



WESTACRE MEADOWS

HOLME ROAD, MARKET WEIGHTON

A collection of beautifully designed 2, 3 & 4 bedroom houses and 3 bedroom bungalows located in a privileged & peaceful setting.



HOMES WITH PERSONALITY



Welcome to Westacre Meadows

Nestled in the heart of the picturesque East Riding of Yorkshire market town of Market Weighton, Westacre Meadows presents an exclusive collection of beautifully designed homes, offering the perfect blend of modern luxury and countryside charm. Located in the market town of Market Weighton, it's a stones throw away from the centre and shops. This intimate collection of 24 residential homes caters to a variety of lifestyle needs, making it an ideal choice for families, professionals, and retirees alike.

Artist Impression



A Prime Location

Westacre Meadows enjoys a privileged semi-rural setting, providing residents with the tranquillity of the countryside while maintaining easy access to urban conveniences. The nearby historic town of Market Weighton offers a rich array of amenities, including schools, shops, cafes, and leisure facilities. Whether you're exploring the scenic countryside or indulging in local culture, this location ensures you are perfectly placed to enjoy the best of both worlds.



Thoughtful Design and High Specification

This carefully curated collection of 24 luxury homes includes 2, 3, and 4-bedroom houses, as well as unique 3-bedroom bungalows. Each home is crafted with meticulous attention to detail, featuring high specifications and elegant design elements. From spacious open-plan living areas to beautifully landscaped gardens, every aspect of these homes has been thoughtfully designed to enhance your living experience.

Excellence in Education

Families will appreciate the proximity to highly regarded local schools, with both the infant and junior schools rated as 'Good' by Ofsted. This ensures that children receive a quality education close to home, adding to the appeal of this exceptional community.

An Accessible Location

Westacre Meadows enjoys a highly accessible location. Within 20 miles is the historic city of York and cosmopolitan Hull. The picturesque market town of Beverley with its array of shops, eateries, entertainment venues and twice-weekly market is just 10 miles away. The stunning Yorkshire coast is also nearby, with Hornsea just a further 10 miles North of Beverley.

Convenient transport links including the M62 allow residents to easily access the wider region as well while enjoying the peace and serenity of their more semi-rural immediate location. Discover the perfect balance of luxury, comfort, and convenience at Westacre Meadows—a place where modern living meets timeless elegance.



HOLME ROAD, MARKET WEIGHTON

WESTACRE MEADOWS



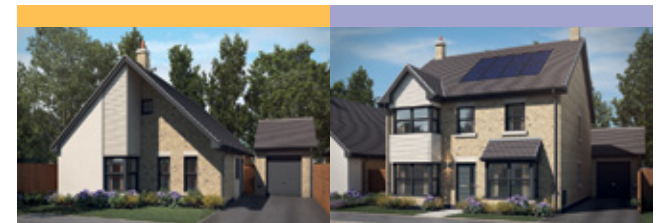
Violet
Plots 1, 10, 16

Bluebell
Plots 2, 3



Allium
Plots 4, 5, 6, 17, 18, 19

Primrose
Plots 9, 11



Daisy
Plots 7, 8, 12, 13, 14

Valerian
Plot 15



Poppy
Plots 20, 21, 22, 23, 24

About Us and Our Homes

As a local award-winning housebuilder, we pride ourselves on providing a diverse range of quality, high specification and energy-efficient homes to suit various lifestyles and preferences. We're also exceptionally proud to be returning to Market Weighton with this development following our national award-winning success with our first project here, Cavendish Meadows.

Our homes are built with care and precision using premium materials, fixtures and fittings which combined with our personal approach and attention to detail, helps ensure you find the perfect home for your needs. Whether you're a first-time buyer, a growing family, or looking to downsize, our thoughtfully designed, superbly crafted homes provide the ideal backdrop for your life.



Unique Home Designs

Our homes are more than just structures; they are carefully curated spaces that reflect your aspirations. With a variety of architectural styles and layouts, each home is designed to maximize your living space, while offering modern amenities and timeless style.

Modern Conveniences

Our homes are built with modern living in mind. From integrated premium kitchen appliances to luxurious bathrooms fitted with high-quality fixtures, every detail is designed to enhance your comfort and convenience. Open-plan layouts and bifolding doors create seamless connections between indoor and outdoor spaces, perfect for entertaining or simply enjoying the tranquillity of your garden.

