



MEADOWVIEW
Homes

HIGHSTAIRS VIEW

STRETTON
DE55 6PA

An *exclusive* development
of contemporary 4 & 5 bedroom homes.



A PASSION FOR *quality* LIVING

December 2024



IN BRIEF

Stretton is the perfect setting for buyers wishing to settle in a quiet countryside location within easy reach of Matlock to the West and Mansfield to the East. The village offers a pub, nursery and village hall.

The perfect location to enjoy the great outdoors with the Chatsworth House, Hardwick Hall and Ogston Reservoir just a few miles away.

Stretton is exceptionally well placed for commuters requiring access to major road networks, including the M1 and A38 that provides access to Nottingham and Derby to the South and Chesterfield along with Sheffield to the North.

With 28 homes on the development, we look forward to showing you our uniquely designed homes, both inside and out.

The Meadowview Approach

Behind our stunning contemporary designs you will find homes that are built to an exceptionally high specification. We use only the best quality materials and employ the latest construction technologies to ensure your new home is as efficient as it is beautiful.





HIGHSTAIRS VIEW, STRETTON, DERBYSHIRE DE55 6PA



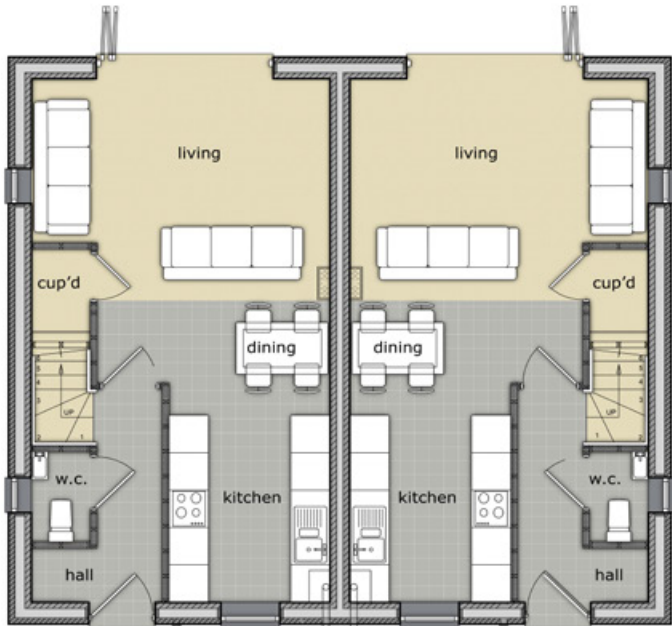
THE DURHAM – 4 BEDROOM SEMI-DETACHED

Briefly comprising an entrance hall leading to an open plan living kitchen, dining area and a downstairs toilet, on the first floor a good-sized family bathroom and two bedrooms with a useful home office / 4th bedroom. The large master bedroom is situated on the second floor and features its' own en-suite bathroom. The property has parking in front of the home. The gardens are landscaped to the front and rear of the property.

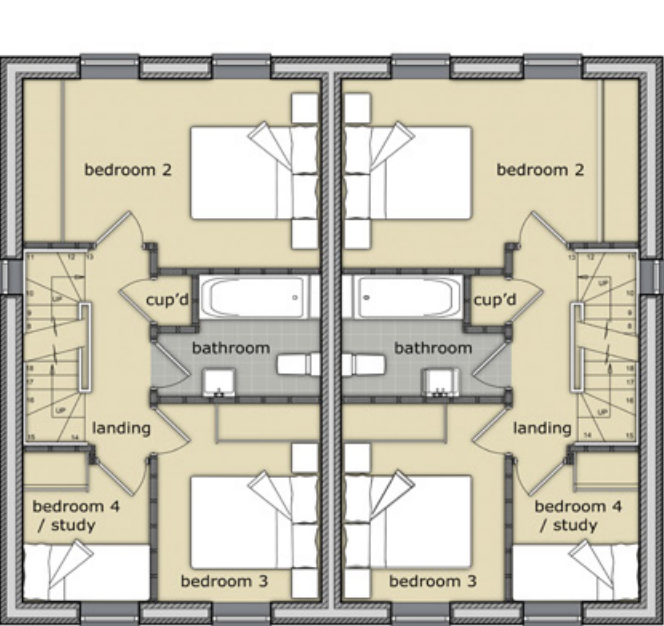
THE DURHAM – 4 BEDROOM SEMI-DETACHED

PLOTS 4,5,20,21,27,28

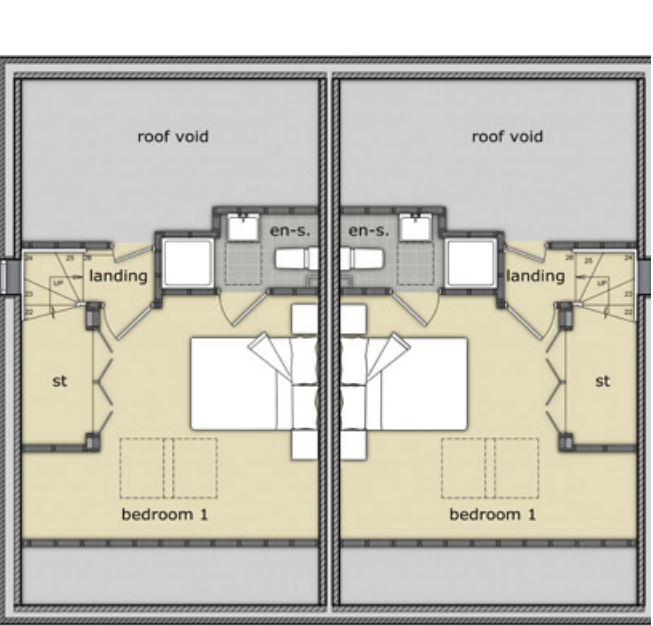
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GROUND FLOOR		
Living / Dining Room	4.5 x 5.3m*	14.8 x 17.6ft
Kitchen	2.4 x 2.9m	7.9 x 9.7ft
Toilet	0.8 x 1.4m	2.8 x 4.6ft

