

HARLINGTON

HARRON HOMES





Born and bred in Yorkshire, Harron Homes deliver exceptional, luxury homes in carefully selected locations across Yorkshire, Derbyshire and Nottinghamshire. With a proud track record of ingenuity and originality, Harron Homes is a developer you can trust to fulfil and exceed every expectation.

Harron Homes remains a local business at heart and retains a passion for providing outstanding properties and personal customer service. We pride ourselves on homes that our purchasers fall in love with and options to choose from to personalise your home so it feels like home from day one. We are a company that is large enough to offer you the very best, but small enough to care about your needs.







### IN A TRULY EXCLUSIVE LOCATION

Situated in a fantastic location in the thriving village of Harlington with open countryside on the doorstep, Cressacre Green is a collection of thoughtfully designed 3 & 4 bedroom family homes.

Designed with modern living in mind, this stunning collection of homes will appeal to families and couples alike, looking for quality, style and location.

Cressacre Green offers more than just a place to live with an array of places to discover and explore right on your doorstep offering flexibility for how you live. We put a lot of thought into our homes so you can live the life you deserve.







WITH A FULL AND ACTIVE LIFE

The village of Harlington, adjoining Barnburgh, offers a charming rural lifestyle with plenty of amenities just a short distance away in Barnsley and Doncaster, both of which offer everything you could need for everyday life.

Cressacre Green is also less than ten miles away from one of the UK's new cities.

Doncaster was granted city status during the Queen's Platinum Jubilee celebrations and offers an abundance of chain and independent shops, pubs, and restaurants to explore.

For family days out you'll be spoilt for choice with local gem the Yorkshire Wildlife Park nearby, plus Conisbrough Castle and Cusworth Hall Museum and Park just a short drive away. Nature lovers will fall in love with the Dearne Valley Nature Reserve and Cannon Hall Park within easy reach, promising hours of exploration.











### AN ENVIABLE POSTCODE

Harlington is well located with links to the A1(M) and M18, providing easy access to Doncaster, Barnsley and Sheffield, benefitting homeowners whether travelling for work or pleasure.

Homeowners will love Cressacre Green's proximity to Doncaster, one of the UK's newest cities, which offers an abundance of chain and independent shops, pubs, and restaurants, including one of the biggest traditional markets in the North.

To the west, Barnsley has everything you could need with a wide variety of independent boutiques and high street stores, traditional pubs and quality restaurants, providing a unique shopping experience.

For families, there is a good choice of schooling options nearby including the Barnburgh Primary School, Astrea Academy Dearne and the Laurel Academy, all of which were rated 'Good' in their last Ofsted reports.

Harlington village also has its own pre-school and wrap around care, offering care and education for children aged 2 to 9.





## HASSLE-FREE TRAVEL FROM YOUR DOORSTEP









Lounge	4050 x 4105mm	13' 3" x 13' 6"
Kitchen/Dining	5120 x 2905mm	16'10" x 9' 6"
WC	1850 x 1500m	6'1" x 4' 11"

#### FIRST FLOOR

Bedroom 1	3820 x 3000mm	12' 6" x 9' 10"
En Suite	1200 x 2235mm	3' 11" x 7' 4"
Bedroom 2	2650 x 3160mm	8' 8" X 10' 7"
Bedroom 3	2370 x 3380mm	7' 9" x 11' 3"
Bathroom	1950 x 2200mm	6' 5" x 7' 3"

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## THE BRACKLEY

The Brackley is an attractive, three-bedroom home offering stylish living throughout, perfect for growing families and couples alike.





GROUND FLOOR



Lounge	4890 x 3500mm	16' 0" x 11' 5"
Dining Area	1955 x 2385mm	6' 4" x 7' 9"
Kitchen	2935 x 3275mm	9' 7" x 10' 8"
WC	1855 x 1500mm	6' 1" x 4' 11"

#### **FIRST FLOOR**

Bedroom 1	3510 x 3500mm	11' 6" x 11' 5"
En Suite	1280 x 2360mm	4' 2" x 7' 8"
Bedroom 2	2450 x 3275mm	8' 0" x 10' 8"
Bedroom 3	2345 x 3275mm	7' 8" x 10' 8"
Bathroom	1955 x 2200mm	6' 5" x 7' 3"

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## THE CHEARSLEY

The Chearsley is a charming exercise in designing thoughtful spaces perfect for everyday family living.





