

Taylor
Wimpey

Find your way around

KENTON BANK HALL

KENTON BANK FOOT | NEWCASTLE UPON TYNE



KENTON BANK HALL. A VERY SPECIAL PLACE TO BE

A warm welcome to Kenton Bank Hall.

*This beautiful collection of detached 4 and 5 bedroom
new homes is situated in the much sought-after
Ponteland Road area of Kenton Bank Foot.*

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course - and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

LIFE IN KENTON BANK FOOT

Kenton Bank Foot lies between Gosforth and the picturesque, leafy suburb of Ponteland. A range of local amenities can be found nearby, including the bustling Kingston Park, ideal for some retail therapy.

For those more sporting, take in a game & the atmosphere at Kingston Park Rugby Stadium, home of Newcastle Falcons.

Kenton Bank Hall is also within easy reach of Newcastle International Airport, whether by car or Metro which is within walking distance of the development. For days or nights out, Newcastle city centre & popular Quayside are the perfect setting with a vast range of shops and restaurants - as well as the weekly Sunday market. Further afield, the iconic North East coastline is an idyllic setting for a leisurely walk, whatever the weather.



Alnwick Castle



Newcastle City Center



The Angel of the North

THE PERFECT PLACE TO BE

Kenton Bank Foot is an ideal place to settle down, a number of highly rated schools are just a short walk from home and there are a variety of activities for the whole family to enjoy in the surrounding area. For commuters, Newcastle train station offers direct services to major cities including Edinburgh, Leeds, Manchester and London, amongst others. The A1 is just 10 minutes drive away, and Newcastle Airport is also close by.

TRAVELLING BY CAR



Maps shown are not to scale. Times, distances and directions are approximate only and are taken from google.co.uk/maps.



Tyne Bridge, Newcastle



Tynemouth beach



Tynemouth Castle



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

HERE TO HELP YOU BUY



Backed by HM Government

Help to Buy means you can make the move to your first home - or move to a new one - with a deposit of just 5%.

HERE TO HELP YOU SELL



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.

