

# The Beeches

GATEFORTH LANE, HAMBLETON, YO8 9HP

A select development  
of just three superior  
five bedroom  
detached homes.

*Daniel Gath*  
H O M E S



Comprising just three properties, The Beeches is a select new development of superior detached houses from Daniel Gath Homes. The properties combine stylish contemporary interiors with traditional external design in keeping with the attractive village surroundings.

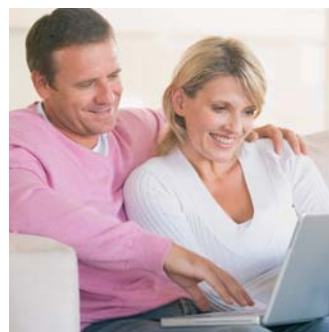
Planned around a secluded cul-de-sac each property enjoys larger than average private gardens surrounded by mature beech hedging, The Beeches offers a selection of luxurious five bedroom living designed to the high specification which discerning purchasers have come to expect from Daniel Gath Homes. All homes include spacious reception rooms, en-suite to two bedrooms, separate dining room, utility and double garage. Beautifully appointed throughout, each property incorporates a wide range of high quality fixtures, fittings and appliances to meet every modern convenience.

# Daniel Gath

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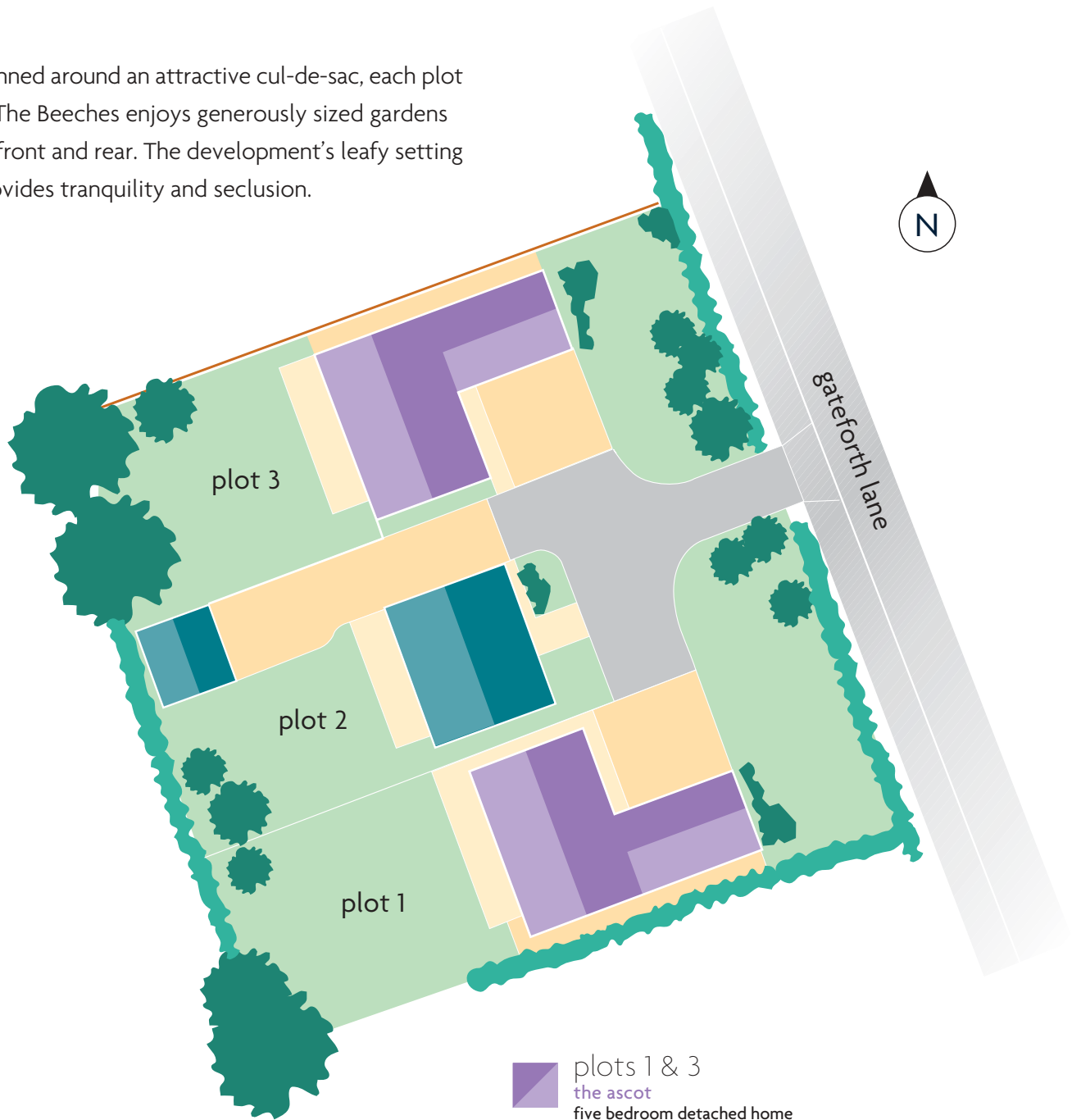
Daniel Gath Homes take great pride in attention to detail. All properties are built to the highest levels of quality and designed with subtle touches of character and style. This strongly held philosophy is stringently followed at all our developments. An experienced management team takes a personal interest in every home we create, monitoring each stage of the build schedule to ensure that our high standards of craftsmanship are achieved without compromise. Daniel Gath Homes know that individuality is important to today's home buyer. We endeavour to accommodate customers' specific needs, incorporating additional features wherever possible and tailoring interiors to meet personal tastes.

