



Woodall

HOMES

*Willow  
Heights*

**Stocksbridge**

A modern dining room with a round wooden table, chairs, and a large window. The room is bright and airy, with a large window on the left side. The table is set with white dishes and a vase of flowers. A large, circular chandelier hangs from the ceiling. In the background, there is a kitchen area with a large clock on the wall.

# Welcome to

## *Willow Heights* Stocksbridge

A beautiful new development nestled amongst the picturesque landscape of Stocksbridge, north of Sheffield City Centre. Harmoniously blending with the natural beauty of the area, each of the detached family homes are constructed with local stone to create timeless architecture that lasts. Willow Heights has been crafted with care ensuring that each house embodies the essence of contemporary living and boasts an abundance of space and comfort. With generously proportioned bedrooms, these homes provide ample room for the whole family to create cherished memories.

Images for illustration purposes only





# Area Guide

A thriving community, Stocksbridge combines rich history with modern living all within touching distance of the Peak District National Park. For day-to-day life, you will find everything you need just a short walk away including a post office, pharmacy, supermarket and children's play area.

are community favourites, whether you are celebrating a special event, looking for your new coffee stop, or want to enjoy a relaxed meal out with family.

The ideal location to discover everything South Yorkshire has to offer, Stocksbridge provides excellent links to nearby Sheffield and Barnsley where you can find premium dining experiences, bars and entertainment for all the family. Locally in the village, Ponti's Italian Kitchen, Raffina Fox Valley and Zorro Lounge

For those looking to find adventure and reconnect with the outdoors, the nearby Underbank Activity Centre provides thrilling water activities including kayaking, raft building and paddleboarding, plus hiking, climbing, archery and so much more. Home to a football team, a cricket club, plus the beautiful clocktower gardens, the area and local community has so much to offer.

## Local Schools

0.5 miles	0.7 miles	0.6 miles	1 mile	5.6 miles
Stocksbridge High School	Stocksbridge Junior School	St Ann's Catholic Primary School	Royd Nursery and Infant School	Penistone Grammar School

## Connectivity Guide

5.2 miles 12 mins	6 miles 15 mins	9 miles 23 mins	9.5 miles 30 mins	32.3 miles 47 mins	32.4 miles 1hr 9 mins	36.5 miles 1 hr 2 mins	179 miles 3 hours
Penistone Station	M1	Barnsley	Sheffield City Centre	Leeds	Manchester	Manchester Airport	London



