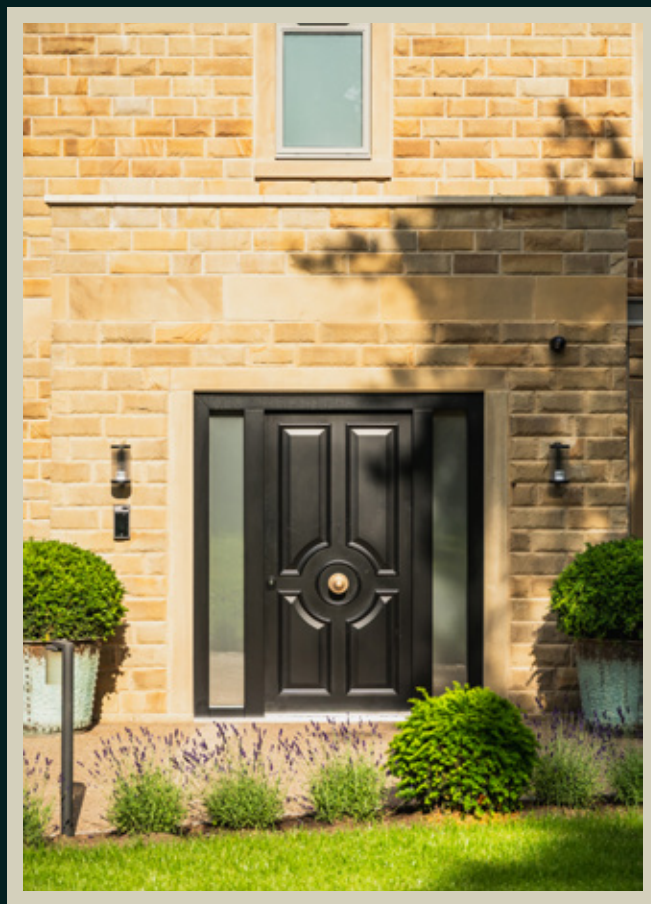


VICARAGE GARDENS



BLENHEIM





There's nothing quite
like *home*.

AN EXQUISITE COLLECTION OF TEN
NEW BUILD APARTMENTS, WHICH
STAND PROUDLY IN THE HIGHLY
DESIRABLE DORE VILLAGE ON A
PRESTIGIOUS LANE.

*Thoughtfully designed with no compromise, every
detail has been considered, ensuring residents a
luxurious living experience and enjoyment of every
moment in their beautiful home.*





Precisely *crafted* for you.

At the heart of each apartment is an outstanding open plan living kitchen. Whether it's a dinner party with friends or a relaxed evening with loved ones, this is a space that feels effortless, no matter the occasion. Sleek, modern kitchens incorporate silestone work surfaces, islands, an array of appliances by Bora, Siemens (including their StudioLine range), and the convenience of Quooker taps with boiling water function.

Lavish, fully tiled bathrooms offer a sanctuary for relaxation. With a mixture of gunmetal and brushed brass fittings across the scheme, and quality sanitaryware, each element combines to create stylish bathrooms that are made to last.

Privacy and security have been carefully incorporated into the development. A sliding intercom operated gate and main entrance door open to Vicarage Gardens, both controllable from the comfort of your apartment, enabling peace of mind and providing a sense of exclusivity. Lift access to all floors and secure stores allocated to each apartment add superb convenience for all residents.

Life in a *beautiful* setting.

The grounds are meticulously landscaped, presenting pleasant communal areas for residents to relax, unwind and enjoy a peaceful environment. A combination of lawns, a wonderful seating terrace and colourful planting create lovely surroundings that complete this high-quality scheme. The apartments boast individual outdoor spaces too, from elevated balconies with lovely views to generously sized porcelain tiled patios. Situated to the rear of the building are the allocated parking spaces, with the future-proofing benefit of electric vehicle charging points.

At the heart of it *all*.

Vicarage Gardens is ideally positioned within walking distance of Dore's amenities, which include shops, cafes, public houses, restaurants and excellent local schooling. Dore & Totley train station is just down the road, allowing convenient journeys to Manchester, Leeds and York. Sheffield city centre is easily accessible by car or public transport, and the scenic Peak District National Park is a short drive away, where a host of charming villages and countryside walking trails can be enjoyed.



Elevate *your* everyday.

Gorgeous interiors, premium finishes and the perfect blend of elegance & comfort.





Designed for
every occasion.





