

**Taylor
Wimpey**

Find your way around

WOODSIDE GARDENS

RYTON | TYNE & WEAR

Get to know
WOODSIDE GARDENS

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Set within Gateshead's green belt, Woodside Gardens offers an exclusive collection of 2, 3, 4 and 5 bedroom homes that are well suited to growing families and local commuters.

5 BEDROOM HOMES

The Lavenham
 5 bedroom home
 Plot: 55, 193 & 194

4 BEDROOM HOMES

The Kingham
 4 bedroom home
 Plots: 3, 10, 192 & 195

The Coltham
 4 bedroom home
 Plots: 4, 20, 23, 26 & 29

The Elliston
 4 bedroom home
 Plots: 43-48 & 56-59

3 BEDROOM HOMES

The Braxton
 3 bedroom home
 Plots: 176-181, 196 & 197

The Amersham
 3 bedroom home
 Plots: 11, 21, 22, 24, 25, 27, 28, 33, 34, 49, 50, 62, 63, 190, 191 & 200-202

The Easedale
 3 bedroom home
 Plots: 1, 7, 8, 13, 14, 37, 38, 42, 51, 53, 60, 69, 70, 76, 174, 183, 199, 203 & 206

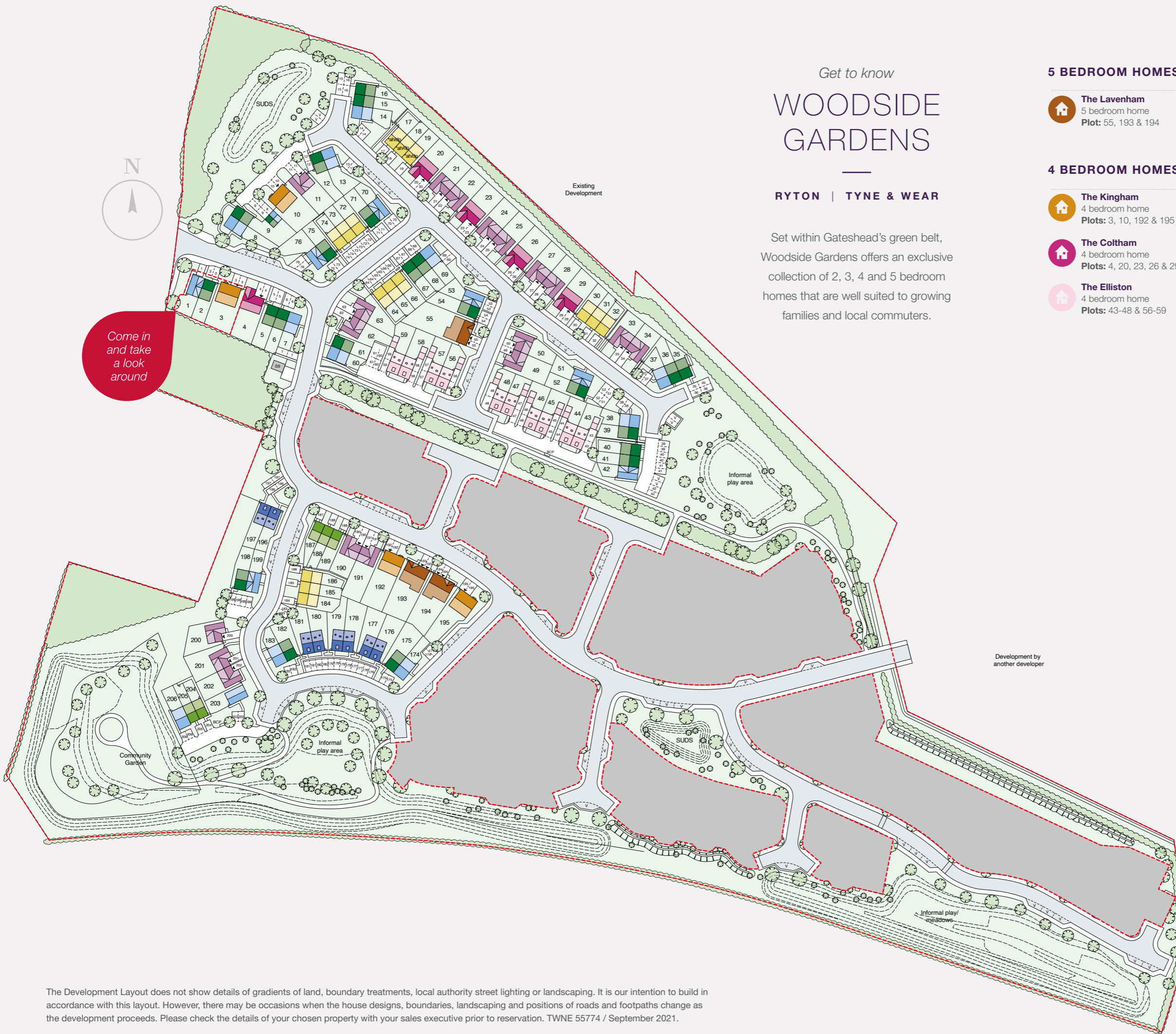
The Gosford
 3 bedroom home
 Plots: 2, 5, 6, 9, 12, 15, 16, 35, 36, 39-41, 52, 54, 61, 67, 68, 71, 75, 175, 182 & 198

