

North Yorkshire

Sutton on the Forest



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Introducing Sutton-on-the-Forest

Small village with big appeal

Sutton-on-the-Forest more than lives up to its picture postcard reputation. Our Carr Lane development offers five stunning homes in a prime position within a meadow in this delightful village. Just 8 miles North of York, each of the five properties offer a unique opportunity to live in a thriving, quintessentially English village known for its close-knit community and sense of civic pride.

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Sutton-on-the-Forest

Gateway to city and countryside

It's easy to see why Sutton-on-the-Forest has become a firm favourite with buyers. A stone's throw from the Howardian hills and some of North Yorkshire's most beautiful countryside yet only a few miles from the vibrant city of York, this well-connected village is difficult to rival. The raft of independent businesses which have put down roots in Sutton-on-the-Forest is testament to its appeal. Bakers, chocolatiers, coffee roasters and gin distillers have all written their own success stories in the charming village because of its enviable position.







Agricultural Show

The Magpies Festival, Sutton Park



Gin & Whisky Distillers

Who We Are

A housebuilder with heart

Established by sister and brother Victoria and Aiden, our guiding philosophy at V&A Homes is to create high quality homes we would be proud to live in. Championing expert craftsmanship and supporting a local workforce, many of our team grew up, went to school and now live in the areas in which our developments take shape.

That first-hand knowledge means that we design homes which both complement the local area and which appeal to a diverse range of buyers, from young families to those looking to start a new chapter in life. Based in Harrogate, as a family firm we believe in the personal touch and are happy to offer advice at every stage of the house buying process to ensure you unlock the door to your perfect home.

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““

We love our V&A home - the quality is outstanding. We looked at most of the new developments in the HG area, and V&A stood head and shoulders above anything we saw. We moved during Covid and Victoria was fantastic with us. I was pregnant at the time and she personally kept in touch with me to keep me calm and happy. She managed to get us moved in just in the nick of time before our little one arrived. Even a year on V&A are still in touch and helping out with bits and bobs around the estate, customer service above and beyond.

Charlotte, Knaresborough.



RICHARD WATSON, SENIOR TECHNICAL MANAGER

Meet the Architect

Designs for life

Introducing V&A Homes' Senior Technical Manager Richard Watson.

When Richard Watson joined the team at V&A Homes five years ago he brought with him an enviable portfolio and a passion for creating modern homes which balance practical living with contemporary design features.

A member of RIBA, Richard's career has seen him create the blueprints for everything from ski slopes to retail developments and he sees all our projects through from the initial design concept to the finished build.

He says: "Working for a family firm like V&A Homes means that you are much more hands on than you perhaps would be with a bigger house builder. I like that. It means that you have a much closer relationship with the construction team and are more agile when design decisions need to be made."

For the Carr Lane Development, Richard was keen to see the design

of the properties reflect the stunning surroundings whilst also paying special attention to energy saving elements making the homes more economical for the environment and future proof too.

He adds: "Whenever I look at a design, my first thought is, 'How can I add value?'. It's about thinking, 'If this was my home, what would I want from it?'."

"It's about giving people options and it's also about knowing which design works best on an individual plot," he says. "One of the real selling points of a V&A Homes property is that it will have been tailored to its individual location.

"Yes, we want our properties to look beautiful, but we also want them to work as a home. I will never forget seeing the first ever development I worked on completed. Twenty years on, I still get that same sense of satisfaction and handing over a set of keys to one of our homes is the ultimate seal of approval."

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Exclusive development of five best North Yorkshire's most sought after

An artist's Impression of Carr Lane.



