



Meadowgate

LIME KILN LANE • BURTON LEONARD



HOMES BY

CHARTFORD

The Difference is the Detail



The Difference

We are place creators and home makers, developing inspiring new neighbourhoods where people love to live.

We'll make your home purchasing experience truly special, from reliably excellent customer service to next-level craftsmanship throughout our builds. We're about the detailing at every stage.



is the Detail

WELL ESTABLISHED



Our foundations are built on rich expertise and knowledge of the latest trends, allowing us to create stylish and practical modern builds.

IN THE DETAIL



You decide the details – and we'll make sure your home is crafted to the highest quality.

BUILDING RELATIONSHIPS



We are committed to delivering excellent customer service to you and ensuring your satisfaction during and after purchasing your new home.



discover

LOCAL VILLAGE LIFE



A VILLAGE WELL CONNECTED

Surrounded by rolling Yorkshire countryside, set around a beautiful village green and with its own nature reserve, Burton Leonard could well be a contender for the ideal Yorkshire village. With its own village stores and post office, outstanding primary school, local pub and popular cricket club it's a village with a thriving community, the perfect place to put down roots.

There are regular buses to the local town of Harrogate and the city of Ripon offering a wide variety of shopping experiences including local farmers markets and buzzing independents full of delicious treats and historic city centres to explore. Ripon has its own majestic Cathedral and picturesque canals as well as playing host to Yorkshire's Garden Racecourse. In Harrogate you will find fashionable shops set around the ancient local Stray and of course the famous Betty's tea rooms.

The surrounding local areas are crammed full of beautiful locations for days out including the historic houses and gardens of Ripley Castle and Newby Hall and the nearby National Trust property of the enchanting Fountains Abbey.



CRAFTED FOR

Life



MODERN LIVING

The homes at Meadowgate have been designed with modern living in mind, where generous light-filled spaces provide flexible rooms for living and entertaining, or even working from home.

Each home has been crafted and considered with you in mind. Classic style meets contemporary clean lines to create the perfect setting suited to your lifestyle, with quality in every detail.



3 BEDROOM DETACHED HOME

Plots 5,6,15

THE STAVELEY

Meadowgate



Built with the same attention to detail as our larger homes this charming three bedroomed house provides plenty of room for families to grow. The high specification fittings and build quality is designed for modern lifestyles and family well being.

The ground floor has an open plan kitchen, dining and family area, perfect for socialising, with bi-fold doors leading onto the outdoor patio and lawned garden beyond. The spacious lounge provides a separate private space to retreat to. There is also a useful downstairs cloakroom.

To the first floor, there is a main bedroom with en-suite bath and shower room and two further double bedrooms, one with an en-suite shower room. A luxury family bathroom completes the space.

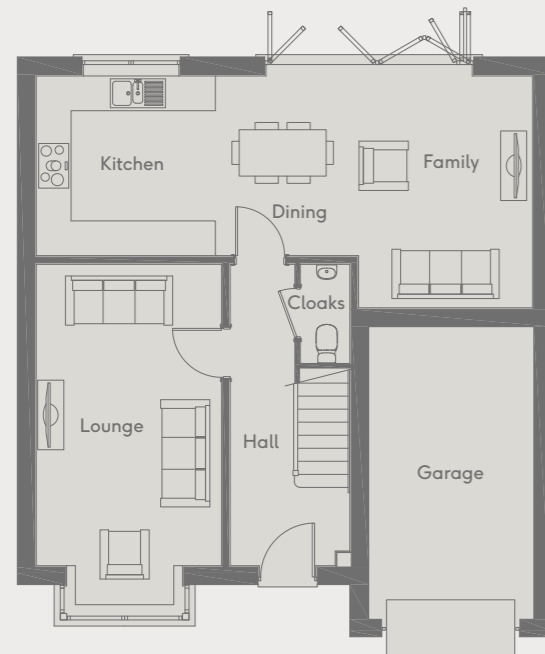


THE STAVELEY

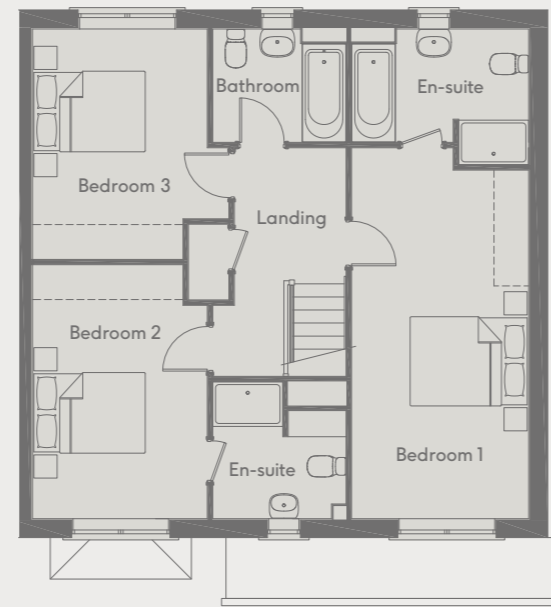
GROUND			
Lounge	5.20 x 3.19m	17'0" x 10'5"	
Kitchen / Dining	5.56 x 3.10m	18'3" x 10'2"	
Family	4.0 x 3.0m	13'1" x 9'10"	
WC	1.7 x 0.85m	5'7" x 2'10"	
Garage	5.0 x 2.8m	16'5" x 9'3"	