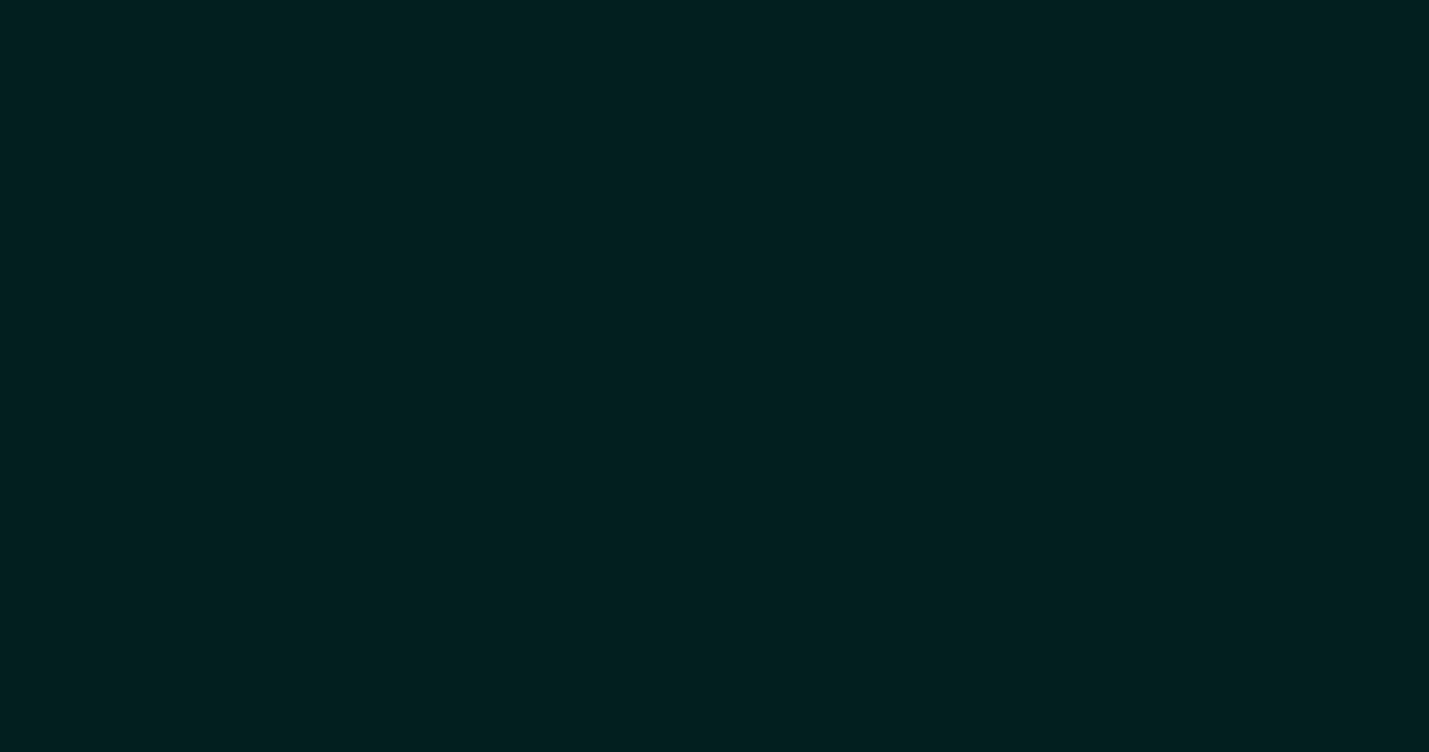


Exuding *luxury*
in every detail.

Rest and *Rejuvenate.*

Exceptionally spacious bedrooms, filled with natural light.





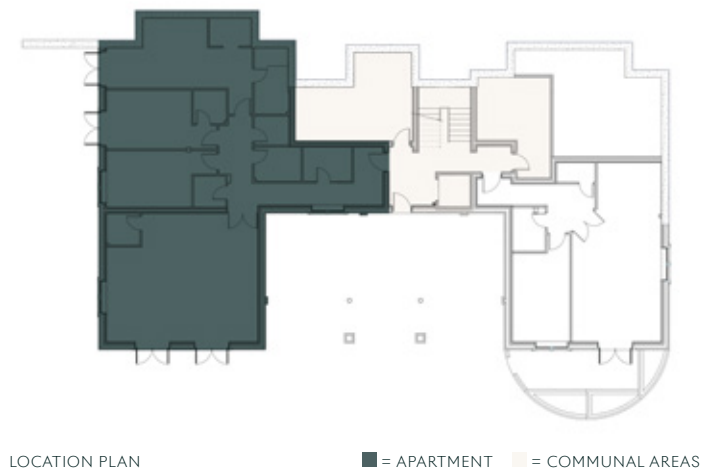
Contrasting, *yet*
stylishly cohesive.

