



WOODLAND GRANGE

CAMBLESFORTH



A PREMIUM DEVELOPMENT OF 2-4 BEDROOM
HOMES, NESTLED IN THE VILLAGE OF
CAMBLESFORTH IN NORTH YORKSHIRE.



A LOCATION

THAT HAS IT ALL

Camblesforth is a charming village in North Yorkshire, west of the River Ouse and midway between the towns of Selby and Goole. It offers a peaceful retreat from the hustle and bustle of city life, with countryside surroundings and plenty to explore. York and Doncaster are within easy reach for work and play, making this an ideal location.

The village has a range of amenities, including a primary school, post office, village hall and pub. There's a cricket club, which plays on the village green during the summer months. Camblesforth also hosts a range of events throughout the year, including a summer fete and Christmas Fayre.

Just a 10-minute drive away is the historic market town of Selby, one of Yorkshire's hidden gems. From Vikings and Romans to royal births and dissolution, from fire and floods to ship building and thriving industries, the resilient town of Selby has witnessed it all. Today, you can explore the historical streets surrounding the Abbey, take in an array of small, independent shops and places to eat, or visit the traditional weekly market.

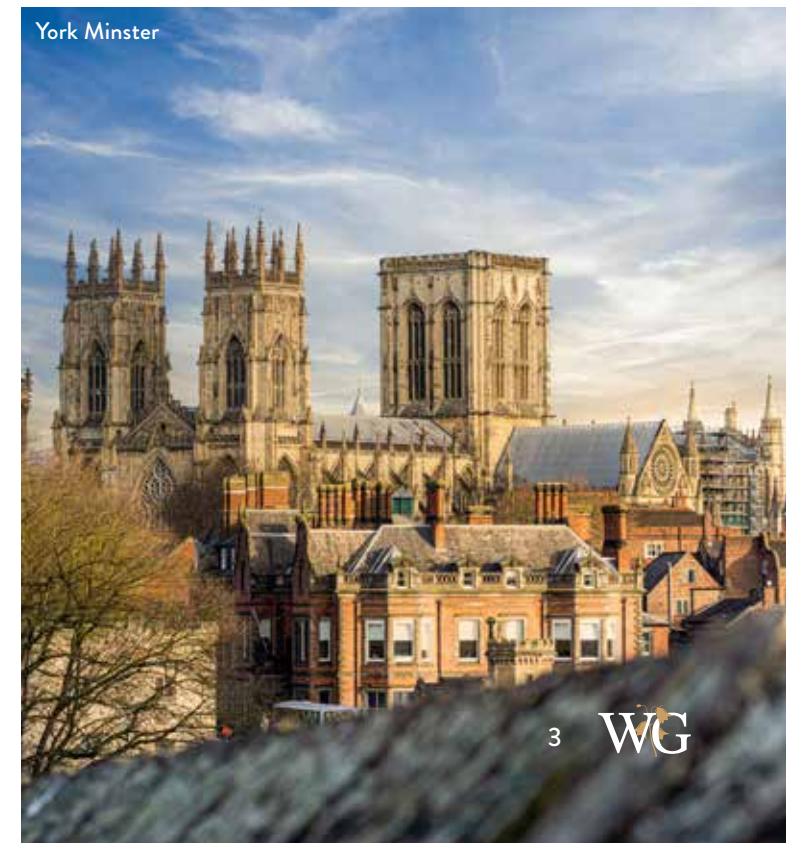


Selby Abbey



River Ouse, York

VISIT NEARBY SELBY
FOR ITS HISTORIC
CHARM & BUSTLING
MARKET



York Minster

FAMILY LIFE

WITH COMMUNITY AT ITS HEART

Woodland Grange is a vibrant new development featuring 29 beautifully designed 2, 3 and 4-bedroom homes, built in lovely surroundings with a central park to bring the neighbourhood together.

All our homes are designed meticulously, with the aim of maximising space and light and minimising running costs. Whatever stage in life you are, whether you're setting up home for the first time, upsizing to accommodate more children, or downsizing to retire in a peaceful setting, you can enjoy life within the heart of the Woodland Grange community.

