



# CHELtenham FOLD

Cheltenham Avenue, Ben Rhydding, Ilkley

An outstanding residential development  
in the heart of Wharfedale

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# CHELTENHAM FOLD

OCCUPYING A LOVELY SEMI RURAL SETTING ON THE EDGE OF ILKLEY AND CLOSE TO OPEN COUNTRYSIDE, CHELTENHAM FOLD IS AN EXCLUSIVE DEVELOPMENT OF JUST SIX DETACHED FAMILY HOMES.

IMAGINATIVELY DESIGNED BY AWARD WINNING ARCHITECTS, HALLIDAY CLARK OF SALTAIRE, THE DEVELOPMENT SYMPATHETICALLY BLENDS INTO AN ESTABLISHED SETTING, USING HIGH QUALITY MATERIALS INCLUDING NATURAL STONE WALLS, SLATE ROOFS AND DRY STONE WALLING TO THE FRONT BOUNDARIES.

Ben Rhydding is to be found on the eastern side of Ilkley. It is a most desirable community in its own right, favoured for its village feel with good local shops, one of the districts most sought after primary schools, a post office, church and the recently refurbished Wheatley Arms. Ilkley town centre is approximately one mile away and offers more comprehensive shops, restaurants, cafes and everyday amenities including two supermarkets, a health centre, playhouse and library.

The town benefits from high achieving schools for all ages including Ilkley Grammar School and three private schools all within a short drive. There are also good sporting and recreational facilities including Ben Rhydding Sports Club, home to one of the north's leading hockey clubs, as well as golf, cricket, tennis and rugby clubs.

Situated within the heart of the Wharfe Valley, surrounded by the famous Moors to the south and the River Wharfe to the north, Ilkley is regarded as an ideal base for the Leeds/Bradford commuter. Cheltenham Fold is within a short walk of nearby Ben Rhydding railway station giving easy access to both cities.



# WESTON HOUSE

Situated at the entrance to Cheltenham Fold, Weston House is an individually designed traditional family home with elegant proportions. The property incorporates a good sized L shaped hallway with a cloakroom, sitting room, family/dining room, study and large kitchen/breakfast area on the ground floor whilst at first floor level there are five bedrooms, two with en-suite facilities and a house bathroom.



GROUND FLOOR

<b>Sitting Room</b>	5.850m x 3.605m	(19' 2" x 11' 10")
<b>Family/Dining Room</b>	4.330m x 3.835m	(14' 2" x 12' 7") max.
<b>Kitchen/Breakfast Area</b>	5.850m x 3.575m	(19' 2" x 11' 9")
<b>Utility Room</b>	2.600m x 1.650m	(8' 6" x 5' 5")
<b>Study</b>	2.640m x 2.385m	(8' 8" x 7' 10")