APARTMENT 1



Lower Ground Floor

- THREE DOUBLE BEDROOMS
- TWO EN-SUITES & BATHROOM
- FABULOUS OPEN PLAN LIVING KITCHEN
- USEFUL STUDY
- WRAP-AROUND PRIVATE PATIO
- ONE ALLOCATED PARKING SPACE



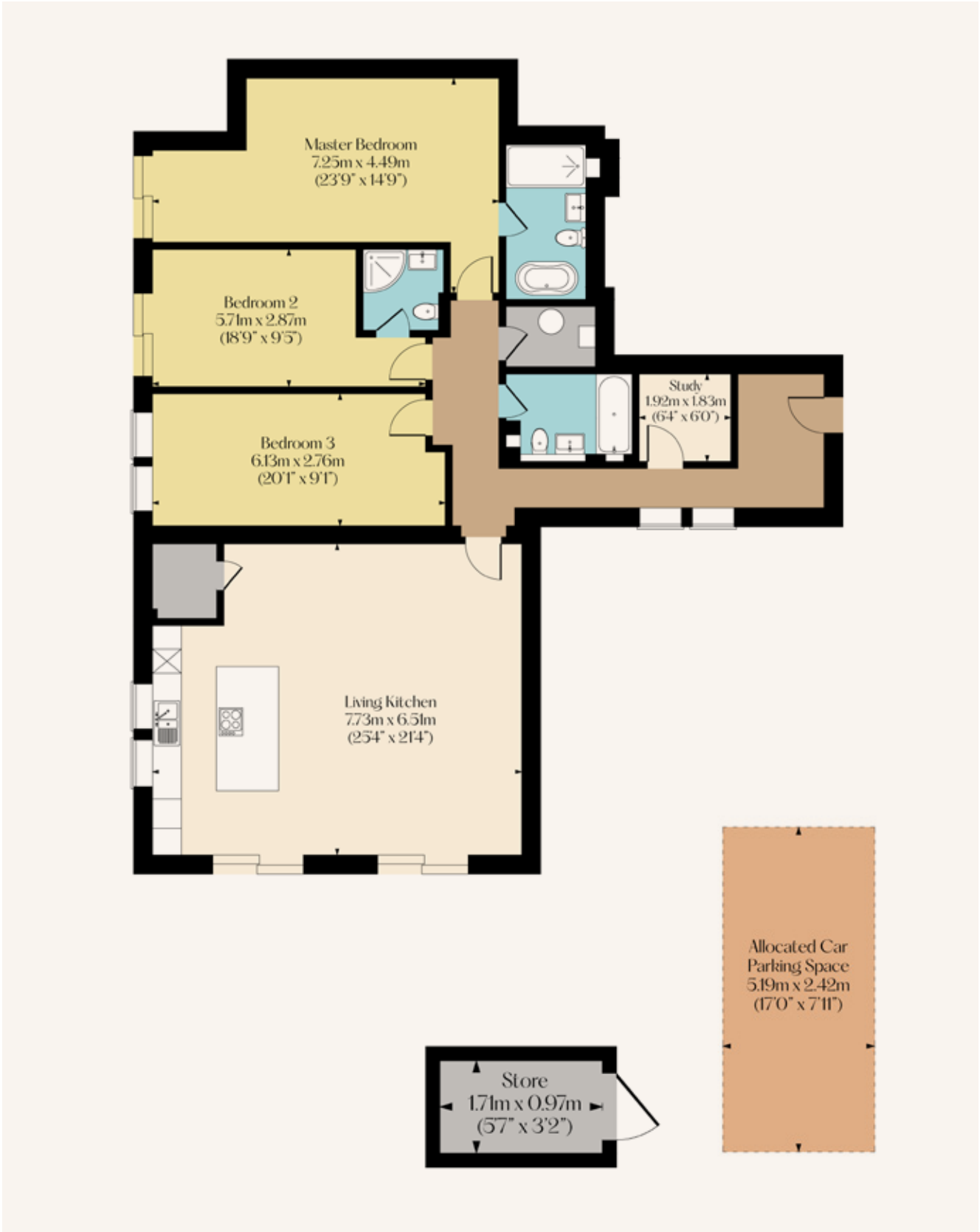
LOCATION PLAN

■ = APARTMENT ■ = COMMUNAL AREAS



LIVING KITCHEN

Total Approximate Floor Area:
1576 SQ.FT. (146.4 SQ.M)
Store Approximate Floor Area:
17 SQ.FT. (1.6 SQ.M)