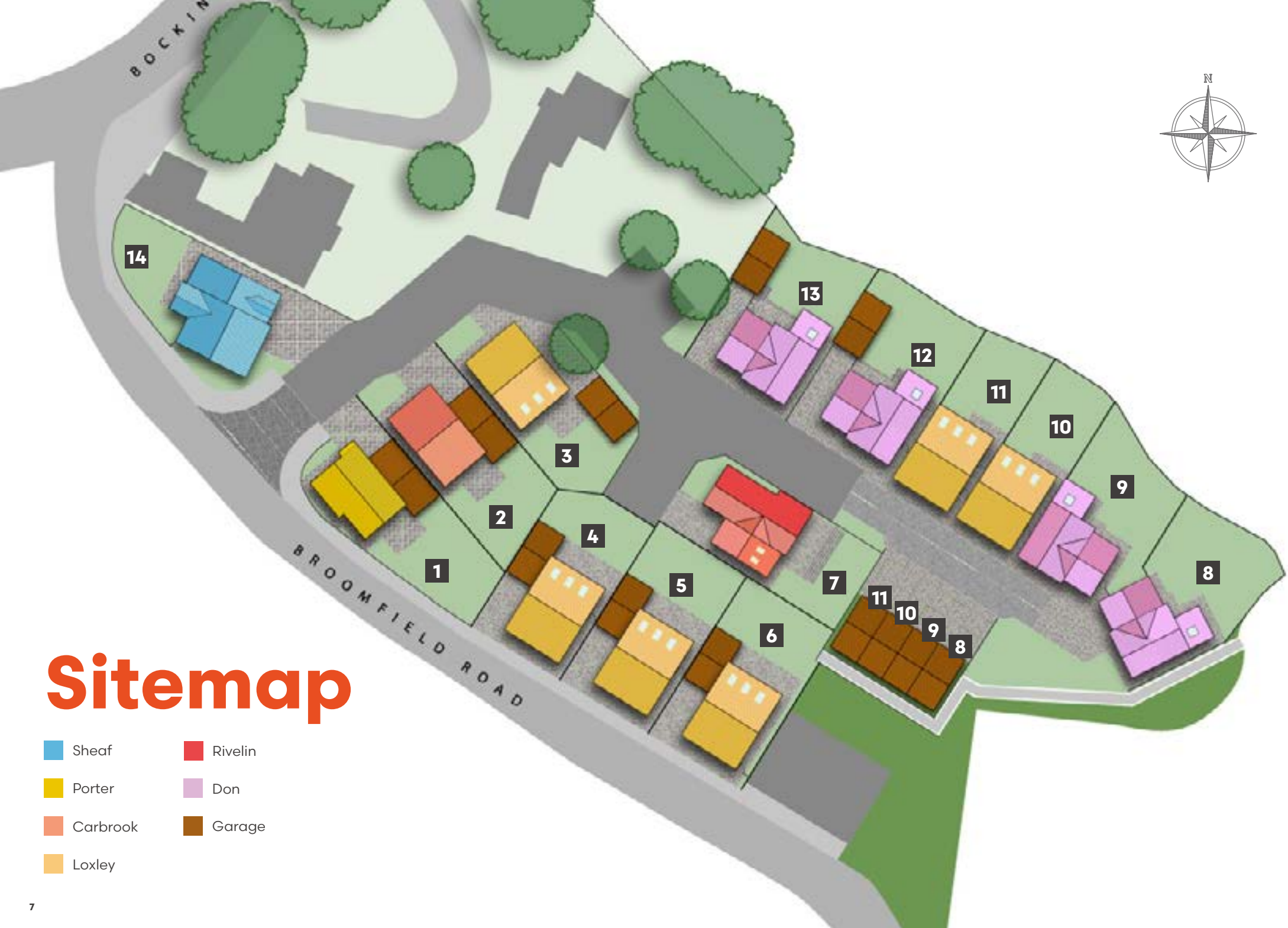
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## Specification

Luxuriously finished, homes at Willow Heights are welcoming and bright with impressive open plan living areas. From exceptional integrated kitchen diners to comforting bedrooms, every space has been crafted with quality at their heart, with a range of fantastic finishes and optional upgrades to choose from.

Each property is finished with a beautifully landscaped garden, ready for you to enjoy from the second you move in. Private and secluded, each garden is an extension to your home with patio or bi-fold doors providing access from the dining room, so whether you need a space for children to play or for adults to entertain, homes at Willow Heights provide everything you need.





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# Porter

Detached | Four bedrooms | Two bathrooms

## Room Dimensions

### Ground Floor

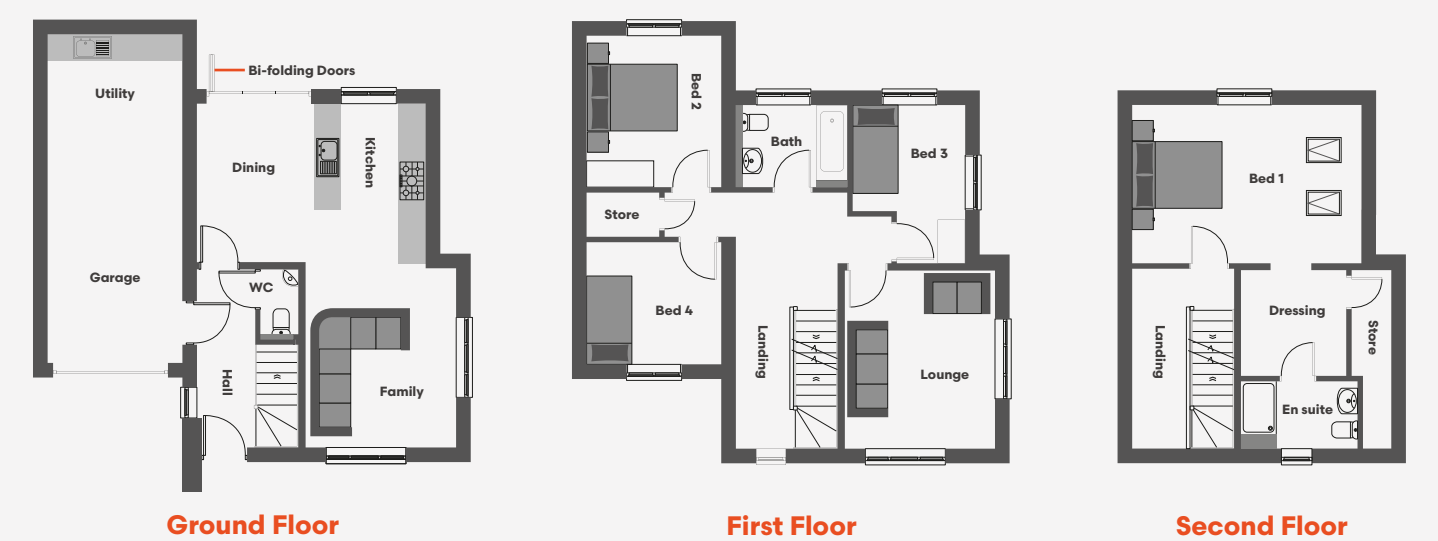
Family	3.382m x 4.015m
Kitchen	2.515m x 3.713m
Dining	3.562m x 2.625m
WC	1.477m x 0.863m
Utility	3.050m x 1.5m