2 BEDROOM HOMES

The Beauford
 2 bedroom home
 Plots: 17-19*, 30-32, 64-66, 72-74 & 184-186

The Canford
 2 bedroom home
 Plots: 187-189, 204 & 205

*ah/r = Rental homes
 *ah/dp = Discounted private homes
 ▲ = Integral garage
 V = Visitor parking
 SS = Substation
 [Red dashed line] = Development by another developer



Come in and take a look around

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. TWNE 55774 / September 2021.

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THE AMERSHAM

3 BEDROOM HOME



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THE AMERSHAM

The three bedroom Amersham will appeal to young families and couples. The hallway leads onto a spacious living room. At the rear, the kitchen/dining area has French doors leading into the garden. The ground floor is completed by a guest cloakroom. Upstairs the landing leads to an en suite master bedroom, a comfortable guest bedroom and a well proportioned third bedroom. A study, main bathroom and a storage closet complete the accommodation.

TOTAL 990 sq. ft.

GROUND FLOOR



Lounge max. 3.50m x 4.03m 11' 6" x 13' 3"

Kitchen 4.37m x 2.88m 14' 4" x 9' 5"

* 6m x 3m internal garage

** Optional personnel door

FIRST FLOOR



Bedroom 1 3.21m x 4.21m 10' 6" x 13' 10"

Bedroom 2 max. 4.37m x 3.08m 14' 4" x 9' 11"

Bedroom 3 max. 2.90m x 2.89m 9' 6" x 9' 6"

 **Plots:** 11, 21, 22, 24, 25, 27, 28, 33, 34, 49, 50, 62, 63, 81, 99, 103, 104, 190, 191 & 200-202

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THE BEAUFORD

2 BEDROOM HOME



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THE BEAUFORD

The 2 bedroom Beauford is well suited to those stepping up the property ladder who want the kitchen to be the hub of their home life. Downstairs, there is also a spacious lounge and convenient cloakroom. The Master bedroom benefits from an en suite bathroom with the second double bedroom being nearby the family bathroom.

TOTAL 873 sq. ft.

GROUND FLOOR



Lounge max.	3.67m x 4.36m	12' 1" x 14' 4"
Kitchen/Dining	4.70m x 2.87m	15' 5" x 9' 5"

FIRST FLOOR



Bedroom 1	2.94m x 3.57m	9' 8" x 11' 9"
Bedroom 2	4.70m x 2.55m	15' 5" x 8' 4"



Plots: 17-19*, 30-32, 64-66, 72-74 & 184-186

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THE BRAXTON

3 BEDROOM HOME



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THE BRAXTON

With three floors of versatile accommodation, the Braxton is ideal for families or couples. The entrance hallway leads to the kitchen/breakfast area, a living/dining room with French doors to the garden and a guest cloakroom. On the first floor is a family bathroom, a spacious double bedroom and a further bedroom. There's also a private staircase leading up to the en suite master bedroom on the top floor.

TOTAL 1091 sq. ft.