FIRST FLOOR		
Bedroom 2	4.3 x 3m	14.4 x 9.8ft
Bedroom 3	2.4 x 3.1m	8 x 10.3ft
Bedroom 4	1.9 x 2.3m	6.2 x 7.7ft
Bathroom	2.4 x 1.9m	8 x 6.3ft

SECOND FLOOR		
Bedroom 1	4.4 x 3.9m	14.7 x 12.8ft
En-suite	2.3 x 1.1m	7.7 x 3.8ft
* at widest point		
TOTAL AREA:	99 sq m	1071 sq ft



* plot 11 - monocouched finished house, please ask for more details

THE WATERFORD – 4 BEDROOM DETACHED WITH SINGLE DETACHED GARAGE

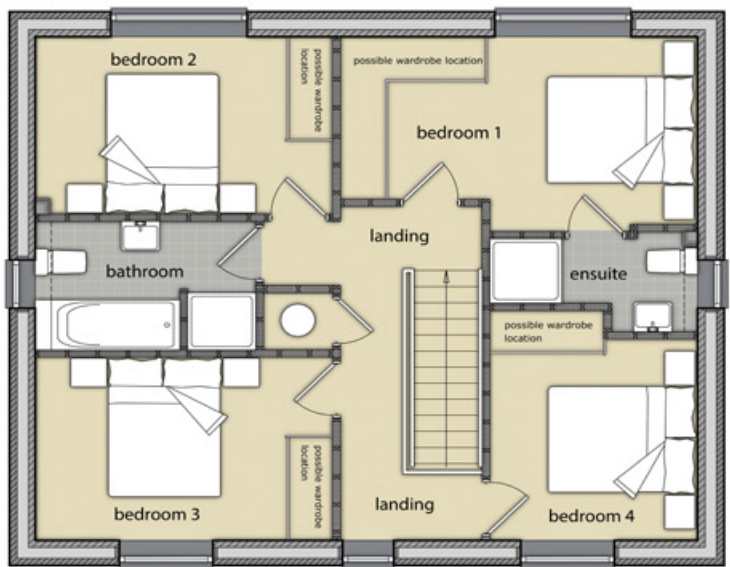
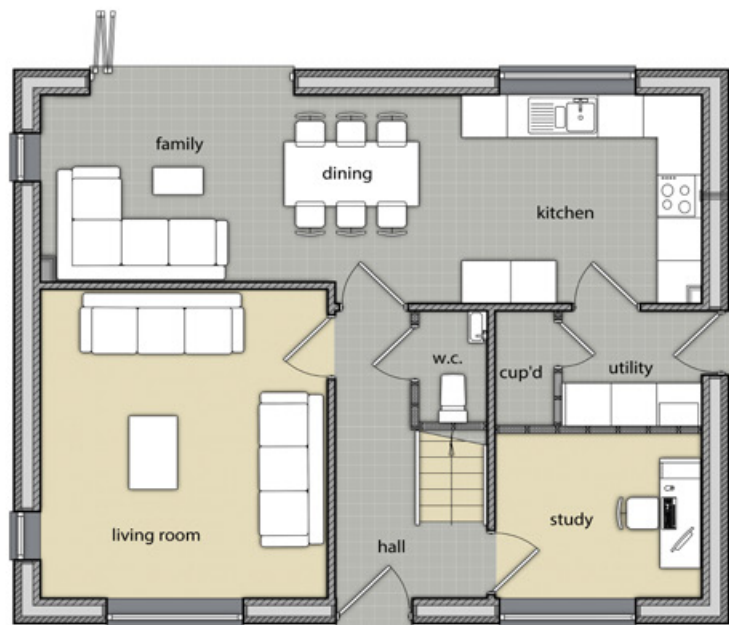
Briefly comprising a large lounge, an extremely well-proportioned family, kitchen and dining space, utility room, study and downstairs toilet, on the first floor a good-sized family bathroom and four bedrooms. The master bedroom also features its' own en-suite bathroom. The property is completed with a single external garage with parking in front of the garage. The gardens are landscaped to the front and rear of the property.

THE WATERFORD – 4 BEDROOM DETACHED WITH SINGLE DETACHED GARAGE

PLOTS 6,11*,25,26

GROUND FLOOR

FIRST FLOOR



GROUND FLOOR		
Kitchen / Dining / Family	8.6 x 2.8m	28.4 x 9.4ft
Living Room	3.7 x 4.2m	12.3 x 14ft
Utility Room	1.8 x 1.5m	5.9 x 5.1ft
Study	2.6 x 2.2m	8.5 x 7.2ft
Toilet	0.8 x 1.5m	2.8 x 5ft

FIRST FLOOR		
Bedroom 1	4.6 x 2.5m	15.3 x 8.4ft
En-suite	2.6 x 1.3m	8.8 x 4.4ft
Bedroom 2	3.8 x 2.4m	12.7 x 7.9ft
Bedroom 3	3.8 x 2.5m	12.5 x 8.2ft
Bedroom 4	2.7 x 2.7m	9.1 x 9.1ft
Bathroom	3.8 x 1.7m	12.5 x 5.8ft
TOTAL AREA:	124 sq m	1334 sq ft