We chose Camblesforth because it's ideally situated – offering that idyllic countryside setting, without compromising on those all-important connections. You'll never have to travel far for anything you'll need:

SCHOOLS

- Camblesforth Community Primary Academy (on your doorstep)
- Carlton Primary School (3 min drive, 1.1 miles)
- The Read School (5 min drive, 2.4 miles)
- Barlow C of E Primary School (6 min drive, 2.6 miles)
- The Snaith School (7 min drive, 2.9 miles)



COUNTRYSIDE
SETTING,
CONVENIENT
CONNECTIONS

FREE TIME AND LEISURE

- Comus Inn (6 min walk, 0.3 miles) for local cuisine or a pint.
- Drax Golf Club (4 mins, 1.6 miles) for all ages and abilities.
- Barlow Common Nature Reserve (5 mins, 2.1 miles) across 37 hectares with 25 hand-carved wooden waymarkers acting as check points around the reserve, alerting you to the huge variety of wildlife present.
- Selby Abbey (11 mins, 4.9 miles) in the heart of the community, offering inspiring architecture and moving Christmas services.
- Selby Market (12 mins, 5 miles) held every Monday and originally established in the 14th century by the Monks of the Abbey. There's also a Farmers Market every 3rd Saturday of each month.
- Selby Town Hall (13 mins, 5.4 miles) is an award-winning performing arts centre, playing host to exceptional performances in music, comedy and theatre.
- Selby Leisure and Wellbeing Hub (15 mins, 5.3 miles) with swimming pools, a sauna and steam room, gym, exercise classes and football pitches.
- Howden Minster (16 mins, 9.4 miles), elaborately decorated ruins of a 14th century chancel and chapter house, attached to the still operational cathedral-like minster church.
- Newhay Fishing Lakes (24 mins, 10.5 miles), offering an unrivalled carp and coarse fishing experience.



FUN-FILLED MOMENTS FOR *THE ENTIRE FAMILY*



Howden Minster



Barlow Common

THE CANTLEY

2 BEDROOMS, SEMI-DETACHED

Plots 6, 7, 8, 11 & 12

Always in demand and a very popular house type, this is a spacious and generously proportioned semi-detached 2-bedroom home. There's a separate hallway entrance, ground floor WC and separate storage cupboard. The kitchen/dining room is a generous size. Large French doors in the lounge offer lots of natural light and lead to a private fenced and turfed rear garden. Two double bedrooms and a family bathroom feature on the first floor. The Cantley is perfect for first time buyers or homebuyers looking to downsize.

THE MILTON

3 BEDROOMS, SEMI-DETACHED

1, 16, 22, 25 & 28

One of Hooper Homes' bestsellers. Our charming semi-detached 3-bedroom family home offers a large and welcoming hallway. There's a spacious kitchen with a dining area, plus a large, airy lounge to relax in comfort. The lounge is complete with French doors leading on to the rear private fenced and turfed garden. Upstairs are two double bedrooms, an ensuite off the principal bedroom, a third bedroom, a family bathroom and a storage cupboard off the landing. It's perfect for families, downsizers and first time buyers, and is an all-round popular choice with all homebuyers.

AFFORDABLE HOUSING

Plots 13, 18, 19, 20 & 21



THE SANDALL

3 BEDROOMS, SEMI-DETACHED

Plots 2, 3, 17, 23, 24 & 27

This lovely semi-detached 3-bedroom family home has a large and welcoming hallway; a popular selling point. The spacious kitchen has a dining area and there's a large, airy lounge with French doors leading on to the rear private fenced and turfed garden. Upstairs are two double bedrooms, a third bedroom, storage cupboard, and a Jack and Jill bathroom that's accessible from the landing and master bedroom. It's ideal for families and first time buyers.

THE ORMONDE

4 BEDROOMS, DETACHED

Plots 4, 5, 9, 10, 14, 15, 26 & 29

This is a delightful 4-bedroom detached family home. It has a charming hallway entrance, a downstairs WC, large lounge and a generous kitchen/dining area with a separate utility room for added storage space. French doors lead from the dining area to a large garden, a private space with fencing and turf included. Four lovely, spacious bedrooms reside on the first floor, along with an ensuite off the principal bedroom, a storage cupboard and family bathroom. This home also benefits from a double driveway.