LIVING KITCHEN



MASTER EN-SUITE BATHROOM



MASTER BEDROOM



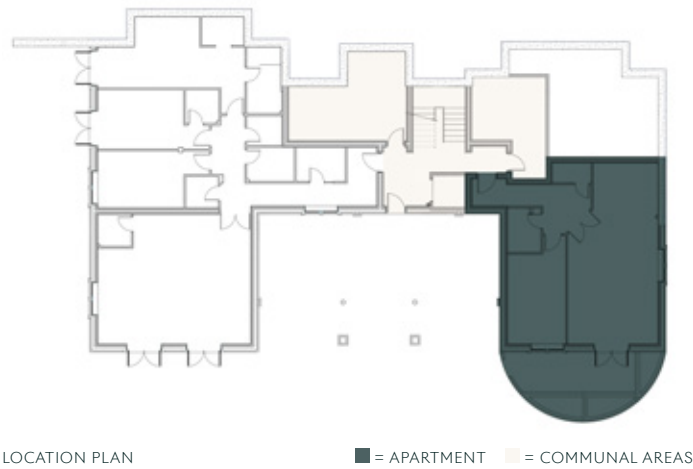
PRIVATE PATIO

APARTMENT 1A



Lower Ground Floor

- MODERN LIVING KITCHEN
- STYLISH SHOWER ROOM
- SPACIOUS PRIVATE PATIO
- ONE ALLOCATED PARKING SPACE

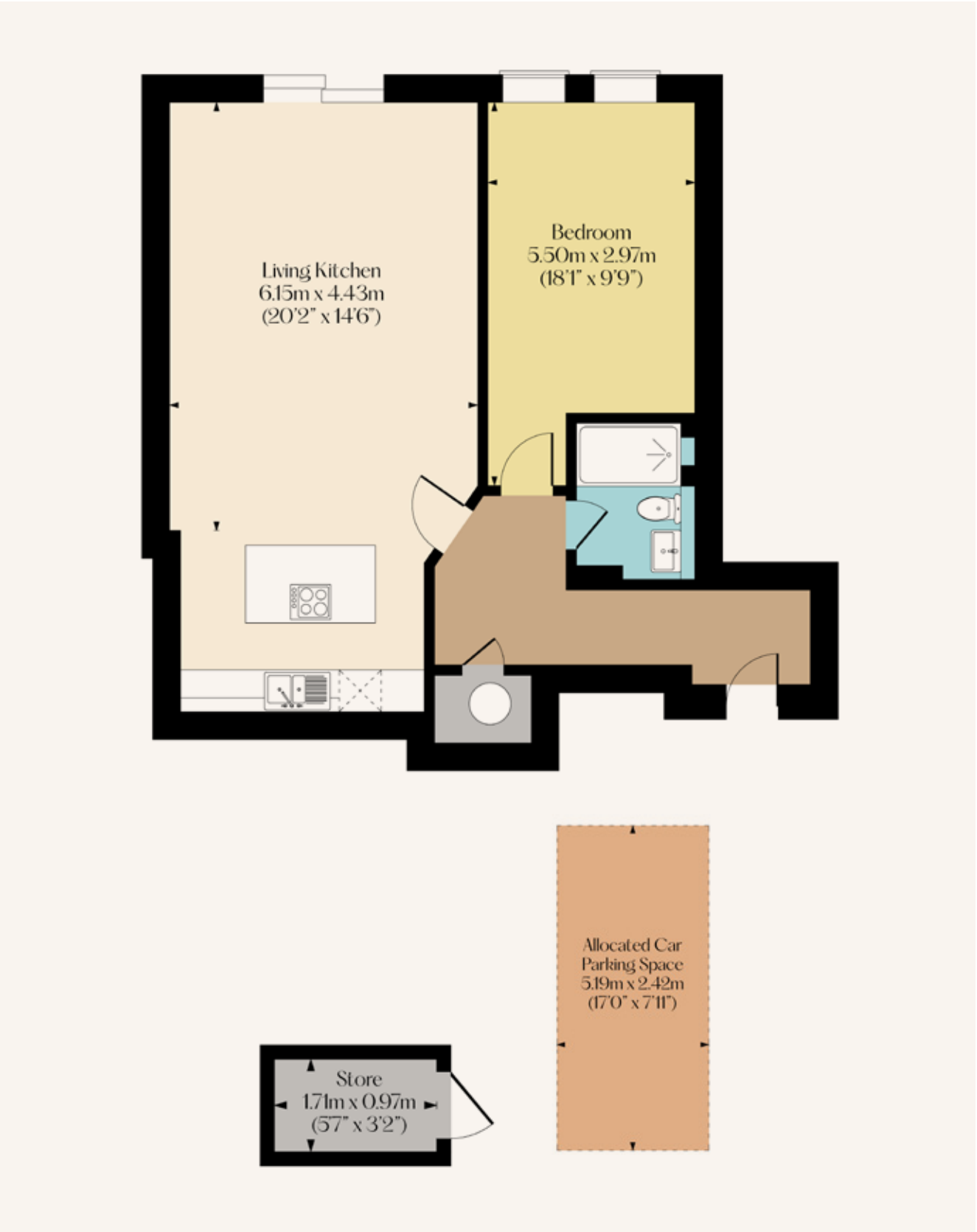


Total Approximate Floor Area:
720 SQ.FT. (66.9 SQ.M)

Store Approximate Floor Area:
17 SQ.FT. (1.6 SQ.M)



LIVING KITCHEN





LIVING KITCHEN



SHOWER ROOM



MASTER BEDROOM



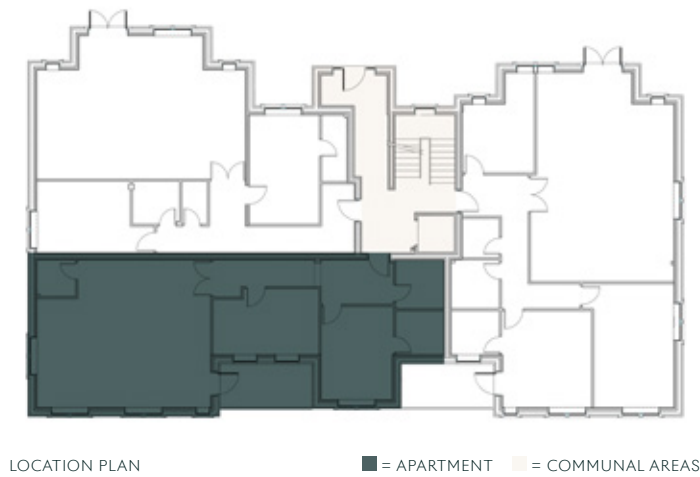
PRIVATE PATIO

APARTMENT 3



Ground Floor

- BRIGHT LIVING KITCHEN
- TWO DOUBLE BEDROOMS