GROUND FLOOR



Lounge	3600 x 4345mm	11' 10" x 14' 3"
Kitchen/Dining	4090 x 3150mm	13' 5"x 10' 4"
Utility	1895 x 1500mm	6'3" x 4' 11"
WC	1895 x 1500mm	6' 3" x 4' 11"

#### **FIRST FLOOR**

Bedroom 1	2950 x 3000mm	9' 8" x 9' 10"
Dressing	1350 x 2230mm	4' 5" x 7' 4"
En Suite	1585 x 2230mm	5' 2" x 7' 4"
Bedroom 2	2850 x 3150mm	9' 4" x 10' 4"
Bedroom 3	3140 x 2150mm	10' 4" x 7' 1"
Bathroom	1950 x 2200mm	6' 5" x 7' 3"

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## THE MAWSLEY

This stylish, three-bedroom detached home with integral garage offers the best in modern day living for families that want comfort and style.





GROUND FLOOR



Lounge	3050 x 5550mm	10' 0" x 18' 3"
Kitchen/Dining	6125 x 4640mm	20' 1" x 15' 3"
Utility	2000 x 1500mm	6' 7" x 4' 11"
WC	2000 x 1500mm	6' 7" x 4' 11"

#### **FIRST FLOOR**

Bedroom 1	2810 x 3610mm	9' 3" x 11' 10"
Dressing	1000 x 2610mm	3' 3" x 8' 7"
En Suite	1410 x 2610mm	4' 8" x 8' 7"
Bedroom 2	3005 x 3900mm	9' 10" x 12' 10"
Bedroom 3	4140 x 3225mm	13' 7" x 10' 7"
Bedroom 4	2700 x 3660mm	8' 10" x 12' 0"
Bathroom	2620 x 2200mm	8' 7" x 7' 3"

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## THE BOURTON

This charming four bedroom detached home with integral garage is perfect for modern family living with space, style and quality throughout.



GROUND FLOOR



Lounge	4060 x 4790mm	13' 4" x 15' 9"
Kitchen/Dining	7060 x 4390mm	23' 2" x 14' 5" inc bay
Family Room	2655 x 3890mm	8' 9" x 12' 9"
Utility	1850 x 1850mm	6' 1" x 6' 1"
WC	1850 x 1585mm	6' 1" x 5' 2"

#### FIRST FLOOR

Bedroom 1	4060 x 3000mm	13' 4" x 9' 10"
Dressing	2110 x 1420mm	6' 11" x 4' 8"
En Suite	1850 x 2200mm	6' 1" x 7' 3"
Bedroom 2	3540 x 3705mm	11' 7" x 12' 2"
Bedroom 3	2690 x 3520mm	8' 10" x 11' 7"
Bedroom 4	2870 x 2825mm	9' 5" x 9' 3"
Bathroom	2400 x 2585mm	7' 10" x 8' 6"

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## THE BAYFORD

The Bayford is a charming four-bedroom home, offering everything you need for the rigours of family life.





GROUND FLOOR



Lounge	4760 x 4790mm	15' 7" x 15' 9" inc bay
Kitchen/Dining	7060 x 4390mm	23' 2" x 14' 5" inc bay
Family Room	2655 x 3890mm	8' 9" x 12' 9"
Utility	1850 x 1850mm	6' 1" x 6' 1"
WC	1850 x 1585mm	6' 1" x 5' 2"

#### FIRST FLOOR

Bedroom 1	4060 x 3000mm	13' 4" x 9' 10"
Dressing	2110 x 1420mm	6' 11" x 4' 8"
En Suite	1850 x 2200mm	6' 1" x 7' 3"
Bedroom 2	3540 x 3705mm	11' 7" x 12' 2"
Bedroom 3	2690 x 3520mm	8' 10" x 11' 7"
Bedroom 4	2870 x 2825mm	9' 5" x 9' 3"
Bathroom	2400 x 2585mm	7' 10" x 8' 6"

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## THE EMPINGHAM

The Empingham offers the perfect home with flexible spaces and has everything you need in a family-led four-bedroom home.





