

charlotte
COURT

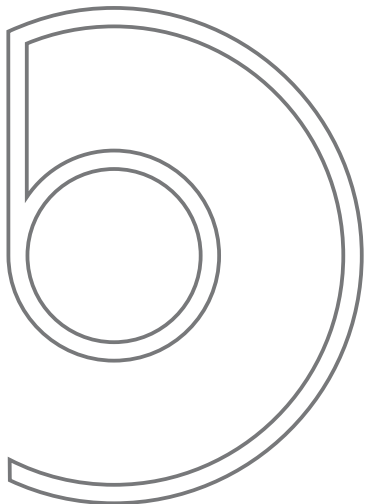
STATION ROAD, OXENHOPE BD22 9JJ

craftsman-built character, timeless appeal





craftsman-built character,
timeless appeal



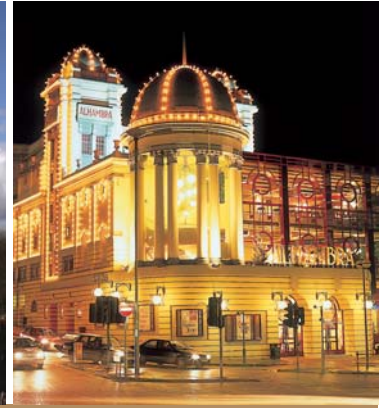
A landscape photograph showing a large, leafless tree on a grassy hillside. In the foreground, there are large, dark, moss-covered rocks. The background features rolling hills and a small village under a clear sky. A semi-transparent white box on the right side of the image contains text.

Nestling within the stunning scenery made famous by the classic literature of the Brontë sisters, Charlotte Court brings its own character and timeless appeal to this prime location with a prestigious development of bespoke homes. From spacious detached properties to stylish townhouses, this beautiful range of craftsman-built designs offers a choice of highly specified three, four and five bedroom living to serve a variety of preferences.

Charlotte Court is located in the heart of some of the region's most admired countryside. The scenic valleys and sweeping moorland of the Brontë Country can be explored and enjoyed in a variety of ways, from a number of excellent public footpaths and cycling tracks to the historic route of the vintage steam train maintained by the Keighley and Worth Valley Railway. Visitors find out more about the area's famous literary past with a visit to the Brontë Parsonage Museum in the popular village of Haworth, which also offers an attractive selection of tea rooms and boutique shops.

More stunning scenery is a short journey away in the Yorkshire Dales National Park. This expansive area of deep valleys and hill country rises in the Millstone Grit-capped Three Peaks to over 2,300 feet. It's an incomparable backdrop for outdoor recreation and peaceful relaxation, providing outstanding natural beauty, a range of wildlife habitats and a rich cultural heritage.

Oxenhope also lies within easy reach of Bradford's vibrant city centre, which offers an excellent range of entertainment and commercial amenities, including an outstanding selection of mouth-watering restaurants. The much-loved Alhambra Theatre stages a variety of large-scale entertainment from ballet and opera, to variety, comedy and musicals. There is also something for every musical taste at St. George's Hall, which hosts Bradford's orchestral concert season as well as bhangra, brass bands and rock and pop.



out & about





site layout

- **the eyre plot 1**
- **the ashford plot 2**
- **the fairfax plot 3**
four bedroom townhouse
- **the oakwell plot 4**
three bedroom townhouse
- **the haworth plots 5, 6 & 8**
four bedroom detached house
- **the brontë plots 7 & 10**
four bedroom detached house
- **the rochester plot 9**
five bedroom, three storey detached house
- **the cowan plots 11, 12 & 14**
three bedroom three storey townhouse
- **the ferndean plot 13**
four bedroom three storey townhouse



the eyre plot 1

four bedroom end townhouse



the ashford plot 2

four bedroom mid townhouse



the fairfax plot 3

four bedroom mid townhouse



the oakwell plot 4

three bedroom end townhouse

Offering individually designed formats, the three and four bedroom mews homes occupying plots 1 to 4 combine ample space with easy-to-manage layouts.

