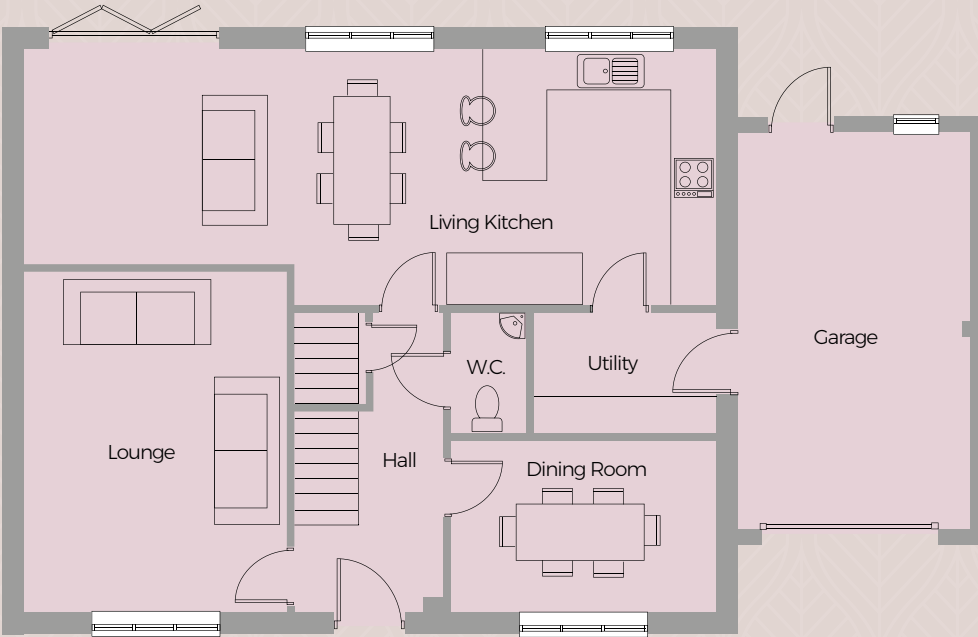


REFINED LIVING



# THE MARLBOROUGH

PLOTS 14 & 27



GROUND FLOOR	METRIC	IMPERIAL
Living Kitchen	9.70 x 3.55m	31'9" x 11'7"
Utility	2.55 x 1.70m	8'4" x 5'6"
Lounge	3.67 x 4.75m	12'0" x 15'7"
Dining Room	3.71 x 2.42m	12'2" x 7'11"

FIRST FLOOR	METRIC	IMPERIAL
Master Bedroom	3.15 x 3.59m	10'4" x 11'9"
Ensuite	1.32 x 2.52m	4'3" x 8'3"
Bedroom Two	3.71 x 3.60m	12'2" x 11'9"
Ensuite	2.11 x 1.68m	6'11" x 5'6"
Bedroom Three	3.73 x 2.73m	12'2" x 8'11"
Bedroom Four	2.70 x 4.20m	8'10" x 13'9"
Family Bathroom	2.25 x 2.52m	7'4" x 8'3"

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# SPECIFICATIONS

MANOR GARDENS

## INTERIOR

- Feature staircase with satin white painted newel posts and spindles with solid oak handrail and post caps
- Suffolk style oak veneer doors with matt black hinges and handles
- 7" ogee profile satin white painted skirting boards with 3" ogee profile satin white painted architrave
- Satinwood white painted window sills
- Off white emulsion to walls with bright white emulsion to ceilings
- Choice of 'Invictus' Luxury Vinyl Tile flooring to hallway, kitchen/diner, cloakroom and utility room areas

## HEATING

- Environmentally friendly, efficient 'Daikin' Air Source Heat Pumps with tank system
- Single zone thermostatic heating with traditional white enamel radiators and chrome towel radiators to bathrooms and ensuites

## THE KITCHEN

- Large choice of kitchen style and colour via a personalised kitchen design appointment with our kitchen designer.
- Large choice of 30mm laminate worktops with matching 4" upstands.
- Composite kitchen sink in a choice of colours
- Electric 'Bosch' oven
- 'Bosch' 4 zone induction hob
- Integrated extraction hood
- Fully integrated fridge/freezer
- Full integrated dishwasher
- Large choice of utility room style and colour with dedicated washing machine spaces



# SPECIFICATIONS

MANOR GARDENS

## THE BATHROOM

- 'Ideal Standard' contemporary white bathroom suites with low profile shower trays
- Choice of vanity units
- Soft closing toilet seats
- 'Ideal Standard' chrome taps and fittings
- Thermostatically controlled duel head soaker showers
- Choice of stone effect tiling to bathroom floor, shower enclosures and splashbacks