Sustainable Living

Sustainability is at the heart of Westacre Meadows. Each home is equipped with solar panels and electric car chargers, promoting eco-friendly living and reducing your carbon footprint. Our commitment to the environment ensures that you can enjoy a modern lifestyle while caring for the planet.

Peace of Mind

Every Westacre Meadows home comes with a 10-year ICW new homes warranty, providing you with peace of mind and assurance in your investment. We prioritise quality and craftsmanship, ensuring that your home is built to last and ready to support your lifestyle for years to come.

Tailored for You

Our homes cater to a variety of needs, with options ranging from compact cottages to expansive family homes. Whether you choose the cosy Allium, the opulent Valerian, or the elegant Primrose, each home is tailored to provide the perfect blend of luxury, comfort, and functionality.

Experience the exceptional living at Westacre Meadows, where every home is a testament to quality, innovation, and style. Discover the home that resonates with your spirit and embark on a new chapter in a community that values excellence.

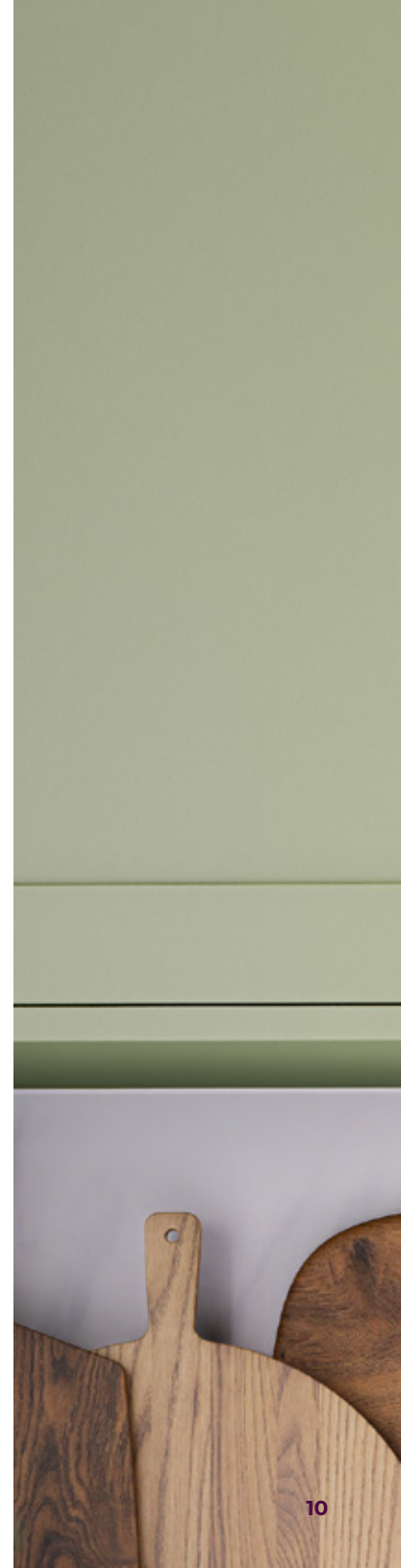


Modern Kitchens at Westacre Meadows

At Westacre Meadows, we recognise that the kitchen is the heart of the home—a place for cooking, gathering, and creating lasting memories. That's why our kitchens are designed to be versatile, practical, and stylish, catering to your lifestyle and preferences.



Vista Matt Light Teal





Integrated Appliances and Modern Design

Unlike many other housebuilders, Foxglove Homes includes integrated appliances as standard, ensuring your kitchen is ready to use from day one. Each kitchen comes equipped with:

- An upright fridge/freezer
- A dishwasher
- An induction hob and extractor fan
- A microwave oven
- An oven

For Allium, Poppy and Daisy housetypes, we also include a washer/dryer, making laundry tasks simple and convenient. Homes with a separate utility room are fitted with cupboards, a work surface, and space/plumbing for additional laundry appliances, maximising the efficiency of your home.

Customisation and Quality

We offer a variety of kitchen styles and colours, allowing you to personalise your space to match your taste. Each kitchen includes a choice of laminated work surfaces with matching upstand as standard, while a range of quartz work surfaces is available as an upgrade option. This level of customisation ensures that your kitchen not only functions perfectly but also reflects your personal style.



The Vista Kitchen Range

The Vista kitchen range is renowned for its sleek and minimalist design, characterised by its unbroken lines and handleless cabinets. This contemporary aesthetic creates a flawless silhouette that exudes modern elegance. The carefully curated colour palette complements the matt finish, adding a subtle warmth to the heart of your home. The Vista range is perfect for those who appreciate a clean, streamlined look that emphasizes simplicity and sophistication.

