



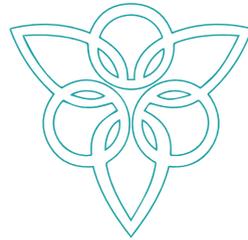
BRANTON GREEN
GREAT OUSEBURN YO26 9RS

www.linleyandsimpson.co.uk



**LINLEY &
SIMPSON**

Land & New Homes



BRANTON GREEN

Venturi Homes have created this charismatic development of just five homes situated within the heart of one of the area's most popular villages in the 'Golden Triangle'.

Approached by a private drive, these five individually named homes offer two differing types of property; a true, single storey bungalow with three bedrooms including master suite with bi-fold doors to the rear garden or, for those wanting accommodation over two floors, and 4 bedrooms, the dormer bungalow is ideal. Whichever style suites you best, your new home at Branton Green will include a living kitchen - the hub of the home, a trademark that Venturi Homes stand by - beautiful handmade kitchen designed and installed by Dalesmade of Settle, including integrated appliances by NEFF set off with quartz worktops together with Villeroy & Boch sanitary ware in the bathrooms and en-suites.

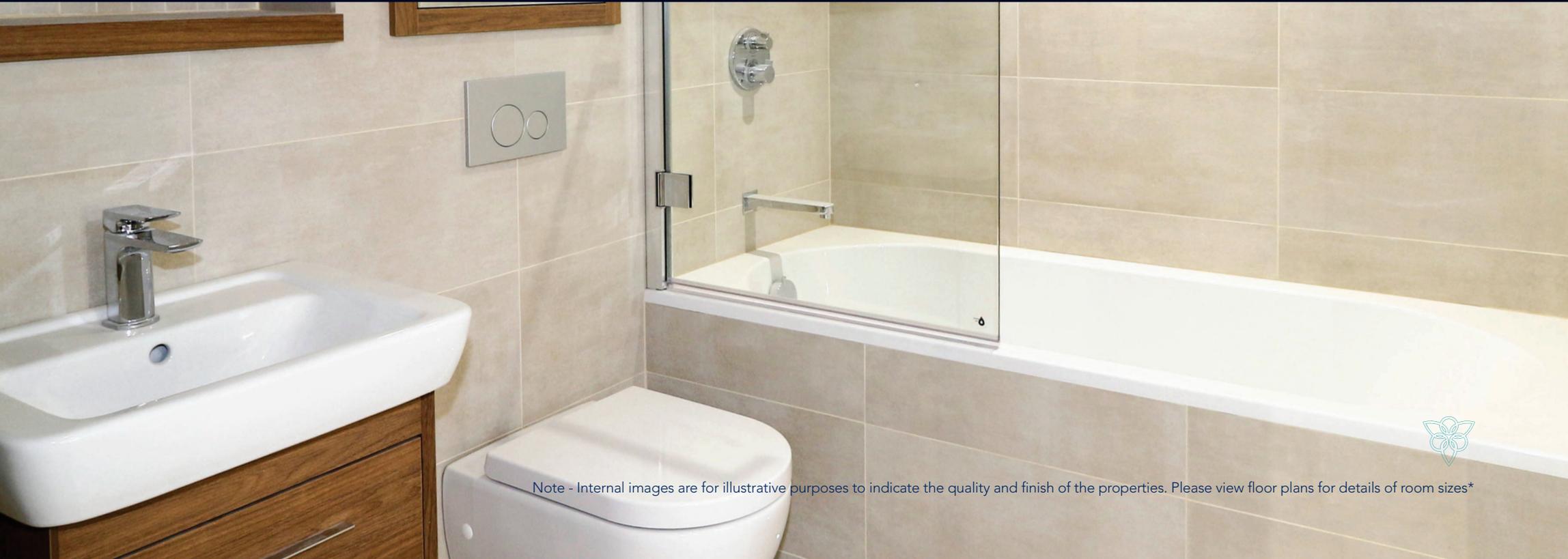
All gardens will be landscaped and drives with traditional paving. Central heating will be provided by an air source heat pump, the latest in Green Technology, with under floor heating to selected areas. Venturi's attention to detail and specification included in all the homes at Branton Green cannot fail to impress.