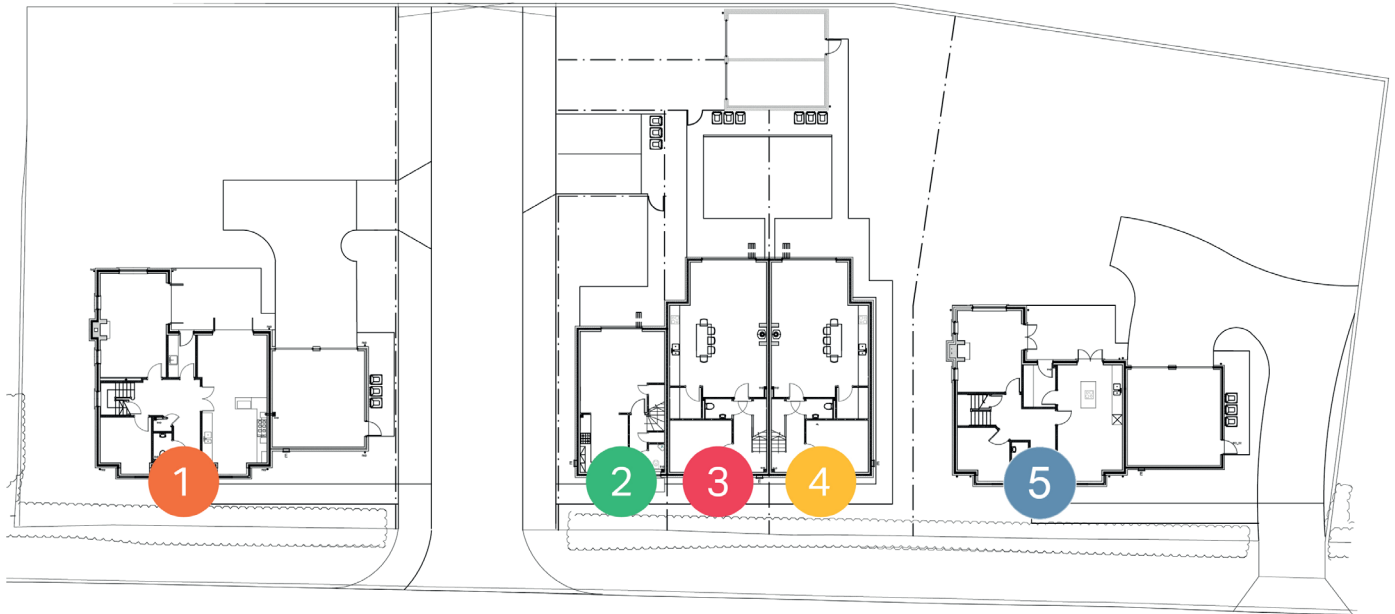
poke properties in one of
er villages.



Site Plan

Carr Lane Site Layout

V&A Homes are multi award winning independent housebuilder who pride themselves in designing for the locality as well as being fanatical about craftsmanship. Carr Lane offers five stunning homes consisting of one 2 bed roomed home with off street parking for two cars, two three bed roomed homes with single garages and off street parking for two cars, one four bed roomed home with it's own access, a double garage and ample parking and one five bed roomed property with a double garage and ample parking. All five properties have private gardens and enjoy far reaching open countryside to the rear.



Site Plan Key

- 1** Mulberry House, Carr Lane, Sutton-on-the-Forest, YO61 1EB
- 2** Dove Cottage, Carr Lane, Sutton-on-the-Forest, YO61 1EB
- 3** Hazel Cottage, Carr Lane, Sutton-on-the-Forest, YO61 1EB
- 4** Ivy Cottage, Carr Lane, Sutton-on-the-Forest, YO61 1EB
- 5** Foxglove House, Carr Lane, Sutton-on-the-Forest, YO61 1EB

Mulberry House

Freehold: 5 Bed Detached with double garage



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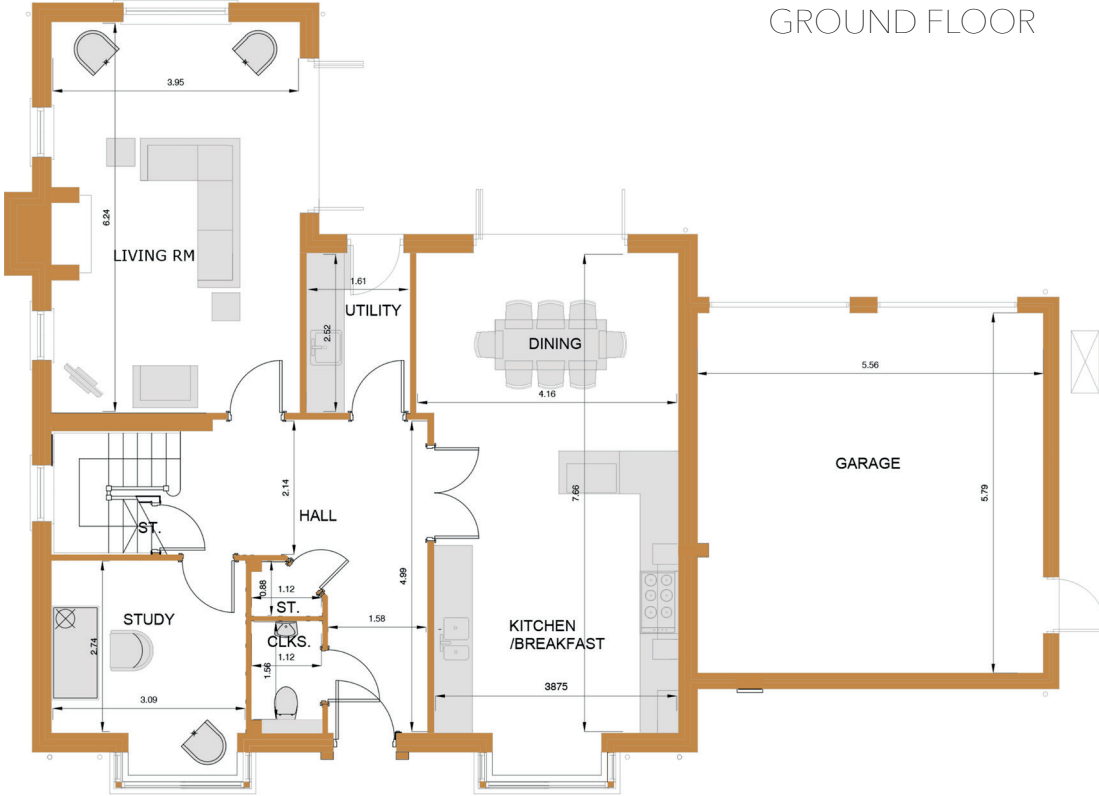
Key Features