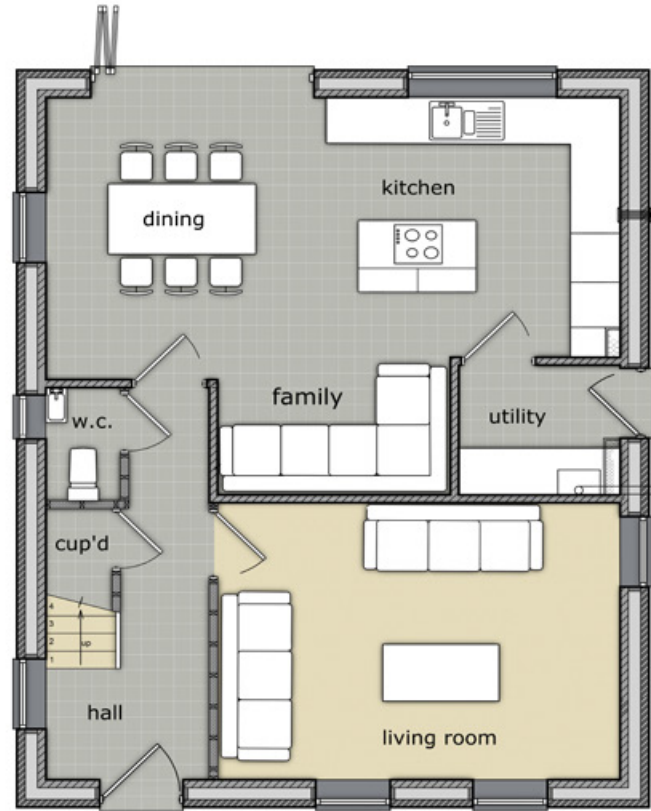
THE RICHMOND – 4 BEDROOM DETACHED WITH SINGLE DETACHED GARAGE

Briefly comprising a large lounge, an extremely well-proportioned family, kitchen and dining space, utility room and downstairs toilet, on the first floor a good-sized family bathroom and four bedrooms. The master bedroom also features its' own en-suite bathroom. The property is completed with a single external garage with parking in front of the garage. The gardens are landscaped to the front and rear of the property.

THE RICHMOND – 4 BEDROOM DETACHED WITH SINGLE DETACHED GARAGE

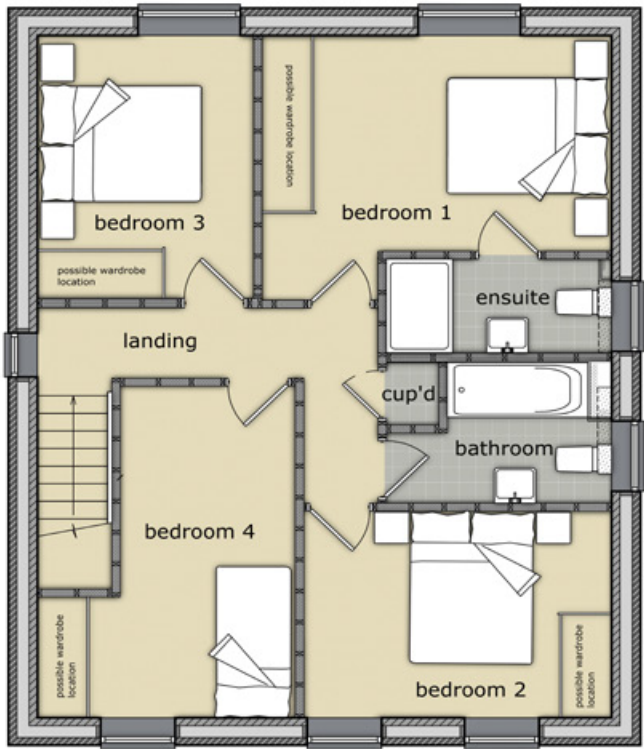
PLOTS 9,16,19

GROUND FLOOR



GROUND FLOOR		
Kitchen / Dining / Family	6.8 x 5m*	22.5 x 16.5ft
Living Room	4.8 x 3.5m	15.8 x 11.4ft
Utility Room	1.9 x 1.6m	6.2 x 5.3ft
Toilet	0.8 x 1.4m	2.9 x 4.7ft

FIRST FLOOR



FIRST FLOOR		
Bedroom 1	4.1 x 3.3m	13.7 x 10.9ft
En-suite	2.7 x 1.1m	8.9 x 3.8ft
Bedroom 2	3.6 x 2.6m	12 x 8.5ft
Bedroom 3	2.6 x 3.3m	8.5 x 10.8ft
Bedroom 4	3 x 4.2m	10 x 13.7ft
Bathroom	2.7 x 1.7m*	8.9 x 5.8ft
* at widest point		
TOTAL AREA:	122 sq m	1315 sq ft