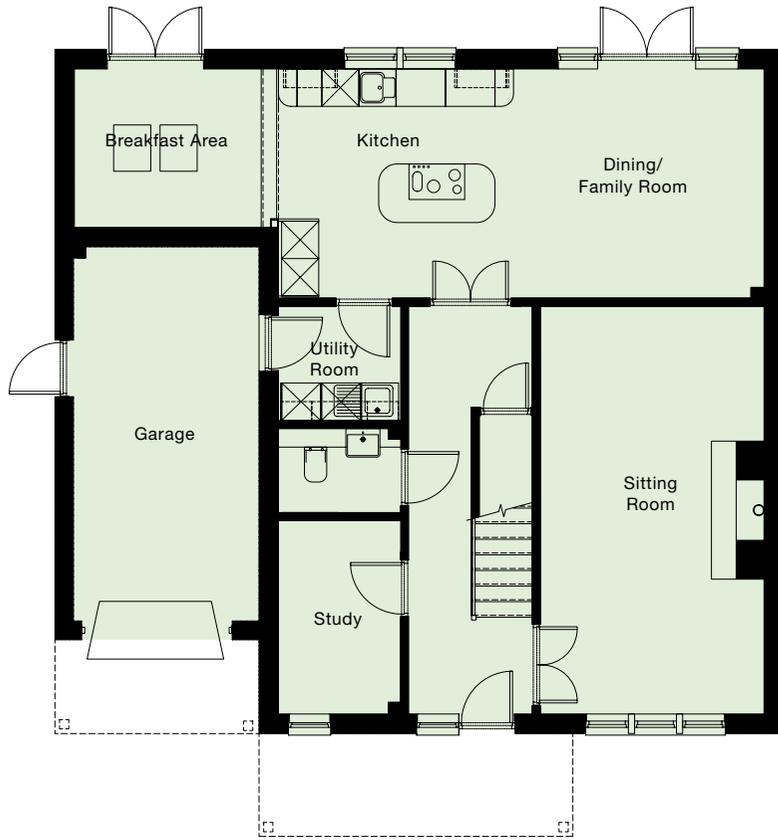
FIRST FLOOR

<b>Master Bedroom</b>	4.330m x 3.200m	(14' 2" x 10' 6")	(Plus en-suite bathroom and walk-in wardrobe)
<b>Bedroom 2</b>	3.925m x 2.710m	(12' 11" x 8' 11")	(Plus en-suite shower room)
<b>Bedroom 3</b>	3.415m x 3.200m	(11' 2" x 10' 6") max.	
<b>Bedroom 4</b>	2.950m x 2.865m	(9' 8" x 9' 5")	
<b>Bedroom 5</b>	3.200m x 2.285m	(10' 6" x 7' 6") max.	



# FEWSTON HOUSE

Fewston House is an impressive and carefully designed individual family home of great quality. Entered by a central hallway with a cloakroom, the property comprises a sitting room and study together with a full width open plan living area incorporating a family room, kitchen and breakfast area on the ground floor whilst at first floor level there are five bedrooms, two with en-suite facilities and a house bathroom.



## GROUND FLOOR

<b>Sitting Room</b>	6.520m x 3.595m	(21' 5" x 11' 10")
<b>Dining/Family Room</b>	4.080m x 3.655m	(13' 5" x 12' 0")
<b>Kitchen</b>	3.745m x 3.655m	(12' 3" x 12' 0")
<b>Breakfast Area</b>	3.275m x 2.515m	(10' 9" x 8' 3")
<b>Utility Room</b>	1.955m x 1.810m	(6' 5" x 5' 11")
<b>Study</b>	3.080m x 1.955m	(10' 1" x 6' 5")



## FIRST FLOOR

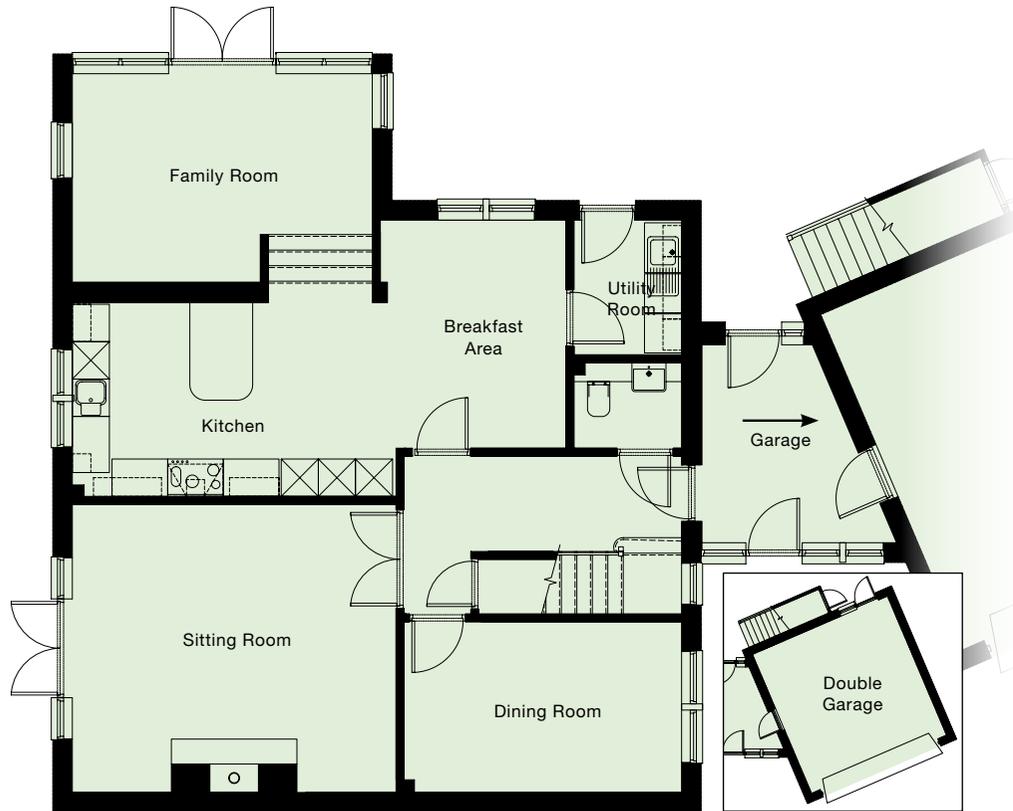
<b>Master Bedroom</b>	4.430m x 3.595m	(14' 6" x 11' 10")	(Plus en-suite bathroom)
<b>Bedroom 2</b>	4.615m x 4.085m	(15' 2" x 13' 5") max.	(Plus en-suite shower room)
<b>Bedroom 3</b>	4.615m x 3.595m	(15' 2" x 11' 10") max.	
<b>Bedroom 4</b>	4.085m x 2.930m	(13' 5" x 9' 7") max.	
<b>Bedroom 5</b>	4.260m x 2.955m	(14' 0" x 9' 8") max.	