The Kensington Kitchen Range

The Kensington kitchen range captures the essence of traditional country charm with a modern twist. Featuring a framed shaker door design, this range combines timeless elegance with contemporary flair. The mix of modern and traditional handles adds a unique touch, allowing for personalisation and style diversity. Available in an array of elegant colours, the Kensington range offers warmth and character, making it an inviting space for cooking and gathering.

Spacious and Functional Layouts

Our kitchens are designed with open-plan layouts that create seamless connections between indoor and outdoor spaces. Bifold doors open to your garden, making it easy to entertain guests or enjoy the tranquillity of your outdoor space. This thoughtful design maximises natural light and enhances the spacious feel of your home.





Luxury Bathrooms at Westacre Meadows

At Westacre Meadows, the bathrooms are a sanctuary of luxury and tranquility, designed to provide more than a practical backdrop. Each bathroom is crafted with high-end products by Porcelanosa, known for their clean, subtle, and timeless designs. This ensures that your bathroom remains stylish and inviting, no matter how trends evolve over time. of both worlds.





Sustainable and Water-Efficient Products

Our bathrooms incorporate sustainable design elements that focus on water efficiency without compromising on luxury. The fixtures are designed to conserve water, aligning with our commitment to a more eco-friendly lifestyle.

Porcelanosa Fixtures and Fitting

We believe tiles provide a sophisticated surface that enhances the aesthetics and functionality of the space. We invite you to personalise your tile selections from our carefully curated range from Porcelanosa to ensure your bathroom(s) reflect your personal style.

The luxury fittings from Porcelanosa ensure that each bathroom is not only visually appealing but also practical and enduring. The combination of timeless design and modern functionality ensures that these spaces remain a highlight of your home.









THE VIOLET

WESTACRE MEADOWS, MARKET WEIGHTON

The Violet is a sumptuous, generously proportioned 4 bedroom detached home with integral garage.

A spacious hallway greets you as you enter The Violet. The focal point of the plush living room is a beautiful double bay window which fills the room with natural light. The state-of-the-art island kitchen is set within an airy open-plan dayroom which has bi-folding doors spanning the full width of the room leading out to the large rear garden. A separate utility, WC, and large storage cupboard complete the downstairs.

Upstairs is pure opulence! The impressive master suite comprises a walk-through dressing area and deluxe en-suite. Three further double bedrooms and a large contemporary family bathroom complete the first floor.





Ground Floor



First Floor

DIMENSIONS

LOUNGE

4.2m x 3.7m

2.2m x 0.9m

KITCHEN/DAY ROOM

4.6m x 5.7m

UTILITY

1.8m x 1.9m

MASTER BEDROOM

3.2m x 3.7m

DRESSING ROOM

1.5m x 2.6m

EN-SUITE

1.2m x 2.6m

SECOND BEDROOM

4.0m x 3.1m

THIRD BEDROOM

2.6m x 3.6m

FOUR BEDROOM

3.8m x 3.1m

BATHROOM

2.2m x 2.0m

THE VIOLET

127m² (1,367 sq ft)

Plus Garage



THE BLUEBELL

WESTACRE MEADOWS, MARKET WEIGHTON

The beautiful Bluebell is a 3 bedroom semi-detached home enjoying an impressive master bedroom and stylish en-suite.

An inviting entrance hall leads to the generously proportioned living room which, thanks to two large windows, is swathed in natural light. To the rear is a spacious and modern open-plan kitchen dayroom with bi-folding doors opening out on to the garden. A separate utility, WC and storage cupboard complete the downstairs.

The first floor has 3 elegant double bedrooms and a modern family bathroom. The luxury master bedroom also has a stylish en-suite with a corner shower.





Ground Floor



First Floor

DIMENSIONS

LOUNGE

3.6m x 4.0m

KITCHEN/DAY ROOM

3.1m x 5.1m

1.1m x 2.5m

UTILITY

1.5 x 1.8m

MASTER BEDROOM

3.7m x 4.0m

EN-SUITE

2.0m x 1.7m

SECOND BEDROOM

2.6m x 3.0m

THIRD BEDROOM

3.1m x 1.9m

BATHROOM

1.9m x 1.9m

THE BLUEBELL

90m² (968 sq ft)



THE ALLIUM

WESTACRE MEADOWS, MARKET WEIGHTON

The Allium is perfect for both first-time buyers and those looking to downsize without sacrificing space. This compact yet spacious home offers two to three bedrooms, catering to a variety of lifestyle needs.