- LUXURIOUS EN-SUITE & BATHROOM
- SUPERB BALCONY
- ONE ALLOCATED PARKING SPACE



LIVING KITCHEN

Total Approximate Floor Area / Balcony:
1065 SQ.FT. (98.9 SQ.M) / 94 SQ.FT. (8.7 SQ.M)

Store Approximate Floor Area:
15 SQ.FT. (1.4 SQ.M)





LIVING KITCHEN



MASTER EN-SUITE SHOWER ROOM



MASTER BEDROOM



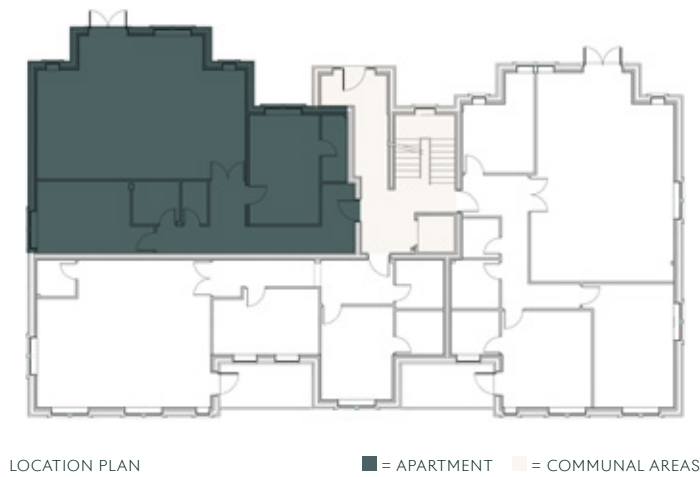
BALCONY

APARTMENT 4



Ground Floor

- SIZEABLE LIVING KITCHEN
- TWO DOUBLE BEDROOMS
- BEAUTIFUL FITTED WARDROBES
- FULLY TILED EN-SUITE & BATHROOM
- LARGE PRIVATE PATIO
- ONE ALLOCATED PARKING SPACE



Total Approximate Floor Area:
1176 SQ.FT. (109.3 SQ.M)