GROUND FLOOR



Lounge max.
3.26m x 4.23m 10' 8" x 13' 11"

Kitchen/Dining max.
4.25m x 3.43m 14' 0" x 11' 3"

FIRST FLOOR



Bedroom 2 max.
4.25m x 2.82m 14' 0" x 9' 3"

Bedroom 3
2.15m x 3.59m 7' 1" x 11' 10"

SECOND FLOOR



Bedroom 1 max.
3.14m x 5.56m 10' 4" x 18' 3"

 **Plots:** 110, 111, 114, 115, 149, 150, 153, 154, 176-181, 196 & 197

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THE CANFORD

2 BEDROOM HOME



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THE CANFORD

The two bedroom Canford home is ideal for first time buyers and downsizers. A living/dining room opens out to the garden through French doors and has a convenient under stairs cupboard. A contemporary fitted kitchen and guest cloakroom are also located off the entrance hallway. The first floor has a master bedroom with en suite shower room, alongside a main bathroom and guest bedroom with generous storage space.

TOTAL 689 sq. ft.

GROUND FLOOR



Lounge/Dining max.
4.73m x 3.98m 15' 6" x 13' 1"

Kitchen
3.02m x 1.85m 9' 11" x 6' 1"

FIRST FLOOR



Bedroom 1
3.08m x 2.97m 10' 1" x 9' 9"

Bedroom 2 max.
3.98m x 2.56m 13' 1" x 8' 5"

* Optional en suite

 **Plots:** 187-189, 204 & 205

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THE COLTHAM

4 BEDROOM HOME



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THE COLTHAM

The Coltham is a spacious four bedroom home with an integral garage. From the hall you can access a spacious lounge, and the kitchen dining area. The ground floor is completed by a WC and under stairs storage. Access to the garden is from French doors in the dining area. Upstairs are four large bedrooms, including a master bedroom with en suite and a family bathroom.

TOTAL 1259 sq. ft.

GROUND FLOOR



Lounge
3.84m x 4.53m 12' 7" x 14' 11"

Kitchen/Dining
5.39m x 2.86m 17' 8" x 9' 5"

Garage
6.00m x 3.00m 19' 8" x 9' 10"

* 6m x 3m internal garage

** Optional personnel door

FIRST FLOOR



Bedroom 1 3.84m x 3.10m 12' 7" x 10' 2"

Bedroom 2 3.66m x 3.15m 12' 0" x 10' 4"

Bedroom 3 3.33m x 2.79m 10' 11" x 9' 2"

Bedroom 4 2.58m x 2.88m 8' 6" x 9' 6"

 **Plots:** 4, 20, 23, 26, 29, 80, 105, 163 & 170

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THE EASEDALE

3 BEDROOM HOME



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THE EASEDALE

The Easedale is a three bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a light and airy living room with French doors to the garden, in addition to a guest cloakroom and spacious kitchen/dining room. Upstairs, the landing leads to the en suite master bedroom, along with a well proportioned double bedroom, a main bathroom and a further bedroom.

TOTAL 931 sq. ft.

GROUND FLOOR




Lounge	5.10m × 3.02m	16' 9" × 9' 11"
Kitchen/Dining	5.10m × 3.02m	16' 9" × 9' 11"

FIRST FLOOR



Bedroom 1	3.78m × 3.08m	12' 5" × 10' 1"
Bedroom 2	3.02m × 2.86m	9' 11" × 9' 5"
Bedroom 3	3.02m × 2.15m	9' 11" × 7' 1"

 **Plots:** 1, 7, 8, 13, 14, 37, 38, 42, 51, 53, 60, 69, 70, 76-78, 90, 91, 109, 142*, 143, 146, 147, 156-158, 165, 174, 183, 199, 203 & 206

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THE ELLISTON

4 BEDROOM HOME



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THE ELLISTON

The Elliston is a four bedroom townhouse designed for flexible living. Downstairs, a living room leads through to a kitchen/dining room with French doors to the garden, while there is also a guest cloakroom and under stairs storage. Upstairs, two double bedrooms can be found along with a bathroom and another bedroom. Another staircase leads up to the second floor master suite, featuring high galleried ceilings and en suite shower room.

TOTAL 1249 sq. ft.