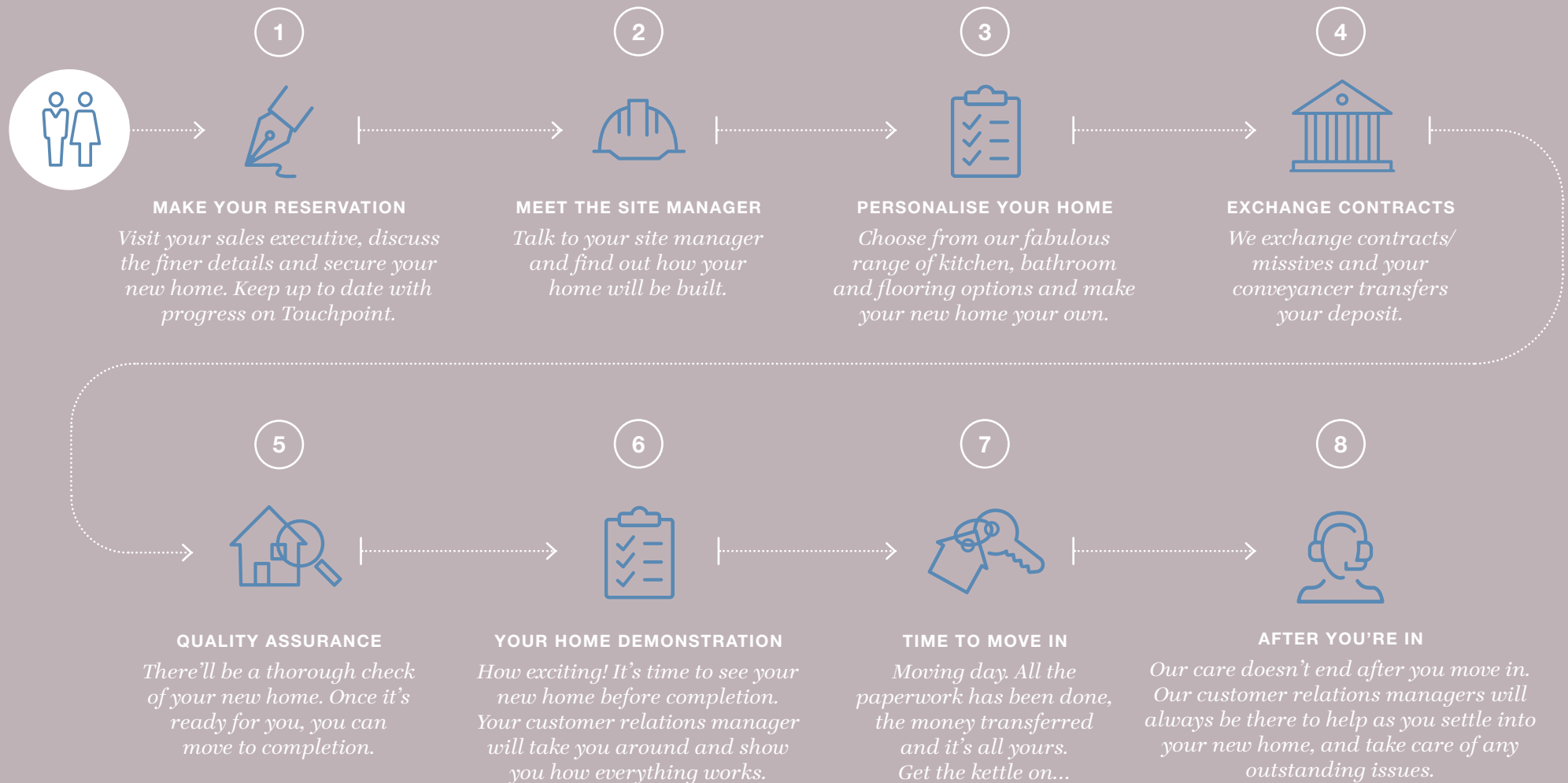


EASYMOVER

or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.co.uk and view our handy Homebuyer Guides.

FROM LOOKING ROUND TO MOVING IN...








Get to know
**KENTON BANK
 HALL**



KENTON BANK FOOT | NEWCASTLE UPON TYNE




This beautiful collection of detached 4 and 5 bedroom new homes is situated in the much sought-after Ponteland Road area of Kenton Bank Foot.

5 bedroom homes

-  **The Lavenham**
5 bedroom home
Plots: 3, 13, 20, 31, 34, 35, 39, 52, 66, 72, 86, 89, 93, 97, 100 & 103
-  **The Portrush**
5 bedroom home
Plots: 45, 60, 61, 62, 78 & 94
-  **The Troon**
5 bedroom home
Plots: 6, 11, 32, 36, 40, 43, 48, 54, 58, 67, 73, 77, 82, 83, 85, 91 & 96

4 bedroom homes

-  **The Cavendish**
4 bedroom home
Plots: 16, 29, 33, 47, 75, 84, 95, 98 & 104
-  **The Downham**
4 bedroom home
Plots: 5, 7, 14, 22, 24, 28, 37, 51, 55, 74 & 81
-  **The Eynsham**
4 bedroom home
Plots: 2, 4, 10, 15, 25, 27, 42, 44, 49, 56, 68, 70, 80, 88, 90 & 101
-  **The Haddenham**
4 bedroom home
Plots: 1, 8, 18, 19, 23, 26, 38, 41, 50, 64, 65, 69 & 102
-  **The Sherbourne**
4 bedroom home
Plots: 9, 12, 17, 21, 30, 46, 53, 57, 59, 63, 71, 76, 79, 87, 92 & 99

SS = Sub station
 = Bin collection point
 = High brick screen wall
 = Integral garages
 V = Visitor parking

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. 52028 / TWNE February 2019.