Store Approximate Floor Area:
16 SQ.FT. (1.5 SQ.M)



LIVING KITCHEN





LIVING KITCHEN



BEDROOM 2



MASTER BEDROOM



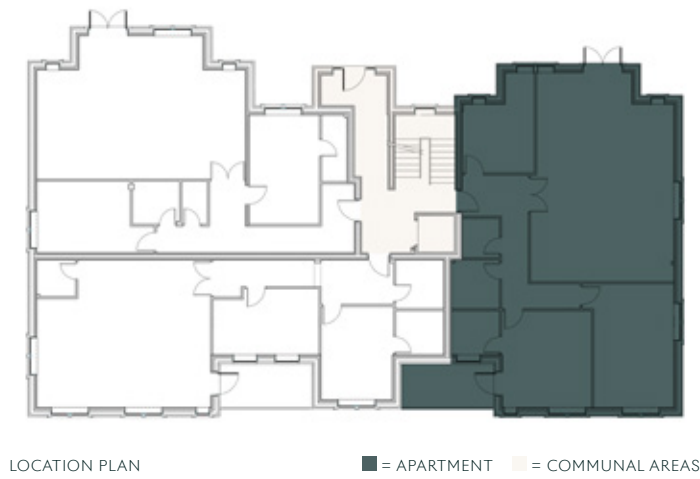
PRIVATE PATIO

APARTMENT 5



First Floor

- FABULOUS LIVING KITCHEN
- TWO DOUBLE BEDROOMS & EN-SUITES
- VERSATILE STUDY
- TWO BALCONIES
- ONE ALLOCATED PARKING SPACE



LOCATION PLAN ■ = APARTMENT ■ = COMMUNAL AREAS



LIVING KITCHEN

Total Approximate Floor Area / Balcony:
1356 SQ.FT. (126.0 SQ.M) / 147 SQ.FT. (13.7 SQ.M)
Store Approximate Floor Area:
17 SQ.FT. (1.6 SQ.M)





LIVING KITCHEN



MASTER EN-SUITE BATHROOM



MASTER BEDROOM



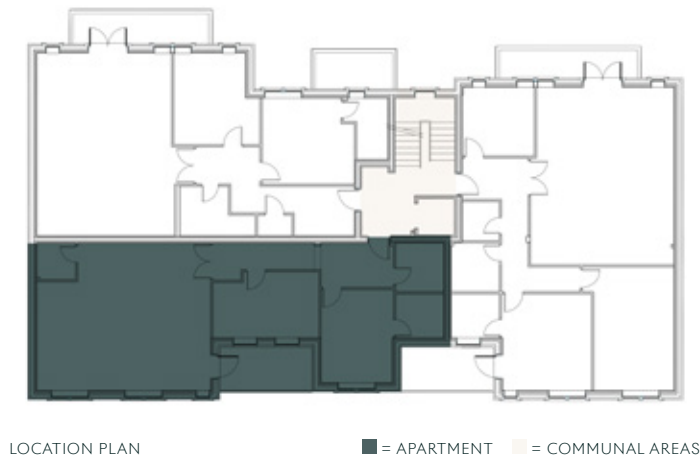
BALCONY

APARTMENT 6



First Floor

- BRIGHT LIVING KITCHEN
- TWO DOUBLE BEDROOMS
- STYLISH BATHROOM
- FABULOUS BALCONY
- ONE ALLOCATED PARKING SPACE



LIVING KITCHEN

Total Approximate Floor Area / Balcony:
1080 SQ.FT. (100.3 SQ.M) / 96 SQ.FT. (8.9 SQ.M)

Store Approximate Floor Area:
16 SQ.FT. (1.5 SQ.M)