## ELECTRICS

- Smart meter to assist with monitoring energy consumption
- EV charging point
- Chrome switches and sockets throughout
- USB socket to bedrooms and kitchen
- Energy efficient pendant lighting also downlights to selected rooms
- Heat alarms to kitchen
- Smoke alarms to lounge, hallway and landing areas
- Wall mounted external lighting to front and rear door areas
- TV points to all bedrooms, kitchen and lounge areas
- Ethernet points to lounge and home office areas

## EXTERIOR

- Composite front door with three-point high security locking system
- Cream timber grain effect UPVC casement windows with double glazing
- Anthracite bi-folding and French opening doors
- White painted porch canopy
- Red multi-blend clay facing brick
- Red pantile or dark grey slate tile roof coverings
- Outside tap and electrical socket
- Turf to front and rear gardens
- 1.8m close board timber fencing with gates (see site plan)
- 0.5-1m hedgerow planting (see site plan)
- Tarmacadam driveway
- Buff colour riven edge patio paving (see site plan)









# HOW TO FIND MANOR GARDENS

BOROUGHBRIDGE ROAD, BRAFFERTON YO61 2PD

## FROM THE NORTH.

Take the A19 south, following signs for Thirsk. Continue onto the A168, then take the exit towards Sessay. Continue on the A167, then continue onto Long Street, then Whaites Lane. Continue onto Raskelf Road and your destination will be on your left, where the development will be clearly signposted.

## FROM THE EAST.

By car: Follow the A165, then join Easton Road/the B1253. Continue along the B1253 until Hogg Lane/the B1248, then follow signs for the A64. Join the A64 then, after 10.6 miles, turn right onto Greets House Rd and follow the signs for Welburn.

Stay on the road past Sheriff Hutton, following signs for Stillington, then Easingwold. Continue onto Long Street then, at the roundabout, take the 1st exit onto Raskelf Road. After approx 5 miles, turn right onto W Moor Road, then continue onto Raskelf Road. The destination will be on your right, where the development will be clearly signposted.

## FROM THE SOUTH.

By car: Take the M1 north to North Yorkshire. Continue onto the A1 (M) then, after approx 18 miles, at junction 48, take the A6055 exit to Boroughbridge/Ripon/Dishforth/A168. Take the A168, Moor Lane, Helperby Lane and Burton Lane, before continuing onto Raskelf Road where the development will be clearly signposted.

## FROM THE WEST.

By car: Follow the A589 to Bay Gateway/A683 in Lancaster, then join the M6. Follow the A685, A66 and A1(M) to North Yorkshire, then take the exit towards Asenby/Rainton/Cundall/Helperby from the A168.

Follow Whaites Ln and Raskelf Rd, where the development will be clearly signposted.









# THOMAS ALEXANDER HOMES

A FAMILY STORY



## OUR AIM IS TO BUILD NEW HOMES FOR MODERN FAMILIES IN BEAUTIFUL SETTINGS.

Established in 2017, Thomas Alexander Homes was founded by brothers Tom and Alex Blease, who have spent the best part of 20 years in the residential house building sector, running a successful construction company and working in the legal and financial industries.

A Yorkshire-based company that's committed to creating sustainable, luxury homes throughout the county, the team at Thomas Alexander uses its extensive knowledge of the local area to ensure its housing developments will have a positive impact on the landscape for future generations.

### OUR PROMISE

At Thomas Alexander, we recognise the importance of purchasing a new home. It's why we ensure that each property is crafted with a central objective — offering refined living in unmatched settings.

Our ambition is to construct homes suited to the dynamics of modern life, accentuated by encompassing green spaces and built in sublime locations. We ensure our properties sit seamlessly with their natural surroundings, leading to harmonious and welcoming neighbourhoods.

We have a steadfast belief in prioritising exceptional quality, meaning we do not cut corners for the sake of saving money. Therefore, we utilise only the finest materials and finishes in our homes. As a family run business, all through the construction process, we maintain a guiding principle: would our families love to live here? And the answer is always a resounding yes.

We are well aware that our company's success rests on the relationships we foster with our partners and, most importantly, the people and families that call our houses 'home'. That's why we nurture a culture of empathy, respect and care, which can be seen on our worksites and in the homes we build, and which is reinforced by our links to the communities in which we work.







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