

HAMBLETON CHASE

EASINGWOLD

A STUNNING DEVELOPMENT OF
2, 3 & 4 BEDROOM HOMES

HAMBLETON CHASE

EASINGWOLD

A stunning development of 2, 3 & 4 bedroom homes in Easingwold, just 12 miles* from the city of York.



2 Bedroom Homes

● The Horsham

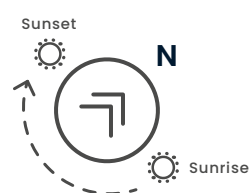
3 Bedroom Homes

● The Holmewood
● The Oakwood

4 Bedroom Homes

● The Mapleford
● The Oakford
● The Pensford
● The Sten U
● The Woodford

The development layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Site plan is not to scale. Please speak to our Sales Executives for more details. *Distances taken from google.co.uk/maps. April 2022.



- - Affordable Homes
- P/S - Pumping Station
- S/S - Sub Station
- V - Visitor Parking

The Oakwood

3 Bedroom Home



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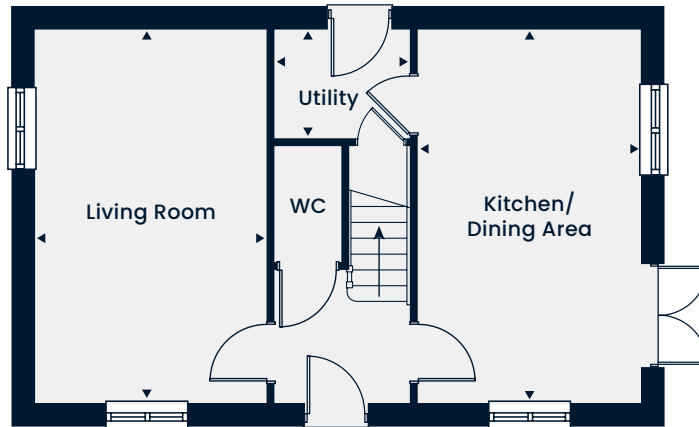


The Oakwood

3 Bedroom Home

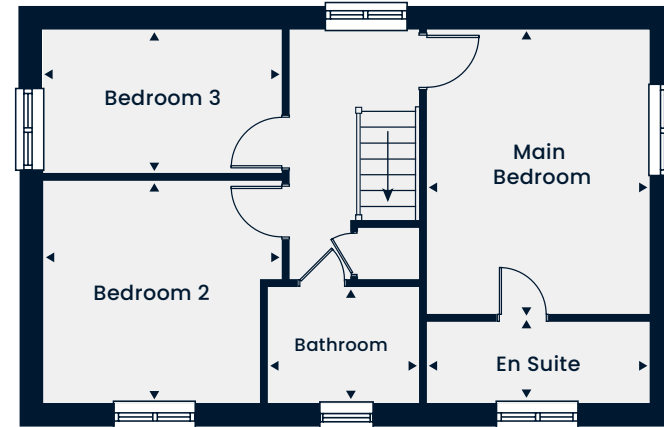
Total Area 1,001 sq. ft.

A lovely three bedroom detached home with a garage, which offers a spacious dual-aspect living room, an open plan kitchen/dining area with a utility and double doors to the garden. Upstairs, there is the main bedroom with an en suite, two further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.52m x 3.27m 18'1" x 10'7"
Living Room	5.52m x 3.42m 18'1" x 11'2"
Utility	1.98m x 1.62m 6'5" x 5'3"



First Floor

Main bedroom	4.22m x 3.30m 13'8" x 10'8"
En Suite	3.30m x 1.21m 10'8" x 3'10"
Bedroom 2	3.50m x 3.20m 11'4" x 10'4"
Bedroom 3	3.52m x 2.10m 11'5" x 6'9"
Bathroom	2.23m x 1.70m 7'3" x 5'6"

WC – Cloakroom

The floorplans depict a typical layout of this housetype. All dimensions are + or - 50mm and are not shown to scale. They are not intended to be used for carpet sizes, appliance sizes or items of furniture. These floorplans are a guide only and may be subject to change. Total area is approximate. For exact plot specification, details of external and internal finishes, dimensions and floorplan differences consult our Sales Executive. May 2022.