* plot 1 - monocouched finished house, please ask for more details

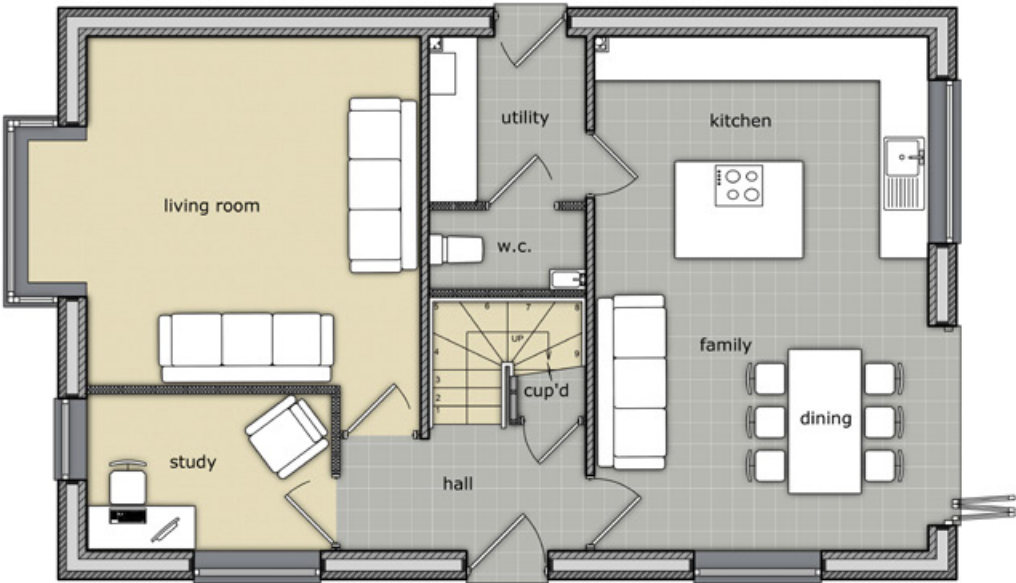
THE BAMBURGH – 4 BEDROOM DETACHED

Briefly comprising a large lounge, an extremely well-proportioned family, kitchen and dining space, utility room, study and downstairs toilet, on the first floor a good-sized family bathroom and four bedrooms. The master bedroom also features its' own en-suite bathroom. The property is completed with a single integral garage with parking to the side. The gardens are landscaped to the front and rear of the property.

THE BAMBURGH – 4 BEDROOM DETACHED

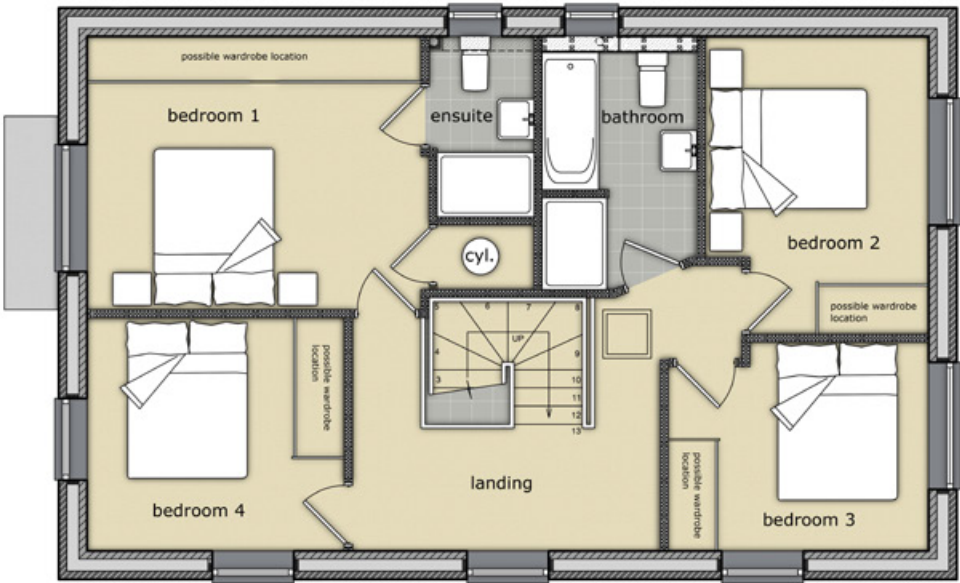
PLOT 1*,7,12

GROUND FLOOR



GROUND FLOOR		
Kitchen / Dining / Family room	4 x 6.3m	13.4 x 20.7ft
Toilet	1.9 x 0.9m	6.2 x 3.1ft
Study	2.9 x 1.9m	9.8 x 6.2ft
Living Room	4.1 x 4.2m	13.5 x 14ft
Utility	1.9 x 2m	6.2 x 6.5ft

FIRST FLOOR



FIRST FLOOR		
Bedroom 1	4 x 3.3m	13.4 x 10.9ft
En-suite	1.2 x 2.1m	4.1 x 7.1ft
Bedroom 2	2.7 x 3.6m	8.8 x 11.9ft
Bedroom 3	3.1 x 2.5m	10.3 x 8.3ft
Bedroom 4	3.1 x 2.8m	10.3 x 9.3ft
Bathroom	1.8 x 3m	6.1 x 10.1ft
TOTAL AREA:	135 sq m	1454 sq ft



THE BAMBURGH V4 – 4 BEDROOM DETACHED

Briefly comprising a large lounge, an extremely well-proportioned family, kitchen and dining space, utility room, study and downstairs toilet, on the first floor a good-sized family bathroom and four bedrooms. The master bedroom also features its' own en-suite bathroom. The property is completed with a single integral garage with parking to the side. The gardens are landscaped to the front and rear of the property.