GROUND FLOOR



Lounge	2935 x 4930mm	9' 7" x 16' 2"
Dining Area	2690 x 3370mm	8' 9" x 11' 0"
Kitchen	3460 x 3100mm	11' 4" x 10' 2"
Utility	1970 x 1500mm	6' 5" x 4' 11"
WC	1970 x 1500mm	6' 5" x 4' 11"

#### FIRST FLOOR

Bedroom 1	2935 x 4535mm	9' 7" x 14' 10"
En Suite	1965 x 2025mm	6' 5" x 6' 7"
Bedroom 2	3115 x 4250mm	10' 2" x 13' 11"
Bedroom 3	2935 x 3135mm	9' 7" x 10' 3"
Bedroom 4	3170 x 2520mm	10' 4" x 8' 3"
Bathroom	2200 x 2070mm	7' 2" x 6' 9"

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## THE FAVERSHAM

The Faversham offers an exciting opportunity to make the most of thoughtfully designed open spaces in this charming four-bedroom home.





GROUND FLOOR



Lounge	3605 x 5210mm	11' 9" x 17' 1"
Dining Area	2415 x 3840mm	7' 11" x 12' 7"
Kitchen	2925 x 3840mm	9' 7" x 12' 7"
Utility	1970 x 2220mm	6' 5" x 7' 3"
WC	1970 x 1525mm	6' 5" x 5' 0"

#### FIRST FLOOR

Bedroom 1	3300 x 4900mm	10' 9" x 16' 0"
En Suite	1495 x 3000mm	4' 10" x 9' 10"
Dressing	1920 x 2010mm	6' 3" x 6' 7"
Bedroom 2	3605 x 3660mm	11' 9" x 12' 0"
En Suite 2	1495 x 2400mm	4' 10" x 7' 10"
Bedroom 3	2690 x 3940mm	8' 9" x 12' 11"
Bedroom 4	3020 x 2835mm	9' 10" x 9' 3"
Bathroom	2000 x 3145mm	6' 6 x 10' 3"

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## THE LANGFORD

The Langford offers all the space families need to thrive with four bedrooms and plenty of space for everyday living.





GROUND FLOOR



Lounge	3050 x 5565mm	10' 0" x 18' 3"
Kitchen/Dining	6125 x 4640mm	20' 1" x 15' 3" inc bay
Utility	2000 x 1500mm	6' 7" x 4' 11"
WC	2000 x 1500mm	6' 7" x 4' 11"

#### **FIRST FLOOR**

Bedroom 1	2810 x 3610mm	9' 3" x 11' 10"
Dressing	1000 x 2610mm	3' 3" x 8' 7"
En Suite	1410 x 2610mm	4' 8" x 8' 7"
Bedroom 2	3005 x 3900mm	9' 10" x 12' 10"
Bedroom 3	4140 x 3225mm	13' 7" x 10' 7"
Bedroom 4	2700 x 3660mm	8' 10" x 12' 0"
Bathroom	2620 x 2200mm	8' 7" x 7' 3"

#### 

## THE MORETON

The Moreton provides plenty of room for family life and entertaining friends and families alike, perfect for modern life, including a private ensuite and dressing area to the master bedroom.