The Sten U

4 Bedroom Home



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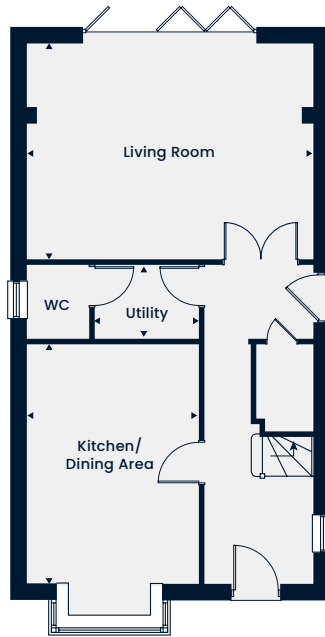


The Sten U

4 Bedroom Home

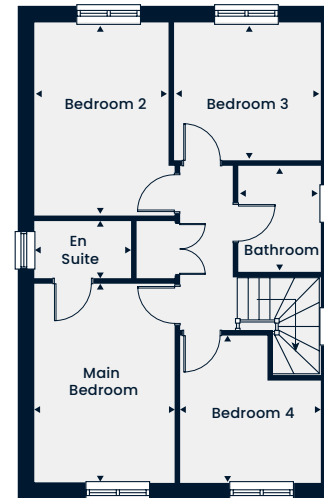
Total Area 1,350 sq. ft.

This beautiful four bedroom detached home with a garage features an open-plan kitchen/dining area with a bay window and a separate utility. The spacious living room features doors from the hall and lovely bi-fold doors to the garden. Upstairs, the main bedroom has an en suite and there are three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	5.00m x 3.59m 16'4" x 11'7"
Living Room	6.00m x 4.48m 19'6" x 14'6"
Utility	2.19m x 1.55m 7'1" x 5'0"



First Floor

Main bedroom	4.14m x 2.92m 13'5" x 9'5"
En Suite	2.02m x 1.20m 6'6" x 3'9"
Bedroom 2	4.00m x 2.80m 13'1" x 9'1"
Bedroom 3	3.04m x 2.90m 9'9" x 9'5"
Bedroom 4	3.10m x 2.95m 10'1" x 9'6"
Bathroom	2.22m x 1.71m 7'2" x 5'6"

WC – Cloakroom

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The Mapleford

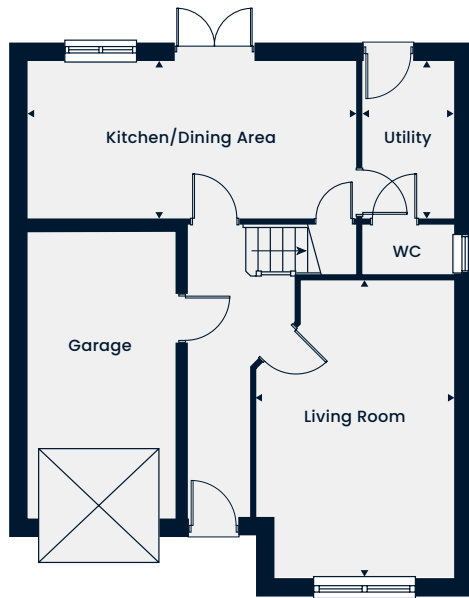
4 Bedroom Home



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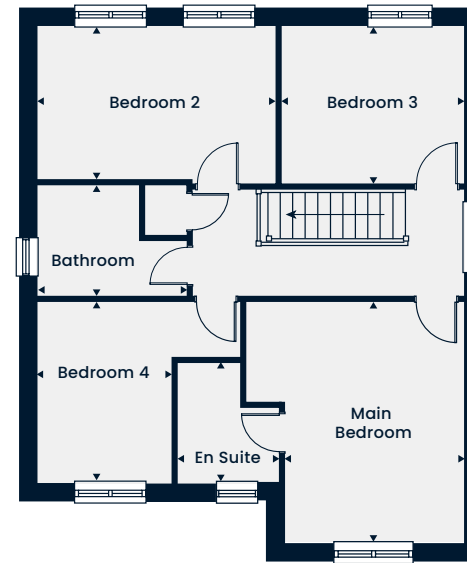


This four bedroom detached home with an integrated garage features an open-plan kitchen/dining area with double doors to the garden and a separate utility and living room. Upstairs is the main bedroom which has an en suite, three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	6.15m x 2.95m 20'1" x 9'6"
Living Room	5.55m x 3.70m 18'2" x 12'1"
Utility	2.95m x 1.71m 9'6" x 5'6"



First Floor

Main bedroom	4.50m x 3.40m 14'7" x 11'1"
En Suite	1.92m x 1.41m 6'2" x 4'6"
Bedroom 2	4.50m x 2.95m 14'7" x 9'6"
Bedroom 3	3.41m x 2.95m 11'1" x 9'6"
Bedroom 4	3.40m x 2.57m 11'1" x 8'4"
Bathroom	2.79m x 2.10m 9'1" x 6'8"