- Impressive private driveway off Carr Lane
- Front door leading to impressive central hallway and ground floor cloakroom (WC)
- Stunning open-plan kitchen / family-diner with breakfast bar and bi-fold doors leading to a private enclosed garden with uninterrupted countryside views
- Separate Utility / Boot room with sink, kitchen units and space for washing machine and tumble dryer. Back door through to Garden
- Spacious ground floor study with attractive bay window
- Generous lounge with feature fireplace and chimney breast ready for wood burning stove (stove optional extra) and bi-fold doors to the patio / garden
- Master-suite with Juliet balcony, walk through wardrobes (optional extra) and en-suite bathroom.
- Four further bedrooms; one with ensuite shower room
- Attached double garage with up and over doors and 32Amp electric car charger point (doors automated on request – optional extra)
- Air source heat pump and underfloor heating to the ground floor. Radiators first floor.

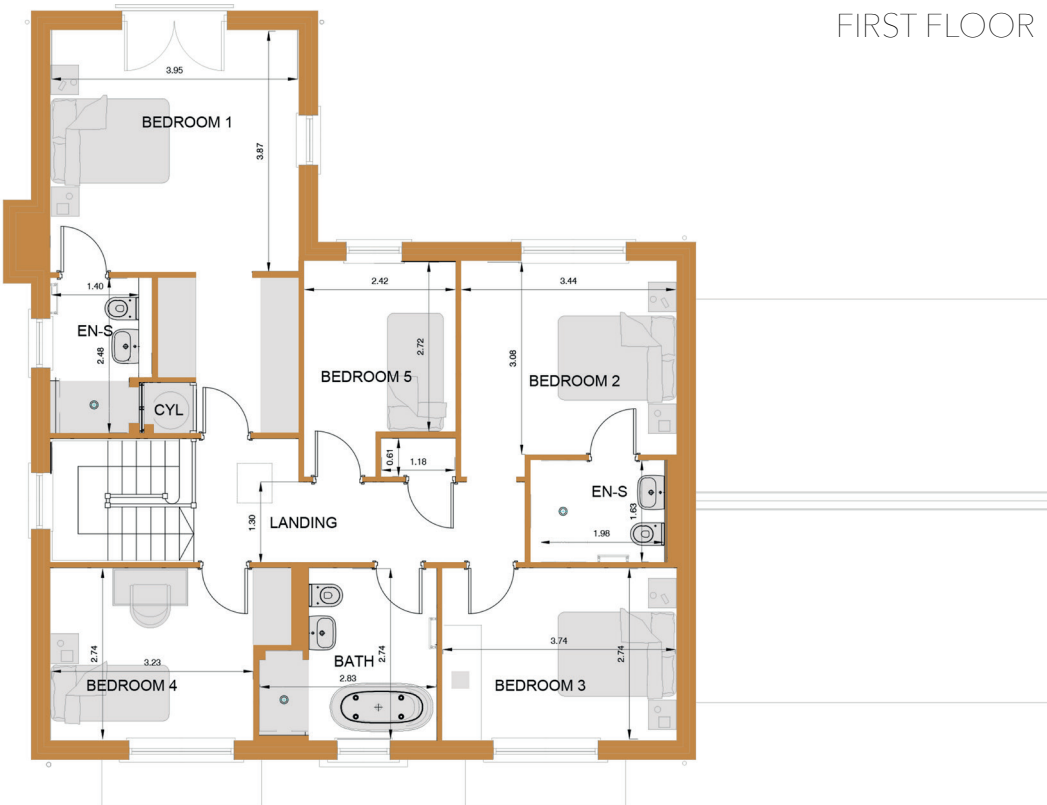
Floor Plans

1

GROUND FLOOR



FIRST FLOOR



*Subject to site tolerances

Dove Cottage

Freehold: 2 Bed Semi-Detached House

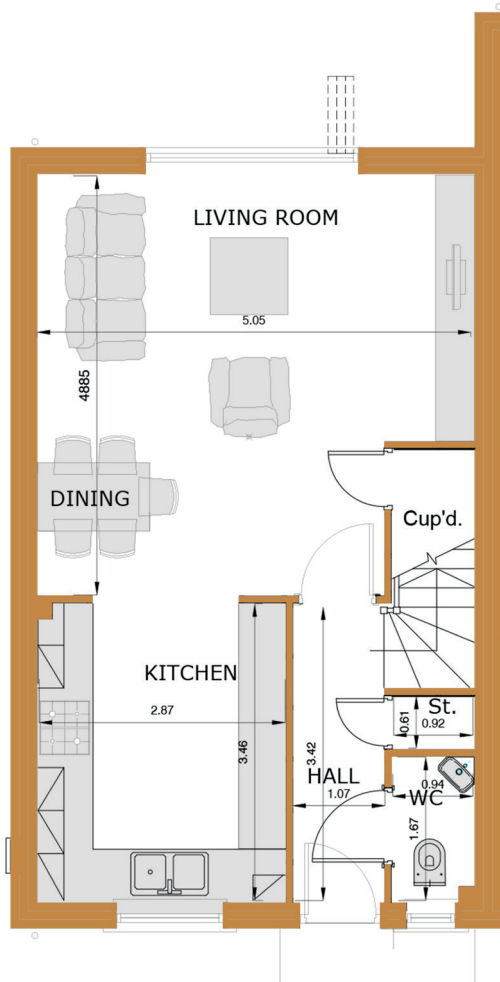


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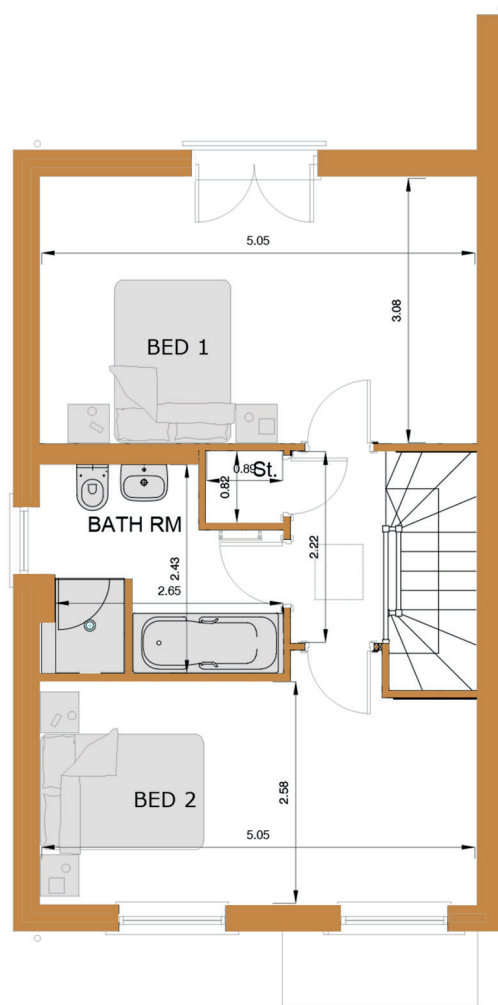
Key Features

- Private off street parking for two cars at the rear incorporating 32 Amp Electric car charging point
- Front door leading to central hallway and ground floor cloakroom (WC) and storage
- Stunning open-plan living-family-diner with bi-fold doors leading to East facing terrace and private enclosed garden which leads on to open countryside views
- Spacious kitchen with integrated appliances
- Master bedroom with Juliet balcony with ample space for wardrobes (optional extra)
- Second double bedroom
- Further store room off landing
- House bathroom with Bath and Separate Shower
- Air source heat pump and underfloor heating to the ground floor – radiators first floor.