GROUND FLOOR



Lounge	3025 x 5250mm	9' 11" x 17' 3" inc bay
Kitchen/Dining	5570 x 4290mm	18' 3" x 14' 1" inc bay
Utility	1990 x 1520mm	6' 6" x 4' 12"
WC	1990 x 1500mm	6' 6" x 4' 11"

#### **FIRST FLOOR**

Bedroom 1	3000 x 3215mm	9' 10" x 10' 7"
Dressing	1810 x 1515mm	5' 11" x 4' 12"
En Suite	1810 x 1600mm	5' 11" x 5' 3"
Bedroom 2	2935 x 4060mm	9' 8" x 13' 4"
Bedroom 3	2650 x 3425mm	8' 8" x 11' 3"
Bedroom 4	2650 x 3215mm	8' 8" x 10' 7"
Bathroom	2150 x 2595mm	7' 1" x 8' 6"

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## THE OAKHAM

At its core, The Oakham prioritises modern living. This stunning four-bedroom home offers all the space you need and more.





GROUND FLOOR



#### **GROUND FLOOR**

Lounge	3390 x 5190mm	11' 1" x 17' 0"
Kitchen/Dining	4825 x 7775mm	15' 10" x 25' 6" inc bay
Utility	1955 x 2290mm	6' 5" x 7' 6"
WC	1700 x 2240mm	5' 7" x 7' 4"

#### **FIRST FLOOR**

Bedroom 1	3800 x 4260mm	12' 6" x 13' 12"
En Suite	1875 x 1640mm	6' 2" x 5' 5"
Bedroom 2	3875 x 3810mm	12' 9" x 12' 6"
Bedroom 3	3920 x 2350mm	12' 10" x 7' 9"
Bedroom 4	3755 x 2350mm	12' 4" x 7' 9"
Bathroom	2250 x 2650mm	7' 5" x 8' 8"

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## THE SHACKLEFORD

Make the most of the Shackleford's versatility, with plenty of space ready for you to use to your advantage, whatever you may need in everyday life.





GROUND FLOOR

FIRST FLOOR



#### **GROUND FLOOR**

Lounge	3160 x 5260mm	10' 4" x 17' 3"
Dining	2560 x 4165mm	8' 4" x 13' 8"
Kitchen	2680 x 4165mm	8' 9" x 13' 8"
Utility	1510 x 2310mm	4' 11" x 7' 7"

#### FIRST FLOOR

Bedroom 1	4185 x 4070mm	13' 9" x 13' 4"
Dressing	2045 x 1450mm	6' 8" x 4' 9"
En Suite	2300 x 1420mm	7' 6" x 4' 8"
Bedroom 2	3045 x 4175mm	10' 0" x 13' 8"
Bedroom 3	3150 x 3890mm	10' 4 x 12' 9"
Bedroom 4	2900 x 4170mm	9' 6" x 13' 8"
Bathroom	2200 x 2685mm	7' 2" x 8' 10"

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## THE SHELFORD

The beautiful Shelford is a stylish four-bedroom home with classic design features.





GROUND FLOOR

FIRST FLOOR



#### **GROUND FLOOR**

Lounge	2815 x 4310mm	9' 3" x 14' 2" inc bay
Kitchen/Dining	3180 x 6090mm	10' 5" x 19' 12"
Utility	1925 x 1500mm	6' 4" x 4' 11"
WC	1925 x 1580mm	6' 4" x 5' 2"

#### **FIRST FLOOR**

Bedroom 1	3040 x 3920mm	9' 12" x 12' 10"
En Suite	1840 x 2060mm	6' 0" x 6' 9"
Bedroom 2	3030 x 3950mm	9' 11" x 12' 12"
Bedroom 3	2845 x 2825mm	9' 4" x 9' 3"
Bedroom 4	2865 x 2850mm	9' 5" x 9' 4"
Bathroom	2200 x 1950mm	7' 3" x 9' 5"

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## THE TIDMINGTON

The Tidmington is a spacious four-bedroom property, thoughtfully designed with an integral garage and space for all the family.





GROUND FLOOR

FIRST FLOOR



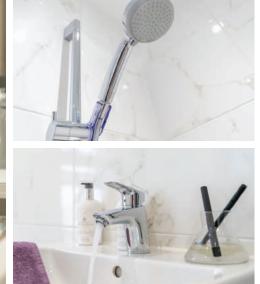
## STYLISH AND PRACTICAL

Offering everything you could wish for in a modern family home, the properties at Cressacre Green have been carefully designed to suit modern living in an exceptional location.

