

MONTAGU GARDENS

M e x b o r o u g h





Elegant, 2-bedroom, ground-floor living
in the very heart of Mexborough.

These incredible homes carry the moniker of Montagu.
Named after Andrew Montagu of High Melton Hall, who gave the land for the
neighbouring hospital to the people of Mexborough back in 1890.

A Short History of the Montagu Hospital, Mexborough, 1889-1925' (Mexborough, 1926)



Where Culture meets Nature

Montagu Gardens is situated at the heart of Mexborough, a small but growing community to the Northeast of Rotherham and Sheffield in the Metropolitan Borough of Doncaster. This is a thriving region of South Yorkshire boasting a long and proud history that dates back to the Norman Conquest, if not further. Nowhere is this more evident than in the majestic Conisborough Castle, a stunningly well-preserved medieval landmark as well as a superb day out. Like many regions of the UK, the local communities there are steeped in a rich industrial heritage from up until the 20th Century, a fact that is commemorated in the various winding wheels dotted across the nearby landscape.

Considering the scope of the region's productive legacy, you might be surprised to find a vast wealth of natural beauty in the area too. Ranging from the serene Manvers Lake and Thrybergh Country Park to a host of exquisite nature reserves, residents are truly spoiled for choice of luscious greenery. In fact, former mines have undergone a stunning restoration into wetlands and nature reserves, offering not only a haven for local wildlife but also a picturesque day out for the family. Other attractions include the stunning 87-hectare Georgian stately home Wentworth Woodhouse; the luscious Rotherham Golf Club; and the so-called "Jewel of Doncaster" local history museum Cusworth Hall.



MEXBOROUGH

SOUTH YORKSHIRE





Where Culture meets Nature

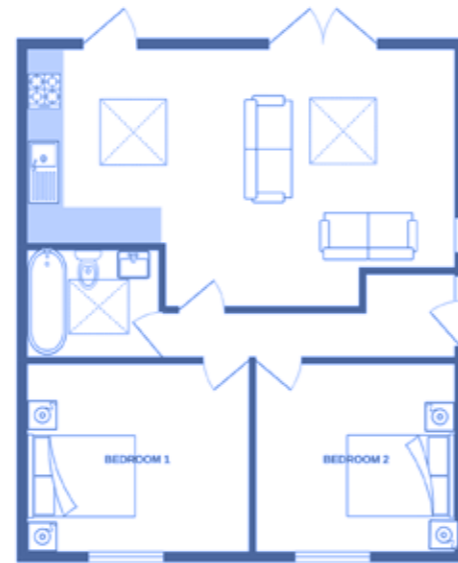
Mexborough itself is a delightful market town with a full catalogue of local attractions. It boasts its own railway station, providing ideal commuter links to Sheffield and Doncaster. Easy accessibility doesn't stop there either thanks to the Dearne Valley Parkway, providing fantastic links to the M1 and other motorway networks. Other practical amenities include a local hospital, an athletics sports club, and a variety of schools for all ages.

If retail therapy is what you're after then Mexborough is sure to deliver with its very own market hall and outdoor market, along with a broad array of shops in the town centre. These range from high street favourites to beloved independents like Pettits, an esteemed local shoe shop dating back to the Victorian era. There is no shortage of pubs and restaurants to enjoy either, along with a popular live music venue, meaning you are never short of activities to enjoy whatever the time of day. Like the surrounding borough of Doncaster, Mexborough is home to a host of local green spaces. These range from parks and children's playgrounds to allotments and a charming fishing pond.





Primary Layout: Plots 4, 5, & 6



Corridor Layout: Plots 7 & 8

DETACHED PLOTS 4, 5, & 6 | 7 & 8



MONTAGU GARDENS

This exceptional development rests peacefully across from the esteemed Montagu Hospital with which it shares its name. This moniker recognises the history of Andrew Montagu of High Melton Hall, who gave the land for the neighbouring hospital to the people of Mexborough back in 1890.

Perched upon the northern edge of Mexborough, this is a lovely location to set down roots. It is just down the road from Park Road Recreation and Kids Play Area, and only walking distance from some great local schools including the Ofsted "Outstanding" St Johns CofE Infants & Junior School.