# TIMBLE HOUSE

Timble House is a truly exceptional family home. Arranged over three floors the property comprises an entrance vestibule leading to an inner hallway with a cloakroom, sitting room, dining room and superb open plan living area incorporating a breakfast area, kitchen and family room on the ground floor whilst the upper floors include five bedrooms, two with en-suite facilities and a house bathroom.

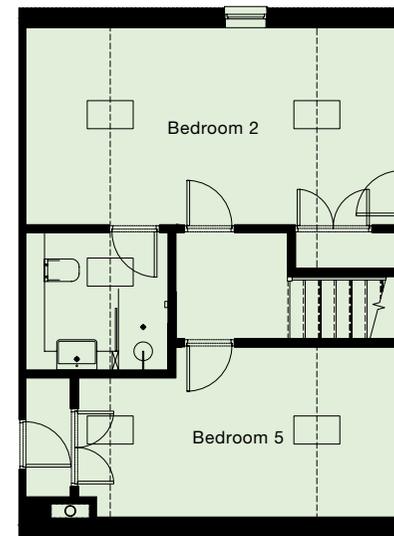
In addition, above the double garage is a generously sized independently accessed home office suite.



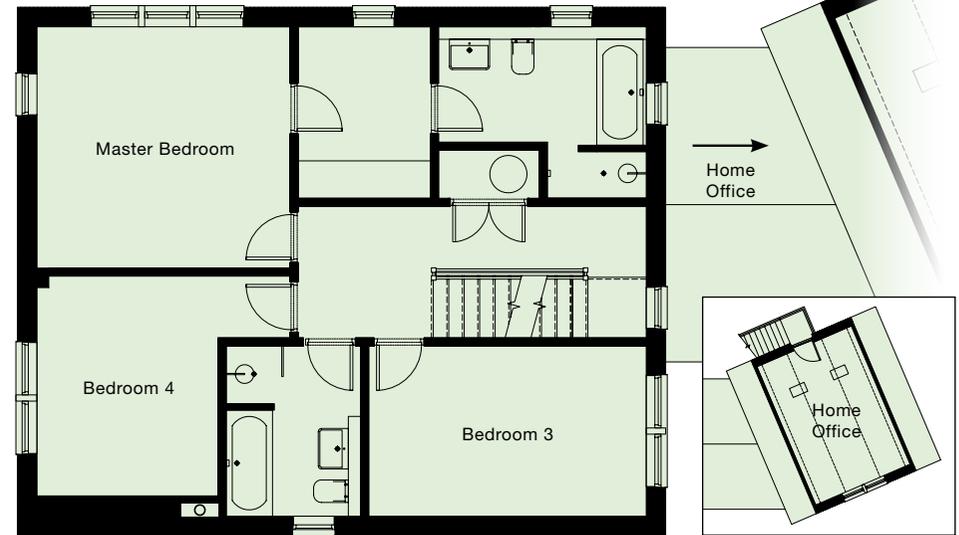
## GROUND FLOOR

<b>Sitting Room</b>	5.210m x 4.590m	(17' 1" x 15' 1")
<b>Dining Room</b>	4.465m x 2.705m	(14' 8" x 8' 10")
<b>Family Room</b>	4.830m x 3.325m	(15' 10" x 10' 11") max.
<b>Kitchen</b>	5.210m x 3.085m	(17' 1" x 10' 1")
<b>Breakfast Area</b>	3.635m x 2.685m	(11' 11" x 8' 10")
<b>Utility Room</b>	2.140m x 1.720m	(7' 0" x 5' 8")