WC – Cloakroom

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The Oakford

4 Bedroom Home



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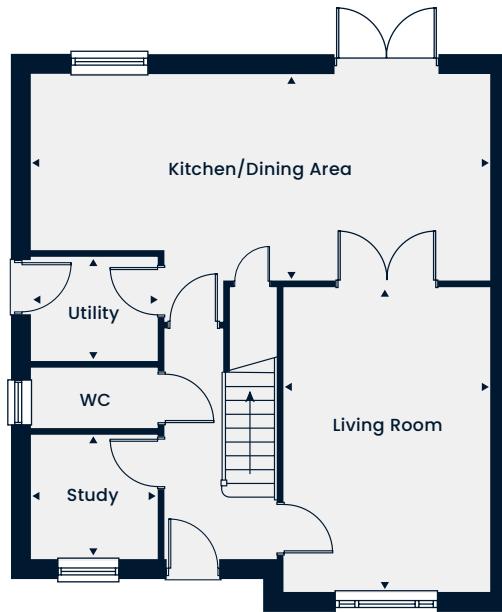


The Oakford

4 Bedroom Home

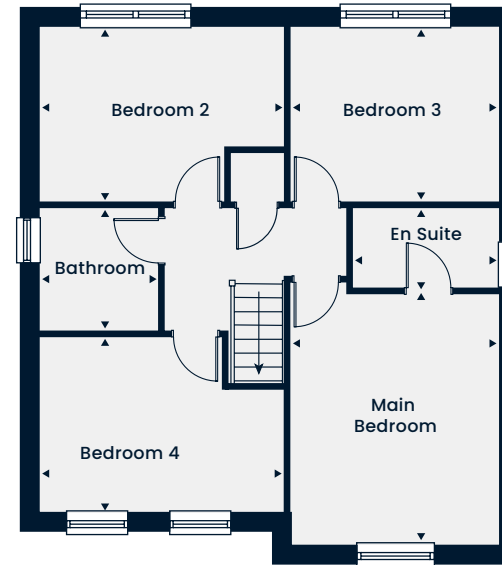
Total Area 1,498 sq. ft.

This spacious four bedroom detached home with a double garage features an open-plan kitchen/dining area with double doors to the garden and a separate utility, study and living room. Upstairs is the main bedroom which has an en suite, three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Dining Area	8.00m x 3.60m 26'2" x 11'8"
Living Room	5.30m x 3.60m 17'3" x 11'8"
Study	2.20m x 2.20m 7'2" x 7'2"
Utility	2.25m x 1.83m 7'3" x 6'0"



First Floor

Main bedroom	4.40m x 3.50m 14'4" x 11'4"
En Suite	1.72m x 1.40m 5'6" x 4'5"
Bedroom 2	4.24m x 3.03m 13'9" x 9'9"
Bedroom 3	3.65m x 3.05m 11'9" x 10'0"
Bedroom 4	4.24m x 3.05m 13'9" x 10'0"
Bathroom	2.14m x 2.01m 7'9" x 6'8"

