



CHURCHFIELDS

LOCAL AMENITIES



 REDROW

Stepping into The Heritage Collection
at Churchfields is truly like

COMING HOME

Welcoming community meets expansive amenities in the beautiful village of Green Hammerton, allowing you to live, work and play your way. Close to the exciting and expansive city of York and all it has to offer, delve into the sights and activities waiting to be discovered. Alive with history and a strong community, life at Green Hammerton is centered around its people, bringing the village together to make your life in your new home as appealing as it can be.

TRANSPORT

Just two minutes from your front door is the A59 which will take you directly into the heart of York in just 22 minutes and the market town of Harrogate in 24 minutes, making Green Hammerton perfectly placed. The A1(M) with its expansive links to the north and south of the country is just six minutes from your new home. The vibrant city of Leeds is 40 minutes away.

Green Hammerton is perfect for travel, with Kirk Hammerton train station just over a mile away taking you into York rail station in 17 minutes and Leeds in 48 minutes. For international travel, Leeds Bradford Airport is just 36 minutes by car making destinations to New York, Australia and Malaysia at your fingertips.

SHOPPING & AMENITIES

Green Hammerton has everything you need on a daily basis with a supermarket and an abundance of farm shops close by. A handy Post Office is also on your doorstep & Spring Bank Surgery is also nearby. While you can enjoy a drink and a bite to eat at the delightful Bay Horse Inn.

For boutiques and independent shopping look no further than York, which enjoys a plethora of high end stores selling everything from antiques to chocolates and whisky. The city also boasts a fantastic high street, with department store Fenwick selling big names and Mulberry and Marks and Spencer Home at hand. If you fancy a different setting head to Harrogate where you can indulge in retail therapy at an array of shops from Jaeger to Hobbs.

Monks Cross Shopping Park in York enjoys everything under one roof with the likes of Debenhams, Monsoon, H&M and Schuh waiting to be visited.

SPORT AND LEISURE

Dust off your clubs and head to Knaresborough Golf Club to practice your swing on the driving range or enjoy a round with friends. Alternatively, head over to Poppleton Lawn Tennis Club to test your skills or get back on the horse at Jodhpurs riding school. To enjoy the fresh air simply head out your front door to explore the surrounding fields and wildlife.

If it's excitement you're after don't forget to catch the latest releases at York's Vue cinema or walk the city's historic walls. If you're in need of a little me time look no further than The Grand Hotel and Spa in York where you can indulge in a massage, enjoy a manicure and finish the day off with a sumptuous afternoon tea with cakes and finger sandwiches.

DINING

Green Hammerton is beautifully located to enjoy a plethora of excellent restaurants and bistros. Just around the corner you will find the charming Michelin Guide rated Alice Hawthorn Inn serving up superb British food. Alternatively, dress up for a night of fine dining in York, where you will be spoilt for choice. Reserve your table at Le Cochon Aveugle for an evening of elegance and sumptuous French food or discover new tastes and textures at The Park.

For a relaxed meal look no further than family favourites Frankie and Benny's, Carluccio's and the wonderful Jamie's Italian in York. Gourmet Burger Kitchen will also tantalise your tastebuds. If you're looking for a cold drink after work try the real ale at the award-winning Rook and Gaskill or alternatively enjoy a glass of red at Lucia Wine Bar.

EDUCATION

Your new home is surrounded by a wealth of nurseries and schools. On your doorstep you'll find the village school of Green Hammerton Church of England Primary while in York there is the historical St Peter's School. The Ofsted good King James's School serves older children while Harrogate Grammar School and Tadcaster Grammar School are also close by.

For further education there are an excellent choice of colleges offering varied courses in the area. York University is ranked in the top 20 in the UK, boasting impressive credentials and bringing an exceptional skill and knowledge to all who choose to study there with its array of degrees.