Floor Plans



GROUND FLOOR



FIRST FLOOR

*Subject to site tolerances

Hazel Cottage

Freehold: 3 Bed Mid-Terraced House with single garage

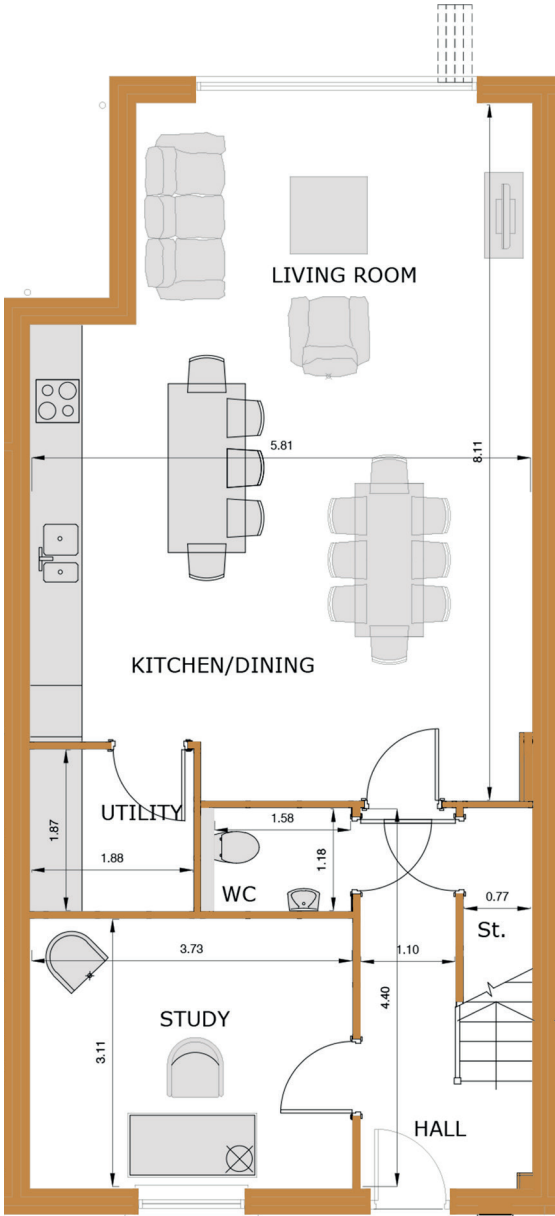


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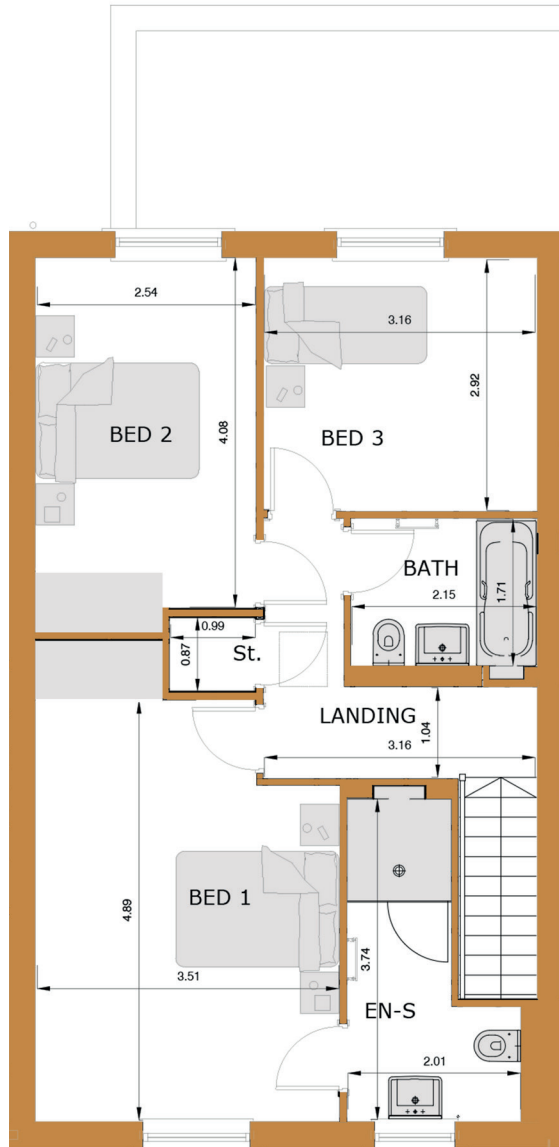
Key Features

- Single Garage with 32 Amp Electric car charging point and private off street parking for two cars at the rear
- Front door leading to central hallway and ground floor cloakroom (WC) and storage
- Stunning open-plan Kitchen / living-family-diner with bi-fold doors leading to East facing terrace and private enclosed garden which leads on to open countryside views
- Utility with units and space for Washing Machine and Tumble Dryer
- Separate Study / Snug to ground floor
- Master bedroom with en-suite shower room and ample space for wardrobes (optional extra)
- Further two bedrooms
- House bathroom with bath and shower over bath
- Further storage off landing area
- Air source heat pump and underfloor heating to the ground floor – radiators first floor.