FIRST			
Bedroom 1	6.01 x 3.05m	19'9" x 10'0"	
Bed 1 En-suite	3.05 x 1.95m	10'0" x 6'5"	
Bedroom 2	4.37 x 3.01m	14'4" x 9'11"	
Bed 2 En-suite	2.36 x 2.30m max	7'9" x 7'6" max	
Bedroom 3	3.97 x 3.01m	13'0" x 9'11"	
House Bathroom	2.30 x 1.95m	7'6" x 6'5"	

GROUND



FIRST



Wardrobes suggested position only.

4 BEDROOM DETACHED HOME

Plot 28

THE FARNHAM

Meadowgate

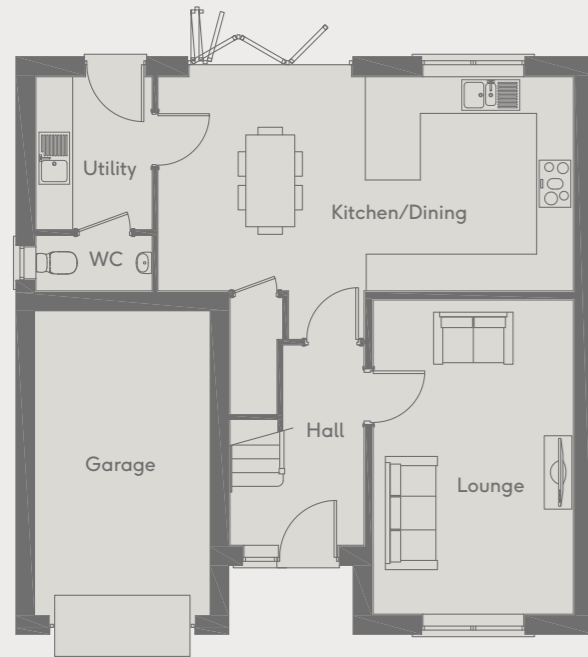


The design of this impressive four bedroomed family home incorporates both beautiful and functional features across two floors. From the luxury fitted kitchen to the majestic bedrooms and two en-suites, the attention to detail and high specification of the build quality make this a home to be proud of.

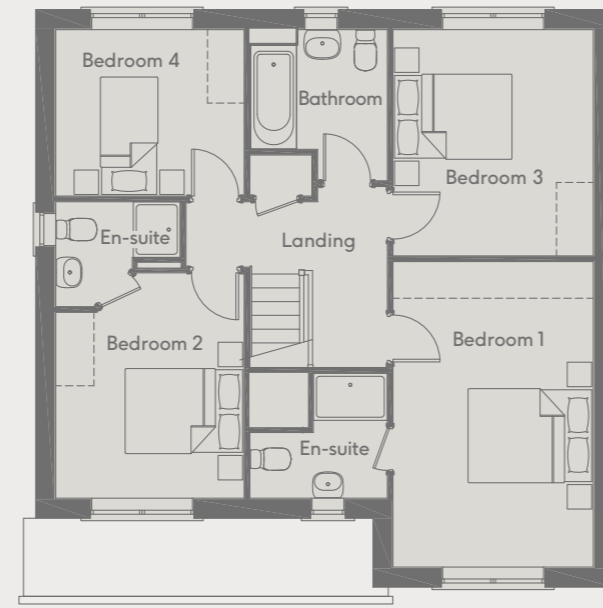
The entrance hall of this home leads onto an open plan kitchen dining area with bi-fold doors to access the outdoor patio and garden beyond. There is also access from the dining area to the utility room and the downstairs cloakroom. Useful understairs storage completes the ground floor space.

To the first floor there is a main bedroom with en-suite shower room, two further double bedrooms, one en-suite and one single bedroom. There is also a family bathroom.

GROUND



FIRST



THE FARNHAM

GROUND	Lounge	5.13 x 3.27m	16'10" x 10'9"
	Kitchen / Dining	6.78 x 3.50m	22'3" x 11'6"
	WC	1.89 x 0.90m	6'2" x 3'0"
	Utility	2.49 x 1.89m	8'2" x 6'2"
	Garage	4.93 x 2.82m	16'2" x 9'3"
FIRST	Bedroom 1	4.98 x 3.26m	16'4" x 10'8"
	Bed 1 En-suite	2.22 x 2.04m max	7'4" x 6'8" max
	Bedroom 2	3.68 x 3.07m	12'1" x 10'1"
	Bedroom 2 En-suite	2.03 x 1.70m max	6'8" x 5'7" max
	Bedroom 3	3.68 x 3.26m	12'1" x 10'8"
	Bedroom 4	3.07 x 2.71m	10'1" x 8'11"
	House Bathroom	2.22 x 1.95m	7'4" x 6'5"