NB: Sloping ceilings to second floor and home office are indicated by dashed lines.



## SECOND FLOOR



## FIRST FLOOR

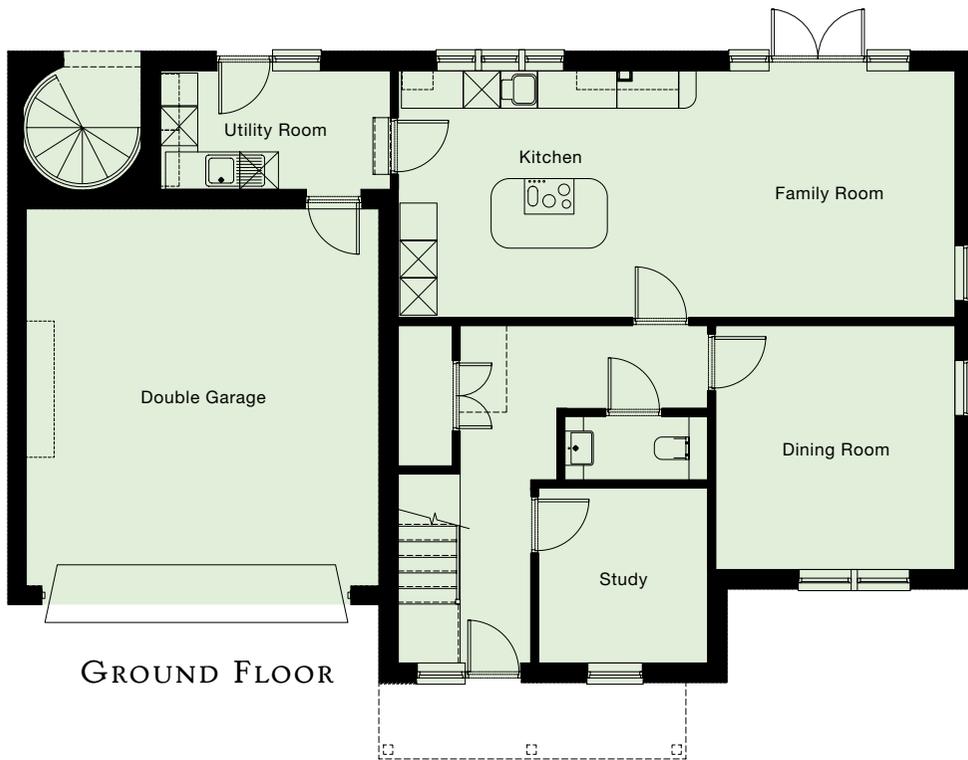
<b>Home Office</b>	5.775m x 3.580m	(18' 11" x 11' 9")
<b>Master Bedroom</b>	4.070m x 3.850m	(13' 4" x 12' 8") (Plus en-suite bathroom and walk-in wardrobe)
<b>Bedroom 2</b>	6.045m x 3.140m	(19' 10" x 10' 4") (Plus en-suite shower room)
<b>Bedroom 3</b>	4.465m x 2.705m	(14' 8" x 8' 10")
<b>Bedroom 4</b>	4.070m x 3.825m	(13' 4" x 12' 7") max.
<b>Bedroom 5</b>	5.195m x 2.705m	(17' 1" x 8' 10") max.



# ASKWITH HOUSE

Askwith House provides imaginatively designed accommodation arranged over three floors and incorporating a welcoming hallway and cloakroom, superb wide family room and kitchen, dining room and study on the ground floor whilst the upper floors include five bedrooms, two with en-suite facilities and a house bathroom.