GREAT OUSEBURN AND THE SURROUNDING AREAS

Great Ouseburn is a delightful village situated 4 miles from the ever-popular market town of Boroughbridge, 13 miles from York and approximately 16 miles from Harrogate. A typical North Yorkshire village, it is steeped in history with a predominantly Georgian main street, much of which is within a conservation area, it is also referenced in the Domesday Book. The village enjoys a store and post office, The Lime Tree Inn - a brand new pub, a village school with a good Ofsted rating and the well-attended St Mary's Church with Norman Tower and 13th Century belfry.

It is ideally located for the commuter with A1 motorway being only 15 minutes' drive away. The area is well served with good local facilities including the popular Aldwark Manor Hotel, a short drive away with its own health club and spa. There are excellent shopping and leisure facilities in close by Boroughbridge.





Note - Internal images are for illustrative purposes to indicate the quality and finish of the properties. Please view floor plans for details of room sizes*



KITCHEN

- Handmade and painted fitted Shaker style kitchen units by Dalesmade of Settle
- Quartz work surfaces and upstands
- Self-closing drawer pack, soft closers to all unit doors
- NEFF double electric oven / electric hob / extractor chimney hood
- Integrated 70/30 fridge/freezer
- Inset sink 1.5 bowl & chrome Monobloc tap
- Integrated NEFF dishwasher
- Under wall unit lights

UTILITY

- Handmade and painted fitted kitchen units
- Stainless steel inset sink single bowl & chrome tap
- Space for washing machine and tumble dryer

MAIN BATHROOM

- Villeroy & Boch sanitary ware & basin with single drawer vanity unit
- Wall hung WC
- Chrome single lever basin mixer with popup waste
- Thermostatic bath filler with pop-up waste & overflow
- Separate shower with thermostatic shower (house type 1)
- Ceramic wall tiling
- Chrome heated towel rail

EN - SUITE

- Villeroy & Boch sanitary ware
- Wall hung WC
- Chrome single lever basin mixer with popup waste
- Ceramic wall tiling
- Shower enclosure complete with glass door/chrome frame & thermostatic shower
- Chrome heated towel rail

FLOORING

- Vinyl flooring to kitchen, utility and WC
- Ceramic floor tiles to bathroom and en-suites

HEATING

- Air Source Heat Pump central heating,
- Underfloor heating to the ground floor hall, living room, snug (house type 2) and kitchen/living room

ELECTRICAL

- Television socket, aerial point to Lounge and master bedroom
- Smoke detectors
- Carbon monoxide detector

- Power/ light to on plot garage
- Electric car charging point
- USB charging point sockets to bedrooms and kitchen
- Burglar alarm

INTERNAL & EXTERNAL WINDOWS AND DOORS

- UPVC/ double glazed windows complete with chrome handles to front and side
- Aluminium bi-fold doors to rear
- Aluminium front & rear doors
- Contemporary 4 panel oak timber internal doors complete with chrome door furniture

DECORATION

- Emulsion to walls & ceilings
- Painted woodwork

EXTERNAL FEATURES

- Timber post and wire to rear gardens
- Timber close boarded fence to side of patio
- Block paving to drives and parking areas

GARDENS

- Front & rear garden turfed
- External tap

WARRANTY

- 10 year Q Assure Limited Warranty


Dalesmade
Handcrafted Kitchens



Images are for illustrative purposes only





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Please view floor plans for details of room sizes*



Site Layout

Plot 1

Plot 3

Plot 4

Plot 5

Plot 2

Plot Number	House Name	Style
Plot 1	Bourne Lodge	Bungalow
Plot 2	Dormouse Hollow	Dormer Bungalow
Plot 3	Mayfly Croft	Dormer Bungalow
Plot 4	Dragonfly Gill	Dormer Bungalow
Plot 5	Spring Rise	Bungalow



The Bungalows - Bourne Lodge & Spring Rise

THREE BEDROOM DETACHED

A true, single storey bungalow set under a natural slate roof with three bedrooms including master suite with bi-fold doors to the rear garden, an ensuite shower room with dressing room also. The hub of the home is the sumptuous family living/kitchen area measuring 14'11 x 13'9 overall with a handmade kitchen, island unit, pantry and a large living area with full height windows to the rear, again with bi-fold doors. A utility room is positioned directly from the kitchen with WC off and access to the garage. Approached via an entrance porch, the accommodation flows from the front via the hall with living room to the front and a house bathroom with separate shower.

