



THE MEADOW

An exclusive range of seven detached family homes



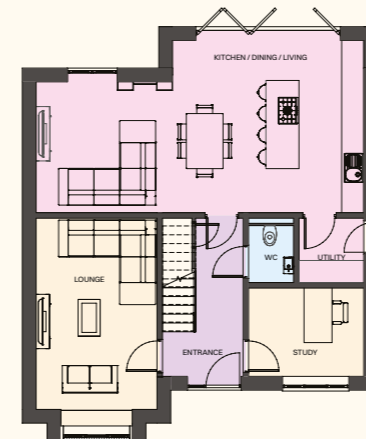


Jaguar Estates are pleased to introduce 'The Meadow' an exclusive development of detached family homes in the heart of the Aston Conservation Area.

Set within a one and a half acre site allowing space, seclusion and countryside views an exceptional development of five detached houses and two detached dormer bungalows most with double garages. Quality construction of handmade brick and stone elevations with clay tiled roofs to compliment and respect the Conservation Area setting.

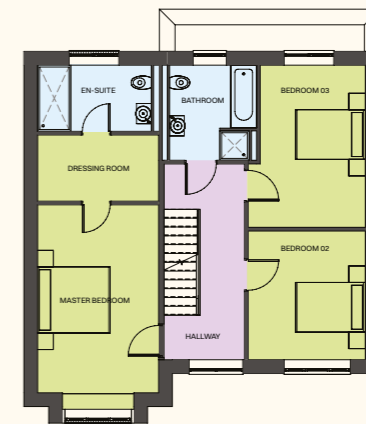
High quality contemporary specification throughout and superbly positioned with easy access to amenities including schools, doctors, suburban shopping, petrol stations and public parks which are all within five minutes drive. In addition short drive to Sheffield and Rotherham centres and the M1 junction 31 making this an ideal commuter base.

The Meadow, Worksop Road, Aston. S26 2EB



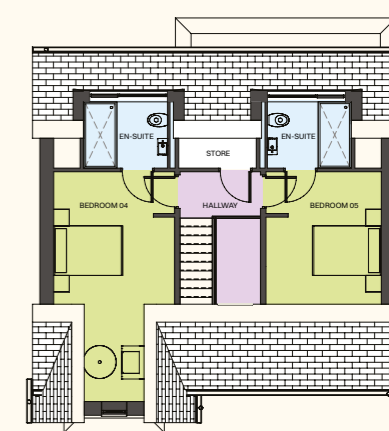
Ground floor

Kitchen/Dining/Living - 8.96 x 4.8
 Lounge - 5.25 x 3.34
 Study - 3.19 x 2.45
 Utility - 1.81 x 1.80
 WC - 1.80 x 1.27



First floor

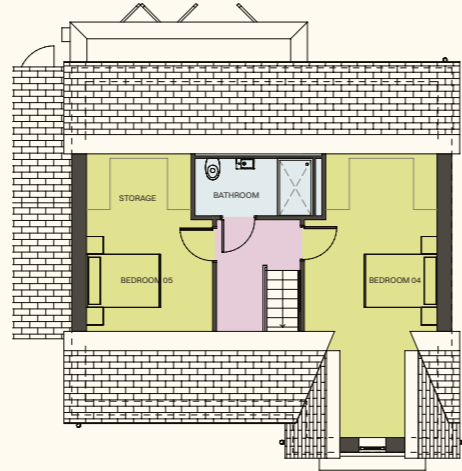
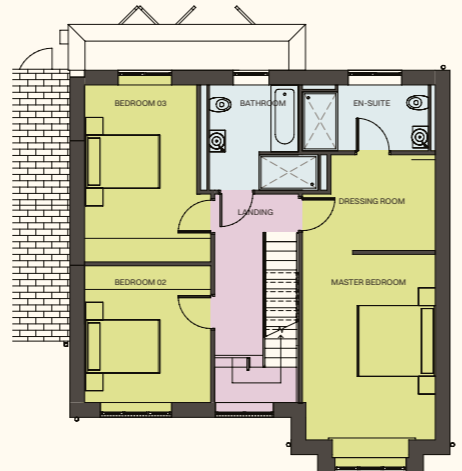
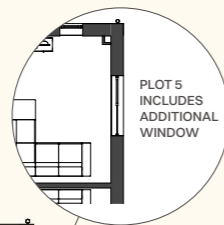
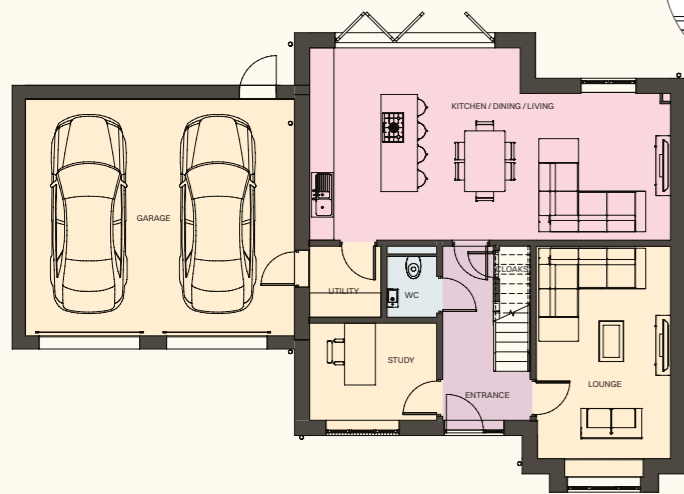
Master bedroom - 5.15 x 3.34
 Dressing room - 3.34 x 1.83
 En-suite - 3.34 x 1.84
 Bedroom 02 - 3.22 x 3.54
 Bedroom 03 - 4.45 x 3.22
 Bathroom - 2.63 x 2.52