THE CANTLEY

2 BEDROOMS



GROUND FLOOR

KITCHEN/DINING

3.35m x 4.75m
10'11" x 15'7"

LOUNGE

4.44m x 3.47m
14'6" x 11'4"

WC

1.04m x 1.63m
3'4" x 5'4"

FIRST FLOOR

BED 1

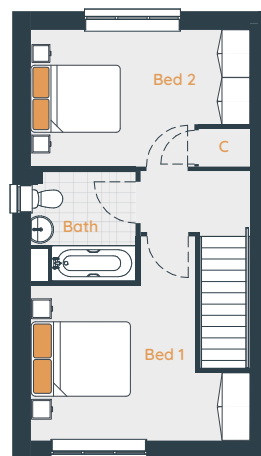
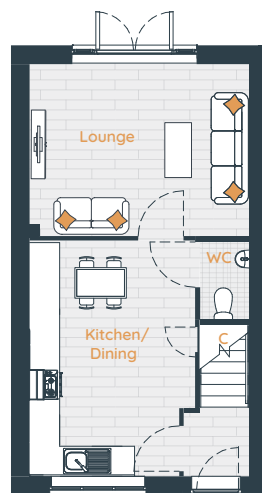
4.44m x 4.40m
14'6" x 14'5"

BED 2

4.44m x 2.78m
14'6" x 9'1"

BATHROOM

2.15m x 2.24m
7'0" x 7'4"



Computer generated images are a generic indication of a finished house type but are not specific to this development. External finishes, materials and appearance will vary, please refer to home specific drawing and information in sales office. C = Cupboard.

THE SANDALL

3 BEDROOMS



GROUND FLOOR

KITCHEN/DINING

2.57m x 5.59m
8'5" x 18'4"

LOUNGE

4.61m x 3.53m
15'1" x 11'6"

WC

0.94m x 2.16m
3'1" x 7'1"

FIRST FLOOR

BED 1

2.74m x 5.07m
8'11" x 16'7"

BED 2

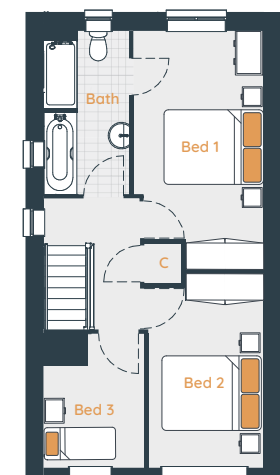
2.41m x 4.06m
7'10" x 13'3"

BED 3

2.14m x 2.81m
7'0" x 9'2"

BATHROOM

1.81m x 3.47m
5'11" x 11'4"



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THE MILTON

3 BEDROOMS



GROUND FLOOR

KITCHEN/DINING
2.57m x 5.59m
8'5" x 18'4"

LOUNGE
4.61m x 3.98m
15'1" x 13'0"

WC
0.94m x 2.16m
3'1" x 7'1"

FIRST FLOOR

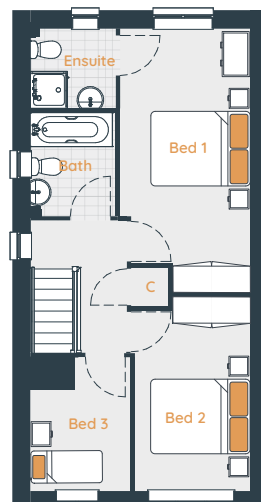
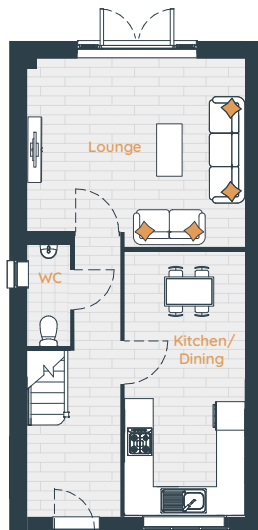
BED 1
2.74m x 5.77m
8'11" x 18'11"

ENSUITE
1.81m x 1.70m
5'11" x 5'6"

BED 2
2.41m x 4.06m
7'10" x 13'3"

BED 3
2.11m x 2.81m
6'11" x 9'2"

BATHROOM
1.81m x 2.15m
5'11" x 7'0"



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THE ORMONDE

4 BEDROOMS



GROUND FLOOR

KITCHEN/DINING
3.73m x 6.26m
12'2" x 20'6"

LOUNGE
3.73m x 6.26m
12'2" x 20'6"

UTILITY
2.32m x 2.48m
7'7" x 8'1"

WC
1.32m x 1.59m
4'3" x 5'2"



FIRST FLOOR

BED 1
3.77m x 3.41m
12'4" x 11'2"