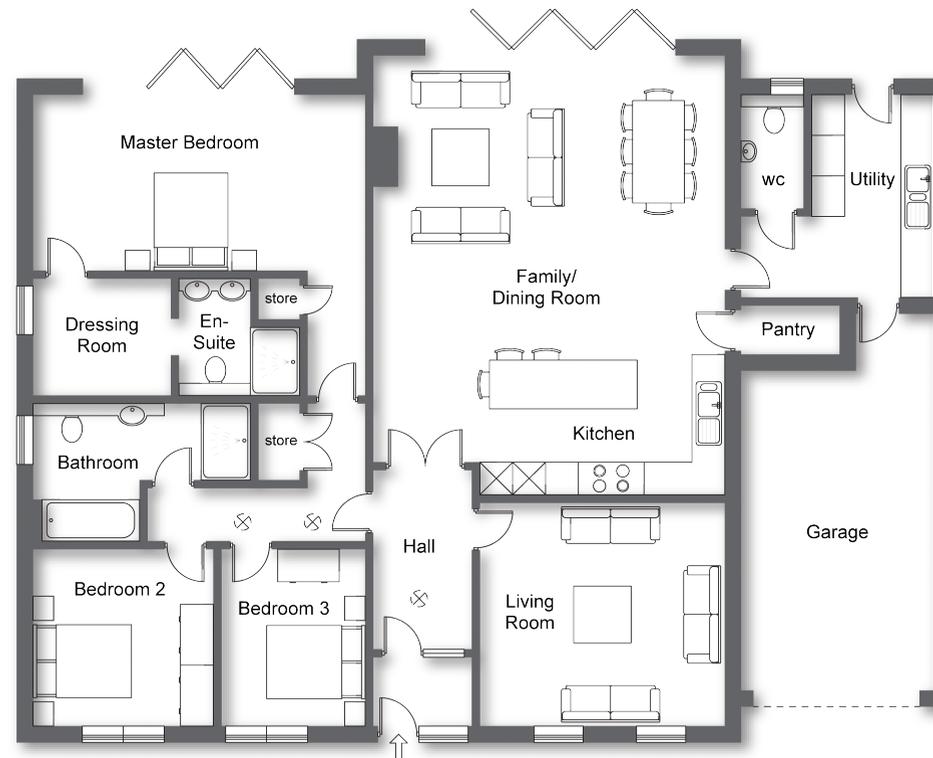


Dimensions

Ground Floor	metric(m)	Imperial
Living Room	4555 x 4198	14'11 x 13'9
Kitchen/Dining	8243 x 6490 (max)	27'1 x 21'4
Utility	3450 x 2300 (min)	11'4 x 7'7
Master Bedroom	6175 x 3318 (min)	20'3 x 10'11
Dressing room	2295 x 2191	7'7 x 7'3
Bedroom 2	3350 x 3323	10'12 x 10'11
Bedroom 3	3323 x 2700	10'11 x 8'10
Garage	6015 x 3588(min)	19'9 x 11'9

Overall (exc. Garage) 170m² 1829sqft

*Please note all dimensions are subject to slight modifications.



Ground Floor

For illustrative purposes only. Not to scale.



The Dormer Bungalows – Dormouse Hollow, Mayfly Croft & Dragonfly Gill

FOUR BEDROOM DETACHED

Set under a pantile roof with accommodation over 2 floor, this house type includes the kitchen/dining room offering a hand built kitchen with an array of appliances. A full height two-storey void is provided over part of the living space, enhanced by an outstanding glazed feature of similar height. A pantry and utility room are located directly off the kitchen. A further unique feature of this particular design are the concealed sliding doors giving direct access from the kitchen area to the living room, when fully opened they provide an outstanding entertaining area, some 36 feet in length. With both rooms enjoying bi-fold doors to the rear elevation, natural light will cascade into the property from the south facing gardens. The ground floor also offers two bedrooms, one of which could be used as a snug, a cloakroom and a house bathroom with separate shower. To the first floor there are two further double bedrooms, one with an en-suite shower room and dressing room and a further house bathroom.