Displaying the Britannia quality hallmark at every turn, their traditional styling is beautifully complemented by a contemporary specification serving every modern convenience. All mews homes include utility room and an en-suite to the master bedroom while the Ashford enjoys the additional benefit of a separate dining room.



the eyre plot 1

Kitchen/Dining	5.98 x 3.00	19' 7" x 9' 10"
Utility	1.89 x 1.98	6' 2" x 6' 5"
Lounge	5.98 x 4.20	19' 7" x 13' 9"
Cloakroom	1.65 x 0.97	5' 4" x 3' 2"
Bedroom 1	3.58 x 3.08	11' 8" x 10' 1"
En-suite	2.44 x 1.02	8' 0" x 3' 4"
Bedroom 2	3.47 x 2.97	11' 4" x 9' 8"
Bedroom 3	2.31 x 3.06	7' 6" x 10' 0"
Bedroom 4	2.42 x 2.97	7' 11" x 9' 8"
Bathroom	1.95 x 2.02	6' 4" x 6' 7"

the ashford plot 2

Kitchen/Breakfast Area	4.25 x 3.80	13' 11" x 12' 5"
Utility	1.65 x 2.72	5' 4" x 8' 11"
Dining	3.26 max x 3.80 max	10' 8" max x 12' 5" max
Lounge	5.99 x 3.28	19' 7" x 10' 9"
Cloakroom	1.80 x 0.92	5' 10" x 3' 0"
Bedroom 1	4.95 max x 3.53	16' 2" max x 11' 7"
En-suite	1.55 max x 2.72	5' 1" max x 8' 11"
Bedroom 2	3.46 x 3.28	11' 4" x 10' 9"
Bedroom 3	3.40 x 3.30 max	11' 1" x 10' 10" max
Bedroom 4	2.43 x 3.28	7' 11" x 10' 9"
Bathroom	3.70 max x 2.35 max	12' 1" max x 7' 8" max

the fairfax plot 3

Kitchen/Dining	5.98 x 2.76	19' 7" x 9' 0"
Lounge	5.98 x 3.12	19' 7" x 10' 2"
Utility	1.89 x 2.00	6' 2" x 6' 6"
Cloakroom	1.65 x 0.98	5' 4" x 3' 2"
Bedroom 1	3.58 x 3.35	11' 8" x 10' 11"
En-suite	2.44 x 1.02	8' 0" x 3' 4"
Bedroom 2	3.47 x 2.73	11' 4" x 8' 11"
Bedroom 3	2.31 x 3.35	7' 6" x 10' 11"
Bedroom 4	2.47 x 2.73	8' 1" x 8' 11"
Bathroom	1.95 x 2.02	6' 4" x 6' 7"

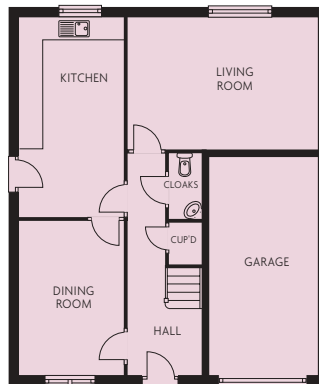
the oakwell plot 4

Kitchen/Dining	5.98 x 2.76	19' 7" x 9' 0"
Lounge	5.98 x 3.12	9' 7" x 10' 2"
Utility	1.89 x 1.99	6' 2" x 6' 6"
Cloakroom	1.65 x 0.98	5' 5" x 3' 2"
Bedroom 1	3.83 max x 3.85 max	12' 6" max x 12' 7" max
En-suite	1.79 x 1.83	5' 10" x 6' 0"
Bedroom 2	3.35 x 3.12	10' 11" x 10' 2"
Bedroom 3	2.54 x 2.07	8' 4" x 6' 9"
Bathroom	2.04 x 1.92	6' 8" x 6' 3"

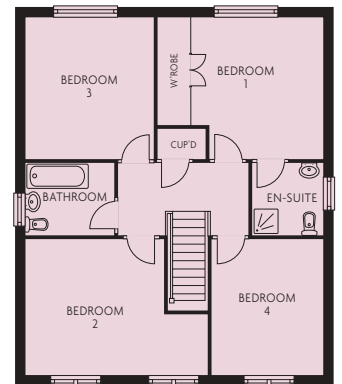


Dimensions are approximate and taken from the widest points.