WC – Cloakroom

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The Pensford

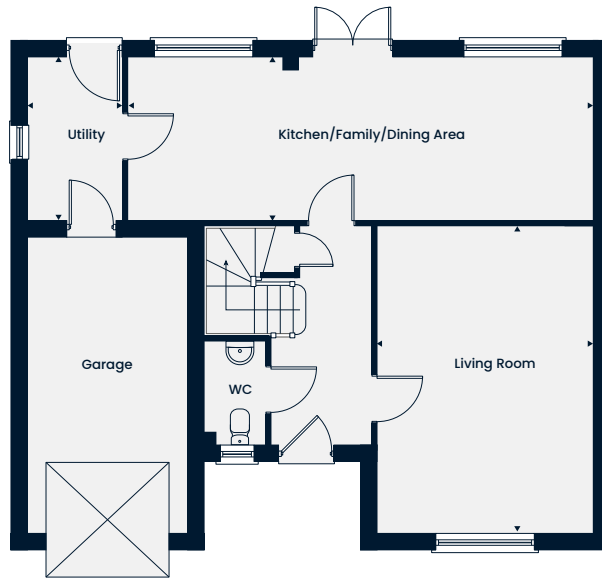
4 Bedroom Home



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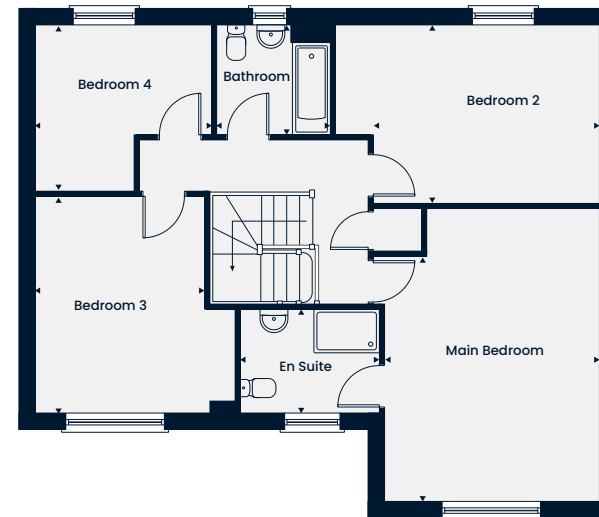


This four bedroom detached home with an integrated garage features an open-plan kitchen/family/dining area with double doors to the garden and a separate living room. Upstairs is the main bedroom which has an en suite, three further bedrooms and a family bathroom.



Ground Floor

Kitchen/Family/Dining Area	8.54m x 3.10m 28'0" x 10'2"
Living Room	5.53m x 3.95m 18'1" x 12'9"
Utility	2.97m x 1.73m 9'7" x 5'6"



First Floor

Main bedroom	4.50m x 4.13m 14'7" x 13'5"
En Suite	2.55m x 1.90m 8'3" x 6'2"
Bedroom 2	4.14m x 3.27m 13'5" x 10'7"
Bedroom 3	3.97m x 3.67m 13'0" x 12'0"
Bedroom 4	3.24m x 3.03m 10'6" x 9'9"
Bathroom	2.18m x 2.02m 7'1" x 6'6"

WC – Cloakroom

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The Woodford

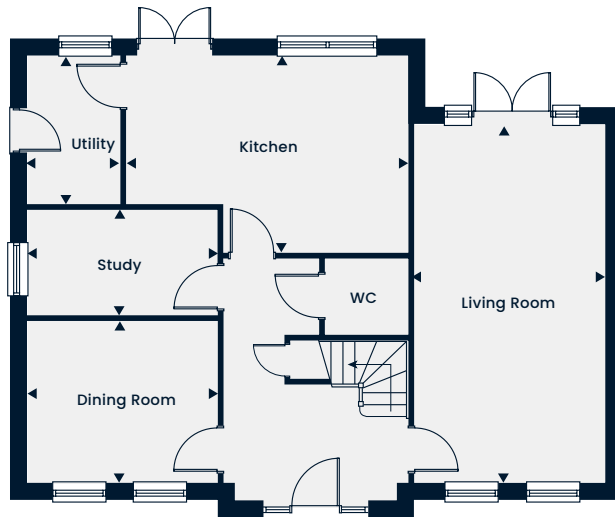
4 Bedroom Home



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This beautiful four bedroom detached home with a garage features a kitchen to the rear of the home with a utility and double doors to the garden. A separate dining room, living room and study complete the ground floor. Upstairs, the spacious landing leads to the main bedroom and second bedroom, both featuring an en suite. Storage cupboards, three further bedrooms and a family bathroom complete the first floor.



Ground Floor

Kitchen	5.52m x 3.81m 18'1" x 12'5"
Living Room	7.00m x 3.72m 22'9" x 12'2"
Dining Room	3.75m x 3.17m 12'3" x 10'4"
Study	3.75m x 2.50m 12'3" x 8'2"
Utility	2.95m x 1.86m 9'6" x 6'1"



First Floor

Main bedroom	3.96m x 3.74m 12'9" x 12'2"
En Suite 1	2.33m x 2.25m 7'8" x 7'5"
Bedroom 2	4.10m x 3.60m 13'4" x 12'0"
En Suite 2	2.33m x 1.41m 7'8" x 4'8"
Bedroom 3	4.00m x 3.70m 13'1" x 12'1"
Bedroom 4	3.72m x 3.09m 12'2" x 10'1"
Bathroom	2.56m x 2.20m 8'3" x 7'2"

WC – Cloakroom

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TILIA HOMES

YOUR NEW HOME SPECIFICATION



For more information visit: tiliahomes.co.uk



Specifications

Kitchen	2 & 3 bedrooms	4 bedrooms	5 bedrooms
Choice of kitchen units with soft-close drawers and doors*	✓	✓	✓
Choice of worktops 40mm with matching upstand to kitchen and utility room	✓	✓	✓
Stainless steel single bowl sink with mixer tap to kitchen	✓		
Stainless steel one and a half bowl sink with mixer tap to kitchen		✓	✓
Integrated fridge freezer			✓
Integrated dishwasher			✓
Integrated washing machine			✓
Stainless steel four-ring gas hob	✓	✓	
Stainless steel five-ring gas hob			✓
Under counter single oven	✓		
Built-in double oven		✓	✓