Taylor Wimpey

KENTON BANK HALL
Ponteland Road
Kenton Bank Foot
Newcastle upon Tyne
NE13 8AF

CONTACT US ON

0191 917 0623

SATNAV

NE13 8AF

📷 #taylorwimpey

🐦 @TaylorWimpey

📘 taylorwimpey

taylorwimpey.co.uk



Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. Maps shown are not to scale. Distances are taken from google.co.uk/maps. Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Information is correct at the time of going to print. Please see the development page on our website for further details. 52028 / TWNE / February 2019.

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THE LAVENHAM

5 bedroom home



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THE LAVENHAM

A five bedroom detached house with two floors of generous living space, which benefits from an integrated double garage. On the ground floor is a good sized living room, a spacious kitchen/breakfast room for relaxed mealtimes, and a separate dining room for more formal occasions. Upstairs, the en suite master bedroom can be found, along with a second en suite bedroom, three further double bedrooms and a family bathroom.

TOTAL 152.91 sq. m. / 1646 sq. ft.

Ground floor



| | | |
|----------------------------|---------------|------------------|
| Lounge <i>min.</i> | 5.26m × 3.90m | 17' 3" × 12' 10" |
| Kitchen <i>max.</i> | 5.69m × 3.30m | 18' 8" × 10' 10" |
| Dining | 3.06m × 3.20m | 10' 1" × 10' 6" |

First floor



| | | |
|------------------------------|---------------|------------------|
| Bedroom 1 <i>max.</i> | 4.53m × 3.81m | 14' 10" × 12' 6" |
| Bedroom 2 | 3.81m × 3.52m | 12' 6" × 11' 7" |
| Bedroom 3 | 3.40m × 2.69m | 11' 2" × 8' 10" |
| Bedroom 4 | 3.28m × 2.69m | 10' 9" × 8' 10" |
| Bedroom 5 <i>min.</i> | 2.85m × 3.00m | 9' 4" × 9' 10" |

 **Plots:** 3, 13, 20, 31, 34, 35, 39, 52, 66, 72, 86, 89, 93, 97, 100 & 103

* Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 52028 TWNE / February 2019

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THE PORTRUSH

5 bedroom home



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THE PORTRUSH

The five bedroom Portrush is ideal for growing families looking for extra space. A good sized living room and an open plan kitchen/breakfast room each open through French doors to the private garden. A family dining room, study and a utility room are also located on the ground floor. An en suite master bedroom, three double bedrooms, a well proportioned fifth bedroom and a main bathroom are found off the landing.

TOTAL 240.34 sq. m. / 2587 sq. ft.

Ground floor



| | | |
|-----------------------|---------------|------------------|
| Lounge | 5.44m × 4.45m | 17' 10" × 14' 7" |
| Kitchen/Family | 3.70m × 8.17m | 12' 2" × 26' 10" |
| Dining | 4.06m × 4.64m | 13' 4" × 15' 3" |
| Study | 3.77m × 2.42m | 12' 5" × 7' 1" |
| Utility | 3.20m × 2.23m | 10' 6" × 7' 4" |

First floor



| | | |
|------------------|---------------|-----------------|
| Bedroom 1 | 5.35m × 4.89m | 17' 7" × 16' 1" |
| Bedroom 2 | 5.51m × 3.77m | 18' 1" × 12' 4" |
| Bedroom 3 | 4.35m × 2.84m | 14' 3" × 9' 4" |
| Bedroom 4 | 4.02m × 2.59m | 13' 2" × 8' 6" |
| Bedroom 5 | 3.04m × 2.59m | 10' 0" × 8' 6" |



Plots: 45, 60, 61, 62, 78 & 94

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THE TROON

5 bedroom home



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THE TROON

Ideal for family living is the three-storey, five-bedroom Troon. The ground floor comprises of a good sized living room, family dining room, study, utility room, guest cloakroom and kitchen with family area that opens through French doors to the private garden. The first floor has a large en suite master bedroom and two double bedrooms with en suite shower rooms. Two additional double bedrooms and a bathroom occupy the top floor.

TOTAL 224.63 sq. m. / 2418 sq. ft.