Daniel Gath homes are designed to offer stylish and luxurious accommodation for today's lifestyles, maximising living space within an easily manageable format. All our homes are built to be highly energy efficient, reducing carbon omissions and minimising energy costs. Our attention to detail and choice of materials at every stage of the construction process creates homes and developments of unmistakable quality and style.



# Site Layout

Planned around an attractive cul-de-sac, each plot at The Beeches enjoys generously sized gardens to front and rear. The development's leafy setting provides tranquility and seclusion.



 plots 1 & 3  
the ascot  
five bedroom detached home

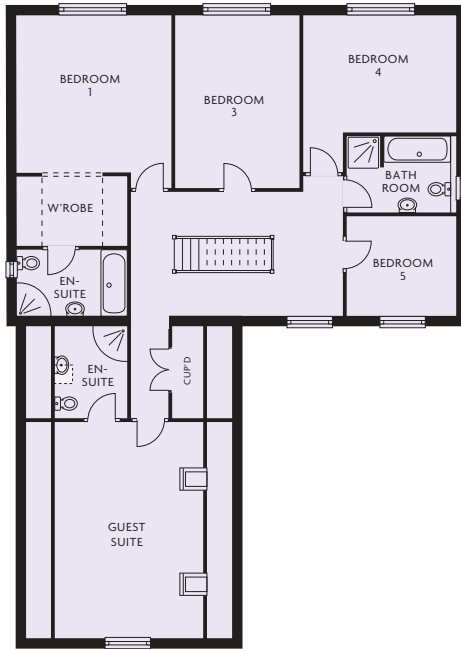
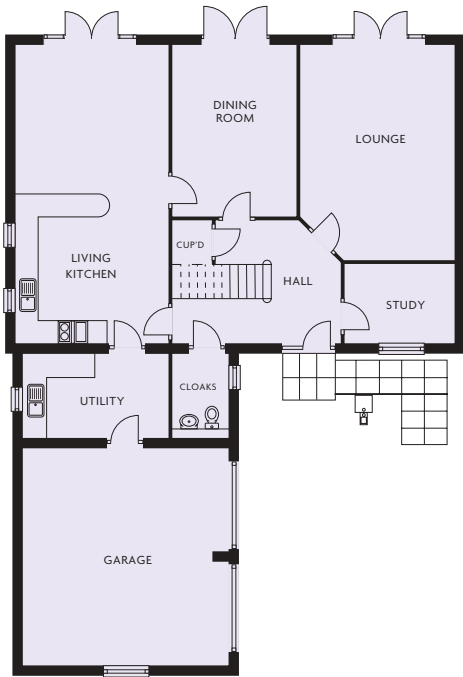
 plot 2  
the churchill  
five bedroom detached home