As you step inside, you are greeted by a staircase and a door leading to the living room, which features convenient under-stair storage. At the rear of the property, a bright, open-plan kitchen and dining area awaits, complete with bifolding doors that open to a fully turfed garden and patio area. A handy w/c completes the ground floor.

Upstairs, you'll find two spacious double bedrooms and a partially tiled family bathroom with a bath and shower over. The Allium also includes a versatile third bedroom that could also serve as a study or dressing room. A dedicated off-road parking space is provided for convenience.





Ground Floor



First Floor

DIMENSIONS

LOUNGE

4.53m x 3.42m

KITCHEN/DAY ROOM

4.63 x 4.14m

MASTER BEDROOM

4.63m x 3.12m

SECOND BEDROOM

3.45m x 2.51m

THIRD BEDROOM

3.19m x 2.03m

BATHROOM

2.51m x 1.93m

THE ALLIUM

80m² (875sq ft)



THE PRIMROSE

WESTACRE MEADOWS, MARKET WEIGHTON

The Primrose combines elegant design with practical living spaces, making it an ideal choice for those seeking a luxurious yet functional home.

This stunning detached four-bedroom home features an integrated garage and is designed for modern living with luxury in mind. Upon entering, a bright hallway leads to a spacious living room, a staircase, and a beautiful open-plan kitchen and dining area. The ground floor also includes a separate utility room and a W/C, along with access to the garage.

The upper level boasts four generously sized bedrooms and a partially tiled family bathroom. The master suite offers the luxury of a fully tiled ensuite, adding to the home's appeal. This thoughtfully designed home provides ample space and flexibility, perfect for growing families or those who love to entertain.





Ground Floor



First Floor

DIMENSIONS

LOUNGE

4.4m x 3.4m

KITCHEN/DAY ROOM

5.45m x 3.10m

2.37m x 1.63m

UTILITY

1.63m x 1.83m

MASTER BEDROOM

4.76m x 3.45m

EN-SUITE

1.96m x 1.73m

1.24m x 0.94m

SECOND BEDROOM

5.93m x 2.92m

THIRD BEDROOM

3.29m x 2.20m

FOURTH BEDROOM

3.15m x 2.11m

BATHROOM

2.0m x 2.12m

THE PRIMROSE

117m² (1254 sq. ft)

Plus garage



THE DAISY

WESTACRE MEADOWS, MARKET WEIGHTON

The Daisy is a unique spacious 3 bedroom bungalow.

At the heart of this unique level-access home is a contemporary open-plan kitchen and living area. Bi-folding doors spanning the width of the house unite the rear garden to this exceptional space which includes a state-of-the-art kitchen.

The truly remarkable master bedroom, with its deluxe en-suite, boasts a striking glazed wall panel to create a wonderfully bright and tranquil retreat. The Daisy offers two further well-appointed bedrooms and a luxury family bathroom. A detached garage is accessed at the end of the private driveway.





DIMENSIONS

LIVING & KITCHEN

4.3m x 7.5m

HALL

1.2m x 3.4m

MASTER BEDROOM

3.4m x 3.4m

EN-SUITE

1.7m x 2.3m

SECOND BEDROOM

4m x 2.8m

THIRD BEDROOM

2.3m x 2.4m

BATHROOM

2.0m x 2.3m

THE DAISY

Size 79m² (850 sq ft)

Plus garage



THE VALERIAN

WESTACRE MEADOWS, MARKET WEIGHTON

The Valerian stands out with its blend of opulence and functionality, making it ideal for those pursuing a luxurious lifestyle in a tranquil setting. This exquisite detached home is crafted with attention to detail, ensuring comfort and elegance throughout.

Upon entering, you are welcomed by an airy foyer. To the left, a formal living room offers a sophisticated space for entertaining, with large bay windows that fill the room with natural light. To the right, a home office provides a quiet retreat for productivity or study.

At the heart of the home is an expansive open-plan kitchen and dining area, equipped with high-end appliances and a large island, perfect for casual meals or culinary creations. This space seamlessly flows to a beautifully landscaped garden through bifolding glass doors.

With four generously appointed bedrooms, the master suite offers a sanctuary of luxury, featuring a spacious walk-in wardrobe area and an ensuite bathroom. The second bedroom also has an ensuite, while the remaining two bedrooms share a well-appointed family bathroom.