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ground floor



first floor



the haworth plots 5, 6 & 8

four bedroom detached house

Planned over two storeys, the well-balanced accommodation of this four bedroom property is ideal for the needs of a growing family or those needing extra space to entertain guests.

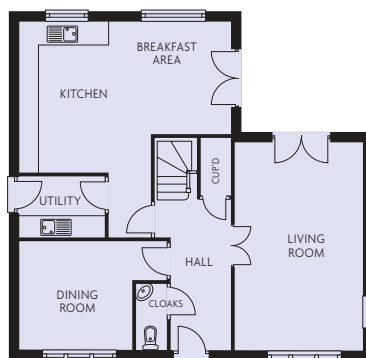
A generously sized kitchen is complemented by a cloakroom and separate dining room. The ground floor also includes an integral garage while upstairs the master bedroom features en-suite facilities.

Kitchen	5.53 x 2.91	18' 1" x 9' 6"
Dining	4.23 x 2.91	13' 10" x 9' 6"
Lounge	3.67 x 5.24	12' 0" x 17' 2"
Cloakroom	1.85 x 0.97	6' 10" x 3' 2"
Bedroom 1	3.90 max x 4.57 max	12' 9" max x 14' 11" max
En-suite	2.02 x 2.19	6' 0" x 7' 2"
Bedroom 2	3.74 x 5.03 max	12' 8" x 16' 6" max
Bedroom 3	3.90 x 3.59	12' 9" x 11' 9"
Bedroom 4	3.74 x 3.13	12' 3" x 10' 3"
Bathroom	2.00 x 2.65	6' 6" x 8' 8"

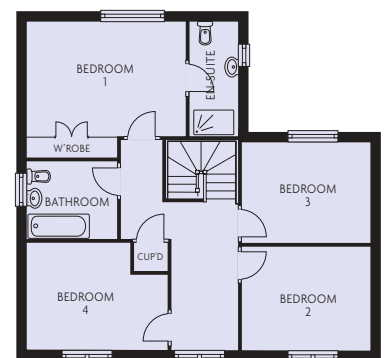
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ground floor



first floor



the brontë plots 7 & 10

four bedroom detached house

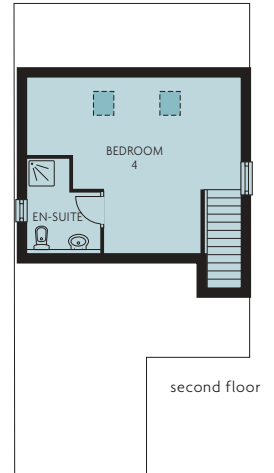
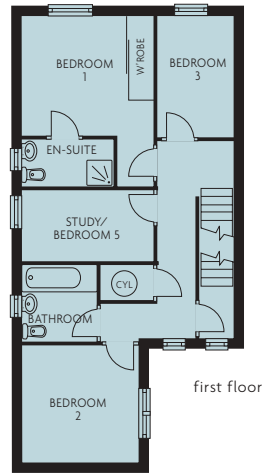
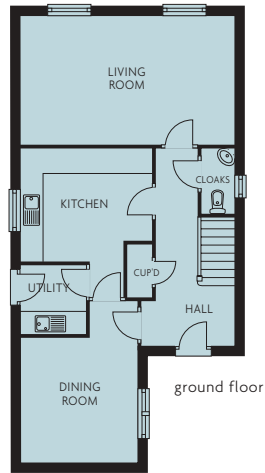
With a superbly planned layout across two storeys, this stylish and impressively proportioned property is designed to make excellent use of natural light.