5 BEDROOM DETACHED HOME

Plots 1,2,31

THE BURTON

Meadowgate

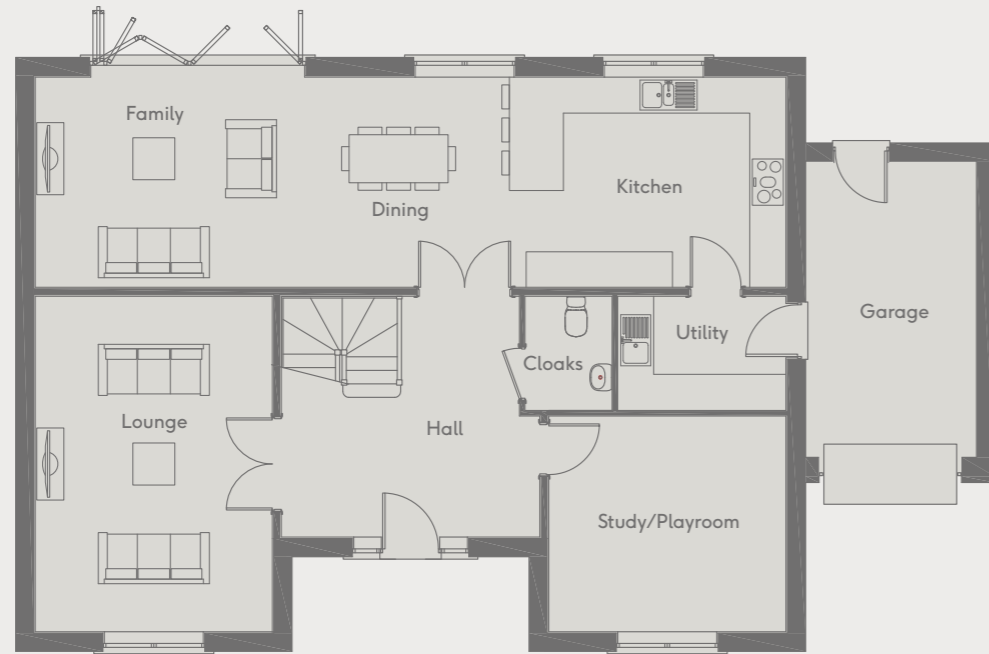


The design of this impressive five bedroom family home incorporates both beautiful and functional features throughout the home. From the superb open plan kitchen, dining and family room to the majestic master bedroom including dressing room and en-suite, the attention to detail and high specification of build quality make this a home to be proud of.

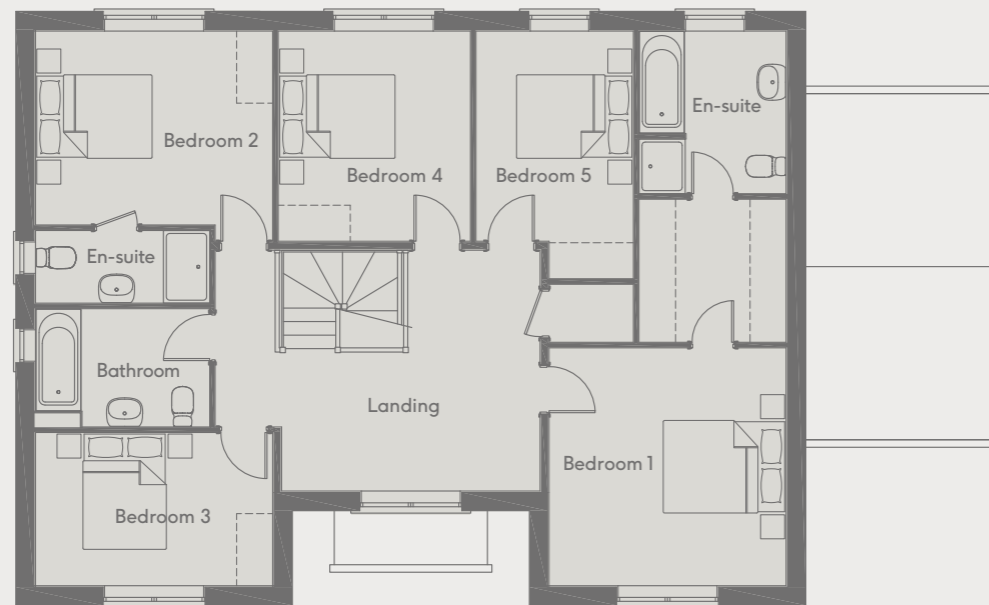
To the ground floor is an impressive entrance hall leading through double doors to a large light filled open plan kitchen, dining and family room with bi-fold doors leading to the patio and garden beyond. Off the kitchen is a utility room. Also off the hallway through double doors is a separate lounge along with a play room/study.

The first floor features a large landing area leading to a luxury main bedroom complete with dressing room and en-suite bathroom and shower room. There are four further double bedrooms, one with en-suite shower room and a family bathroom.

