

The background of the entire page is a photograph of an orchard. In the foreground, on the right side, there is a close-up of a branch with green leaves and several ripe, red apples. The rest of the background is a soft-focus view of rows of apple trees stretching into the distance under a bright sky.

# ORCHARD FIELDS

KNARESBOROUGH

A Superb New Development Of Luxury  
3, 4 & 5 Bedroom Family Homes



ST ROBERT'S HOMES  
a cfk company



## Welcome

St Robert's Homes is delighted to present Orchard Fields, a fantastic gated development of six highly specified homes.

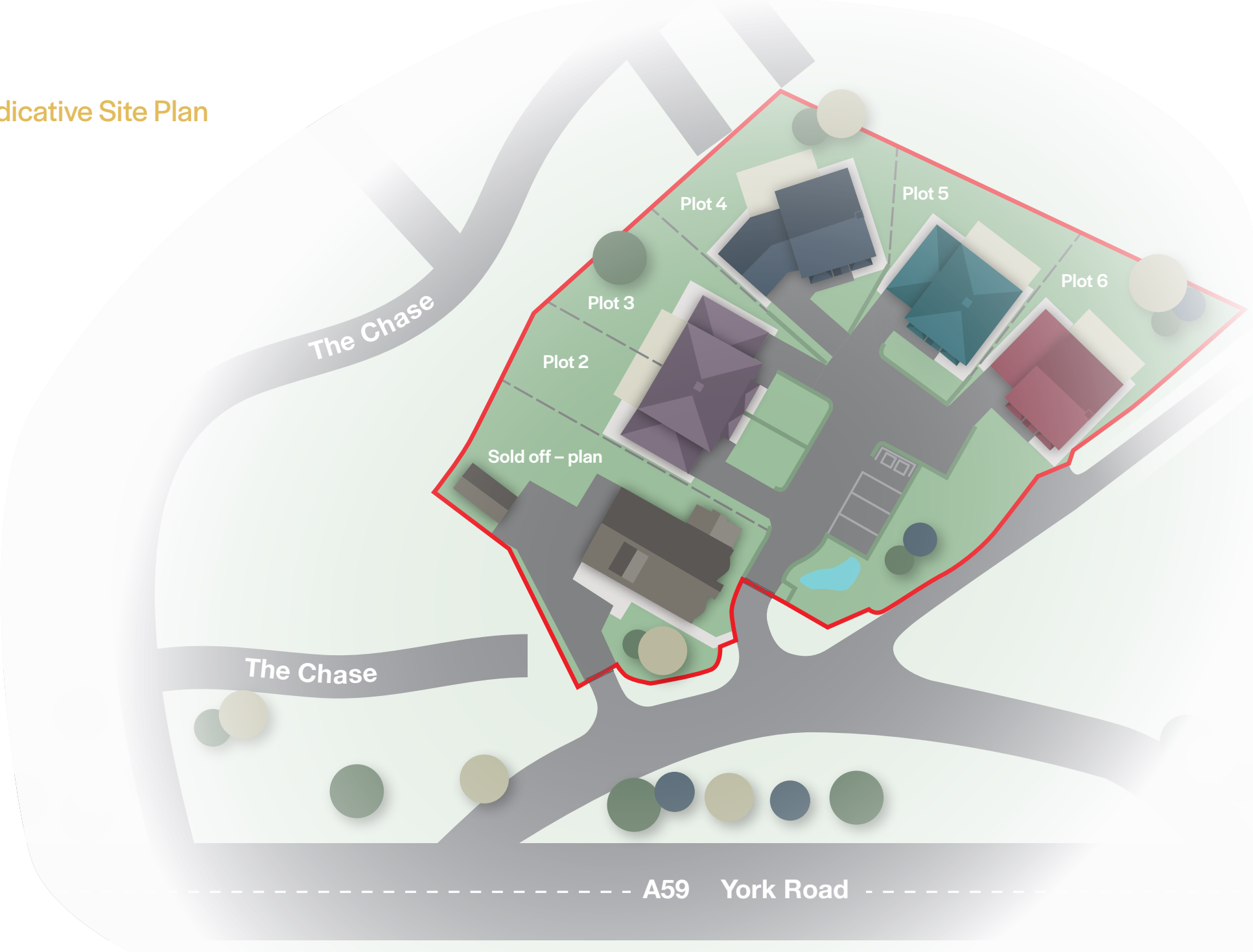
Set in idyllic surroundings, where existing trees will be complimented by new landscaping, Orchard Fields will deliver modern style in an outstanding location.

# ORCHARD FIELDS

KNARESBOROUGH



Indicative Site Plan





# A Wonderful Location

Orchard Fields is situated just off York Road to the east side of Knaresborough, 1 mile from the Town Centre and Knaresborough Railway Station. The A1(M) is just 1.8 miles away providing fantastic communication links.

The development is located within the catchment of both the highly regarded King James School and Ofsted rated “outstanding” Aspin Park Academy.