Electrical

TV points to living room, main bedroom, kitchen/dining area and/or kitchen**	✓	✓	✓
BT telephone points to: living room, main bedroom, study/family area	✓	✓	✓
Chrome downlights to bathrooms and en suites	✓	✓	✓
Chrome downlights to kitchen/utility			✓

Bathroom & En Suite

Choice of wall tiles*	✓	✓	✓
White sanitaryware	✓	✓	✓
Chrome heated towel rails in bathrooms and en suites	✓	✓	✓

Internal Features

All ceilings and walls finished in white emulsion	✓	✓	✓
All woodwork finished in white gloss	✓	✓	✓
Four-panel smooth finish internal doors	✓	✓	✓
Internal doors furniture to be chrome lever latch on round rose	✓	✓	✓
Gas-fired central heating, Ideal condensing boiler with hot water cylinder†		✓	✓
Gas-fired Ideal combi-boiler	✓		
All radiators to be fitted with a thermostatic valve except in room where thermostat is located	✓	✓	✓

External Features

Double-glazed uPVC windows and double doors	✓	✓	✓
Chrome-effect door furniture to front door	✓	✓	✓
Front gardens to be finished in accordance with the landscape schedule	✓	✓	✓
Outside light location adjacent to the front door and wiring only to rear door	✓	✓	✓
Rear gardens to be tidied, rotovated and graded	✓	✓	✓
Garages – up and over doors. Sockets and ceiling lights provided to garages within curtilage only	✓	✓	✓

10-year NHBC warranty and 2-year Tilia Homes Customer Care. Please note that the fee for any upgrades is non-refundable and is payable in advance. These particulars should be treated as general guidance only and should not be relied upon as statements or representations of fact. We operate a policy of continuous product development and individual features may vary. Please ask our Sales Executives for detailed information regarding specific properties. *Choices made from our selected ranges, available only at specified stages of build. Please confirm all details with our Sales Executives at point of reservation. **Please note TV points are provided – purchaser to arrange own connection including aerial. †Alfriston and Arlington have a gas-fired combi-boiler. Photography is indicative only. May 2022.



The benefits of buying new

All our homes also come with a '2-year Tilia Homes Customer Care Warranty' and a further '8-year NHBC Warranty' for added peace of mind.



Energy-Efficient

new homes are built to the latest specifications and standards meaning a more energy-efficient home.



No Chain

you are not buying into a chain. This means a faster, easier buying process without the hassle.



Great Schemes

benefit from schemes only available when buying a new build, such as our Part Exchange and Smooth Move schemes.



Personalise your home

you can make changes to your home by choosing from our extensive list of finishing touches subject to build stage.



Low Maintenance

with the latest regulations and specifications it's unlikely you'll need to worry about repairs for a while. New homes also include a 10-year NHBC warranty to cover structural defects.



It's Brand New

be the first to live in the property. It's brand new – and all yours!

*Available only at specified stages of build.

Moving Schemes

Tilia Homes likes to make sure that you can move into your new dream home, whatever your situation. We can help you overcome almost any obstacle that you face as a new homebuyer.



Part Exchange

If you want to ensure a smooth and easy move to your new home by Tilia Homes, you may wish to consider our Part Exchange scheme.



Smooth Move

We'll do all we can to ensure that your existing home is sold quickly, at the best possible price – and we'll pay the estate agent's fees.



Customer Commitment

Our aim is to do our best to take care of everything.

From carefully choosing the ideal location for our new community to designing and building homes that fit perfectly into the natural environment.

We'll make sure you have all the information you need every step of the way, whether that's letting you know what's happening with your sale or introducing you to every detail of your new home – we know homebuilding doesn't stop once you've moved in.

We pride ourselves on being there for our customers throughout the buying and selling process – and beyond.

Helping build homes and communities we can all be proud of, for many years to come.



Tilia Homes in their efforts to improve designs reserve the right to alter site plans, floorplans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps) and [nationalrail.co.uk](https://www.nationalrail.co.uk). Information is correct at the time of going to print. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Part Exchange or Smooth Move, go to tiliahomes.co.uk. Please speak to your Sales Executive for further details. September 2022.

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