With views over the rear garden through French doors, the lounge is the perfect place to relax. A similar outlook, also through French doors, can be enjoyed in a spacious and airy kitchen with breakfast area. The property also provides a separate dining room and en-suite to the master bedroom.

Kitchen/Breakfast	4.17 x 5.82 max	13' 8" x 19' 1" max
Utility	1.66 x 2.42	5' 5" x 7' 11"
Dining	3.00 x 3.10	9' 10" x 10' 2"
Lounge	5.82 x 3.61	19' 1" x 11' 10"
Cloakroom	1.82 x 0.92	5' 11" x 3' 0"
Bedroom 1	3.73 max x 4.41	12' 2" max x 14' 5"
En-suite	1.32 x 3.13	4' 3" x 10' 3"
Bedroom 2	2.86 x 3.61	9' 4" x 11' 10"
Bedroom 3	2.86 x 3.61	9' 4" x 11' 10"
Bedroom 4	2.98 x 3.87 max	9' 9" x 12' 8" max
Bathroom	2.12 x 2.50	6' 11" x 8' 2"

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the rochester plot 9

five bedroom, three storey detached house

Designed to provide flexible space, this impressive design boasts a versatile three-storey format which can be adapted to a variety of uses.

The ground floor features a separate dining room alongside a utility room. Two of the four bedrooms enjoy en-suite facilities. The study on the first floor also represents a potential fifth bedroom.

Kitchen	3.12 x 3.71 max	10' 2" x 12' 2" max
Utility	1.81 x 1.83	5' 11" x 6' 0"
Lounge	3.63 x 6.00	11' 10" x 19' 8"
Dining	3.50 x 3.23	11' 5" x 10' 7"
Cloakroom	1.82 x 0.93	5' 11" x 3' 0"
Bedroom 1	3.26 x 3.73	10' 8" x 12' 2"
En-suite	1.32 x 2.49	4' 4" x 8' 2"
Bedroom 2	3.19 x 3.23	10' 5" x 10' 7"
Bedroom 3	3.41 x 2.18	11' 2" x 7' 1"
Study/Bed 5	2.08 x 3.73	6' 9" x 12' 2"
Bathroom	2.10 x 2.29	6' 10" x 7' 6"
Bedroom 4	4.91 x 6.00	16' 1" x 19' 8"
En-suite	2.63 x 2.09 max	8' 7" x 6' 10" max

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the cowan plots 11, 12 & 14

three bedroom, three storey townhouse

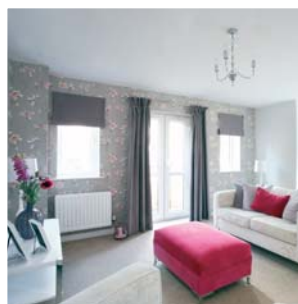


the ferndean plot 13

four bedroom, three storey mid townhouse

These impressive properties cater for the everyday needs of family life with a spacious layout planned over three floors.

An integral garage shares the lower ground floor with an entrance hall, cloakroom and utility adjoining a storage room which could easily be utilised as a laundry room. The ground floor kitchen and dining area opens out onto the rear garden and upstairs is a family bathroom alongside three/four well proportioned bedrooms with en-suite to the master.



the cowan plots 11, 12 & 14

Utility	2.40 x 2.04	7' 10" x 6' 8"
Store	1.54 x 3.27	5' 0" x 10' 8"
Cloakroom	1.65 x 1.15	5' 5" x 3' 8"

Kitchen/Dining	2.94 max x 5.43	9' 7" max x 17' 9"
Lounge	4.78 x 3.33	15' 8" x 10' 11"

