



THE COPPICE
— SKIPWITH —



WESTBURY HOUSE

WARREN LODGE

-  WESTBURY HOUSE - 4 BED DETACHED HOUSE WITH LARGE SINGLE GARAGE
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ABOUT

— THE DEVELOPMENT —

EXPERIENCE THE PERFECT BALANCE OF
TRANQUILLITY AND ACCESSIBILITY AT THE COPPICE,
WHERE MODERN LUXURY MEETS THE TIMELESS
BEAUTY OF THE NORTH YORKSHIRE COUNTRYSIDE.

THE COPPICE

Palladian Homes is delighted to introduce The Coppice, an exclusive development of two bespoke detached homes in the picturesque village of Skipwith, North Yorkshire. Nestled adjacent to Skipwith Common—a renowned nature reserve and one of the last remaining areas of northern lowland heath in England—The Coppice offers a harmonious blend of modern living and natural beauty.

THE VILLAGE OF SKIPWITH

Skipwith exudes quintessential English countryside charm, featuring scenic landscapes, historic architecture, and a close-knit community. The village is home to the acclaimed gastro-pub, The Drovers Arms, known for its locally sourced, homemade food that reflects the changing seasons.

NEARBY AMENITIES AND ATTRACTIONS

Families will appreciate the proximity to esteemed educational institutions, such as Queen Margaret's School for Girls, located less than 10 minutes away. Despite its tranquil setting, Skipwith is well-connected, with the city of York and the market town of Selby just a 20-minute drive away, offering extensive amenities including bustling high streets, cafés, and restaurants.

THE DEVELOPMENT

The Coppice comprises two meticulously designed detached homes, each reflecting Palladian Homes' commitment to quality and attention to detail. The semi-rural location ensures that each home enjoys beautiful natural surroundings, creating a harmonious blend of modern living and contemporary design.

DESIGN AND FEATURES

The homes at The Coppice feature bold architecture that takes full advantage of their scenic setting while maintaining a cohesive rural aesthetic. Each property is well-appointed with a range of modern conveniences, including:

- Mitsubishi air source heat pumps and underfloor heating throughout the ground floors
- High-performance double-glazed UPVC windows and aluminium patio doors in bespoke colours
- Low-maintenance external finishes and patio areas
- Spacious entrance hallways and living areas, with generously sized bedrooms
- High-quality fixtures and fittings, including a choice of kitchens and bathroom fittings from our range
- Generous driveway with parking for up to 3 cars + 1 in garage

WESTBURY HOUSE

— PLOT 1 —



FOUR BEDROOM DETACHED WITH LARGE SINGLE GARAGE

Westbury House is a striking home with a bold elevation, and generous driveway - with parking for up to 3 cars plus 1 in the large garage. The spacious entrance hall leads to a cloakroom, WC, and ground floor bedroom with ensuite, and an additional snug for cosy evenings, while the open-plan kitchen and living area feature full-height glazed doors, seamlessly connecting to the rear garden. A separate utility room adds practicality.

Upstairs, the home boasts a further three double bedrooms. The luxurious principal suite with views over Skipwith Common include an ensuite and dressing area. A Fully tiled house bathroom serving remaining bedrooms and a bright study—ideal for home working.

The well-established south facing and privately screened rear gardens offer a perfect retreat from busy lifestyles, with large patio areas for entertaining.