Ground floor



| | | |
|-----------------------|---------------|-----------------|
| Lounge | 4.94m x 3.86m | 16' 3" x 12' 8" |
| Dining | 3.12m x 3.86m | 10' 3" x 12' 8" |
| Kitchen/Family | 6.27m x 3.83m | 20' 8" x 12' 7" |
| Utility | 1.90m x 1.81m | 6' 3" x 5' 11" |
| Study | 3.35m x 2.28m | 11' 0" x 7' 6" |

First floor



| | | |
|------------------|---------------|------------------|
| Bedroom 1 | 4.71m x 3.86m | 15' 6" x 12' 8" |
| Bedroom 2 | 4.52m x 3.21m | 14' 10" x 10' 6" |
| Bedroom 3 | 3.32m x 3.35m | 10' 11" x 11' 0" |

Second floor



| | | |
|------------------|---------------|-----------------|
| Bedroom 4 | 4.76m x 4.41m | 15' 7" x 14' 6" |
| Bedroom 5 | 2.78m x 3.92m | 9' 2" x 12' 10" |

 **Plots:** 6, 11, 32, 36, 40, 43, 48, 54, 58, 67, 73, 77, 82, 83, 85, 91 & 96

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THE CAVENDISH

4 bedroom home



The Cavendish, plot 98



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THE CAVENDISH

This four bedroom home has an integral garage and offers plenty of space for growing families. Featuring a spacious kitchen/family room with adjoining utility and double doors leading to the rear garden. The ground floor is completed by separate dining room, living room, study and guest cloakroom. On the first floor is the en suite master bedroom, two double bedrooms one with en suite shower room, the fourth bedroom and a main bathroom.

TOTAL 208.84 sq. m. / 2248 sq. ft.

Ground floor



| | | |
|----------------|---------------|------------------|
| Lounge | 3.78m x 4.67m | 12' 5" x 15' 4" |
| Family | 3.95m x 3.56m | 13' 0" x 11' 8" |
| Kitchen | 3.49m x 4.24m | 11' 5" x 13' 11" |
| Dining | 4.16m x 3.18m | 13' 8" x 10' 5" |
| Study | 3.13m x 2.54m | 10' 3" x 8' 4" |

First floor



| | | |
|------------------|---------------|-----------------|
| Bedroom 1 | 6.49m x 5.19m | 21' 4" x 17' 0" |
| Bedroom 2 | 4.34m x 3.78m | 14' 3" x 12' 5" |
| Bedroom 3 | 3.22m x 2.92m | 10' 7" x 9' 7" |
| Bedroom 4 | 3.16m x 2.55m | 10' 4" x 8' 5" |

 **Plots:** 16, 29, 33, 47, 75, 84, 95, 98 & 104

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THE DOWNHAM

4 bedroom home



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THE DOWNHAM

The Downham is a four bedroom house with an integral garage, offering plenty of space for growing families. Featuring a spacious kitchen/family/dining room with double doors leading to a separate living room with bay window. The ground floor is completed with a guest cloakroom. On the first floor is the en suite master bedroom, plus two further double bedrooms, a main bathroom and a well-proportioned fourth bedroom.

TOTAL 115.57 sq. m. / 1244 sq. ft.

Ground floor



| | | |
|-----------------------|---------------|-----------------|
| Lounge max. | 5.27m × 3.18m | 17' 4" × 10' 5" |
| Kitchen/Dining | 7.94m × 2.98m | 26' 1" × 9' 10" |

First floor



| | | |
|-----------------------|---------------|-----------------|
| Bedroom 1 | 4.30m × 3.03m | 14' 1" × 10' 0" |
| Bedroom 2 max. | 3.51m × 3.28m | 11' 6" × 10' 9" |
| Bedroom 3 | 3.55m × 3.03m | 11' 8" × 10' 0" |
| Bedroom 4 | 2.62m × 2.53m | 8' 7" × 8' 4" |

 **Plots:** 5, 7, 14, 22, 24, 28, 37, 51, 55, 74 & 81

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THE EYNSHAM

4 bedroom home



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THE EYNESHAM

A superb four bedroom detached home, The Eynsham provides all the practicality and living space you could need. A fitted kitchen with breakfast area features French doors leading to the garden, while a spacious living room overlooks the front of the property and features double doors leading to a separate dining area. Two en suite bedrooms are found upstairs, along with two further bedrooms and family bathroom located off the central landing.