Carefully crafted to suit a range of buyers, these attractive homes showcase light filled areas, contemporary kitchens and stylish bathrooms.







1:052











## SPECIFICATION

#### KITCHEN

- Fitted quality range 18mm carcass kitchen units and 40mm worktops and upstands
- Zanussi ceramic hob and fan assisted oven
- · Stainless steel extractor hood
- Stainless steel sink and drainer with Hansgrohe mixer tap
- Fridge/freezer space (where applicable)
- Dishwasher space (where applicable)

#### UTILITY (where applicable)

- Work surface
- · Plumbing for washing machine

#### CLOAKROOM (where applicable)

- Quality, white, Ideal Standard sanitary ware complemented by chrome fittings and Hansgrohe taps
- Half tiling to appliance walls
- Tiled window cill

#### MAIN BATHROOM

- Quality, white, Ideal Standard Concept sanitary ware complemented by chrome fittings and Hansgrohe taps
- Half tiling to appliance walls using contemporary tiles by Porcelanosa
- Tiled window cills
- Quality shower enclosure with glazed door and chrome trim (where applicable)
- Hansgrohe chrome thermostatic shower fitting (where applicable)

#### ENSUITE 1 (where applicable)

- Quality white Ideal Standard sanitary ware complemented by chrome fittings and Hansgrohe taps
- Full tiling to shower area and half tiling to appliance walls using Porcelanosa tiles
- Shower enclosure with glazed door and chrome trim
- Hansgrohe chrome thermostatic shower fitting

#### WARDROBES

 Hammonds wardrobes to bedroom 1 (additional wardrobes may be provided subject to house type)

#### HEATING

- WiFi controlled cylinder
- Panasonic air source heat pump

#### **ELECTRICAL**

- Telephone & TV points (as shown on electrical plan)
- Downlighters (where applicable)
- Up and down lights to front of property
- Car charging

#### INTERNAL DOORS

- Contemporary chrome ironmongery throughout
- 5 panel internal doors
- Contemporary 10 panel glazed doors (where applicable)

#### WINDOWS & EXTERNAL DOORS

- PVCu double glazed windows (argon filled low E glass) with adjustable ventilators and lockable handles in white
- PVCu double glazed French doors (where applicable)
- GRP front and rear doors (where applicable) with double glazing and sidelights
- Modern chrome handles throughout
- PVCu insulated loft access hatch
- Low maintenance quality garage doors powder coated black

#### EXTERNAL FEATURES TO HOUSES

- Turf to front gardens
- Riven Buff paving flags to be laid to approved design
- Block paved driveways
- Brown pressure treated fencing and gates where specified (1800m high)
- Trees and shrubs planted to approved design
- Power and light to double garages (For clarification on any of the above items please discuss with the onsite sales executive.)
- Electric Vehicle Charging Points (where applicable)

#### DECORATION

- White emulsion to walls and ceilings
- White gloss painted woodwork
- Gloss MDF skirting boards
- Clear varnished oak handrails & newel caps to all staircases
- White sockets and switches throughout

#### **GENERAL**

- NHBC 10 year warranty
- All properties are constructed using traditional methods

## EXCELLENCE

### BY HARRON HOMES

Everyone has their own tastes and needs, which is why we offer you the choice of optional extras to style your new Harron home. We invite you to speak to our experienced Sales Executives to help discuss your needs and offer expert advice on our 'Excellence' range.



## YOUR KITCHEN

Choose from a wide range of kitchens, offered in the latest exciting colours. There are also upgraded options of granite worktops.



#### YOUR BEDROOM

We can offer a beautiful range of fitted wardrobes.
Mix and match from our selection of wood, high-gloss and mirror finishes.\* Master bedrooms also benefit from Hammonds wardrobes as standard.



## YOUR Living space

Personalise your living space with our wide selection of optional extras, all guaranteed to impress.