HARROGATE ROAD, GREEN HAMMERTON Y026 8BP

01423 586218

REDROW.CO.UK/CHURCHFIELDS



Directions

From York/A19

Follow the A19 Shipton Road to the roundabout and take the 2nd exit onto the A1237 towards Harrogate/Leeds. Take the 3rd exit at the next roundabout and stay on the A1237. At the following roundabout take the 3rd exit onto Roman Road/A59 and follow, then turn right onto York Road. Turn left onto Harrogate Road.

From The A1(M)

From the A1(M) northbound exit at Junction 47 and take the 3rd exit onto the A59 Green Hammerton / York. Turn left onto York Road, left onto Harrogate Road.

From the A1(M) southbound take Junction 47 and take the 1st exit onto the A59 Green Hammerton / York. Turn left onto York Road and left onto Harrogate Road.



Journey times are representative of journeys made by car unless stated otherwise and may vary according to travel conditions and time of day. Sources: Google, The AA & National Rail. May 2017.



Join My Redrow at redrow.co.uk

My Redrow - My Home, My Way.

Buying your new Redrow home has just become much easier with My Redrow.

From searching for your favourite properties to selecting your finishing touches,* My Redrow helps you every step of the way.

- Save your favourite developments or properties and see 'What's Included'.
- Be the first to hear about relevant new homes as they become available.
- Book your viewing and call back appointments online with our real time calendar and much more.

* 'Explore Finishing Touches' feature only available on selected developments and properties.





CHURCHFIELDS

SPECIFICATION



 REDROW



Quality is never an accident;
it is always the result
of high intention, sincere
effort, intelligent direction
and skilful execution; it
represents the wise choice
of many alternatives



Interior Features

Walls

Dulux almond white emulsion paint finish.

Internal Doors

Cambridge 2 panel smooth.

Internal Door Furniture

Carlisle Brass in a choice of polished or satin chrome finish.

Architrave

Up to 1400 sqft, Torus profile MDF in satin white paint finish. 69 x 14.5mm ground floor & 58 x 14.5mm first floor. Over 1400 sqft increased throughout, speak to Sales Consultant for details.

Skirting boards

Up to 1400 sqft, Torus profile MDF in satin white paint finish to match architrave. 194 x 14.5mm ground floor & 119 x 14.5mm first floor. Over 1400 sqft increased throughout, speak to Sales Consultant for details.

Staircase

Square plain spindles with square newels in satin white paint finish complete with light ash hardwood, or similar, handrail and newel caps with ball finished in clear varnish/lacquer.

Ceilings

Flat skim finish with Dulux white emulsion paint decoration.

Loft Access

Pre-formed loft access.

Woodwork

Dulux satinwood in white.

Central Heating

Full gas central heating (LPG) liquid petroleum gas with energy efficient wall mounted boiler to be fitted. Dual zone heating. Compensator programmer (confirm if Load or Weather type) to be installed in order to increase the operating efficiency of the heating system.

Radiators

Myson round top radiators.

Fireplaces & Fire

Spur only to be provided in the lounge for future installation by others.

Phone Point

Schneider fittings, finish to match electrical accessories in room (NB first point will be std BT box). Positions as indicated on drawings.

TV Point

Schneider fittings, finish to match electrical accessories in room. Positions as indicated on drawings. Cabling to be provided to loft space for occupiers' future provision of aerial.

Electrical Sockets / Switch Plates

Schneider white electrical switch and socket plates throughout.

Consumer Unit

Split load RCD consumer unit by (BG) British General to be semi recessed. Please refer to drawing for location.

Smoke Detectors

Mains operated with battery back-up.

Ventilation

Environment intermittent fans as indicated on house plans.

Kitchen & Utility Features

Kitchen Styles

Moore's Kitchens. A range of quality kitchen styles available. Please see My Redrow or Sales Consultant for further details.

Work Surfaces

Range of quality work surfaces available. Please see My Redrow or Sales Consultant for further details. (Splashback in Stainless Steel).

LED lights

To underside of kitchen wall units as shown on kitchen layout.

Downlights

Please see Sales Consultant for further details.

Upstand

100mm high matching upstand to match worktops.

Sink

Kitchen Stainless steel one and a half bowl sink, with 'Prinz' tap. Utility (Where applicable) Stainless steel single bowl with chrome mixer tap.