THE BAMBURGH V4 – 4 BEDROOM DETACHED

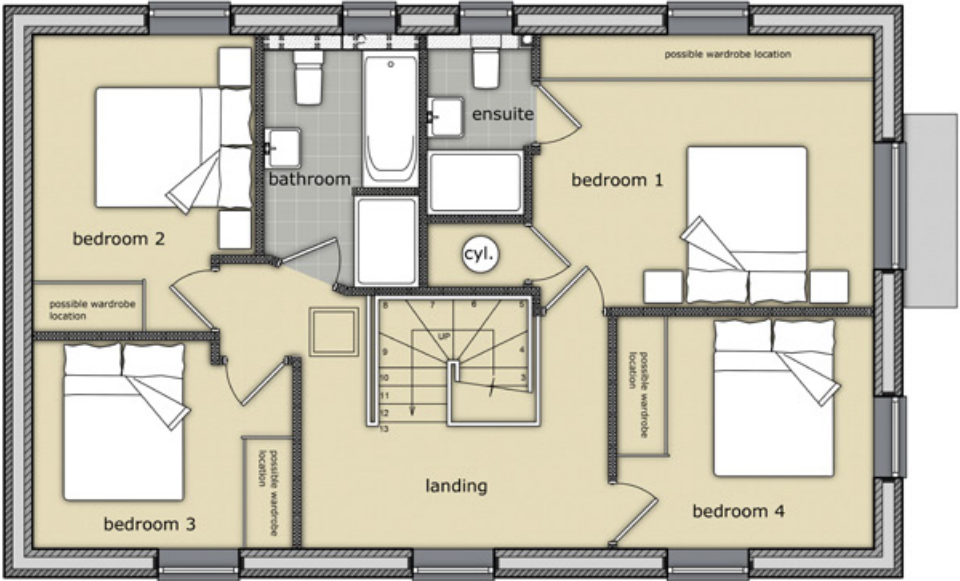
PLOT 18

GROUND FLOOR



GROUND FLOOR		
Kitchen / Dining / Family room	4 x 6.3m	13.4 x 20.7ft
Toilet	1.9 x 0.9m	6.2 x 3.1ft
Study	2.9 x 1.9m	9.8 x 6.2ft
Living Room	4.1 x 4.2m*	13.5 x 14ft
Utility	1.9 x 2m	6.2 x 6.5ft

FIRST FLOOR



FIRST FLOOR		
Bedroom 1	4 x 3.3m	13.4 x 10.9ft
En-suite	1.2 x 2.1m	4.1 x 7.1ft
Bedroom 2	2.7 x 3.6m	8.8 x 11.9ft
Bedroom 3	3.1 x 2.5m	10.3 x 8.3ft
Bedroom 4	3.1 x 2.8m	10.3 x 9.3ft
Bathroom	1.8 x 3m	6.1 x 10.1ft
TOTAL AREA:		
	135 sq m	1454 sq ft



THE WINCHESTER — 4 BEDROOM DETACHED WITH SINGLE INTEGRAL GARAGE

Briefly comprising a lounge, an extremely well-proportioned family, kitchen and dining space, utility room, study and downstairs toilet, on the first floor a good-sized family bathroom and four bedrooms. The master bedroom also features its' own en-suite bathroom. The property is completed with a single integral garage with parking in front of the garage. The gardens are landscaped to the front and rear of the property.

THE WINCHESTER – 4 BEDROOM DETACHED WITH SINGLE INTEGRAL GARAGE

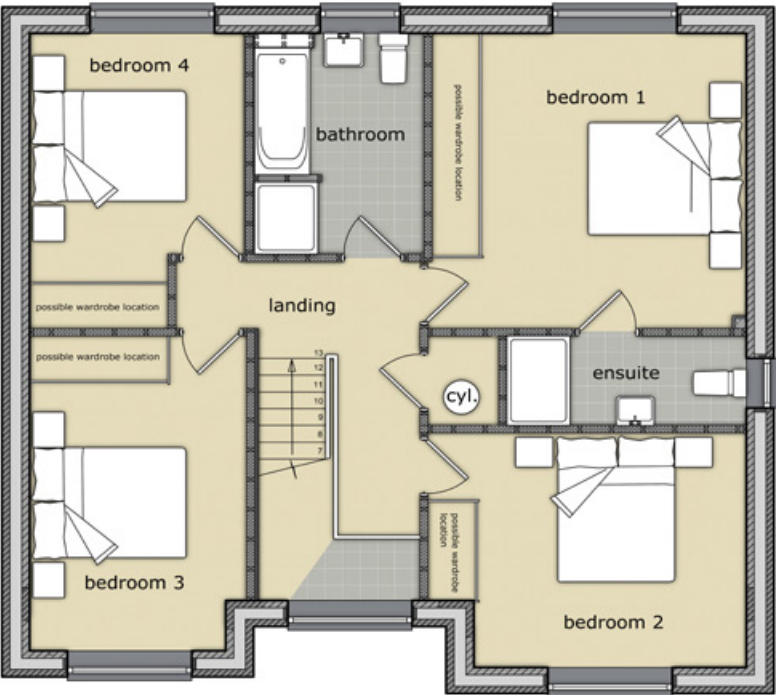
PLOTS 15,17

GROUND FLOOR



GROUND FLOOR		
Kitchen / Diner / family	4.6 x 3m*	15.1 x 10ft
Living Room	3.4 x 4.4m	11.3 x 14.4ft
Toilet	0.8 x 1.5m	2.8 x 5.1ft
Utility	2 x 1.7m	6.5 x 5.5ft
Study	2.4 x 2.1m	8.1 x 7.1ft