### First Floor

Lounge	4.015m x 3.382m
Bed 2	3.003m x 3.413m
Bed 3	2.525m x 3.563m
Bed 4	3.003m x 2.723m
Bathroom	2.368 x 1.838m
Store	1.623m x 1.013m

### Second Floor

Bed 1	3.563m x 5.140m
Dressing	2.391m x 2.401m
En suite	1.449m x 2.641m





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# Carbrook

Detached | Four bedrooms | Two bathrooms

**Room Dimensions**

**Ground Floor**

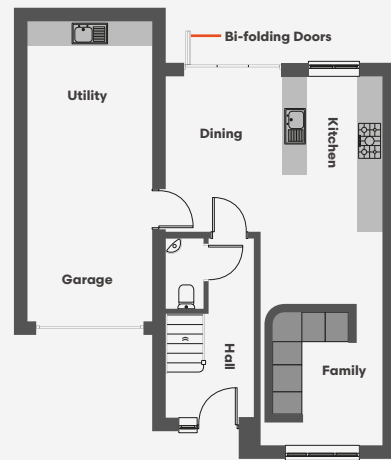
Family	5.190m x 2.953m
Kitchen	2.515m x 3.775m
Dining	2.738m x 3.775m
WC	1.735m x 0.863m
Utility	3.050m x 1.5m

**First Floor**

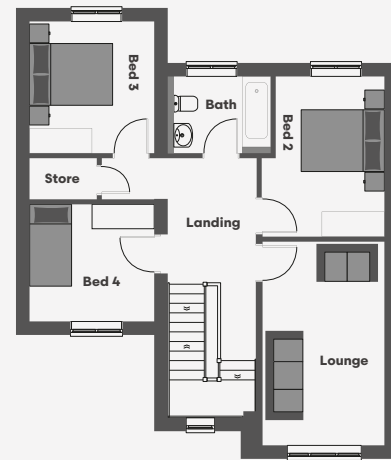
Lounge	4.958m x 2.953m
Bed 2	2.988m x 3.893m
Bed 3	3m x 3.188m
Bed 4	3m x 2.833m
Bathroom	2.367 x 1.838m
Store	1.623m x 1.025m

**Second Floor**

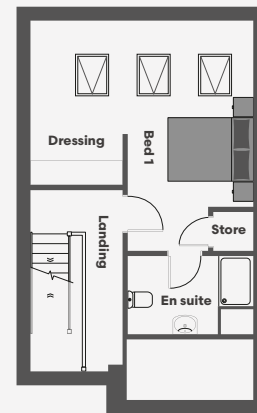
Bed 1	5.459m x 5.253m
Dressing	1.200m x 2.172m
En suite	1.878m x 2.966m
Store	0.931m x 0.935m