Second floor

Bedroom 04 - 3.75 x 3.34
 (Minimum measurements)
 En-suite - 2.51 x 2.00
 Bedroom 05 - 3.75 x 3.19
 En-suite - 2.51 x 2.00

Plots
3,5&6

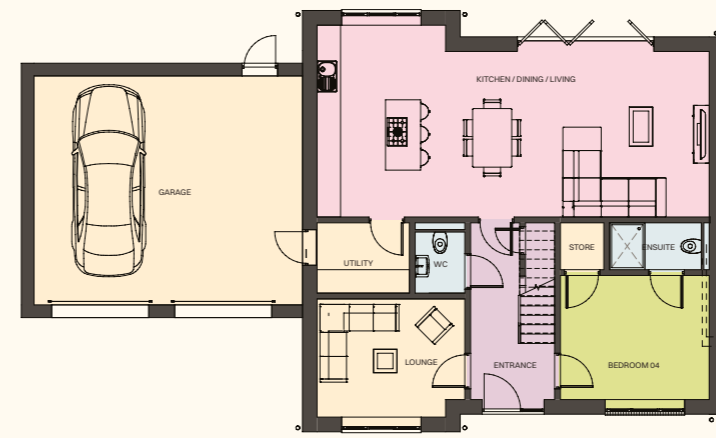


Ground floor
 Kitchen/Dining/Living - 8.96 x 4.80
 Lounge - 5.30 x 3.36
 Study - 3.19 x 2.45
 Utility - 1.83 x 1.80
 WC - 1.80 x 1.27

First floor
 Master Bedroom 5.15 x 3.34 (Measurements excl door recess)
 Dressing Room - 3.34 x 1.83
 En-suite - 3.34 x 1.83
 Bedroom 2 - 3.22 x 3.54
 Bedroom 3 - 4.45 x 3.22
 Bathroom - 2.63 x 2.52

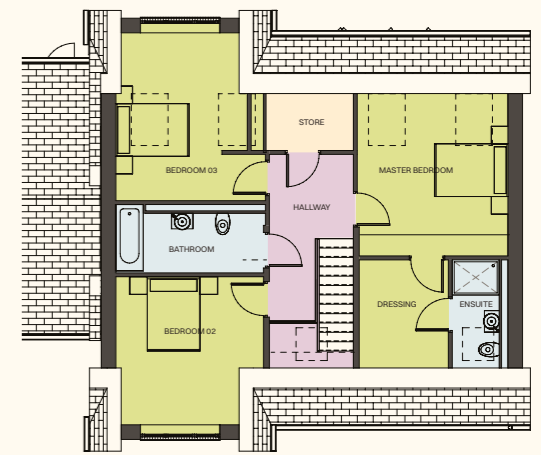
Second floor
 Bedroom 4 - 3.4 x 3.4 (Minimum measurements)
 Bathroom - 3.25 x 1.50
 Bedroom 5 - 3.4 x 3.25





Ground floor

- Kitchen/Dining/Living - 10.00 x 4.96
- Bedroom 04 - 3.86 x 3.23
- En-suite - 2.60 x 1.25
- WC - 1.85 x 1.32
- Lounge - 3.83 x 3.10
- Utility - 2.41 x 1.83



First floor

- Master bedroom - 3.90 X 4.50
- Dressing room - 2.43 x 3.00
- En-suite - 1.46 x 3.00
- Bedroom 02 - 4.64 x 3.83
- Bedroom 03 - 4.34 X 3.87
- Bathroom - 3.87 X 1.78

Build specification

Red conservation brick

Some properties will have stone features

Dark grey clay roof tiles

UPVC windows pale grey or cream in colour

Double garages with electric garage doors

Quality fitted kitchen and utility with solid work surfaces in main kitchen

Smeg or CDA appliances or equivalent

Underfloor heating downstairs and radiators upstairs

Heated towel rails in bathrooms/en-suites

Tiling to bathrooms in selected areas

Roca pottery in bathrooms or equivalent

Separate utility rooms

Underfloor heating to bathrooms under tiled floors

TV and Sky points to lounge/kitchen and bedrooms

Cat 6 data cabling hard wired to all main rooms

Fitted wardrobes to 2 main bedrooms

Gas central heating and separate cylinder

Patio areas to each house

Seeded or turf to rear gardens and planted borders elsewhere

Composite entrance doors and 'secured by design'

Tarmac drives

Photovoltaics to all houses

EV Charging point to all houses

Service charge

There will be a small annual service charge for all properties which will cover maintenance of the common green spaces and wildlife areas at the rear of plots 2-4.

In addition there will be a small pump station to facilitate drainage to the public main which will be set up with a contract for staged maintenance each year to ensure its continued upkeep.





The Meadow, Worksop Road, Aston. S26 2EB

Buying a new home is one of the most important decisions you will ever make. Our excellent reputation and attention to detail means that you can choose your new home with complete confidence.



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