## YOUR BATHROOM

Create the wow factor with our wide selection of tiling options for your bathrooms and en-suites.\*



## ANOTHER ASPECT OF OUR COMMITMENT TO YOU



#### WE CAN

# HELP YOU MOVE PART EXCHANGE

Harron Homes could be a cash buyer for your existing property, so you would have no estate agents fees to pay or property chain to contend with.

#### THE BENEFITS OF PART EXCHANGE



A guaranteed cash buyer for your existing property at a genuine 100% market value appraised offer, within seven days of application



A free Part Exchange application process



No costly estate agents fees to pay



No property chain to contend with



Remain in your existing property until your new home is ready







#### WE CAN

# HELP YOU MOVE HOMEMOVER

We're committed to making your move to a new Harron home as straight forward and smooth as possible.

As part of this commitment we can help you sell your existing home through our Harron Homemover Scheme.

#### THE BENEFITS OF OUR HOMEMOVER SCHEME



We will liaise with two local estate agents to value your property



No estate agents fees to pay



We will help you through the buying and selling process



You will have up to 6 weeks exclusivity on your chosen home\*



Available for downsizers



#### REVIEWS

## DISCOVER WHAT OUR CUSTOMERS SAY ABOUT US



We recently purchased from Harron Homes, utilising the brilliant Part Exchange scheme they offer. Throughout the whole process the sales team were excellent in keeping us up to date and offered us regular visits to the site to see the process of our house being built. We were able to add a range of upgrades to our house on top of the already nice options they offer as standard.

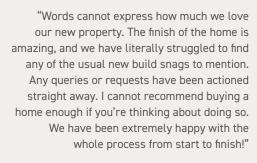




"Harron's interesting home designs and location of the site first drew me here. My entire customer experience with Harron has been excellent, from reservation and through the Part Exchange process, then working with Harron's recommend Solicitors & Financial Advisor, the updates from the Site's Sales Team and from HQ."



"We have now reserved our home with Harron Homes and are over the moon! The homes are beautiful and cleverly designed. The customer service has been fantastic throughout and nothing has been too much trouble."





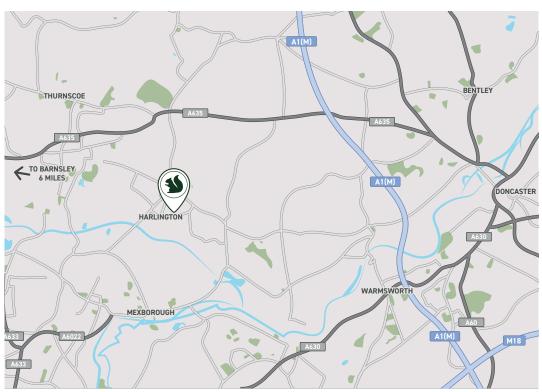
"I have just moved into my beautiful home on the Kings Croft development! It's perfect! The workmanship and attention to detail is superb. Harron Homes have exceeded my expectations. Professional, friendly and definitely builders who go the extra mile in all aspects. Superb customer care."

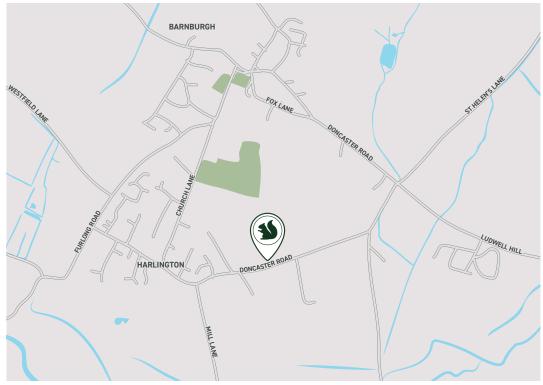




## HOW TO FIND US

### AN ENVIABLE POSTCODE







DONCASTER ROAD, HARLINGTON,
DONCASTER DN5 7JF





CRESSACRE GREEN
DONCASTER ROAD,
HARLINGTON,
DONCASTER
DN5 7JF