Dimensions

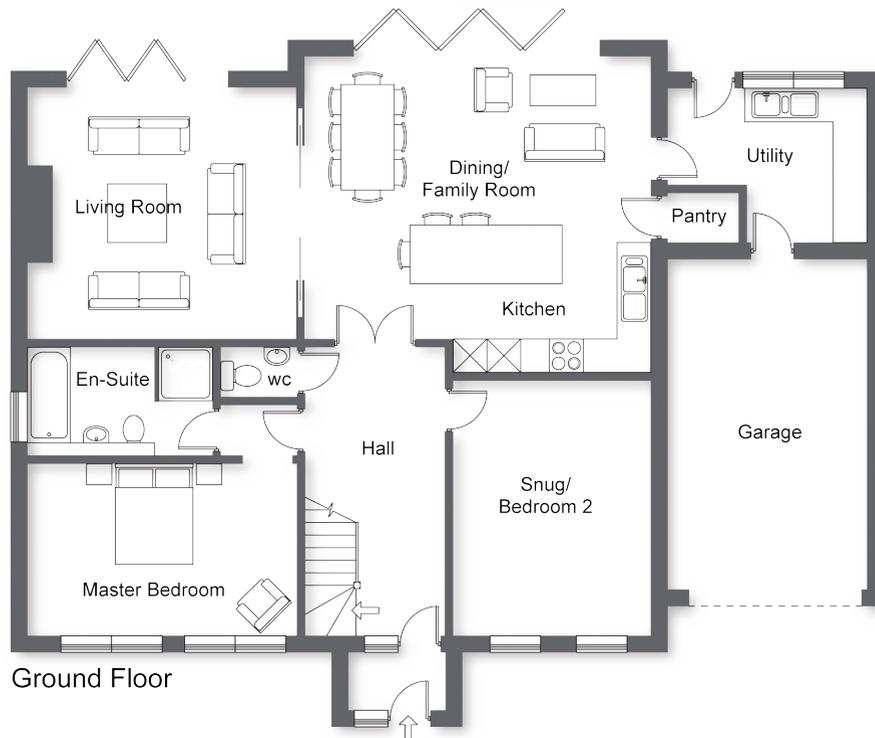
Ground Floor	metric(m)	Imperial
Living Room	4750 x 4585	15'7 x 15'11
Kitchen/Dining/Family	6265 x 5782 _(max)	20'7 x 18'12
Utility	3400 x 2680 _(max)	11'2 x 8'10
Master Bedroom	4825 x 3140	15'10 x 11'9
Bedroom 2	4640 x 3565	15'3 x 11'9
Garage	6015 x 3588	19'9 x 11'9

First floor

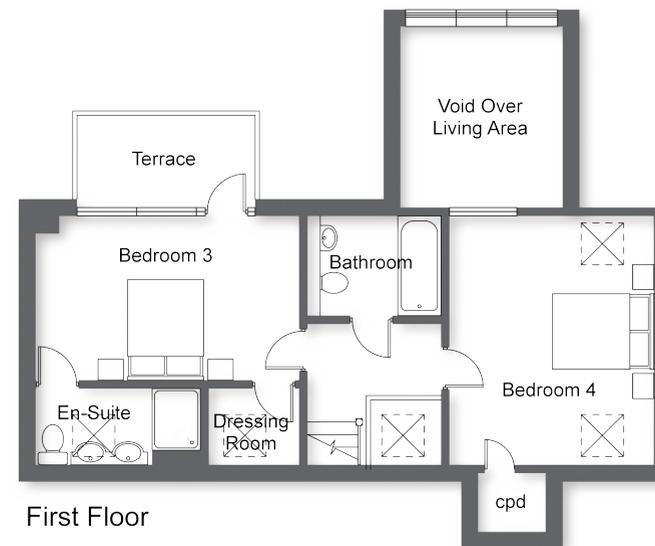
Bedroom 3	4830 x 3030	15'10 x 9'11
Dressing Room	1678 x 1460	5'6 x 4'9
Bedroom 4	4590 x 3746	15'1 x 12'4
Garage	6015 x 3588	19'9 x 11'10

Overall (exc. garage) 174m² 1872sqft

*Please note all dimensions are subject to slight modifications.



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Venturi Homes are a creative independent local house building company who strive to build the best living environments perfect for the modern day.

The development team behind Venturi Homes has an abundance of experience and knowledge in the property development, design and construction industries. Having a focus on the North Yorkshire area Venturi's objective is to deliver exciting new housing that meets the aspirations of the discerning buyer. Venturi Homes will deliver through a professional and efficient service to bring a quality home for you to enjoy.

The development team have, in recent times, successfully completed over 100 homes within the region building a reputation for creating high quality. Branton Green is the latest development, which they are proud to launch to the market.

Exceptional quality and customer service is the integral focus of Venturi Homes with all properties being built and sold with the benefit of a 10 year new build warranty therefore offering long-term peace of mind.