Knaresborough provides for easy access to Leeds City Centre which by car is just over half an hours drive and by train is only a 45 minute journey time.

Furthermore, Knaresborough is ideally located to take advantage of Yorkshire’s attractions including the historic Fountains Abbey and Bolton Abbey, situated within the picturesque Yorkshire Dales National Parks which are within less than an hours drive by car.

### Schools

- 1. King James School
- 2. Aspin Park Academy
- 3. St Mary’s Catholic Primary
- 4. Meadowside Academy
- 5. Knaresborough St Johns C of E Primary
- 6. Forest School

### Places Of Interest

-  Mother Shipton’s Cave
-  Knaresborough Castle
-  Waterside, Knaresborough

 CLICK EACH MAP TO ZOOM IN



### Car Times

Lidl	1 min, 0.1 mile
St James Retail Park	3 mins, 1 mile
Knaresborough Town Centre	4 mins, 1 mile
Harrogate	20 mins, 7 miles
Leeds City Centre	34 mins, 20 miles
Fountains Abbey	28 mins, 13 miles
Leeds Bradford International Airport	38 mins, 16 miles
Bolton Abbey	40 mins, 22 miles



### Train Times

York	27 mins
Harrogate	8 mins
Leeds	45 mins
Headingley	33 mins
Horsforth	28 mins

# Lilac Tree House

## 3 Bedroom, Semi-Detached Family Home

This attractive semi-detached property would suit a variety of purchasers from growing families to those wishing to downsize.

- Spacious sitting room
- Well-proportioned kitchen, living and dining area
- Separate utility room
- Bi-folding doors leading to rear garden
- Family bathroom and en-suite to the master bedroom

	Metric	Imperial
Ground Floor		
Lounge	3.987 x 4.982 max	13' 1" x 16' 4" max
Utility	1.872 x 1.700	6' 2" x 5' 7"
WC	0.910 x 1.700	3' 0" x 5' 7"
Kitchen/ Dining Room	4.997 x 4.253 max	16' 5" x 13' 11" max
First Floor		
Master Bedroom	2.860 x 4.067	9' 5" x 13' 4"
En-Suite	2.860 x 1.025	9' 5" x 3' 4"
Bedroom 2	2.860 x 3.933	9' 5" x 12' 11"
Bedroom 3	2.033 x 2.910	6' 8" x 9' 7"
Bathroom	2.033 x 2.144	6' 8" x 7' 0"



(PLOT 2)

(PLOT 3)

(PLOT 2)

(PLOT 3)

Ground Floor

First Floor



CLICK EACH PLAN TO SEE IN MORE DETAIL

# Cherry Tree House

## 5 Bedroom, Detached Family Home

An attractive and generously proportioned detached family home with accommodation set over three floors.

- Two spacious reception rooms
- Large kitchen, living and dining area
- Separate utility room
- Bi-folding doors leading to rear garden
- Family bathroom and en-suite to two bedrooms

	Metric	Imperial
Ground Floor		
Sitting Room	6.339 x 4.597 max plus bay	20'10" x 15'1" max plus bay
Utility	3.270 x 2.014 max	10'9" x 6'7" max
WC	2.537 x 1.189 max	8'4" x 3'11" max
Kitchen / Dining Room	9.031 x 4.600 max	29'8" x 15'1" max
Lounge	3.284 x 4.687 plus bay	10'9" x 15'5" plus bay
First Floor		
Bedroom 2	3.120 x 4.609	10'3" x 15'1"
En-Suite	1.200 x 2.522	3'11" x 8'3"
Bedroom 3	3.120 x 4.633	10'3" x 15'2"
Bedroom 4	3.130 x 3.545	10'3" x 11'8"
Bedroom 5	2.360 x 3.610	7'9" x 11'10"
Bathroom	1.970 x 3.610 max	6'6" x 11'10" max
Second Floor		
Master Bedroom	6.345 x 4.664 max inc robes	20'10" x 15'4" max inc robes
En-Suite	1.770 x 2.112 max	5'10" x 6'11" max



(PLOT 4)

Ground Floor

First Floor

Second Floor



CLICK EACH PLAN TO SEE IN MORE DETAIL



# Apple Tree House

## 4 Bedroom, Detached Family Home

A handsome family home occupying a desirable position towards the head of the cul-de-sac.