TOTAL 135.6 sq. m. / 1334 sq. ft.

Ground floor



| | | |
|----------------|---------------|------------------|
| Lounge | 5.59m x 3.32m | 18' 4" x 10' 11" |
| Kitchen | 2.98m x 2.50m | 9' 10" x 8' 3" |
| Family | 2.98m x 2.60m | 9' 10" x 8' 7" |
| Dining | 2.98m x 2.96m | 9' 10" x 9' 9" |

First floor



| | | |
|-----------------------|---------------|------------------|
| Bedroom 1 max. | 3.90m x 4.59m | 12' 10" x 15' 1" |
| Bedroom 2 max. | 4.16m x 2.90m | 13' 8" x 9' 6" |
| Bedroom 3 | 3.14m x 2.71m | 10' 3" x 8' 11" |
| Bedroom 4 | 2.58m x 3.18m | 8' 5" x 10' 4" |

 **Plots:** 2, 4, 10, 15, 25, 27, 42, 44, 49, 56, 68, 70, 80, 88, 90 & 101

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THE HADDENHAM

4 bedroom home



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THE HADDENHAM

The four bedroom Haddenham is ideal for families looking for a spacious and flexible layout in their new home. The entrance hallway leads to the living/kitchen/dining room opening through French doors to the private rear garden. Completing this floor is the utility room, guest cloakroom and integral garage. Two en suite bedrooms are found upstairs, along with two further double bedrooms, a main bathroom and useful storage cupboard.

TOTAL 135.63 sq. m. / 1460 sq. ft.

Ground floor



| | | |
|-----------------------|---------------|------------------|
| Lounge max. | 5.93m × 3.44m | 19' 6" × 11' 3" |
| Kitchen/Dining | 6.34m × 3.30m | 20' 9" × 10' 10" |

First floor



| | | |
|-----------------------|---------------|------------------|
| Bedroom 1 max. | 4.04m × 4.86m | 13' 3" × 15' 11" |
| Bedroom 2 max. | 4.04m × 3.83m | 13' 3" × 12' 7" |
| Bedroom 3 | 3.28m × 3.23m | 10' 9" × 10' 7" |
| Bedroom 4 | 2.79m × 3.23m | 9' 2" × 10' 7" |



Plots: 1, 8, 18, 19, 23, 26, 38, 41, 50, 64, 65, 69 & 102

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THE SHERBOURNE

4 bedroom home



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THE SHERBOURNE

The Sherbourne is a spacious four bedroom home with an integral garage. From the hall you can access a spacious living room, the kitchen/family area, the study and a separate dining room. The ground floor is completed by a guest cloakroom and an under stairs cupboard. Upstairs are four large bedrooms, including the master and second bedrooms with en suite shower rooms, and a family bathroom.

TOTAL 168.34 sq. m. / 1812 sq. ft.

Ground floor



| | | |
|----------------|---------------|-----------------|
| Lounge | 3.95m × 4.98m | 13' 0" × 16' 4" |
| Dining | 3.95m × 2.81m | 13' 0" × 9' 3" |
| Kitchen | 3.51m × 3.42m | 11' 6" × 11' 3" |
| Family | 2.54m × 2.45m | 8' 4" × 8' 1" |
| Utility | 1.94m × 2.13m | 6' 5" × 7' 0" |
| Study | 2.58m × 3.05m | 8' 6" × 10' 0" |

First floor



| | | |
|------------------|---------------|------------------|
| Bedroom 1 | 4.74m × 5.13m | 15' 7" × 16' 10" |
| Bedroom 2 | 4.29m × 4.25m | 14' 1" × 13' 11" |
| Bedroom 3 | 3.73m × 2.84m | 12' 3" × 9' 4" |
| Bedroom 4 | 2.68m × 3.64m | 8' 10" × 12' 0" |