LIVING KITCHEN



BATHROOM



MASTER BEDROOM



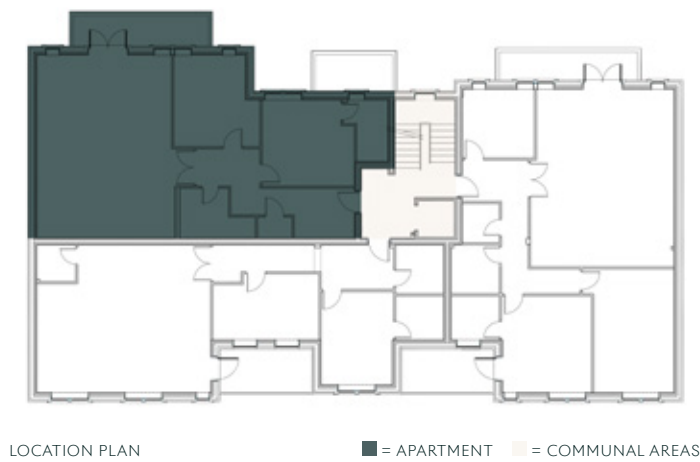
BALCONY

APARTMENT 7



First Floor

- FABULOUS LIVING KITCHEN
- TWO DOUBLE BEDROOMS
- MODERN EN-SUITE & BATHROOM
- BALCONY
- ONE ALLOCATED PARKING SPACE



LIVING KITCHEN

Total Approximate Floor Area / Balcony:
1186 SQ.FT. (110.2 SQ.M) / 68 SQ.FT. (6.3 SQ.M)

Store Approximate Floor Area:
17 SQ.FT. (1.6 SQ.M)





LIVING KITCHEN



BATHROOM



MASTER BEDROOM



BALCONY

APARTMENT 8



Second Floor

- EXPANSIVE OPEN PLAN LIVING
- STUNNING KITCHEN
- TWO DOUBLE BEDROOMS
- LAVISH EN-SUITE & BATHROOM
- BALCONY WITH SUPERB VIEWS
- ONE ALLOCATED PARKING SPACE