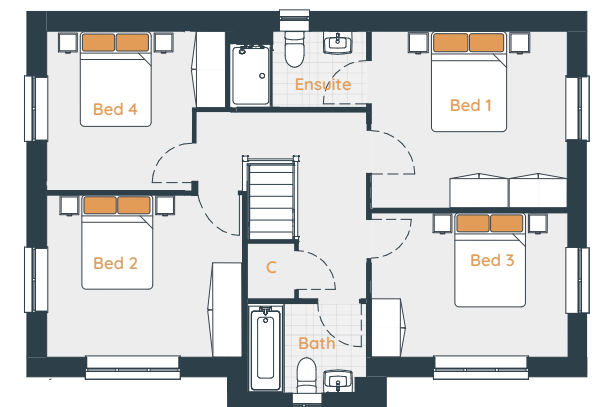
ENSUITE
2.62m x 1.49m
8'7" x 4'10"

BED 2
3.77m x 3.13m
12'4" x 10'3"

BED 3
3.77m x 2.79m
12'4" x 9'1"

BED 4
3.45m x 3.06m
11'3" x 10'0"

BATHROOM
2.32m x 1.74m
7'7" x 5'8"



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SPECIFICATION

KITCHEN OR KITCHEN/DINER

- Choice of Plaza or Melrose kitchen units
- Choice of laminate worktop with matching upstand
- Choice of glass splashback
- Electrolux high-level single oven
- Electrolux induction hob
- Electrolux stainless steel chimney hood extractor
- Stainless steel sink and tap
- Downlights (number dependent on house type)
- Choice of Karndean flooring

BATHROOM

- Bath/shower mixer tap
- Fully tiled above bath and half tiled to sanitaryware wall in choice of Porcelanosa tiles
- Chrome towel radiator
- Downlights (number dependent on house type)
- Choice of Porcelanosa floor tiles

W/C

- Tiled splashback in choice of Porcelanosa tiles
- Choice of vinyl flooring
- White gloss vanity unit with basin



ENSUITE (WHERE APPLICABLE)

- Milos thermostatic twin outlet bar shower mixer in chrome
- Tiled shower enclosure and splashback in choice of Porcelanosa tiles
- Chrome towel radiator
- Downlights (number dependent on house type)
- Choice of Porcelanosa floor tiles

FLOORING

- Choice of carpets to lounge, hall, stairs, landing and bedrooms

EXTERNAL

- Front garden landscaped
- Turf to rear gardens
- External tap
- 6-foot timber fencing with matching gate
- External lights to front and rear
- Block paved driveway

ENERGY

- Solar panels
- EV charging point



ABOUT US

We are a family business with lifetimes of experience, whose primary ethos is one of building to enhance our local communities

We have a close network of local architects, surveyors and craftspeople to personally create our design, specification and build of each home to our incredibly high standards. We work hard to maintain traditional values but continue to adapt our product to changing needs of our environment and customers. We deliver our product focussing on quality, appearance and style, using highly skilled tradespeople.

Our home buyers can get involved with the process, right from the reservation, choosing from a range of designer kitchens through to flooring and tiling. Due to our family ethos, we can offer a one-to-one service and you can be sure Hooper Homes has everything covered for you.

We are proud to build quality homes with care, and all our new homes come with a comprehensive 2-year Hooper Homes warranty. This covers most defects including (but not limited to):

- Electric and gas appliances
- Wiring
- Gutters and downpipes
- External windows and door frames
- Internal walls
- Paths and drives
- Fences
- Garage doors
- Internal doors
- Central heating boilers and controls
- Taps and sanitaryware

For added peace of mind, we provide a 10-year builder's warranty covering any structural defects.



ENJOY THE EXPERIENCE OF CREATING
YOUR HOME WITH US



TRAVEL



CAR

Selby, A1041, 11 mins (4.9 miles)
 Goole, A645, 15 mins (7.2 miles)
 York, A19, 47 mins (19.1 miles)
 Doncaster, M18, 39 mins (20.7 miles)
 Scunthorpe, M180, 38 mins (27.8 miles)
 M1, 39 mins (32 miles)

PUBLIC TRANSPORT

Selby, 19 mins
 Goole, 34 mins
 Doncaster, 45 mins
 York, 1hr 19 mins

AIR

Leeds/Bradford, 1hr 3 mins (39 miles)
 East Midlands, 1hr 33 mins (75 miles)
 Manchester Airport, 1hr 33 mins (84 miles)

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