FIRST FLOOR



FIRST FLOOR		
Bedroom 1	3.9 x 3.9m	12.9 x 12.9ft
En-suite	3 x 1.2m	10.1 x 4ft
Bedroom 2	3.9 x 3.1m	13 x 10.1ft
Bedroom 3	2.7 x 4.1m	8.8 x 13.7ft
Bathroom	2.1 x 2.9m	6.9 x 9.5ft
Bedroom 4	2.6 x 3.9m	8.8 x 12.8ft
* at widest point		
TOTAL AREA:	140 sq m	1507 sq ft



THE WARWICK – 5 BEDROOM DETACHED WITH INTEGRAL DOUBLE GARAGE

Briefly comprising a large lounge, an extremely well-proportioned family, kitchen and dining space, utility room, study and downstairs toilet, on the first floor a good-sized family bathroom and five bedrooms. The master bedroom and bedroom two feature en-suite bathrooms. The property is completed with a double integral garage with parking in front of the garage. The gardens are landscaped to the front and rear of the property.

THE WARWICK – 5 BEDROOM DETACHED WITH INTEGRAL DOUBLE GARAGE

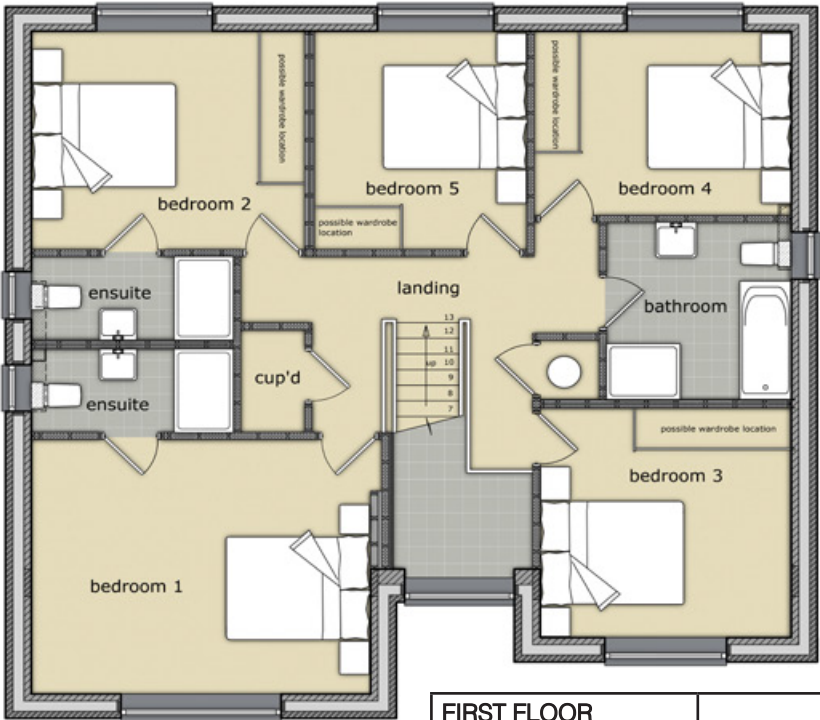
PLOTS 13

GROUND FLOOR



GROUND FLOOR		
Kitchen / Family / Dining	7.2 x 5.5m*	23.7 x 18.2ft
Living Room	3.3 x 4.9m	11 x 16.3ft
Utility Room	1.9 x 1.5m	6.3 x 5.1ft
Toilet	0.8 x 1.5m	2.8 x 5.1ft
Study	2.9 x 1.8m	9.6 x 6ft

FIRST FLOOR



FIRST FLOOR		
Bedroom 1	4.5 x 3.6m	14.9 x 11.8ft
En-suite	2.6 x 1.2m	8.8 x 3.9ft
Bedroom 2	3.6 x 3m	12 x 10.1ft
En-suite	2.6 x 1.2m	8.8 x 3.9ft
Bedroom 3	3.4 x 3.2m	11.1 x 10.6ft
Bedroom 4	3.4 x 2.6m	11.4 x 8.5ft
Bedroom 5	2.6 x 3m	8.6 x 10.1ft
Bathroom	2.5 x 2.5m	8.2 x 8.2ft
* at widest point		
TOTAL AREA:	163 sq m	1755 sq ft