Ground Floor



First Floor



Second Floor



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# Loxley

Detached | Four bedrooms | Three bathrooms

**Room Dimensions**

**Ground Floor**

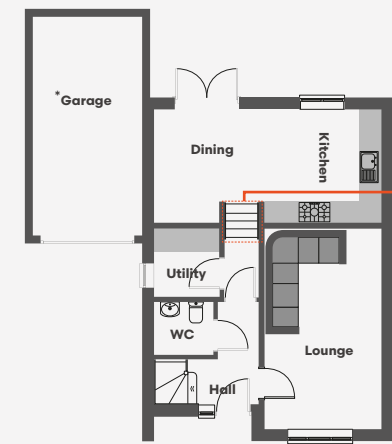
Lounge	5.561m x 3.228m
Kitchen	3.141m x 3.228m
Dining	3.141m x 2.887m
WC	1.635m x 1.473m
Utility	1.895m x 1.785m

**First Floor**

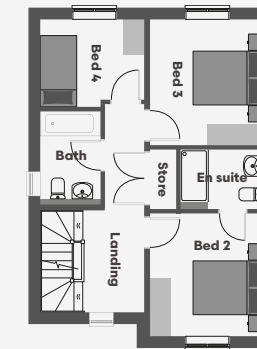
Bed 2	3.228m x 3.434m
En Suite	2.240m x 1.675m
Bed 3	3.228m x 3.513m
Bed 4	2.433m x 2.887m
Bathroom	2.506m x 1.663m
Store	0.748m x 1.675m

**Second Floor**

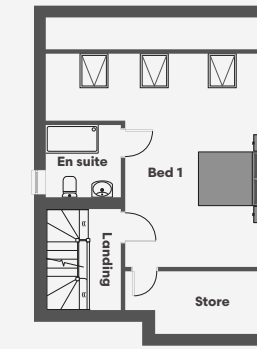
Bed 1	6.265m x 6.005m
En suite	2.098m x 2.056m
Store	4.053m x 1.747m



Ground Floor



First Floor



Second Floor

\*Plot 3 floor plan includes no split level

\*Multiple layouts available



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# Rivelin

Detached | Four bedrooms | Three bathrooms

## Room Dimensions

### Ground Floor

Family	5.028m x 3.565m
Kitchen	2.890m x 3.050m
Dining	3.263m x 3.250m
WC	1.278m x 1.573m
Store	0.940m x 1.063m

### First Floor

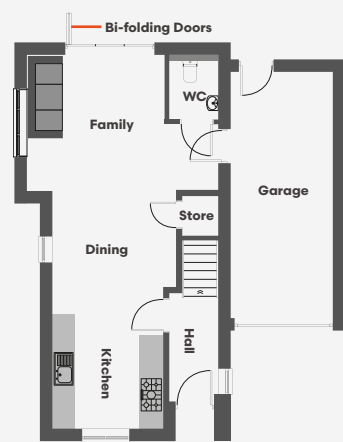
Bed 3	3.413m x 3.565m
En suite	1.500m x 2.349m
Bed 4	2.663m x 3.673m
Lounge	4.353m x 3.902m
Bathroom	2.663m x 2.703m
Store	1.582m x 0.825m

### Second Floor

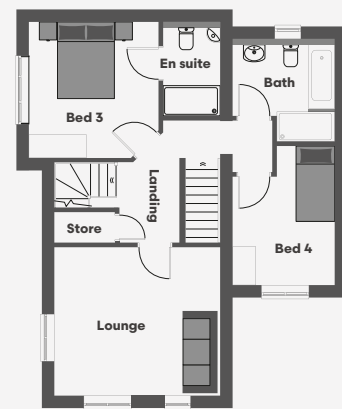
Bed 1	4.156m x 4.601m
En suite	2.288m x 1.788m
Dressing	2.001m x 1.675m
Bed 2	4.353m x 3.902m
Store	2.663m x 1.252m



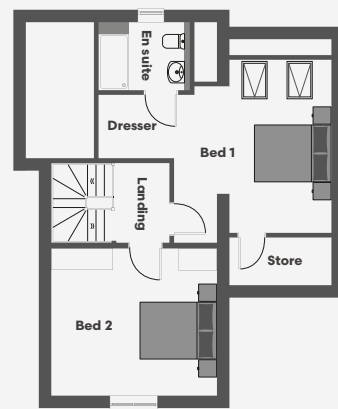
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Ground Floor