GROUND



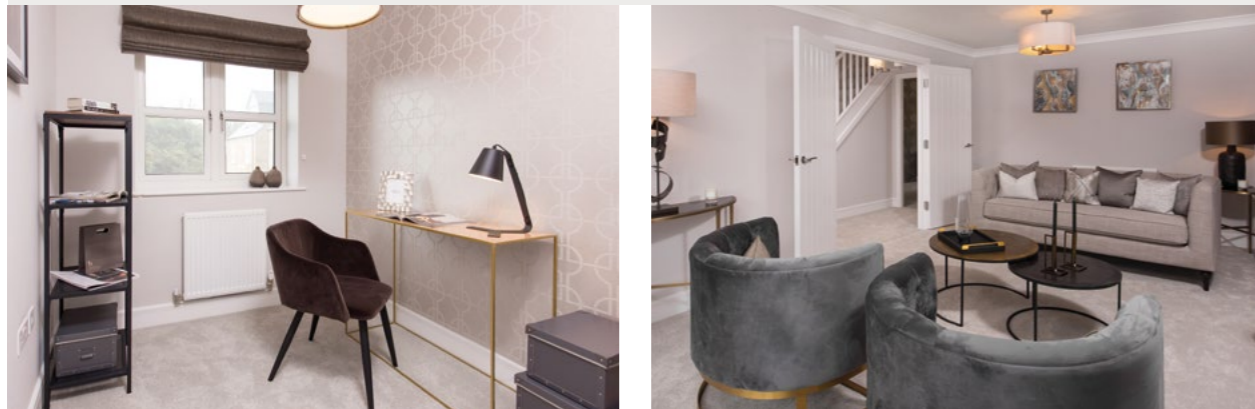
FIRST



THE BURTON

GROUND			
Lounge	5.58 x 3.95m	18'4" x 13'0"	
Kitchen / Dining / Family	12.50 x 3.50m	41'0" x 11'6"	
WC	1.89 x 1.43m	6'3" x 4'8"	
Utility	2.80 x 1.89m	9'2" x 6'3"	
Garage	5.00 x 2.80m	16'5" x 9'2"	
Study / Play room	3.95 x 3.58m	13'0" x 11'9"	

FIRST			
Bedroom 1	3.95 x 3.95m	13'0" x 13'0"	
Dressing	2.44 x 2.36m	8'0" x 7'9"	
Bedroom 1 En-suite	2.70 x 2.44m	8'11" x 8'0"	
Bedroom 2	3.94 x 2.95m	12'11" x 9'8"	
Bedroom 2 En-suite	2.78 x 1.45m	9'2" x 4'9"	
Bedroom 3	3.55 x 3.50m	11'8" x 11'6"	
Bedroom 4	3.95 x 2.54m	13'0" x 8'4"	
Bedroom 5	3.50 x 2.60m	11'6" x 8'6"	
House Bathroom	2.78 x 1.95m	9'2" x 6'5"	



4 BEDROOM DETACHED HOME
Plots 27,29,30

THE RIPLEY

Meadowgate

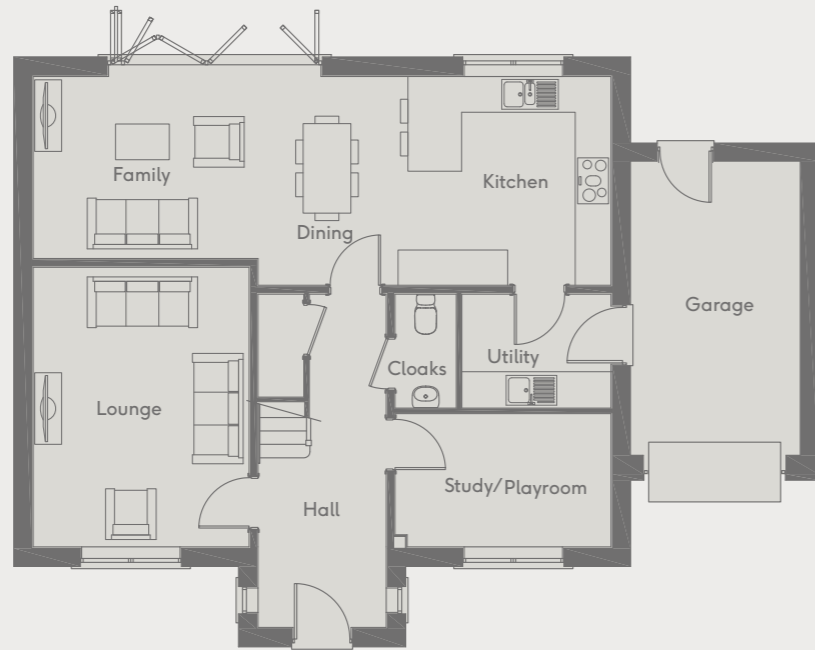


The design of this impressive four bedroomed family home incorporates both beautiful and functional features across two floors. From the luxury fitted kitchen to the majestic main bedroom with en-suite, the attention to detail and high specification of the build quality make this a home to be proud of.