Floor Plans



GROUND FLOOR



FIRST FLOOR

*Subject to site tolerances

Ivy Cottage

Freehold: 3 Bed Semi-Detached with single garage

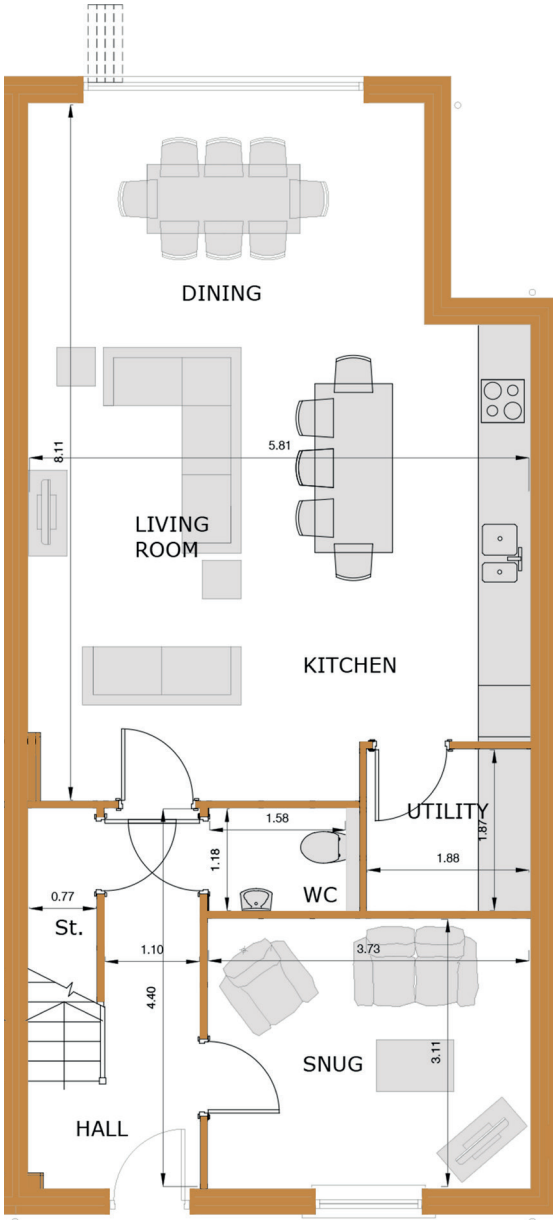


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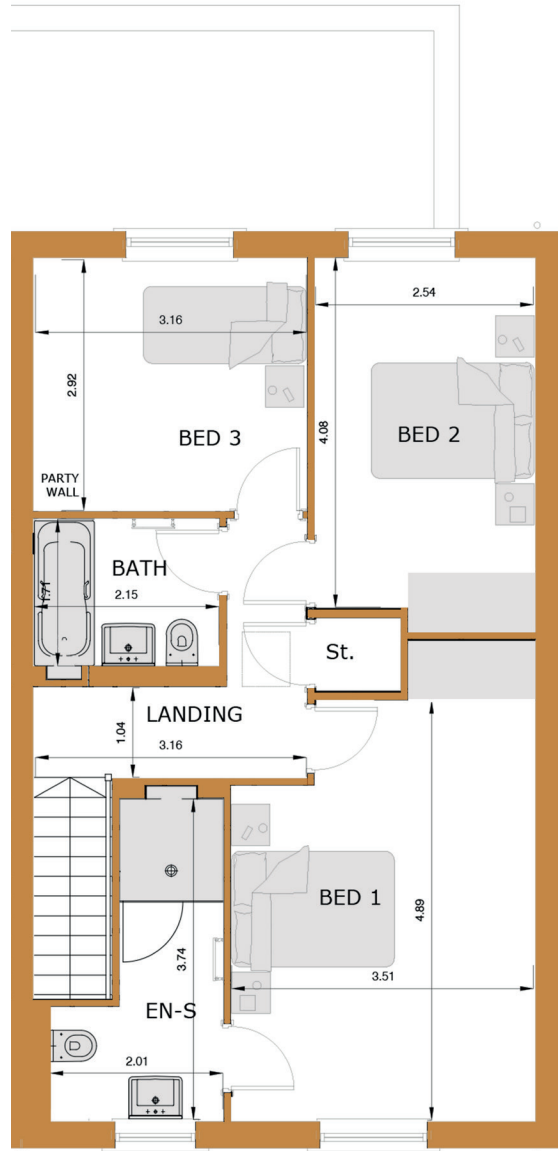
Key Features

- Single Garage with 32 Amp Electric car charging point and private off street parking for two cars at the rear
- Front door leading to central hallway and ground floor cloakroom (WC) and storage
- Stunning open-plan Kitchen / living-family-diner with bi-fold doors leading to East facing terrace and private enclosed garden which leads on to open countryside views
- Utility with units and space for Washing Machine and Tumble Dryer
- Separate Study / Snug to ground floor
- Master bedroom with en-suite shower room and ample space for wardrobes (optional extra)
- Further two bedrooms
- House bathroom with bath and shower over bath
- Further storage off landing area
- Air source heat pump and underfloor heating to the ground floor – radiators first floor.