WARREN LODGE

— PLOT 2 —

FOUR BEDROOM DETACHED WITH LARGE SINGLE GARAGE

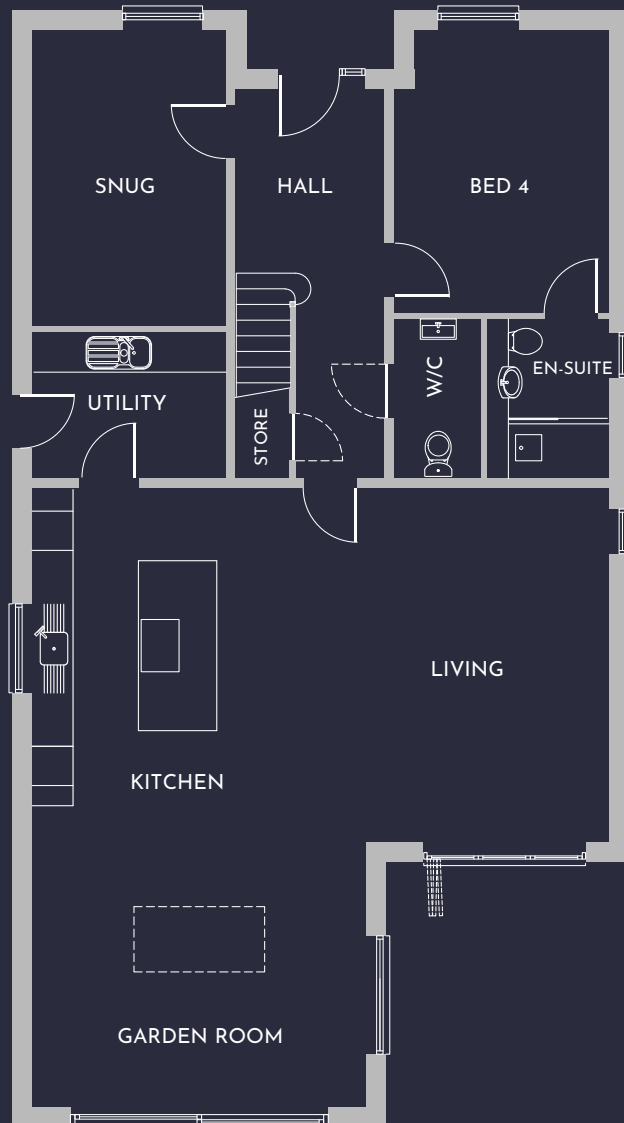
Warren Lodge at The Coppice is a striking home with a bold elevation, and generous driveway - with parking for up to 3 cars plus 1 in the large garage. The spacious entrance hall leads to a cloakroom, WC, and ground floor bedroom with ensuite, and an additional snug for cosy evenings, while the open-plan kitchen and living area feature full-height glazed doors, seamlessly connecting to the rear garden. A separate utility room adds practicality.

Upstairs, the home boasts a further three double bedrooms. The luxurious principal suite with views over Skipwith Common include an ensuite and dressing area. A Fully tiled house bathroom serving remaining bedrooms and a bright study—ideal for home working.

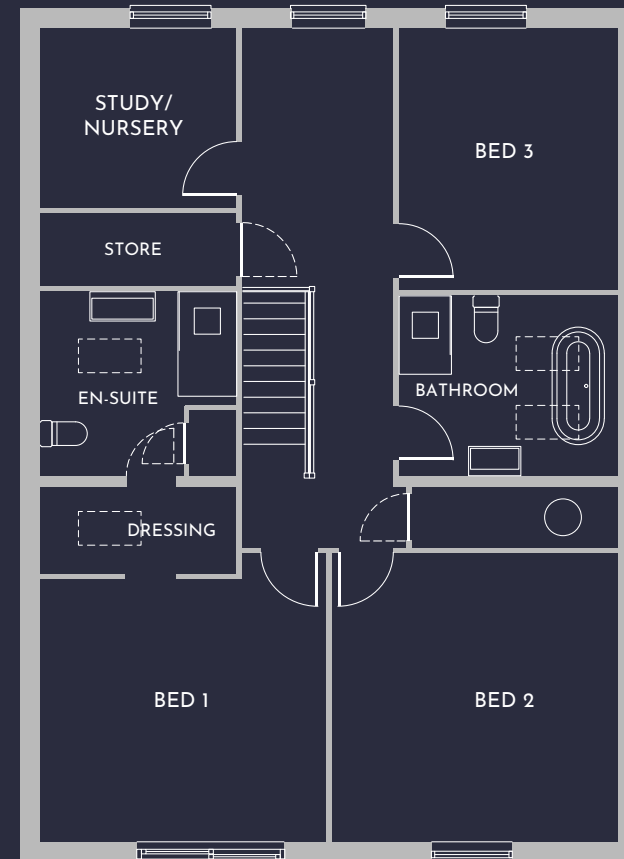
The well-established south facing and privately screened rear gardens offer a perfect retreat from busy lifestyles, with large patio areas for entertaining.

WARREN LODGE

GROUND FLOOR PLAN



FIRST FLOOR PLAN



The floor plans are the same for both properties.

Floor plans and layouts shown are indicative and intended as a sales guide, they must not be used for any other purpose.

Palladian reserve the right to make revisions to the layouts during build if necessary.

THE COPPICE

SPECIFICATION

EXTERNAL

Contemporary design incorporating use of quality facing bricks, woodgrain composite cladding and rendered finishes

High performance windows with argon filled double glazing.

Aluminium double glazed bi-folding doors to rear elevations

Porcelain paving to paths and patios

Golden gravel to private drives

Mature established boundaries to Skipwith Common

Contemporary style external lighting

Rendered garages with automated roller shutter vehicle door and separate personnel door

Power and light connected to garages with EV charging point

KITCHENS

Contemporary choice of units with solid quartz worktop and upstand

Inset 1.5 bowl ceramic sink with monobloc mixer tap as standard

Built-in dishwasher and fridge freezer with choice of range cooker or integrated oven and induction hob

Under wall unit lighting with options of either warm white or cool white hues

UTILITY ROOM

Contemporary units with laminate worktop and upstand as standard

Single bowl composite sink unit with monobloc mixer tap

Space for washing machine and tumble drier

BATHROOMS

Contemporary white sanitaryware throughout with choice of wall hung or floorstanding basin vanity units

Mains pressurised showers with slimline trays and clear glass/chrome cubicles

Choice of Vitra tiling to all bathrooms/en suites walls. Villeroy & Boch upgrade options available. Half tiling to walls and full height to showers as standard.