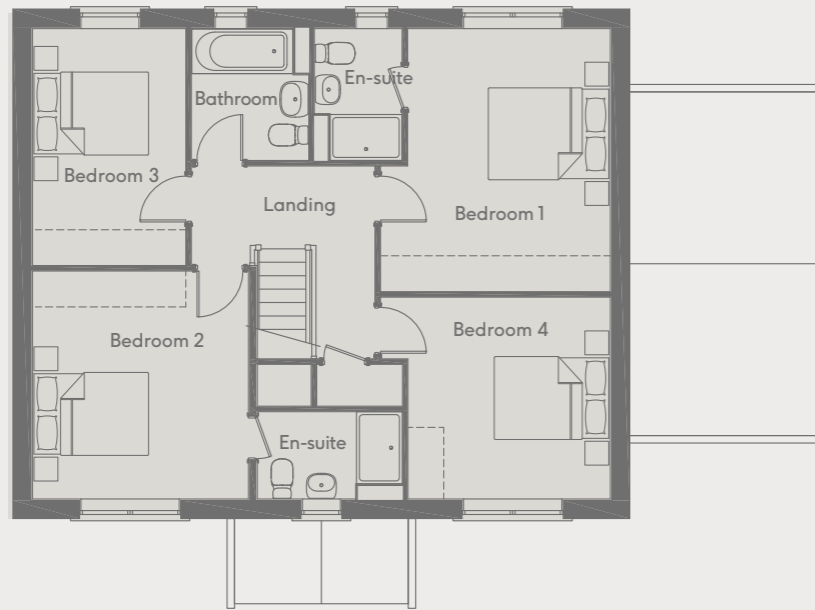
To the ground floor is an impressive entrance hall leading to a large light filled open plan kitchen, dining and family room with bi-fold doors leading to the patio and garden beyond. Off the kitchen is a utility room. Also, off the hallway is a separate lounge, study/playroom and cloakroom.

The first floor features a landing area leading to the main bedroom with en-suite shower room. There are a further three bedrooms, one with en-suite shower room and a family bathroom.

GROUND



FIRST



THE RIPLEY

GROUND	Lounge	4.68 x 3.61m	15'4" x 11'10"
	Kitchen / Dining	9.68 x 3.50m max	31'9" x 11'6" max
	WC	1.89 x 1.01m	6'2" x 3'4"
	Utility	2.44 x 1.89m	8'0" x 6'2"
	Garage	5.00 x 2.80m	16'5" x 9'2"
	Study	3.62 x 2.23m	11'11" x 7'4"
FIRST	Bedroom 1	4.40 x 3.84m	14'5" x 12'7"
	Bed 1 En-suite	2.20 x 1.45m	7'2" x 4'9"
	Bedroom 2	3.81 x 3.66m	12'6" x 12'0"
	Bedroom 2 En-suite	2.41 x 1.45m	7'11" x 4'9"
	Bedroom 3	3.38 x 3.37m	11'1" x 11'0"
	Bedroom 4	3.96 x 2.56m	13'0" x 8'5"
	House Bathroom	2.20 x 1.95m	7'2" x 6'5"



4 BEDROOM DETACHED HOME

Plots 25,26

THE MARKINGTON

Meadowgate



The design of this impressive four bedroomed family home incorporates both beautiful and functional features across two floors and double garage. From the luxury fitted kitchen to the majestic main bedroom with en-suite, the attention to detail and high specification of the build quality make this a home to be proud of.

To the ground floor is an entrance hall leading to a large light filled open plan kitchen, dining and family room with bi-fold doors leading to the patio and garden beyond. Off the kitchen is a utility room and cloakroom. Also off the hallway is a separate lounge and a study/playroom.

The first floor features a landing area leading to the main bedroom with en-suite shower room. There are a further three double bedrooms and a family bathroom.

GROUND



FIRST



THE MARKINGTON

GROUND	Lounge	4.78 x 3.50m	15'8" x 11'6"
	Kitchen / Dining / Family	6.65 x 3.98m	21'10" x 13'1"
	WC	1.87 x 0.85m	6'2" x 2'10"
	Utility	2.21 x 1.87m	7'3" x 6'2"
	Garage	5.41 x 5.30m	17'9" x 17'4"
	Study / Play room	3.50 x 2.65m	11'6" x 8'8"
FIRST	Bedroom 1	4.03 x 3.72m	13'3" x 12'3"
	Bed 1 En-suite	2.21 x 1.45m	7'3" x 4'9"
	Bedroom 2	4.03 x 2.81m	13'3" x 9'3"
	Bedroom 3	3.21 x 2.72m	10'6" x 9'0"
	Bedroom 4	3.50 x 2.65m	11'6" x 8'8"
	House Bathroom	2.50 x 1.95m	8'2" x 6'5"