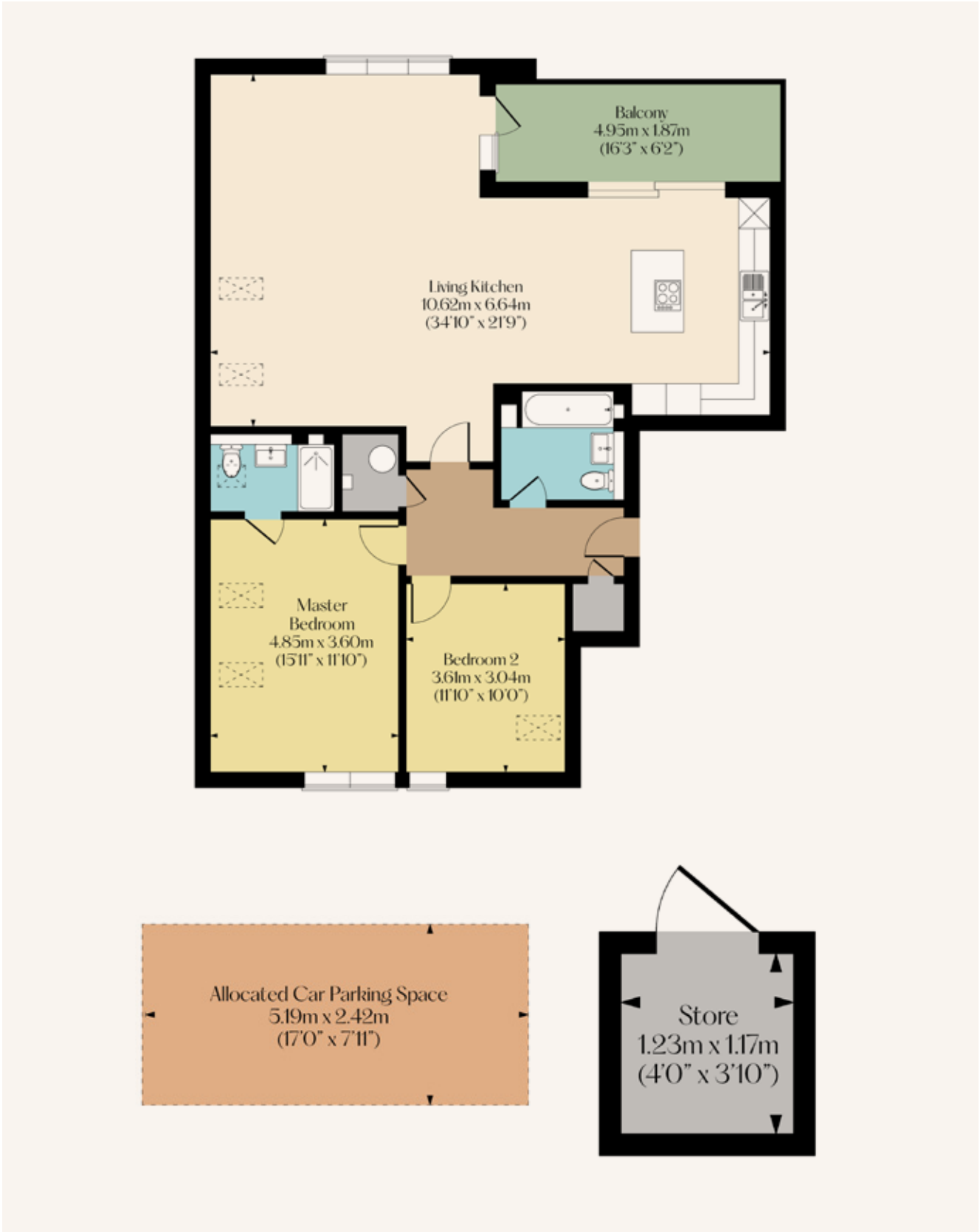


LOCATION PLAN ■ = APARTMENT ■ = COMMUNAL AREAS



LIVING KITCHEN

Total Approximate Floor Area / Balcony:
1163 SQ.FT. (108.0 SQ.M) / 116 SQ.FT. (10.8 SQ.M)
Store Approximate Floor Area:
15 SQ.FT. (1.4 SQ.M)





LIVING KITCHEN



BATHROOM



MASTER BEDROOM



BALCONY

Thoughtful *landscaping.*

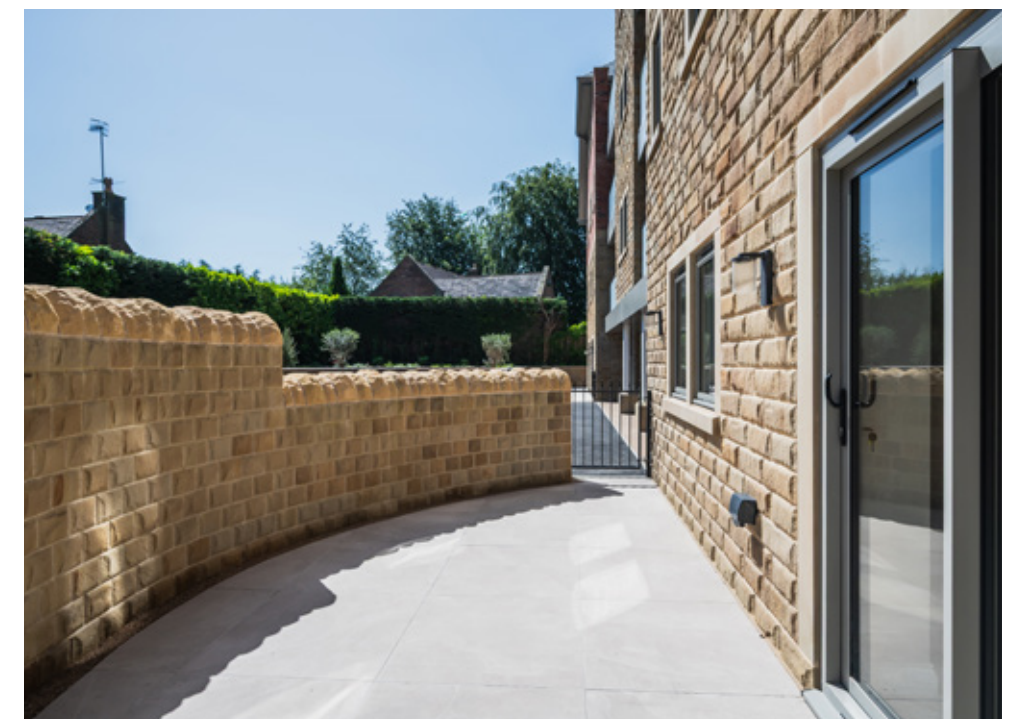
A communal lawn and sizeable terrace create fabulous surroundings and places to unwind. Allocated parking is available for every apartment, with access to electric vehicle chargers.







Delightful,
private patios &
balconies.





Tenure

Commonhold

Estimated Service Charge

Apartment 1: £2,148.20

Apartment 1A: £989.05

Apartment 3: £1,428.84

Apartment 4: £1,595.28

Apartment 5: £1,771.46

Apartment 6: £1,428.84

Apartment 7: £1,548.60

Apartment 8: £1,535.20

Rates calculated per apartment size. Figures represent annual payments.

Services

Mains electricity, mains water and mains drainage. There is fibre broadband in the area and the mobile signal quality is good.

Rights of Access & Shared Access

All communal areas are shared.

Covenants, Easements, Wayleaves and Flood Risk

The flood risk is very low.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.

VICARAGE GARDENS

Vicarage Lane, Dore, Sheffield,
South Yorkshire, S17 3GX

Viewing strictly by appointment with
our consultant on: 0114 358 2020

blenheim.co.uk





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move YOU

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