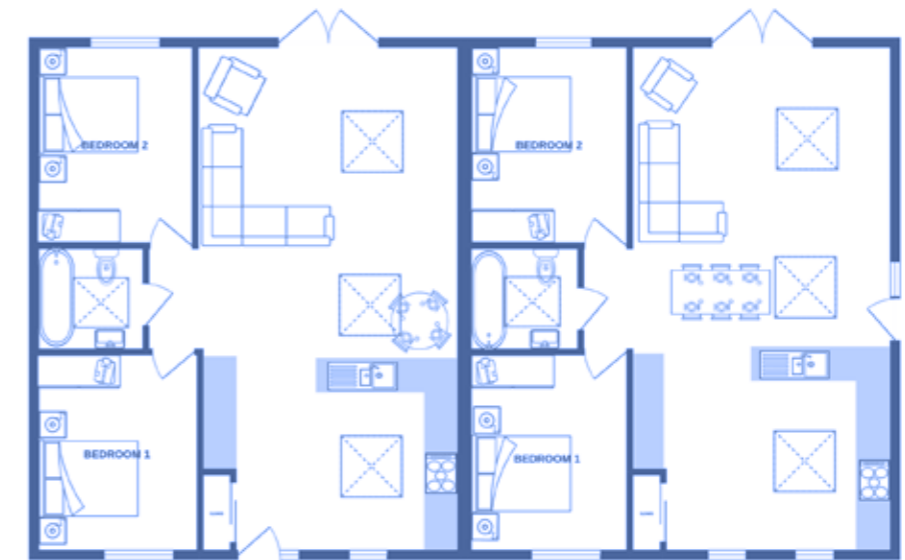
The development boasts 10 impressive homes arranged around its own private road. Each home has its own front and rear gardens, double driveway, and exceptional styling from the prestigious team at Whitshaw Developments.



UNCOMPROMISING DESIGN

Each home is centred around a stunning open-plan living space, seamlessly bringing dining and leisure together. They boast British engineered kitchens from Symphony, marrying elegance and practicality. Among the myriad benefits of ground-floor living come the vaulted ceilings and skylights of Montagu Gardens, flooding the property with natural light, while French doors lead from the living space out into the private garden bringing a touch of nature into the home.

Each home provides two excellent double bedrooms and an elegant family bathroom. Plots 7 & 8 are built around a central corridor lending more privacy to each room, while the majority of plots do away with a corridor entirely expanding upon the already breathtaking living space.



SEMI-DETACHED PLOTS 9 & 10



TERRACED PLOTS 1, 2, & 3



CUTTING EDGE ENERGY

Every home in Montagu Gardens enjoys a truly state-of-the-art specification as standard. Built for an ever-changing energy climate these hyper efficient homes have Low Carbon Living in mind. Everything about their construction is future focused. The powerhouse at the heart of each plot is an Air Source Heat Pump, providing energy efficient heating and hot water for your home saving you money on your bills compared to a traditional gas boiler.

A number of thoughtful construction choices help to elevate these homes even further. Beam and block solid floor construction paired with underfloor heating ensures a marvellously even distribution of heat throughout the home. The high-performance thermal insulation, triple glazed windows, and near airtight build quality ensure that heat is retained. You will even find an electric charging point on your driveway making the switch from rising fuel costs to an electric vehicle so much more achievable.



Examples of similar fixtures and fittings from previous Whitshaw developments.

ENERGY EFFICIENT BUILD

Sustainable Low Carbon Development with Incredible Thermal Performance:

- Mitsubishi Ecodan Air Source Heace Pump
- High Performance Thermal Insulation
- Airtight Build
- Underfloor Heating Throughout
- Beam and Block - Solid Floor Construction
- Low Energy LED Lighting
- Triple-Glazed Argon-Filled Windows and Doors

INTERNAL

- Laminate Flooring: (Hallway/ Kitchen/ Living Sapce)
- Apollo Elite Carpet: (Bedrom 1 and Bedroom 2)
- Custom Skirting & Architrave
- Premdor 4 Line White Internal Doors
- Johnstone's Professional Paints Throughout
- Burglar Alarm
- Satin Chrome Sockets and Switches: (Kitchen/ Living Space)

EXTERNAL

Striking Whitshaw Design

Built with Elegant Modern Materials:

- Private Development (No Through Road)
- Private Gardens Front/ Rear/ Side (Plots 1/ 3-10) (Front and Rear on Plot 2)
- Private Block Paved Double Driveway
- Electric Vehicle Charging Point
- Exterior Lighting
- Elegant, Grey Front & Back Doors with Feature Side Glazing
- Tall, Grey Framed Windows
- Skylight Windows
- Modern, Grey Fascia and Soffit