4 BEDROOM DETACHED HOME

Plots 20,24

THE NEWBY

Meadowgate

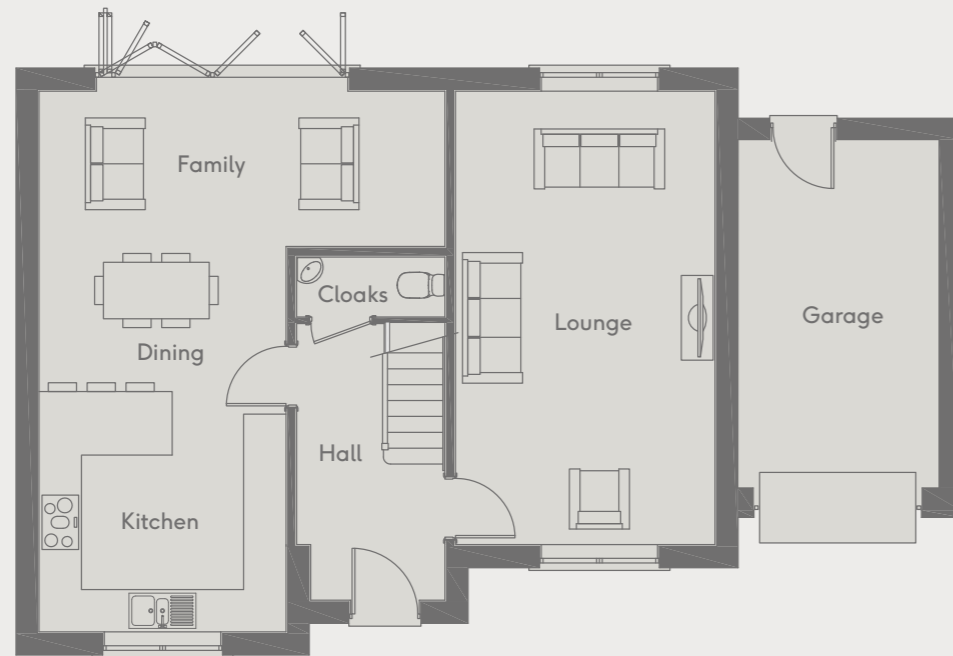


The design of this impressive four bedroome family home incorporates both beautiful and functional features across two floors. From the luxury fitted kitchen to the majestic main bedroom with en-suite, the attention to detail and high specification of the build quality make this a home to be proud of.

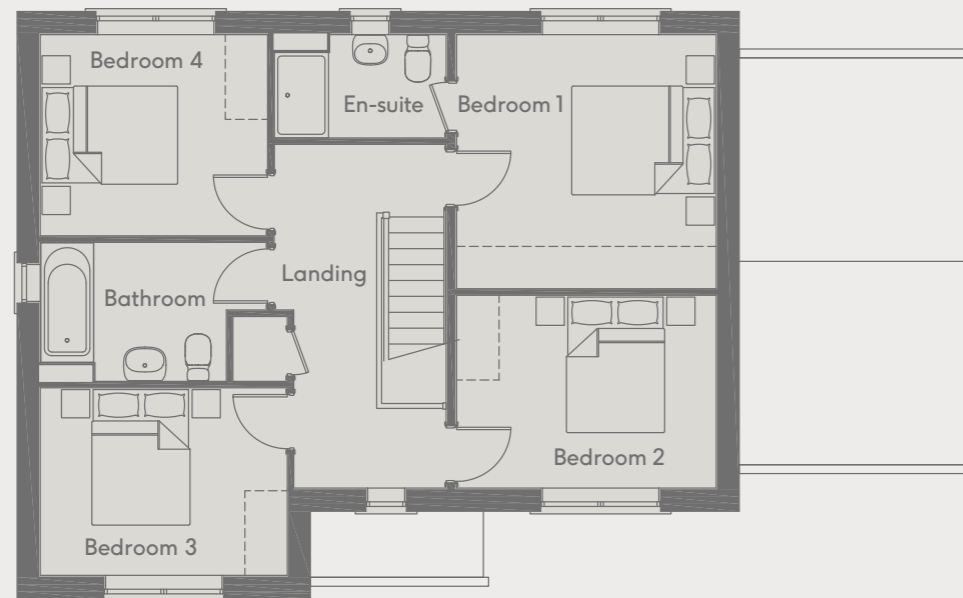
To the ground floor is an entrance hall leading to a large light filled open plan kitchen, dining and family room with bi-fold doors leading to the patio and garden beyond. Also off the hallway is a separate lounge and cloakroom.

The first floor features a landing area leading to the main bedroom with en-suite shower room. There are a further three double bedrooms and a family bathroom.

GROUND



FIRST



THE NEWBY

GROUND	Lounge	6.42 x 3.67m	21'0" x 12'0"
	Kitchen / Dining	7.66 x 3.50m min	25'1" x 11'6" min
	WC	2.10 x 0.84m	6'10" x 2'9"
	Garage	5.00 x 2.80m	16'5" x 9'2"
FIRST	Bedroom 1	3.72 x 3.59m	12'2" x 11'9"
	Bed 1 En-suite	2.41 x 1.45m	7'11" x 4'9"
	Bedroom 2	3.72 x 2.72m	12'3" x 8'11"
	Bedroom 3	3.21 x 2.84m	10'6" x 9'4"
	Bedroom 4	3.50 x 2.65m	11'6" x 8'8"
	House Bathroom	2.41 x 1.95m	7'11" x 6'5"