Floor Plans



GROUND FLOOR



FIRST FLOOR

*Subject to site tolerances

Foxglove House

Freehold: 4 Bed Detached with single garage



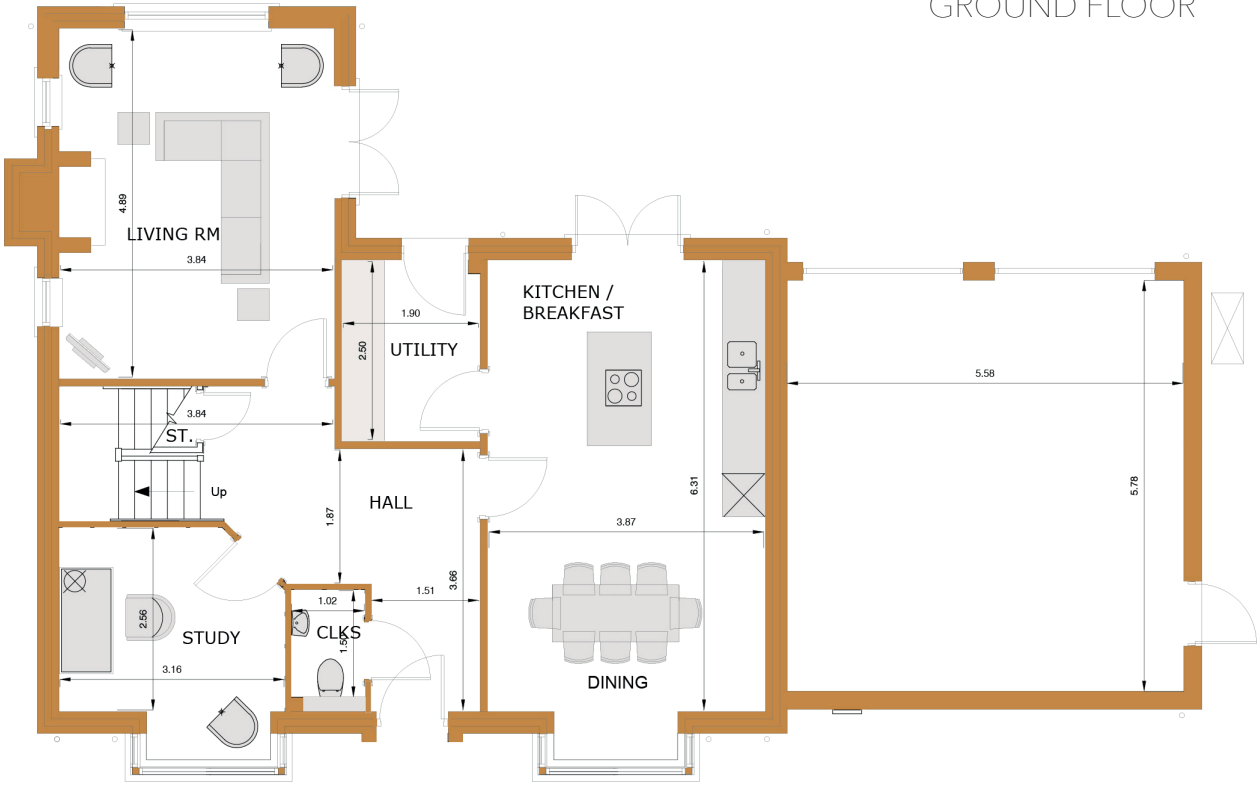
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Key Features