Floor mounted WCs with soft close seats and dual flush chrome push buttons

Dual fuel heated towel radiators in all bathrooms

INTERNAL

Contemporary internal doors painted in Farrow & Ball colour with polished satin black ironmongery

Deep 170mm skirting boards and architraves finished in Farrow & Ball colour

Walls finished in Farrow & Ball colour, and ceilings finished in matt white

Oak handrails to staircase with softwood stop chamfered spindles finished in Farrow & Ball colour

Choice of Luxury vinyl wood effect floor coverings to hall, kitchen/dining, WC & bathroom floors

Inset glass fronted panoramic Gazco electric fire with remote control to snug

HEATING

Mitsubishi Ecodan R32 Ultra Quiet Air source heat pump linked to zoned underfloor heating throughout the ground floor, radiators to first floor

THE COPPICE

SPECIFICATION

ELECTRICAL

Flush LED spotlights to kitchen, dining, utility and bathroom ceilings

Integrated smoke alarms on all floors

Brushed chrome power sockets and switches throughout

Pre-wired satellite connection to living room

CAT6 data points to principal rooms as standard
(living, study and master bedroom)

Coaxial TV points in all habitable rooms (reception rooms and bedrooms)

Wi-Fi enabled 'RING' wireless alarm system with smart phone intergration

GENERAL SPECIFICATION

10-year structural defects warranty provided by ICW

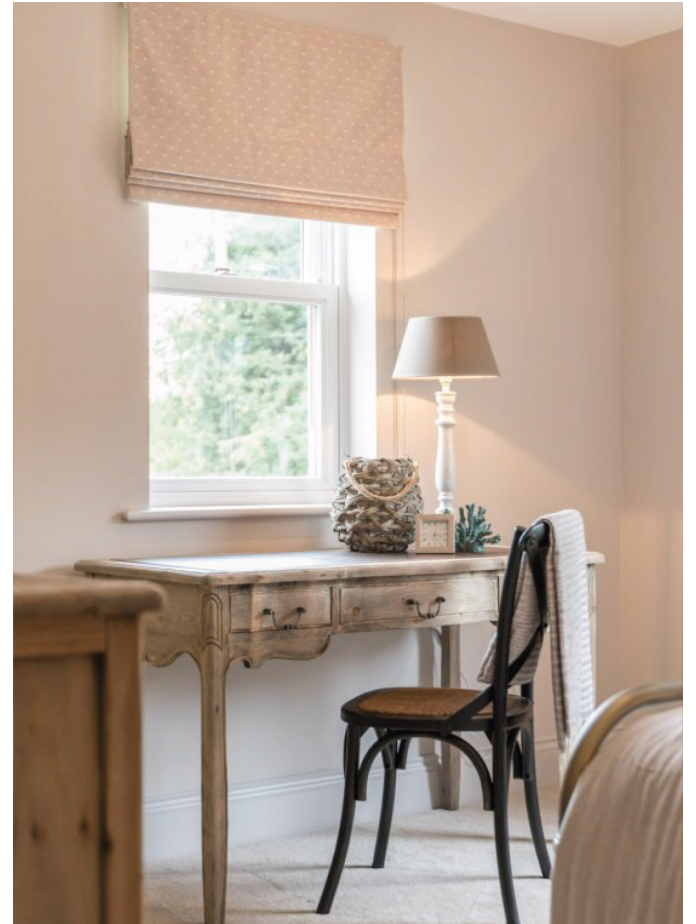
DISCLAIMER

The above specification is intended for guidance only and may vary depending on stock availability and at the discretion of Palladian Homes. Buyers are advised to clarify all fixtures and fittings at the point of reservation.





AS WITH ALL OUR DEVELOPMENTS,
EVERY PROPERTY AT THE COPPICE WILL BE
FINISHED TO AN EXACTING STANDARD.
WE TAKE PRIDE IN DOING OUR UTMOST TO
DELIVER HIGH-QUALITY FIXTURES AND FITTINGS
THAT ARE BOTH TIMELESS AND DURABLE.





A PERFECT BLEND OF TRANQUILITY AND ACCESSIBILITY

Whether you are looking for a peaceful countryside retreat or a home with easy access to nearby towns and transport links, The Coppice offers the best of both worlds. Stay connected with Palladian Homes for more updates on this exciting new development in Skipwith.

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