 **Plots:** 9, 12, 17, 21, 30, 46, 53, 57, 59, 63, 71, 76, 79, 87, 92 & 99

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STANDARD SPECIFICATIONS

4 & 5 bedrooms

KENTON BANK HALL

Ponteland Road, Kenton Bank Foot
Newcastle upon Tyne, NE13 8AH

TELEPHONE
0191 917 0623

To discover more about options
and choices, speak to your
sales executive.

| General | |
|---|---|
| Electrical sockets, lighting switches, light points etc. throughout where indicated on drawings - white | ✓ |
| Central heating to be as house type specific designs (see drawings) | ✓ |
| White emulsion to walls | ✓ |
| White pre-finished 4 panel moulded internal doors with chrome handles | ✓ |
| PVCu double glazed windows | ✓ |
| PVCu French doors to rear | ✓ |
| Black pre-finished GRP front entrance door, c/w UPVC frame insulated, with three point locking system and chrome handles, chrome effect letter plate, door viewer and security chain in high performance door set with various glazing options. | ✓ |
| White pre-finished GRP back / side door c/w UPVC frame - insulated, with three point locking system and chrome handles with various glazing options. | ✓ |
| Living room | |
| Single TV socket - white | ✓ |
| Double telecom socket - white | ✓ |
| Kitchen | |
| A choice of kitchens from our Option 2 range Group Directive. Units and worktops and upstand in accordance with drawings | ✓ |
| Lighting to plinth and wall units - to match wall | ✓ |
| Onda 1.5 bowl tap centre stainless steel inset sink | ✓ |
| LED downlights to kitchen as per drawing (excluding utility) | ✓ |
| AEG Integrated AEG 5 burner hob gas - stainless steel | ✓ |
| AEG Chimney stainless steel hood 700mm | ✓ |
| AEG Integrated electric eye level built in double oven - stainless steel | ✓ |
| AEG Integrated fridge freezer 70/30 | ✓ |
| AEG Integrated dishwasher - 60cm | ✓ |
| AEG Integrated washing machine, 7kg | ✓ |
| Bedroom 1 | |
| Single TV socket - white | ✓ |
| Telecom socket - white | ✓ |
| Wardrobe (as per drawings) | ✓ |

| Bedroom 2, 3 & 4 (Where Applicable) | |
|---|---|
| Standard sockets and switches as indicated on working drawings | ✓ |
| Wardrobe bedroom 2 (per drawings) | ✓ |
| Bathroom | |
| Free standing sanitary ware - white | ✓ |
| Ceramic wall tile splash back to basin and half-height tiling to bath | ✓ |
| Downlighters as per drawings as standard | ✓ |
| En-Suite(s) (Where Applicable) | |
| Free standing sanitary ware - white | ✓ |
| Shower tray 3 upstand - White (size as per drawings) | ✓ |
| Bifold shower door (including side panel where applicable) - silver with clear glass | ✓ |
| Midas thermostatic chrome shower | ✓ |
| Half height ceramic wall tiles to all walls and full height to cubicle | ✓ |
| LED downlighters as per drawings as standard | ✓ |
| Garage (Where Applicable) | |
| Electrical sockets and switches to all garages (in plot curtilage) | ✓ |
| External Features | |
| Landscaped and turfed front and rear gardens | ✓ |
| Blocked paved drive | ✓ |
| Plot division fencing | ✓ |
| Patio to french casement door (1800x1800) where applicable | ✓ |
| External lighting:- Philips 01911/01/47 Utrecht Inox PIR wall lantern 20W | ✓ |
| Doorbell white as standard | ✓ |
| External tap as standard | ✓ |
| Other features | |
| NHBC warranty against structural defects for a ten year period following the date of build completion | ✓ |
| A range of optional upgrades are available, subject to build stage. | ✓ |