Bedroom 1	2.98 x 3.55	9' 9" x 11' 7"
En-suite	1.76 x 1.79	5' 9" x 5' 10"
Bedroom 2	2.63 x 3.11	8' 7" x 10' 2"
Bedroom 3	2.43 x 2.24	7' 11" x 7' 4"
Bathroom	2.02 x 1.98	6' 7" x 6' 5"

the ferndean plot 13

Utility	2.40 x 2.04	7' 10" x 6' 8"
Store	1.54 x 3.27	5' 0" x 10' 8"
Cloakroom	1.65 x 1.15	5' 4" x 3' 9"

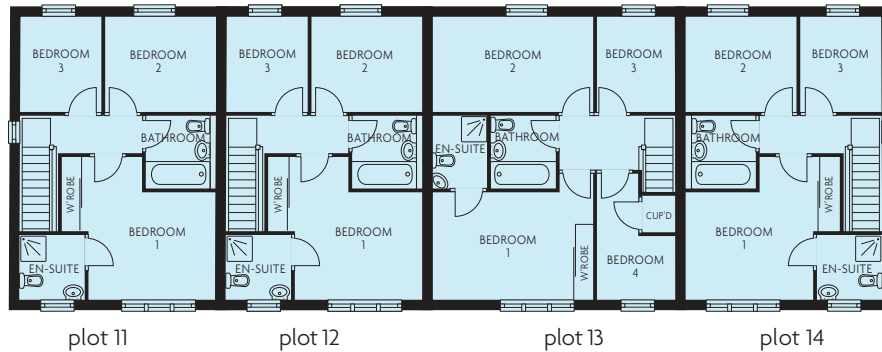
Kitchen/Dining	2.94 max x 5.43	9' 7" max x 17' 9"
Lounge	4.78 x 3.33	15' 8" x 10' 11"

Bedroom 1	2.98 x 4.59	9' 9" x 15' 0"
En-suite	2.42 x 1.59	7' 11" x 5' 2"
Bedroom 2	2.63 x 4.59	8' 7" x 15' 0"
Bedroom 3	2.63 x 2.18	8' 7" x 7' 2"
Bedroom 4	3.40 max x 1.78	11' 2" max x 5' 10"
Bathroom	2.02 x 1.98	6' 7" x 6' 5"