PLOTS 1 & 3

# The Ascot

five bedroom detached home



<b>lounge</b>	5.65 max x 4.00	18'6" max x 13'1"
<b>dining room</b>	4.50 x 3.25	14'9" x 10'7"
<b>living/kitchen</b>	7.85 x 4.00	25'9" x 13'1"
<b>utility</b>	3.75 x 2.15	12'3" x 7'0"
<b>study</b>	2.85 x 2.05	9'4" x 6'8"
<b>bedroom 1</b>	6.00 x 4.00 max	19'8" x 13'1" max
<b>(inc. dressing room)</b>		
<b>ensuite</b>		
<b>guest suite</b>	5.65 x 3.75	18'6" x 12'3"
<b>en-suite</b>		
<b>bedroom 3</b>	4.50 x 3.25	14'9" x 10'7"
<b>bedroom 4</b>	3.95 x 4.05 max	12'11" x 13'3" max
<b>bedroom 5</b>	2.85 x 2.60	9'4" x 8'6"
<b>bathroom</b>		

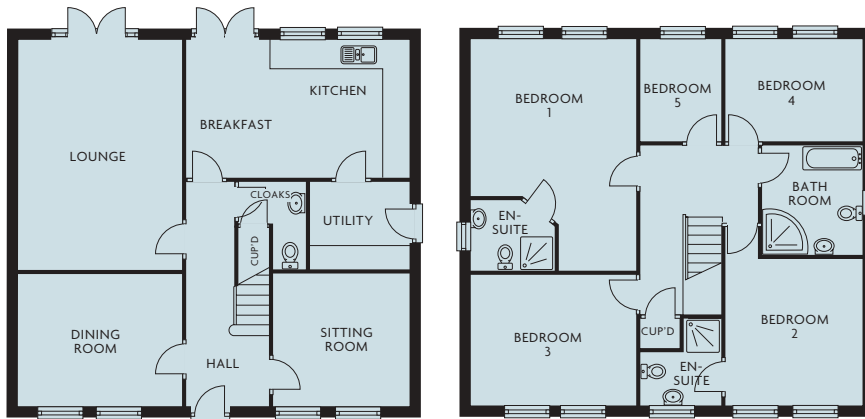
The generous living space of the five bedroom Ascot is ideal for the needs of growing families and guests alike. This luxurious detached property boasts many impressive features including a separate dining room, secluded study, utility, en-suite to two bedrooms and an integral double garage.



PLOT 2

# The Churchill

five bedroom detached home



**lounge**  
5.40 x 4.15 17'8" x 13'7"

**dining room**  
3.15 x 4.15 10'4" x 13'7"

**sitting room**  
3.10 x 3.45 10'2" x 11'3"

**breakfast/kitchen**  
5.70 x 3.40 18'8" x 11'1"

**utility**  
1.90 x 2.50 6'2" x 8'2"

**bedroom 1**  
5.40 max x 4.15 17'8" max x 13'5"  
**(inc. en-suite)**

**bedroom 2**  
4.50 max x 3.52 14'9" max x 11'6"

**en-suite**  
**bedroom 3**  
3.15 x 4.15 10'4" x 13'7"

**bedroom 4**  
2.65 x 3.47 8'8" x 11'4"

**bedroom 5**  
2.10 x 2.65 6'10" x 8'8"

**bathroom**

With good reason the five bedroom Churchill has been a popular choice at many of Daniel Gath Homes' most successful developments. Its well proportioned accommodation includes two reception rooms, a separate dining room, utility and en-suite to two bedrooms. The property also features a detached double garage.



# Specification



\*Subject to housetype and build stage.

**KITCHENS:** All properties will have a choice from a wide selection of high quality kitchen units\*. Worktops will be available in a choice of granite\*.

The properties will have a Range cooker, integrated dishwasher and integrated fridge/freezer.

**UTILITY:** Units will complement the kitchen together with the post formed worktops.

**BATHROOM:** White Sottini and Ideal Standard sanitaryware together with chrome fittings throughout.



**CERAMIC TILING:** A choice of Porcelanosa ceramic tiles to bathrooms and kitchen.

**JOINERY:** Ogee MDF skirting and architraves. Waxed oak internal doors with chrome ironmongery.

**DECORATION:** Walls to be painted in magnolia, woodwork painted in white gloss. Ceilings to be painted white, with light oak stain to stairparts.

**HEATING:** Gas-fired central heating incorporating energy efficient condensing boiler.

**SECURITY AND PEACE OF MIND:** A security alarm will be fitted. Mains wired smoke detectors will be provided.

**ELECTRICAL:** Ample sockets to all rooms. Recessed lighting to kitchen and first floor bathroom and en-suites.

**EXTERNAL:** Garage doors will be electrical roller type. External lighting will be provided. Turfed front and rear gardens.