Also at first floor level is the beautifully proportioned sitting room which, along with the master bedroom, opens onto a private terrace with lovely views and from which a spiral staircase leads down to the landscaped garden.



GROUND FLOOR

FIRST FLOOR

<b>Dining Room</b>	3.890m x 3.850m	(12' 9" x 12' 8")
<b>Family Room</b>	4.290m x 3.935m	(14'1" x 12'11")
<b>Kitchen</b>	4.690m x 3.935m	(15' 5" x 12' 11")
<b>Utility Room</b>	3.690m x 1.880m	(12' 1" x 6' 2")
<b>Study</b>	2.785m x 2.705m	(9' 2" x 8' 10")

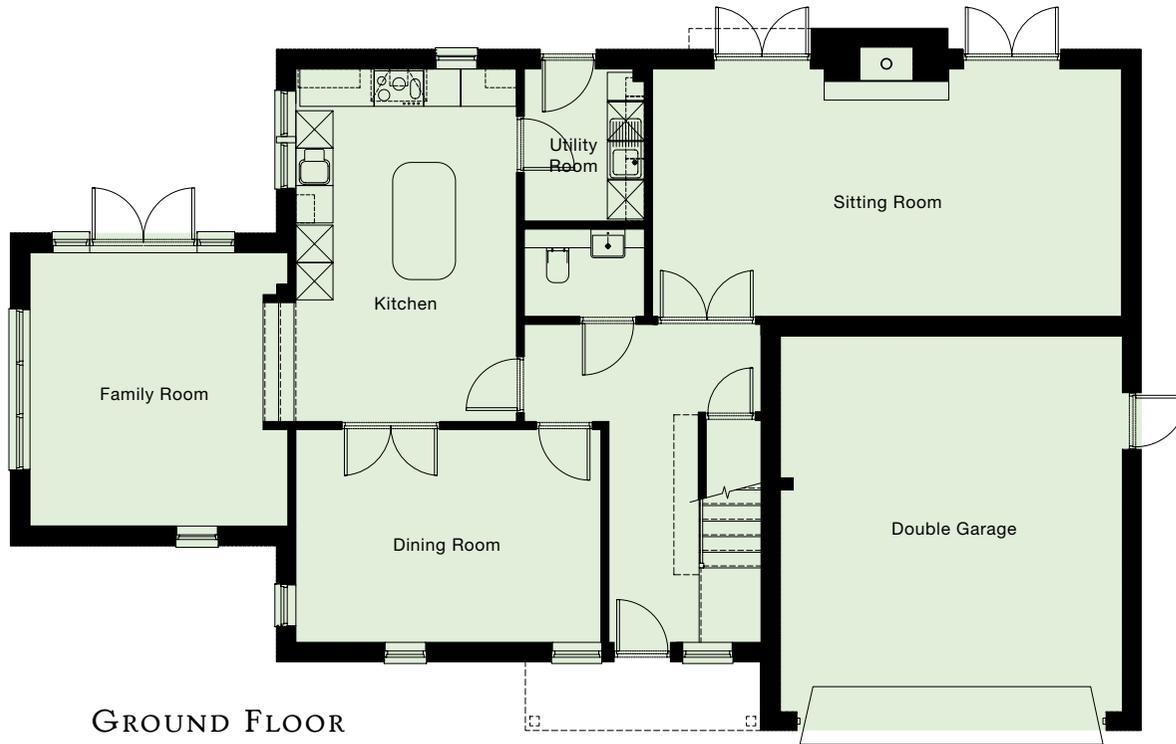
<b>Sitting Room</b>	5.975m x 5.650m	(19' 7" x 18' 6") max.
<b>Master Bedroom</b>	4.325m x 3.470m	(14' 2" x 11' 5") (Plus en-suite bathroom and walk-in wardrobe)
<b>Bedroom 2</b>	5.405m x 3.930m	(17' 9" x 12' 11") max. (Plus en-suite shower room)
<b>Bedroom 3</b>	5.435m x 3.850m	(17' 10" x 12' 8") max.
<b>Bedroom 4</b>	3.420m x 2.820m	(11' 3" x 9' 3")
<b>Bedroom 5</b>	3.850m x 2.395m	(12' 8" x 7' 10")

NB: Sloping ceiling to second floor is indicated by a dashed line.