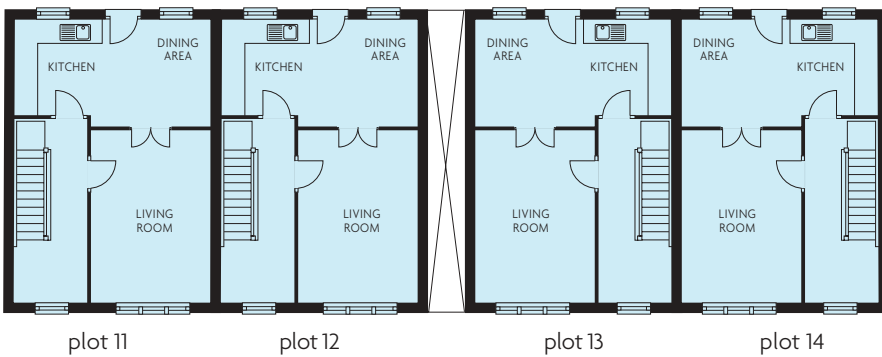


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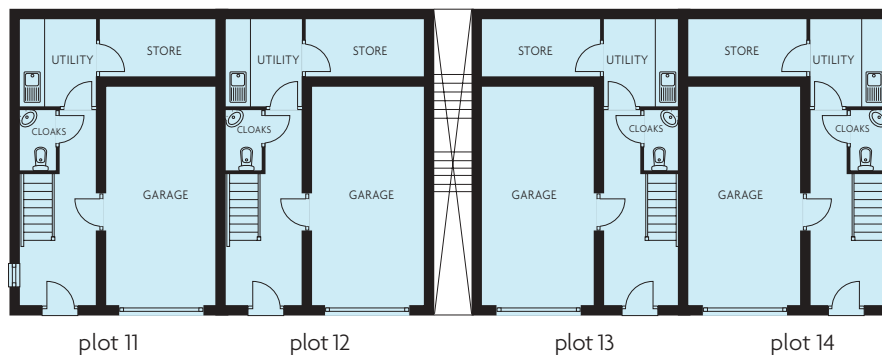
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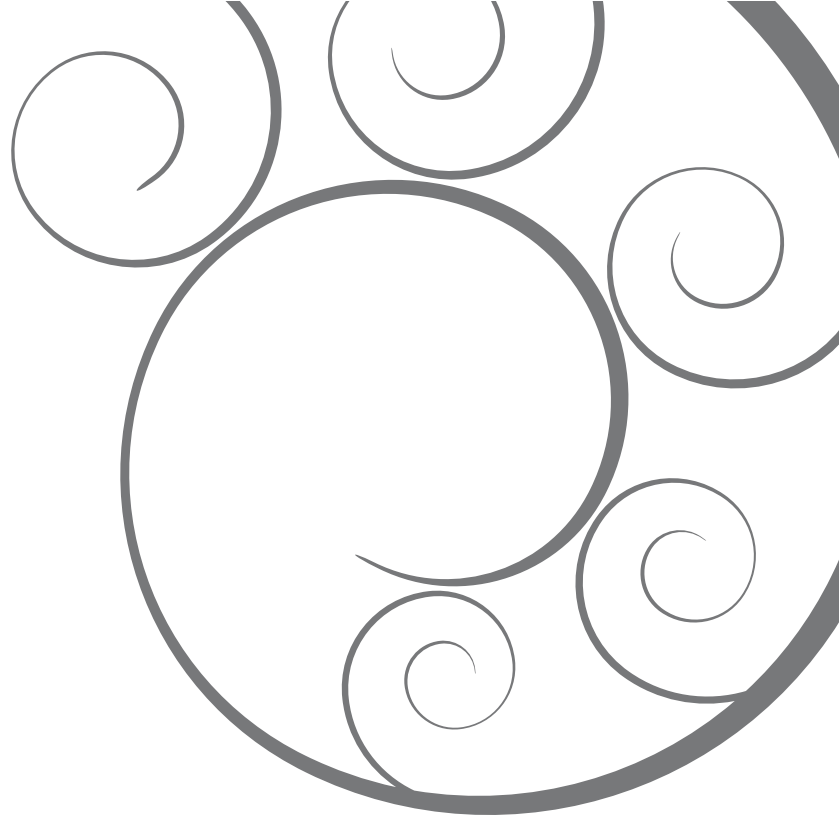
first floor



ground floor



lower ground floor



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Security

Burglar alarm fitted in accordance with BS7737.
Smoke detectors.
High security GRP front door with double glazed window and 3-point multi lock system.
High security smooth steel finish rear door with 3-point multi locking system.

Doors and windows

PVCu French doors.*
PVCu lockable windows (non fire escape only).
Up and over GRP nine panel door to garage.*

Electrical

Digital TV aerial and cabling installed.
Telephone points incorporated (please ask the Sales Advisor for a plan showing the exact locations).
Adequate sockets and lighting to each room.
Power and light to garage.

External

Coach light to front door.
Outside tap (please ask the Sales Advisor for a plan showing the exact location).
Landscaped front gardens and top soil to rear gardens.

Heating and domestic hot water

Central heating and hot water powered by fuel efficient gas condensing combination boiler.

Kitchen

Wide choice of kitchen ranges with co-ordinating worktops.
(Exact kitchen layout plans are available from the Sales Advisor).
Single electric oven with separate gas hob.
Stainless steel cooker hood.
Integrated fridge freezer.
Stainless steel sink with mixer tap.
Plumbing and electric socket for a washer dryer.