- Two spacious reception rooms
- Large kitchen, living and dining area
- Bi-folding doors leading to rear garden
- Separate utility room
- Family bathroom and en-suite to the master bedroom
- Attractive bay window detail to the front elevation

	Metric	Imperial
Ground Floor		
Sitting Room	2.860 x 4.597 plus bay	9' 5" x 15' 1" plus bay
Utility	1.857 x 1.700	6' 1" x 5' 7"
WC	1.060 x 1.700	3' 6" x 5' 7"
Kitchen / Dining Room	7.600 x 4.600 max	25' 2" x 15' 1" max
Lounge	3.284 x 4.687 plus bay	10' 9" x 15' 5" plus bay
First Floor		
Master Bedroom	3.120 x 4.609	10' 3" x 15' 1"
En-Suite	1.200 x 2.522	3' 11" x 8' 3"
Bedroom 2	3.120 x 4.633	10' 3" x 15' 2"
Bedroom 3	3.130 x 3.345	10' 3" x 11' 8"
Bedroom 4	2.360 x 3.610	7' 9" x 11' 10"
Bathroom	1.970 x 3.610 max	6' 6" x 11' 10" max



(PLOT 5)

Ground Floor

First Floor



CLICK EACH PLAN TO SEE IN MORE DETAIL

# Pear Tree House

## 5 Bedroom, Detached Family Home

A double fronted detached home, ideal for growing families.

- Two spacious reception rooms
- Large kitchen, living and dining area
- Bi-folding doors leading to rear garden
- Separate utility room
- Family bathroom and en-suite to two bedrooms

	Metric	Imperial
Ground Floor		
Sitting Room	2.860 x 4.597 plus bay	9' 5" x 15' 1" plus bay
Utility	1.857 x 1.700	6' 1" x 5' 7"
WC	1.060 x 1.700	3' 6" x 5' 7"
Kitchen / Dining Room	7.660 x 4.600 max	25' 2" x 15' 1" max
Lounge	3.284 x 4.687 plus bay	10' 9" x 15' 5" plus bay
First Floor		
Bedroom 2	3.120 x 4.609	10' 3" x 15' 1"
En-Suite	1.200 x 2.522	3' 11" x 8' 3"
Bedroom 3	3.120 x 4.633	10' 3" x 15' 2"
Bedroom 4	3.130 x 3.545	10' 3" x 11' 8"
Bedroom 5	2.360 x 3.610	7' 9" x 11' 10"
Bathroom	1.970 x 3.610 max	6' 6" x 11' 10" max
Second Floor		
Master Bedroom	6.345 x 5.712 max inc robes	20' 10" x 18' 9" max inc robes
En-Suite	1.725 x 2.122	5' 8" x 7' 0"



(PLOT 6)

Ground Floor

First Floor

Second Floor



CLICK EACH PLAN TO SEE IN MORE DETAIL



# The Specification

## Kitchen:

- Nixon, fitted kitchen with laminate or quartz stone work surfaces
- Fully integrated appliances, including dishwasher, fridge/freezer, electric fan oven, combination microwave grill, ceramic hob, and stainless-steel extractor hood
- Separate utility room with stainless steel sink and drainer, and spaces for tumble dryer and washing machine

## Bathrooms:

- Vitra, fitted sanitary ware to bathrooms, en-suites and WC
- Grohe chrome taps and shower fittings
- Chrome heated towel rail fitted to bathroom and en-suites
- Mirrors fitted to bathrooms, en-suites and WC
- Vanity unit to en-suite
- Shaver points throughout

## Electrical:

- Chrome sockets and switches, including USB charging points
- Polished chrome low energy down lighters in kitchens, bathroom and en-suites
- Suitably located TV/FM satellite points in living areas and Master Bedroom
- Spur for electric wall mounted fire to lounge

## Energy Saving Features:

- Thermostatically controlled gas fired central heating to all rooms
- Sealed unit uPVC doubled glazed windows
- Future-proofed for installation of car charging points
- LED downlighters to kitchen, bathroom and en-suites
- Energy efficient construction
- EPC certificates for the properties will be available on practical completion

## Finishes:

- Oak veneer doors with chrome lever handles throughout
- Ceramic floor tiles to bathrooms and en-suites
- Full height ceramic wall tiles to all shower enclosure
- Four panel aluminium Bi fold doors opening to paved patio

## External:

- Turfed front and rear garden
- Patio to rear garden
- Block paving to driveway
- Low level street lighting
- External lighting to front and rear
- External tap and electric socket
- Private gated access road

## Safety Security:

- Security alarm system with PIR
- Mains wired smoke/heat detectors

## Warranty:

- Each home will benefit from a 10 Year NHBC warranty



## About St Robert's Homes

### Exceeding expectations

St Robert's Homes is a privately owned residential developer based in Knaresborough, North Yorkshire.

We appreciate that buying a home is one of the most important life decisions you will make. Therefore we pride ourselves on delivering premium homes of exceptional quality and providing first class customer care.

The specifications of our homes are bespoke to each individual development. This helps ensure the aspirations of our customers are achieved. We strive to provide, as standard, those extra touches that compliment modern day living.

The team at St Robert's Homes understand the importance of loving where you live and we are committed to providing our customers with homes that exceed expectations.

For complete peace of mind all our homes benefit from a 10 Year NHBC warranty.

A DEVELOPMENT BY:



**ST ROBERT'S HOMES**  
a **cfk** company

ALL ENQUIRIES:

**John Shaw FRICS**

07392 000922

[sales@strobertshomes.co.uk](mailto:sales@strobertshomes.co.uk)



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