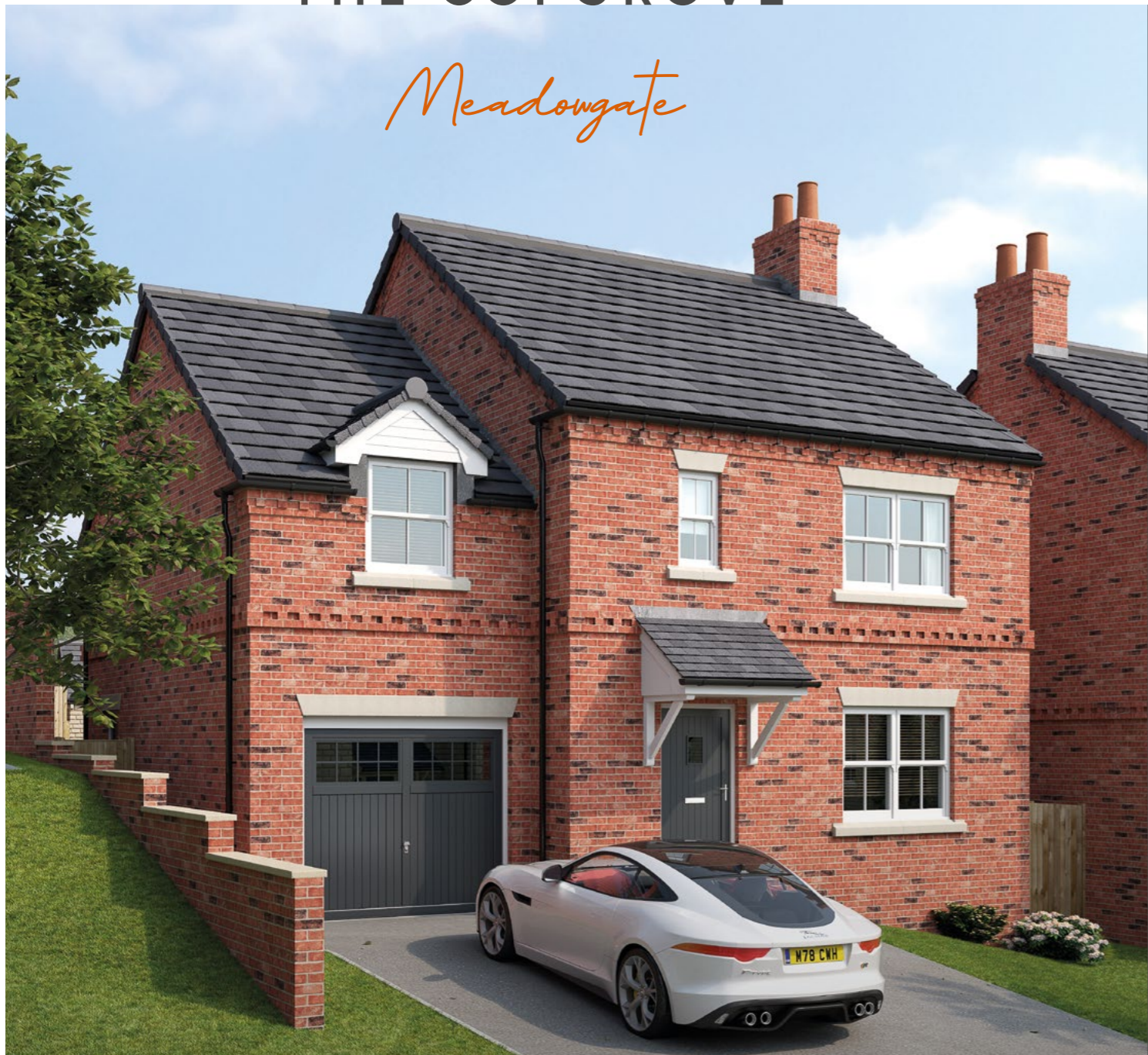


3 BEDROOM DETACHED HOME

Plots 3,4,13,14,23

THE COPGROVE

Meadowgate



Built with the same attention to detail as our larger homes this charming three bedroomed house provides plenty of room for families to grow. The high specification fittings and build quality is designed for modern lifestyles and family well being.

The ground floor has an open plan kitchen dining area, perfect for socialising with bi-fold doors leading onto the outdoor patio and lawned garden beyond. Off the kitchen is a utility room and integral garage. The spacious lounge provides a separate private space to retreat to.

To the first floor there is a main bedroom with en-suite bathroom with shower. There are a further two double bedrooms one with en-suite shower room. A family bathroom completes the space.