Appliances

AEG Gas Hob 60cm or 90cm (depending on house type)

AEG Double Oven

Zanussi Fridge Freezer

Bathroom & Cloakroom Features

Bathroom, En-suite & Cloakroom Styles

Ideal Standard.

Bath

Tempo Arc Bath. 70cm wide by 170cm long.

Shower

Aqualisa 'Midas' bar shower valve. Tray Ideal Standard Simplicity. Shower Screen Ideal Standard Connect radius bath screen to be fitted above the bath only where there is no shower enclosure within the bathroom.

Sanitaryware

Ideal Standard in white finish. Bathroom & en-suite Basin Sphere basin with 1 tap hole, semi pedestal & slotted click plug waste. WC Concept close coupled back to wall pan with Arc dual flush cistern. Cloakroom Basin Sphere basin with chrome tap or Concept Arc Corner basin (please refer to drawing to confirm basin design). All have click plug waste. Bath Panel Unilux front bath panel.

Brassware

Sink Ideal Standard "Tempo Tap Basin" monoblock tap with single lever control complete with click plug waste Bath Ideal Standard "Tempo Tap Bath" single lever bath filler complete with click plug waste. Shower over Bath Shower valve and screen to be provided above the bath where there is no separate shower enclosure within the bathroom. Thermostatic shower valve above bath including bath screen.

Wall Tiles

To bathroom, cloakroom and en-suite. Tiles to be H+R Johnson Tiles as indicated on drawings. Please see My Redrow or Sales Consultant for more details.

Towel Warmer

Chrome effect to bathroom and en-suite.

Shaver Socket

One socket per house located in the bathroom.

MOORES
FURNITURE GROUP

AEG

GOODING

*Ideal
Standard*

Please Note: Specification is dependent on the build stage, please contact the Sales Consultant for further details. The information enclosed in this document was correct at time of going to print and could be subject to change. Please refer to your chosen development Sales Consultant for details of the exact specification on your chosen plot.



Exterior Features

External Lights

Front

Low Energy lantern to front entrance with solar sensor.

Door Bell

Chrome effect bell push with transformer.

Fascia

uPVC fascia in white profile.

Rainwater System

The rainwater gutters and downpipes finish to be black for brick and render elevations.

Windows

Sealed double-glazing uPVC windows in white finish with stainless steel easy-clean hinges. Obscure glazing to be provided for all WC and bathroom windows. French Doors to be fitted where indicated on drawings.

External Doors

Front GRP door with patterned glass. Style of door to be all as indicated on house plan, finished in solid colour externally and white finish internally. Frame to be uPVC Please refer to the External Finishing Schedule to confirm the external finish selected for each property. Door complete with lever handle furniture, sleeved letterplate, viewer and door chain.

Rear Steel door with patterned glass. Style of door to be as per house plan and finished internally and externally in white. Frame to be uPVC.

Security Multi point locking system to front and rear doors of house.

House Numeral

House number to front of property on numeral plaque to match the colour of the front door, except when white then numeral to be black.

Garage

Door Ilkley style steel up and over with window panels to top finish to match front door colour.

Power

Detached To garage for light and power.

Integral Double socket point and lighting pendant.

Paving

Pressed concrete flags as indicated on drawing.

Driveway

Please refer to drawing for driveway finish.

External Fencing

Rear Vertical boarding 1.8m high.

Sides Post and two rail fencing.

Turfing

Front Good standard turfing to front garden.

Refer to layout for landscaping details.

Rear Topsoil in accord with NHBC requirements.



Join My Redrow at redrow.co.uk

My Redrow - My Home, My Way.

Buying your new Redrow home has just become much easier with My Redrow.

From searching for your favourite properties to selecting your finishing touches,* My Redrow helps you every step of the way.

* 'Explore Finishing Touches' feature only available on selected developments and properties

- Save your favourite developments or properties and see 'Whats Included'.

- Be the first to hear about relevant new homes as they become available.

- Book your viewing and call back appointments online with our real time calendar and much more.