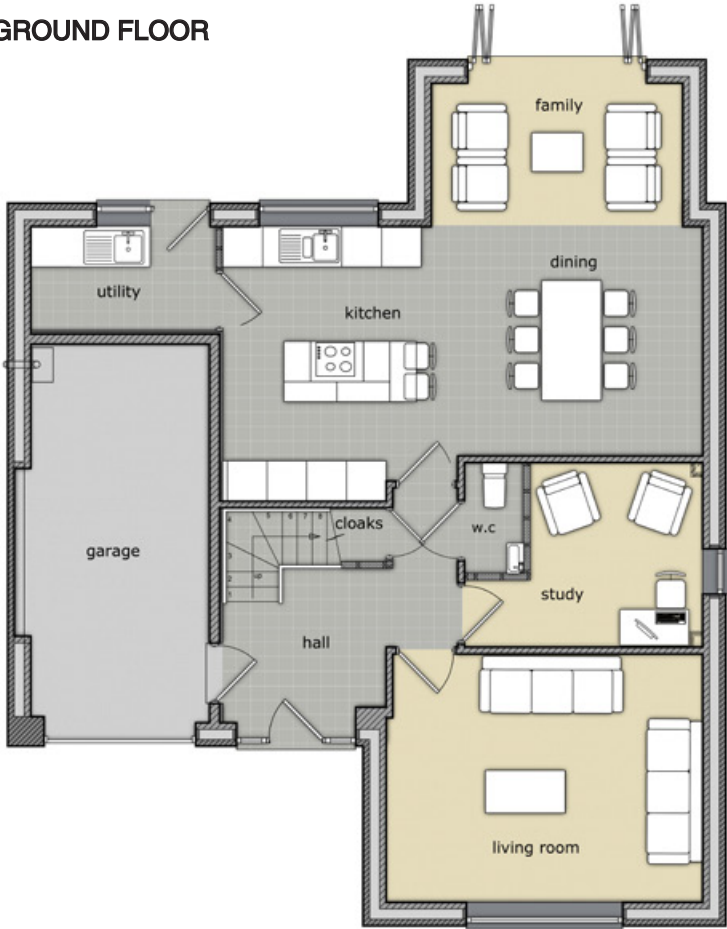
THE HAMPTON – 5 BEDROOM DETACHED WITH SINGLE INTEGRAL GARAGE

Briefly comprising a large lounge, an extremely well-proportioned family, kitchen and dining space, study, utility room and downstairs toilet, on the first floor a good-sized family bathroom and five bedrooms. The master bedroom also features its' own en-suite bathroom. The property is completed with a single integral garage with parking in front of the garage. The gardens are landscaped to the front and rear of the property.

THE HAMPTON – 5 BEDROOM DETACHED WITH SINGLE INTEGRAL GARAGE

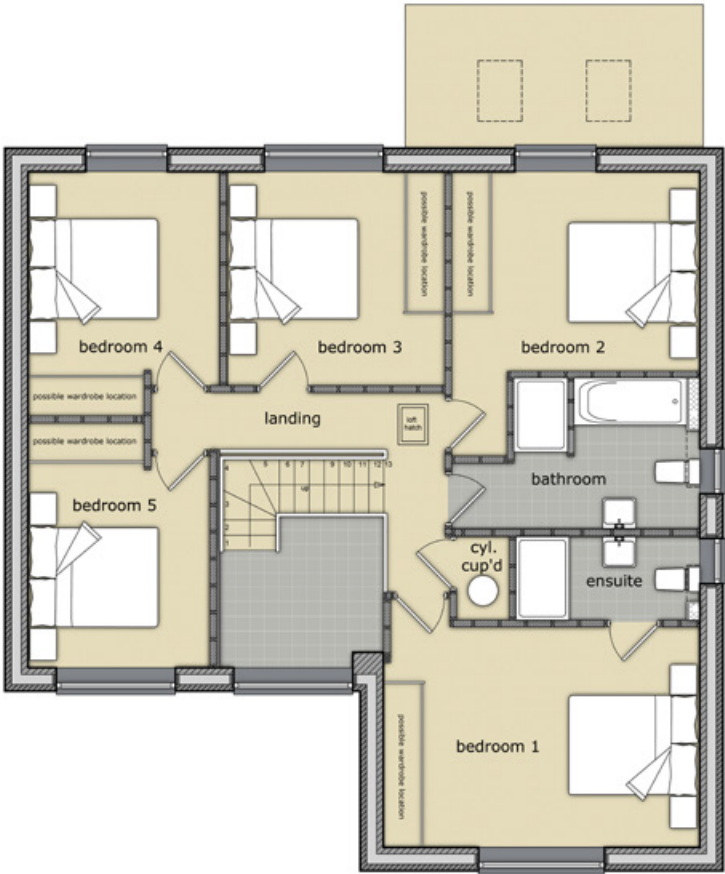
PLOTS 8,14

GROUND FLOOR



GROUND FLOOR		
Living Room	4.7 x 3.6m	15.4 x 11.9ft
Kitchen / Diner / Family Room	7.1 x 5.5m	23.5 x 18ft
Study	3.6 x 2.7m	11.8 x 8.9ft
Utility	2.7 x 1.6m	9 x 5.2ft
Toilet	0.8 x 1.6m	2.8 x 5.3ft

FIRST FLOOR



FIRST FLOOR		
Bedroom 1	4.7 x 3.2m	15.4 x 10.7ft
En-suite	2.7 x 1.2m	8.9 x 3.9ft
Bedroom 2	3.7 x 2.9m	12.1 x 9.6ft
Bedroom 3	3.2 x 3.1m	10.6 x 10.3ft
Bedroom 4	2.8 x 3.4m	9.3 x 11.2ft
Bedroom 5	2.7 x 3.1m	8.8 x 10.1ft
Bathroom	3.5 x 2.2m	11.5 x 7.2ft
TOTAL AREA:	168 sq m	1804 sq ft