Sanitary fittings

White sanitary ware from Twyford's 'Moda' range fitted with chrome taps and colour co-ordinating bath panel and soft closer toilet seats.
Cloakroom fitted with hand wash basin and low level flush WC.
En-suite fitted with thermostatically controlled shower in self contained enclosure, hand wash basin and low level flush WC.
Bathrooms to be part tiled from our extensive range.

Finishing touches

Internal doors are 4-panel Canterbury-style finished in white gloss paint.
Chrome effect ironmongery.
All internal woodwork to be finished in white gloss paint and internal walls finished in a choice of white or magnolia emulsion paint.
Ceilings painted white.

* If applicable.

Each property is covered by a 10 year warranty. Literature regarding the warranty provider is available from the Sales Advisor.

Please see the Sales Advisor with regards to the extras/upgrades available.

This specification was correct at the time of going to press (March 2012). Britannia Developments is continually reviewing and updating the specification on all house types and therefore reserves the right to change any detail. All specifications subject to build stage.



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specification



Photographs depict typical Britannia interiors.

Education

Oxenhope C.E. Primary School, Cross Lane, Keighley BD22 9LH
Tel: 01535 642271

Haworth Primary School, Rawdon Road, Keighley BD22 8DW
Tel: 01535 642359

St. Joseph's Catholic Primary School, Queens Road,
Keighley BD21 1AR Tel: 01535 605880

St. Catherine's Catholic High School, Holdsworth Road,
Halifax HX2 9TH Tel: 01422 245411

Greenhead High School, Green Head Road, Keighley BD20 6EB
Tel: 01535 210333

Calder High School, Brier Hey Lane, Hebden Bridge HX7 5PJ
Tel: 01422 883213

Local Authority

Bradford Metropolitan District Council Tel: 01274 432111

Doctors

Haworth Medical Centre, Heathcliffe Mews, Keighley BD22 8DH
Tel: 01535 642255

Dentist

Taylor Dental Care, 98 Cavendish Street,
Keighley BD21 3DE Tel: 01535 603009

Library

Denholme Library, Mechanics Institute, Main Road,
Bradford BD13 4BL Tel: 01274 833613

Post Office

Haworth Post Office, 98a Main Street, Keighley BD22 8DP
Tel: 01535 544589

Supermarket

Wm Morrisons Supermarket PLC, Worthway, Keighley BD21 5AE
Tel: 01535 607554

Recreation

Bingley Pool, Myrtle Place, Bingley BD16 2LF Tel: 01274 560621

Keighley Golf Club, Howden Park, Keighley BD20 6DH
Tel: 01535 604778

Cinema - The Picture House, North Street, Keighley BD21 3SL
Tel: 01535 602561



charlotte
COURT



local amenities

Charlotte Court, Station Road, Oxenhope BD22 9JJ





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Lawns House, Lawns Lane, Farnley, Leeds LS12 5ET Tel: 0113 231 9922

www.britannia-developments.co.uk

It is not possible in a publication of this sort to do more than convey a general impression of the variety and quality of the properties available.

All illustrations, photography, plans, layouts and dimensions are included for general guidance only. We operate a policy of continuous product development and consequently there may be material differences evident between the accommodation depicted and that on offer at any particular development (or at any particular stage of the construction schedule). Britannia reserve the right to alter house types, specifications and internal layouts at their discretion.

Our showhomes are designed to provide a more tangible impression of what your new home could be like, and you are invited to walk around and inspect these at your leisure. You should bear in mind, though, that they are not a 'blueprint' and that they only illustrate what can be achieved. Showhomes sometimes include non-standard items, for example, and you may wish to add specific furnishings and fixtures to your own home.

Properties may be built to the opposite handing as illustrated in the brochure. Please consult the site plan or the sales negotiator for clarification. Our new homes sales advisors have been fully briefed to deal with any enquiries you may have about the range of properties available. Please do not hesitate to seek further information or clarification directly from them.