# BEAMSLEY HOUSE

Beamsley House provides generously proportioned family accommodation incorporating a welcoming hallway with a cloakroom, sitting room with two sets of double doors leading onto the south-facing garden, dining room, family room and kitchen on the ground floor whilst at first floor level there are five bedrooms, two with en-suite facilities and a house bathroom



GROUND FLOOR

<b>Sitting Room</b>	7.560m x 3.950m	(24' 10" x 13' 0")
<b>Dining Room</b>	4.910m x 3.390m	(16' 1" x 11' 1")
<b>Family Room</b>	4.365m x 4.150m	(14' 4" x 13' 7")
<b>Kitchen</b>	5.635m x 3.545m	(18' 6" x 11' 8")
<b>Utility Room</b>	2.420m x 1.920m	(7' 11" x 6' 4")



FIRST FLOOR

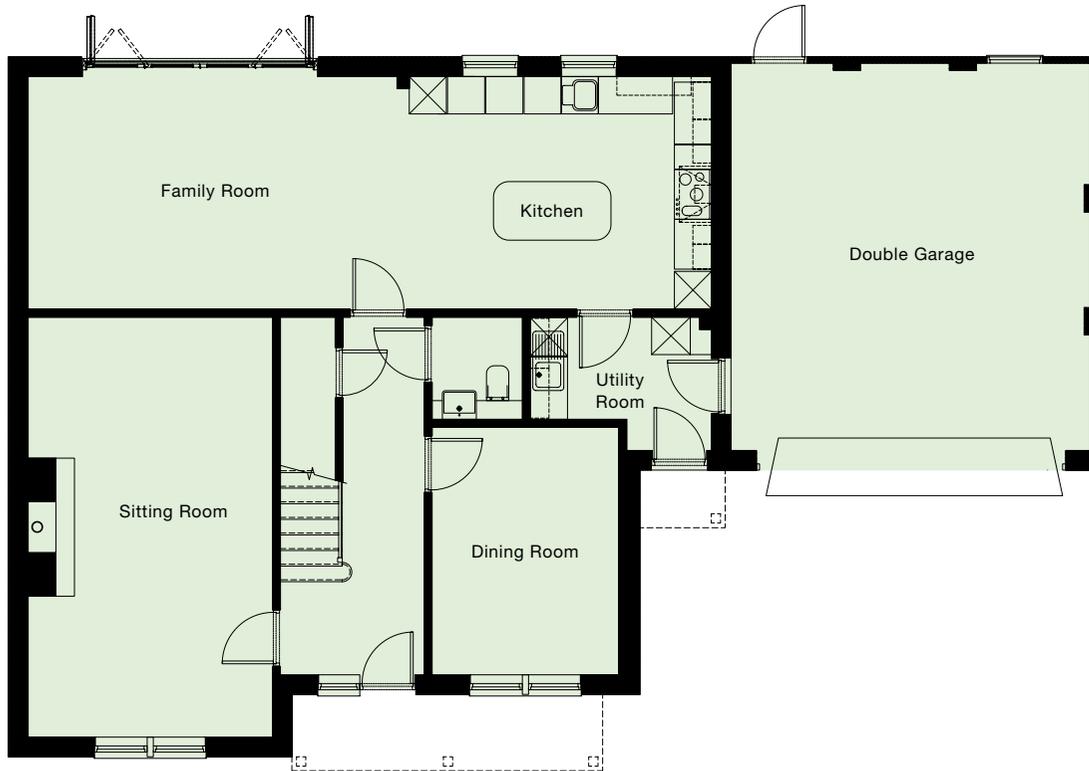
<b>Master Bedroom</b>	4.595m x 4.545m	(15' 1" x 14' 11") max. (Plus en-suite bathroom and walk-in wardrobe)
<b>Bedroom 2</b>	4.000m x 3.825m	(13' 1" x 12' 7") (Plus en-suite shower room)
<b>Bedroom 3</b>	5.680m x 3.415m	(18' 8" x 11' 2")
<b>Bedroom 4</b>	4.505m x 3.545m	(14' 9" x 11' 8") max.
<b>Bedroom 5</b>	3.385m x 2.865m	(11' 1" x 9' 5") max.