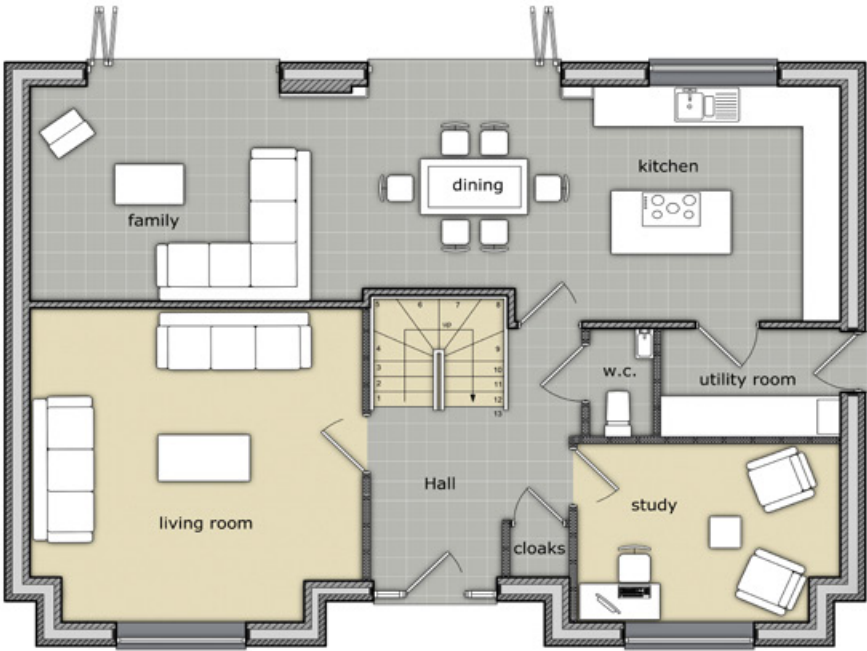
THE BALMORAL – 4 BEDROOM DETACHED WITH DOUBLE DETACHED GARAGE

Briefly comprising a lounge, an extremely well-proportioned family, kitchen and dining space, utility room and downstairs toilet, on the first floor a good-sized family bathroom and four bedrooms. The master bedroom also features its' own en-suite bathroom. The property is completed with a double external garage with parking in front of the garage. The gardens are landscaped to the front and rear of the property.

THE BALMORAL – 4 BEDROOM DETACHED WITH DOUBLE DETACHED GARAGE

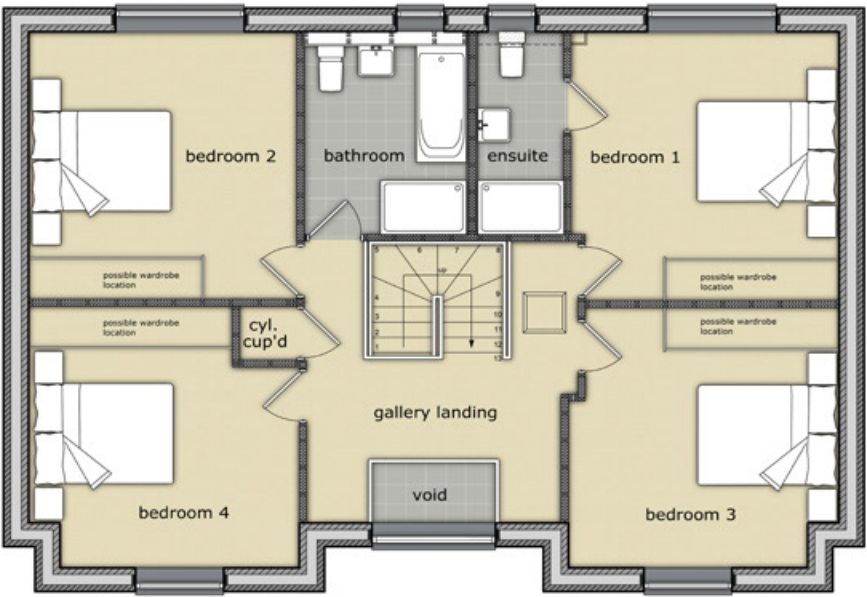
PLOT 10

GROUND FLOOR



GROUND FLOOR		
Kitchen / Family / Dining	11.3 x 3.4m	37.1 x 11.2ft
Living Room	4.6 x 4.6m	15.1 x 15.1ft
Utility Room	2.4 x 1.5m	8 x 5.1ft
Toilet	0.8 x 1.5m	2.8 x 5.1ft
Study	3.6 x 2.6m	11.9 x 8.5ft

FIRST FLOOR



FIRST FLOOR		
Bedroom 1	3.6 x 3.9m	12 x 12.9ft
En-suite	1.2 x 2.9m	3.9 x 9.7ft
Bedroom 2	3.7 x 3.9m	12.1 x 13ft
Bedroom 3	3.7 x 3.8m	12.2 x 12.5ft
Bedroom 4	3.7 x 3.8m	12.1 x 12.5ft
Bathroom	2.2 x 2.9m	7.3 x 9.7ft
TOTAL AREA:	175 sq m	1886 sq ft

SPECIFICATIONS*

- The whole home is finished to an exceptional standard with a high level of detail in all areas.
- Bi-fold doors fitted as standard in your home.
- Oak veneer doors and staircase fitted internally as standard.
- Underfloor heating is fitted to the ground floor as standard with radiators on the first floor.
- Solar panels fitted to all houses.
- Car charging ready supply fitted as standard.
- All bathroom areas are part-tiled and fitted with contemporary fittings and sanitary ware.
- Lighting will be fitted on appropriate external walls.
- All gardens are turfed with a patio laid at no extra cost, boundary fences are also included as per the siteplan.



KITCHEN SPECIFICATION

Each Meadowview home is unique and has been designed with the modern family in mind. The images shown within this brochure show a proposed finish and style of the home.

All our kitchens include:

- Kitchen units with a choice of doors and handles.
- Soft close doors and drawers.
- Selected Bosch appliances with upgrade options.
- 4 ring induction hob.
- Plumbing for a washing machine and tumble dryer.

UPGRADE OPTIONS

Please see our specification and upgrade brochure for full details of the items that you can upgrade to in your new home.

* Speak to our sales team about a full list of standard specification items.







MEADOWVIEW Homes

Meadowview Homes, Oaklands, 103 Duffield Road, Derby, DE22 1AE
www.meadowviewhomes.co.uk
Head Office 01332 460 144
Site Office 01246 807 750