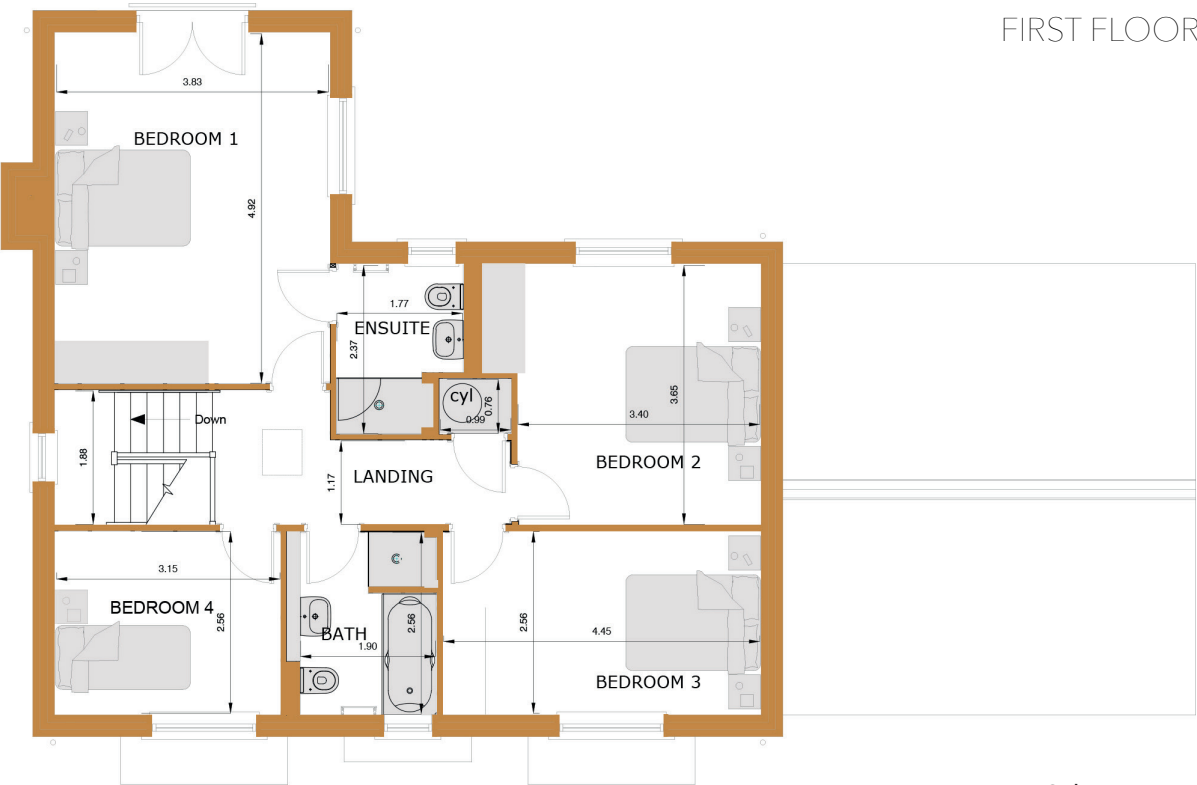
- Front door leading to impressive central hallway and ground floor cloakroom (WC)
- Stunning open-plan kitchen/family-diner with island, attractive bay window and patio doors leading to an East facing private enclosed garden with uninterrupted countryside views
- Separate Utility / Boot room with sink, kitchen units and space for washing machine and tumble dryer
- Back door through to Garden
- Spacious ground floor study with attractive bay window
- Generous lounge with feature fireplace and chimney breast ready for wood burning stove (stove optional extra)
- Master-suite with Juliet balcony and en-suite bathroom
- Three further bedrooms
- House bathroom with bath and separate shower
- Attached double garage with up and over doors and 32Amp electric car charger point (doors automated on request – optional extra)
- Air source heat pump and underfloor heating to the ground floor. Radiators first floor.

Floor Plans

GROUND FLOOR



FIRST FLOOR



*Subject to site tolerances



* For illustration purposes only





* For illustration purposes only



Specification

At V&A Homes high quality comes as standard. From the kitchens and bathrooms to the lighting, we invest time and energy in selecting the right interiors to ensure a final look which is blessed with style and has the substance to withstand the demands of modern living.

All V&A Homes come with a choice of luxury kitchen units and include integrated appliances as standard. At Carr Lane we have taken extra time to consider energy efficiency and have designed in some key energy saving aspects such as air source heat pumps and electric vehicle charging points.

Your personal taste is important to us and so, if early enough, we can talk you through a range of personalisation options and upgrades so that your house is your home from the moment you move in.





Customer Care

With you every step of the way

At V&A Homes we are renowned for our outstanding levels of customer care, which begins from our very first contact and continues long after we hand over the keys. We want the journey to your new home to be as pleasurable as possible and as soon as you make a reservation we will do the hard work so you don't have to.

Whether it's support with completing the necessary legal steps, organising removals or setting up your home's tech

requirements, we are committed to taking the headache out of any house move.

Our after-care package is equally comprehensive. Spanning the first two years after your move in. We ensure any issues are dealt with quickly and efficiently. We also include a 10-year structural warranty from leading provider One Guarantee. At V&A Homes nothing is too much trouble because we take enormous pride in your peace of mind.

“““

The day we looked round we instantly fell in love. The quality of the finish in a V&A home is nothing less than exquisite. That, along with the care and commitment of the entire team, makes them a cut above the rest. We could not be happier with our first year in our new home.

Rachel and Ben, Knaresborough.

#heartyourhome

See you soon

Keep in Touch

We'd love to tell you more about our Carr Lane properties and arrange a viewing for you to see this fantastic development for yourself.

To discover what's inside each property, along with our upgrade options, please see the detailed specification section for each plot. Our sales team will be happy to assist.

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V&A HOMES

Call us: 01423 - 580811