NB: Sloping ceiling to bedroom 3 is indicated by a dashed line.



# NESFIELD HOUSE

Nesfield House provides generously proportioned accommodation incorporating a good sized hallway with a cloakroom, formal sitting room, dining room and an amazing full width family room and kitchen with feature bi-folding doors opening onto the south-facing garden on the ground floor whilst at first floor level there are five bedrooms, two with en-suite facilities and a house bathroom.



GROUND FLOOR

<b>Sitting Room</b>	6.715m x 3.930m	(22' 0" x 12' 11")
<b>Dining Room</b>	3.950m x 2.995m	(13' 0" x 9' 10")
<b>Family Room</b>	6.105m x 3.710m	(20' 0" x 12' 2")
<b>Kitchen</b>	4.920m x 3.710m	(16' 2" x 12' 2")
<b>Utility Room</b>	2.905m x 2.115m	(9' 6" x 6' 11") max.



FIRST FLOOR

<b>Master Bedroom</b>	4.945m x 3.930m	(16' 3" x 12' 11") max. (Plus en-suite bathroom and walk-in wardrobe)
<b>Bedroom 2</b>	4.060m x 3.570m	(13' 4" x 11' 9") max. (Plus en-suite shower room)
<b>Bedroom 3</b>	3.750m x 3.250m	(12' 4" x 10' 8")
<b>Bedroom 4</b>	3.450m x 3.210m	(11' 4" x 10' 6")
<b>Bedroom 5</b>	3.570m x 2.085m	(11' 9" x 6' 10")

NB: Sloping ceiling to bedroom 3 is indicated by a dashed line.



# SPECIFICATION

## NHBC

- All homes to benefit from a 10 year NHBC Buildmark warranty



## KITCHEN

- Quality fitted kitchen with granite or Silestone worktop and upstand
- Low energy pelmet lighting
- One and a half bowl stainless steel sink with mixer tap
- Ceramic floor tiles to kitchen/breakfast or kitchen/family room and utility room
- All appliances by Siemens including:
  - Electric stainless steel oven
  - Electric stainless steel combination microwave/oven
  - Warming draw
  - Electric 5 zone induction hob or 5 ring gas hob with glass splashback
  - Extractor hood
  - Integrated separate or combined fridge and freezer
  - Integrated dishwasher
  - Separate utility room with spaces for washing machine and tumble dryer

## BATHROOM, EN-SUITES AND CLOAKROOM

- Quality fitted sanitaryware with chrome fittings and mirror
- Ceramic floor and wall tiles (full height to most walls in bathroom and en-suites)
- Bathroom and en-suites also to include:
  - “Wet room” style shower enclosure with overhead shower (and additional hand held shower to master en-suite)
  - Thermostatically controlled electric underfloor heating
  - Dual fuel heated towel rail
  - Shaver point

## ENERGY SAVING FEATURES

- Sealed unit softwood double glazed windows and French doors with satin chrome ironmongery
- Gas fired central heating system with energy efficient boiler and thermostatically controlled radiators
- Low energy downlighters to kitchen, utility room, bathroom, en-suites, cloakroom and walk-in wardrobe and pendant light fittings with energy saving lightbulbs elsewhere

## ELECTRICAL

- Satin chrome electrical sockets and switches throughout ground floor and landings and white elsewhere
- 5 amp lamp circuit to sitting room, dining room and family room
- Low level satellite/TV point to sitting room, family room and all bedrooms with feed to high level satellite/TV point to all bedrooms
- High level satellite/TV point to kitchen
- Cat 6 wired data point to all satellite/TV points with separate double data point to study or bedroom 5 connected to home hub in understairs cupboard
- Wiring for ceiling speakers to sitting room, family room, dining room, bathroom and master en-suite connected to home hub in understairs cupboard
- Telephone points to hallway and master bedroom with wiring for separate telephone line to study or bedroom 5



\*allowance to be provided for purchaser's choice of gas, electric or wood burning fire and surround

Please note that Amberstone Developments will, wherever possible, offer a choice of kitchens, wall tiles and emulsion colours for internal decoration from a selected range. It will also be happy to discuss any other individual requirements (subject to cost and the stage of construction reached).