A detached double garage provides ample storage and parking, and the long driveway offers





Ground Floor



First Floor

DIMENSIONS

LOUNGE

5.13m x 3.35m

KITCHEN/DAY ROOM

7.95m x 3.85m

UTILITY

1.61m x 2.13m

SNUG

2.93m x 3.12m

MASTER BEDROOM

3.86m x 3.35m

EN-SUITE

2.69m x 1.63m

SECOND BEDROOM

3.54m x 3.44m

SECOND EN-SUITE

1.94m x 1.83m

THIRD BEDROOM

3.86m x 2.44m

FOURTH BEDROOM

2.94m x 2.90m

BATHROOM

2.0m x 2.81m

THE VALERIAN

147m² (1575 sq. ft)

Plus Garage



THE POPPY

WESTACRE MEADOWS, MARKET WEIGHTON

The Poppy is a sleek 2 bedroom cottage-style home.

Inspired by country cottage living, The Poppy is sleek and compact. A welcoming entrance leads to the cosy living room. To the rear is a contemporary open-plan kitchen dayroom which, with its stylish bi-folding doors, provides access to the rear garden.

Upstairs, there are two double bedrooms and a modern family bathroom. The Poppy has designated parking to the front of the property.





Ground Floor



First Floor

DIMENSIONS

LOUNGE
4.5m x 3.3m

KITCHEN/DAY ROOM
3.9m x 4.2m

MASTER BEDROOM
3.6m x 4.2m

SECOND BEDROOM
2.8m x 4.2m

BATHROOM
1.9m x 2.0m

THE POPPY
70m² (753 sq ft)



Specifications

At Foxglove Homes we delight in giving you more home for your money with unrivalled high specification features included as 'standard'. Of course, our aim is to give you the home of your dreams so when it comes to your personalisation meeting, we'll endeavour to accommodate additionally costed requirements, from solid worksurfaces to fitted wardrobes.



Internal Finishes

- Ceilings and walls – flat skim finish and matt emulsion paint
- Contemporary square skirting and architrave with white satin finish
- Contemporary heavyweight oak doors
- Brushed chrome lever furniture and fittings
- Feature staircase with white satin paint

Kitchen

- Luxury kitchens by Moores from their definitive Vista or Kensington range
- Choice of premium laminate worksurfaces
- Stainless steel bowl sink and mixer tap
- AEG built-in oven
- AEG built-in microwave
- AEG ceramic hob
- Integrated dishwasher
- Integrated extraction hood
- Integrated fridge freezer

Utility

- Cupboards and worktop to match kitchen choice
- Space for washing machine and dryer

Bathroom and Ensuite

- White sanitaryware suites
- Vanity unit in bathrooms & ensuites
- Mixer taps
- Thermostatically controlled shower
- Low profile shower trays

Bi-Folds

- Powder coated aluminium bi-fold doors to rear
- Brushed chrome lever furniture and fittings
- Feature staircase with white satin paint

Tiling

- Tiled en-suites and bathrooms
- WC half-tiled to all walls, fully tiled floors

Plumbing & Heating

- Full gas central heating with Ideal Logic ESP1 energy efficient boiler
- White panel radiators throughout, with white heated towel rail to bathroom, en-suite and cloakroom

Electrical

- Smart meters to assist you in monitoring your energy usage
- Chrome sockets and switches to all rooms
- LED spotlights to kitchen, dayroom, utility, hallway, bathrooms, en-suite, cloakroom
- Pre-wired to allow buyers to install aerial
- Feature external lights to front, rear doors and garage
- Lighting and power points to garage

Renewables

- EPC rating of A on all properties
- Solar panels and inverter as standard
- Specific kW house type specific

EV Charging

- All homes have external car charging points

Windows & External Doors

- Front and utility door, grained-effect insulated composite door incorporating multi-point locking system
- UPVC double glazed windows
- Insulated sectional garage door

External

- Turfed and landscaped front garden
- Block-paved drive, flagged footpath and patio
- 1.8m boundary fence between gardens
- Outside tap
- Landscaping and trees where shown

Warranty

- ICW structural warranty

Tenure

- Freehold

Foxglove Homes reserves the right to amend or remove items from this outline specification which is provided as a guide. Upgrade options are available and chargeable upon ordering.

HOMES WITH PERSONALITY



Get in touch

To make an enquiry or register your interest www.foxglovehomes.co.uk or call 01482 669982.

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