WARRANTY

- 10 Year Building Warranty from Advantage

SPECIFICATION

KITCHEN

Elegant British Engineered Kitchen from Symphony:

- Symphony Laminate Worktops
- Symphony Kitchen Cupboards
- Symphony Laminate Splashback
- Electric Hob
- Electric Single Oven
- Integrated Fridge Freezer
- Integrated Dishwasher
- Ambient Lighting

FAMILY BATHROOM

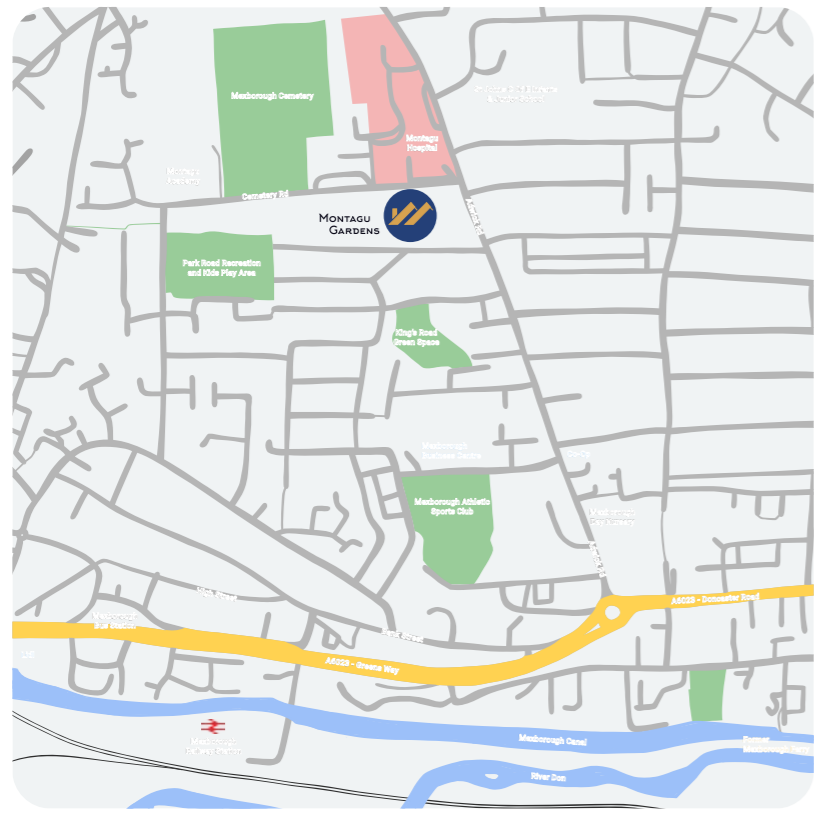
• Chrome Fixtures and Fittings:

- Mixer Sink Tap
- Mixer Bath Tap
- Efficient Dual Flow Toilet Flush Panel
- Shower Controls
- Rainfall & Twin Head, Shower over Bath
- Heated Towel Rail
- Elegant Half-Pedestal Sink
- Modern Back to Wall Toilet
- Full-Width Bath
- Shower Over Bath
- Vinyl Flooring
- Underfloor Heating
- Tiled Skirting
- Fully Tiled Walls: Bath Wall and Feature Wall
- Half Height Tile Walls: Basin and Toilet Wall

OPTIONS PRE-PURCHASE

- Selection of Kitchen Styling - Worktops/ Cabinets
- Selection of Bathrooms Tiles
- Selection of Floor Coverings

All subject to change at the developer's discretion.



Montagu Gardens,
Cemetery Road,
Mexborough,
South Yorkshire,
S64 9PN



**MONTAGU
GARDENS**

- Mexborough Station 1.0 Mile
- Conisborough 3.6 Miles
- Cortonwood Retail Park 6.0 Miles
- A1(M) 6.2 Miles
- Rotherham 6.8 Miles
- Doncaster 8.7 Miles
- M1 10.8 Miles
- Sheffield 14 Miles
- The Peak District ≈ 20 Miles
- Leeds 36 Miles
- Manchester 46 Miles
- Nottingham 46 Miles



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. At time of printing, the homes at Montagu Gardens are still under construction and may be subject to necessary changes as the build develops. As the buildings are not yet complete, a detailed survey has not been carried out, nor the services, appliances and fittings tested. Anticipated finale room sizes should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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Developments
by Whitshaw Builders



available exclusively from
morfittsmith