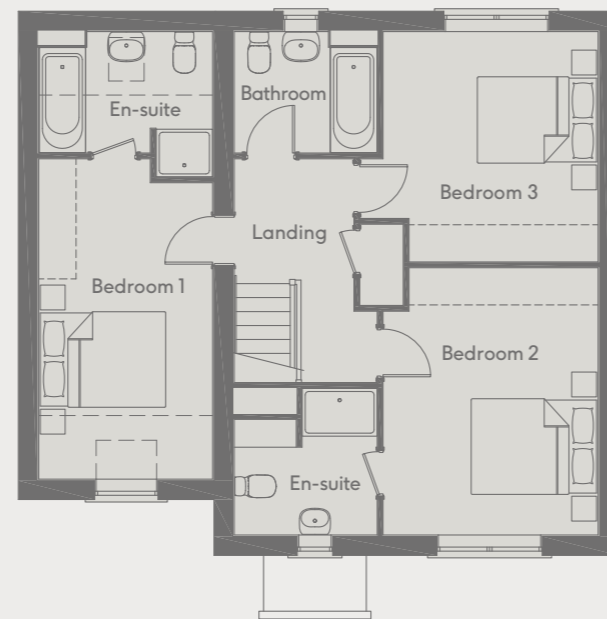
THE COPGROVE

GROUND	Lounge	4.86 x 3.53m	16'0" x 11'7"
	Kitchen / Dining	5.86 x 3.10m	19'3" x 10'2"
	WC	1.71 x 0.85m	5'7" x 2'10"
	Utility	2.80 x 1.97m	9'2" x 6'6"
	Garage	4.88 x 2.80m	16'0" x 9'2"
FIRST	Bedroom 1	5.15 x 2.80m	16'11" x 9'2"
	Bed 1 En-suite	2.80 x 1.95m	9'2" x 6'4"
	Bedroom 2	4.20 x 3.45m	13'9" x 11'3"
	Bed 2 En-suite	2.35 x 2.30m max	7'9" x 7'6" max
	Bedroom 3	3.80 x 3.40m	12'6" x 11'2"
House Bathroom	2.30 x 1.95m	7'6" x 6'4"	

GROUND



FIRST



Wardrobes suggested position only.

TO BE

specific

FIXTURES & FITTINGS

- Skirting and architraves finished in white
- UPVC white double glazed windows
- Composite cottage style front door
- Aluminium bi-fold doors to family area
- White internal doors throughout
- Chrome iron mongery to internal doors
- Wardrobes to bedroom 1

BATHROOM & EN-SUITE

- White sanitary ware developed by award winning designer
- Bristan chrome sanitary fittings
- Thermostatic showers to enclosure or over bath*
- Shaver points to house bathroom and all en-suites*

KITCHEN / DINING

- Custom designer quality kitchen
- 1.5 bowl stainless steel sink to kitchen
- Single bowl stainless steel sink to utility areas
- Appliances as follows:
 - Two single ovens
 - 5 ring gas or electric hob
 - Feature extractor hood*
 - Integrated fridge
 - Integrated freezer
 - Integrated dishwasher
 - Integrated washer dryer to kitchen or washer and dryer to utility
 - Solid surface worktop to kitchen and utility

TILING

- Full tiling to bath and shower areas*
- Floor tiling to bathrooms and en-suites
- Splash back tile to downstairs cloaks
- Tiled floors to kitchen/dining/family area

HEATING

- Gas central heating
- Heated chrome towel rails to house bathroom and all en-suites

SECURITY

- Security alarm
- External security light to front and rear doors

ELECTRICAL

- Door bell
- TV points to lounge, family area, all bedrooms and study
- BT points to lounge, kitchen, family area, bedrooms 1 and 2* and study
- USB sockets to lounge, family area and all bedrooms
- LED downlighters to kitchen, dining, family area, house bathroom and en-suites
- Brushed chrome sockets to all downstairs rooms
- Shaver points to house bathroom and all en-suites
- Electric vehicle charging point
- Remote control garage doors
- Smart home features

EXTERNAL

- Paving to pathways and rear patio*
- Turf to front and rear gardens
- Tarmac to private drives
- 6ft close boarded fencing to all boundaries* unless indicated on approved drawings
- Outside tap* see plan for position

WARRANTY

- 10 Year Premier new home build guarantee
- *Speak to your Sales Executive for layout and details, as designs and specifications may be modified or changed.**



A PLACE BETWEEN TWO

historic

CENTRES



Meadowgate, Lime Kiln Lane, Burton Leonard, HG3 3RT



The River Skell, Ripon



The Stray, Harrogate

WELL CONNECTED

There are regular bus services to the local city of Ripon and Harrogate town for both secondary schools, historic days out and shopping trips. Access to the main arterial route of the A1M is just 15 minutes meaning commuting is easy North or South. Train services to London and Edinburgh on the East Coast Main Line are available from Thirsk station, a half hour drive away.

DRIVE TIMES

Ripon City Centre	6.6 miles / 14 mins
Harrogate Town Centre	9.5 miles / 24 mins
A1(M) Boroughbridge	6.9 miles / 15 mins
Leeds Bradford Airport	21 miles / 39mins
York	23 miles / 41mins
Leeds City Centre	24 miles / 49mins

*All times and distances taken from Google Maps.



Ripon Cathedral



HOMES BY

CHARTFORD

Chartford Homes have been designing and building high quality homes for 20 years. The principles of excellent architectural design influence everything we do. Our materials, fixtures and fittings are chosen for their quality, strength, reliability and value, making desirable contemporary living within your reach.

All of our properties comply fully with the latest guidance on energy efficiency, are supplied with an energy rating, installed with effective insulation and are backed by a 10 year building guarantee. Quite simply, we create homes that are as practical to live in as they are beautiful to look at.



0113 237 2911

MEADOWGATE@CHARTFORDHOMES.COM

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HOMES BY

CHARTFORD

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