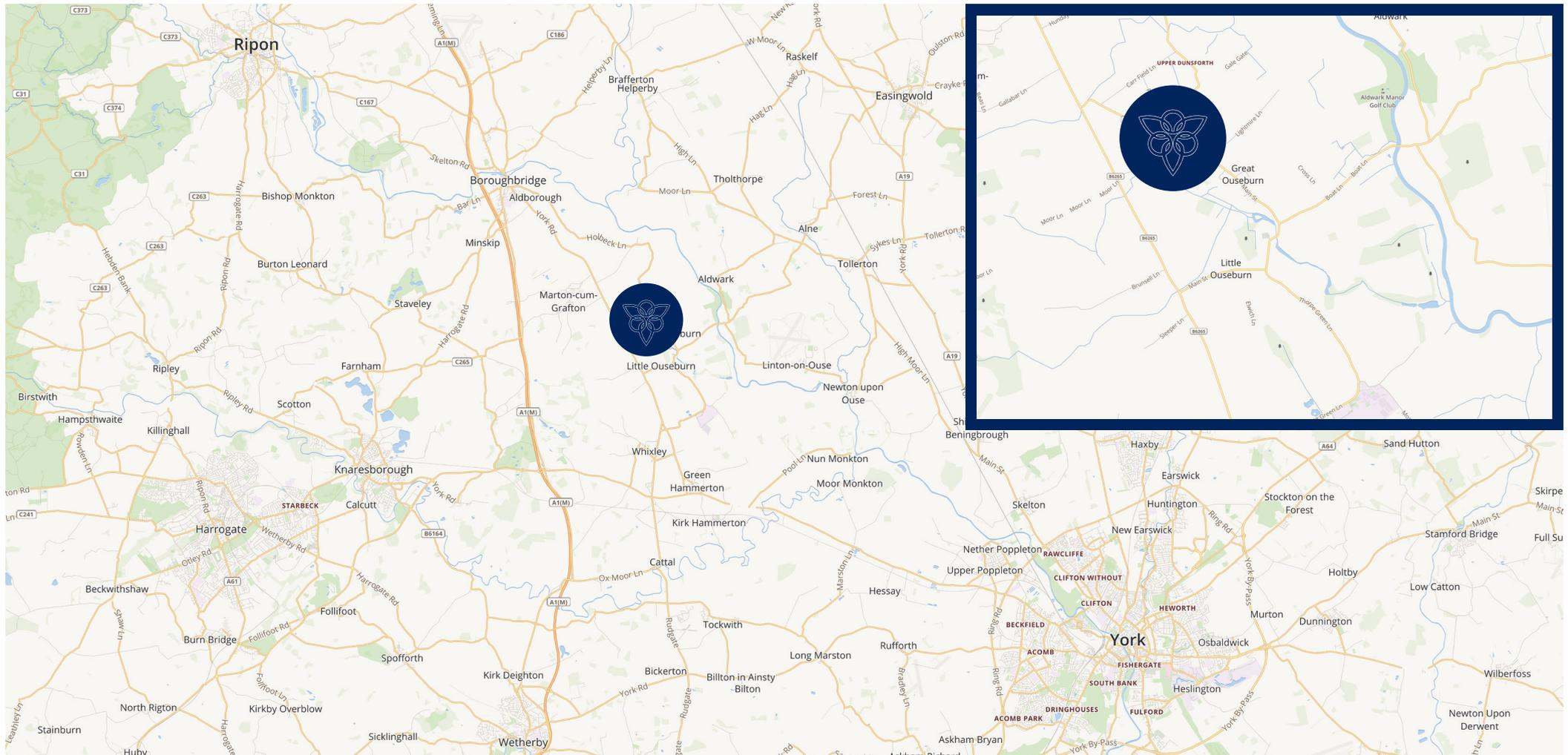


Map & Directions

From York take the A59 West towards the A1. Keep on the A59 until you reach Green Hammerton where you take a right turn onto the B6265. Head north until you reach the village of Little Ouseburn, here, make a right turn onto Main Street. At the end of this street turn Left onto Church Lane. Once you pass over the bridge keep left onto Main Street, then carry on to Branton Lane where after 500 yards you will arrive at the development which can be identified by the Agency Board.

From Harrogate take the A59 towards York. Keep on the A59 until you reach the village of Green Hammerton where you take a left turn onto the B6265. Head north until you reach the village of Little Ouseburn, here, make a right turn onto Main Street. At the end of this street turn Left onto Church Lane. Once you pass over the Bridge keep left onto Main Street, then carry on to Branton Lane where after 500 yards you will arrive at the development which can be identified by the Agency Board.

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