Please also note that this specification is provided for guidance only and is subject to change without prior notice.

The interior photographs shown are taken from a previous Amberstone development and do not represent the finished interiors of the houses at Cheltenham Fold.

## FINISHES

- Oak engineered wood flooring to hallway
- Oak veneer glazed or panelled doors with satin chrome levered handles and hinges throughout except en-suite and wardrobe doors which will be white flush finished
- Oak finished hardwood staircases
- Deep skirting board and architrave throughout
- Smooth skimmed ceilings with cornice to hallway, landings, sitting room, dining room, kitchen/breakfast, family room and study (where applicable)
- Fitted shelf and chrome hanging rail to all wardrobes
- Fireplace opening to lounge ready to accommodate most types of fire\*
- Loft or eaves access with lighting for storage purposes

## SAFETY AND SECURITY

- Security alarm system
- Mains operated doorbell
- Mains operated smoke detectors to hallway and landings
- Mains operated heat detector to kitchen

## EXTERNAL

- Traditional 5 bar vehicle and pedestrian gates with dry stone wall to front boundaries
- Resin bonded gravel driveway
- Remote controlled up and over garage door
- Up/down external lighting to front and rear of property
- Turfed front garden and turfed and seeded rear garden
- Paths and patio to be stone paved with feature balustrades (where applicable)
- External tap and electrical socket



# AMBERSTONE DEVELOPMENTS

AMBERSTONE DEVELOPMENTS WAS ESTABLISHED IN 2001 WITH THE AIM OF PROVIDING HIGH QUALITY, INDIVIDUAL HOMES IN SOME OF THE MOST SOUGHT AFTER AREAS OF YORKSHIRE.

With a passion for building homes of distinction, Amberstone takes great care and attention in every aspect of the development process. From finding and acquiring land in the most desirable locations, to designing homes and selecting materials which are in harmony with the local surroundings, then constructing the homes to exacting standards of workmanship and specification. The result is the creation of exceptional new homes which are cherished by owners and appreciated by neighbours and the local community alike.

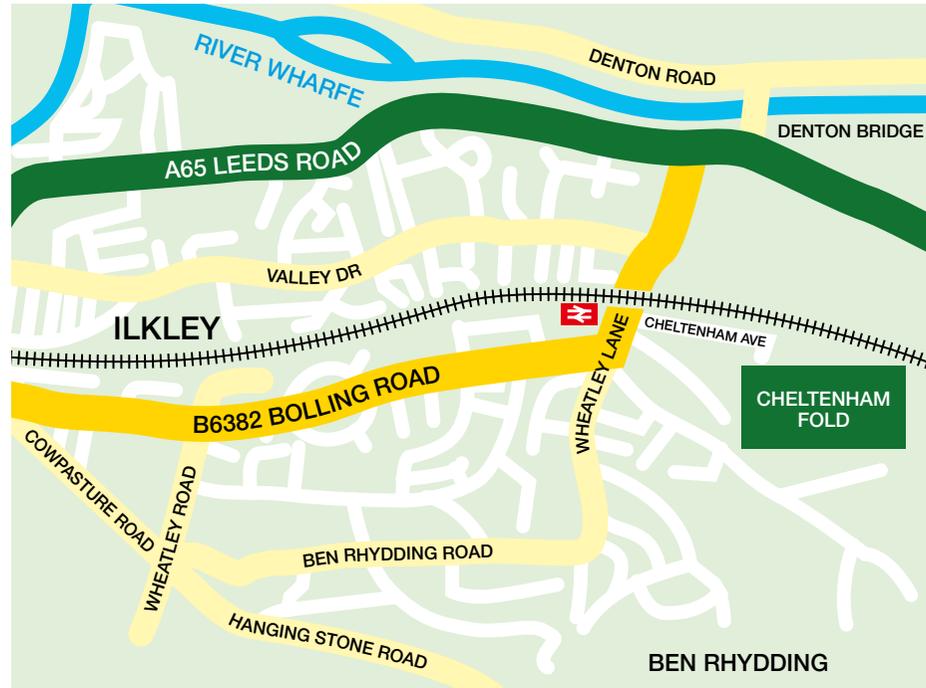
A selection of typical Amberstone homes are shown below and opposite.







# CHELtenham FOLD



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