# Out & About



Enjoying picturesque rural surroundings, the attractive village of Hambleton provides a range of local amenities and a number of traditional pubs and eateries with excellent reputations. The village is served by some equally reputable schools for all ages, including Hambleton C of E Primary School.

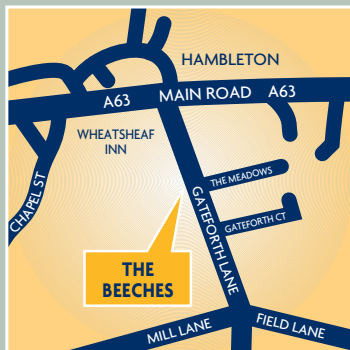


The Beeches benefits from excellent commuter links due to its close proximity to the A1(M) with the M1 and M62 motorway network also within easy reach. Selby train station offers direct routes to Leeds, York, Manchester and London, with Leeds Bradford Airport less than an hour away.

Built around Selby Abbey as its magnificent centrepiece, nearby Selby is a busy and growing market town offering an excellent range of amenities. Plenty of leisure activities are also catered for with a golf club, gliding club and ten-pin bowling.

Hambleton lies within easy reach of the historic city of York, where the ancient streetscape provides a beautiful backdrop to a vast array of specialist shops, designer outlets, elegant boutiques and contemporary cafe bars. A wide range of restaurants caters for the full spectrum of tastes and budgets, offering spicy foreign cuisine alongside traditional, local and classical dishes.

As well as being a short drive from York, Hambleton enjoys fast connections to Leeds, a flourishing city which has become a thriving commercial centre and a hub of cultural activity. From nationally renowned theatre to the finest in retail therapy, including a flagship Harvey Nichols store alongside numerous unique independent shops, Leeds provides a range of diversions to serve every taste.



# Local Amenities

## **SCHOOLS**

Hambleton C of E Primary School,  
Gateforth Lane, Hambleton, Selby,  
North Yorkshire YO8 9HP  
Tel: 01757 228391

Selby High School, Leeds Road,  
Selby, North Yorkshire YO8 4DL  
Tel: 01757 702464

The Read School, Drax, Selby,  
North Yorkshire YO8 8NL  
Tel: 01757 618248

## **DOCTOR**

Beach Tree Surgery, 68 Doncaster Road,  
Selby, North Yorkshire YO8 9NX  
Tel: 01757 703933

## **DENTIST**

Abbey Dental Care, 51a Gowthorpe, Selby,  
North Yorkshire YO8 4HE  
Tel: 01757 705372

## **LIBRARY**

Sherburn Library, Finkle Hill,  
Sherburn in Elmet, Leeds, West Yorkshire  
LS25 6EA Tel: 0845 0349443

## **NORTH YORKSHIRE POLICE**

Tel: 0845 6060247

## **SUPERMARKET**

Sainsbury's, 18 Abbey Walk, Selby,  
North Yorkshire YO8 4DZ  
Tel: 01757 708329

## **ENTERTAINMENT**

Selby Golf Club, Mill Lane, Brayton, Selby,  
North Yorkshire YO8 9LD  
Tel: 01757 228622

DW Sports Fitness, Bawtry Road, Selby,  
North Yorkshire YO8 0NA  
Tel: 0844 249 5337



**IMPORTANT:** It is not possible in a publication of this sort to do more than convey a general impression of the variety and quality of the properties available. All illustrations, photography, plans and layouts are included for general guidance only. We operate a policy of continuous product development and consequently there may be material differences evident between the accommodation depicted and that on offer at any particular development (or at any particular stage of the construction schedule). Our showhomes are designed to provide a more tangible impression of what your new home could be like, and you are invited to walk around and inspect these at your leisure. You should bear in mind, though, that they are not a 'blueprint' and that they only illustrate what can be achieved. Showhomes sometimes include non-standard items, for example, and you may wish to add specific furnishings and fixtures to your own home. Our new homes advisors have been fully briefed to deal with any enquiries you may have about the range of properties available. Please do not hesitate to seek further information or clarification directly from them.



*Daniel Gath*

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**Selling agents:**



**Tel: 01757 706707**



**Tel: 0113 203 1090**

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