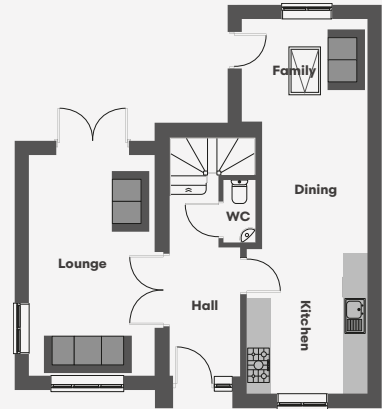
First Floor



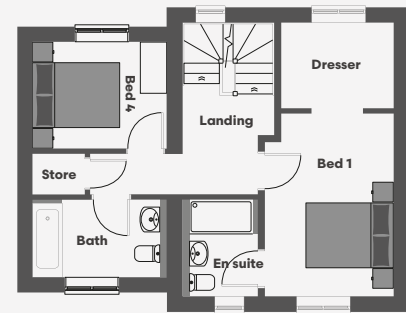
Second Floor



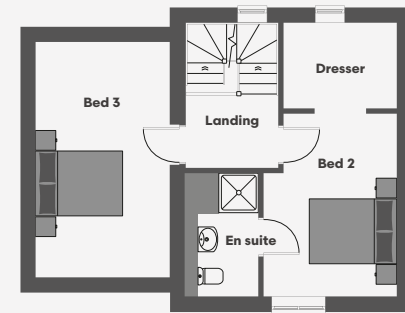
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Ground Floor



First Floor



Second Floor

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# Don

Detached | Four bedrooms | Three bathrooms

## Room Dimensions

### Ground Floor

Lounge	5.478m x 3.113m
Family	3.115m x 2.550m
Kitchen	3.003m x 3.605m
Dining	2.619m x 3.148m
WC	0.808m x 1.542m

### First Floor

Bed 1	3.002m x 4.263m
En suite	1.613m x 2.258m
Dressing	2.619m x 2.000m
Bed 4	3.113m x 2.488m
Bathroom	2.963m x 1.808m
Store	1.220m x 0.953m

### Second Floor

Bed 2	3.113m x 4.263m
En suite	1.387m x 2.873m
Dressing	2m x 2.642m
Bed 3	3.113m x 5.478m



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# Sheaf

Detached | Four bedrooms | Two bathrooms

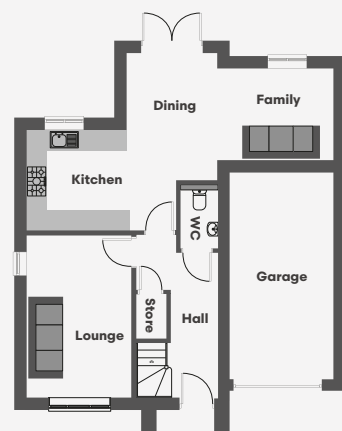
## Room Dimensions

### Ground Floor

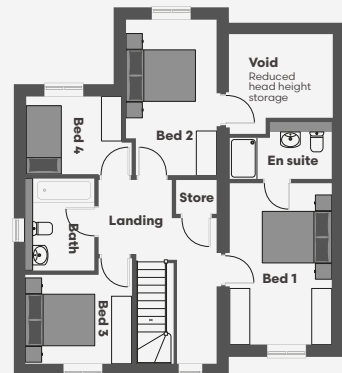
Lounge	3.075m x 4.746m
Kitchen	2.925m x 2.944m
Dining	2.665m x 2.698m
Family	3.375m x 2.698m
Store	0.860m x 1.315m
WC	1.113m x 1.725m

### First Floor

Bed 1	3m x 4.737m
En suite	3m x 1.675m
Bed 2	2.665m x 4.582m
Bed 3	3.110m x 3.100m
Bed 4	2.810m x 2.288m
Bathroom	1.808m x 2.719m
Store	1.197m x 1.000m



Ground Floor



First Floor



Homes at Willow heights are covered by a 10-year NHBC warranty to give you that extra peace of mind.







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[www.woodallhomes.co.uk](http://www.woodallhomes.co.uk)  
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