GROUND FLOOR



Lounge max.
3.93m x 4.26m 12' 11" x 14' 0"

Kitchen/Dining
4.89m x 2.90m 16' 1" x 9' 6"

FIRST FLOOR



Bedroom 2
2.73m x 2.46m 9' 0" x 8' 1"

Bedroom 3 max.
2.34m x 3.31m 7' 8" x 10' 10"

Bedroom 4 max.
2.45m x 3.31m 8' 1" x 10' 10"

SECOND FLOOR



Bedroom 1 max.
3.77m x 5.43m 12' 5" x 17' 10"

 **Plots:** 43-48, 56-59, 112, 113, 151, 152, 160 & 161

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THE GOSFORD

3 BEDROOM HOME



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THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the living room, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises the en suite master bedroom, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

TOTAL 866 sq. ft.

GROUND FLOOR



Lounge max.	4.26m x 3.69m	14' 0" x 12' 1"
Kitchen/Dining	4.72m x 2.87m	15' 6" x 9' 5"

FIRST FLOOR



Bedroom 1 min.	2.96m x 2.83m	9' 9" x 9' 4"
Bedroom 2	3.30m x 2.63m	10' 10" x 8' 8"
Bedroom 3 max.	3.55m x 2.00m	11' 8" x 6' 7"

 **Plots:** 2, 5, 6, 9, 12, 15, 16, 35, 36, 39-41, 52, 54, 61, 67, 68, 71, 75, 89, 116-121*, 144, 145, 148, 155, 159, 164, 175, 182 & 198

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THE KINGHAM

4 BEDROOM HOME



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THE KINGHAM

The Kingham is a spacious four-bedroom home, ideal for families looking for flexible living space. The ground floor comprises a stylish kitchen/dining area, with French doors leading on to a private rear garden, a large family living area, utility room, cloakroom and an integral garage. Upstairs you'll find an en suite master bedroom, as well as three double bedrooms and a family bathroom.

TOTAL 1378 sq. ft.

GROUND FLOOR



Lounge	3.47m x 4.94m	11' 5" x 16' 3"
Kitchen/Dining	5.61m x 3.36m	18' 5" x 11' 0"
Garage	6.00m x 3.00m	19' 8" x 9' 10"

FIRST FLOOR



Bedroom 1	4.49m x 3.37m	14' 9" x 11' 1"
Bedroom 2	4.17m x 3.37m	13' 8" x 11' 1"
Bedroom 3 max.	3.37m x 3.32m	11' 1" x 10' 11"
Bedroom 4	3.09m x 2.71m	10' 2" x 8' 11"

 **Plots:** 3, 10, 79, 84, 87, 94, 167, 169, 172, 192 & 195

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THE LAVENHAM

5 BEDROOM HOME



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THE LAVENHAM

A five bedroom detached home 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 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:** 55, 85, 93, 95, 97, 98, 102, 106, 107, 162, 193 & 194

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THE MANFORD

4 BEDROOM HOME



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THE MANFORD

The Manford is a traditional four bedroom home. The entrance hallway leads to a kitchen/dining room, which has French doors to the rear garden. A living room and a separate study are found at the front of the property, while there's also a guest cloakroom. An en suite master bedroom and three further well proportioned bedrooms are found upstairs, along with a main bathroom.

TOTAL 1385 sq. ft.

GROUND FLOOR



Lounge	3.88m x 4.74m	12' 9" x 15' 7"
Kitchen/Dining	8.11m x 2.88m	26' 7" x 9' 6"
Study	2.10m x 2.61m	6' 11" x 8' 7"

FIRST FLOOR



Bedroom 1 max.	3.88m x 3.03m	12' 9" x 9' 11"
Bedroom 2 max.	3.09m x 3.33m	10' 2" x 10' 11"
Bedroom 3 max.	3.03m x 3.66m	10' 0" x 12' 0"
Bedroom 4 max.	2.75m x 3.28m	9' 0" x 10' 9"

 **Plots:** 96, 101, 108, 166 & 173

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THE MIDFORD

4 BEDROOM HOME



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THE MIDFORD

Families or couples looking for practical and generous living space will find all they need in the well proportioned four bedroom Midford. A spacious kitchen/dining room leads through French doors to the garden, and a handy utility room provides a useful space for laundry. A separate living room and a guest cloakroom complete the ground floor layout. The en suite master bedroom is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.

TOTAL 1070 sq. ft.

GROUND FLOOR



Lounge	4.49m × 3.62m	14' 9" × 11' 11"
Kitchen/Dining	5.71m × 3.38m	18' 9" × 11' 1"

FIRST FLOOR



Bedroom 1	3.61m × 3.27m	11' 10" × 10' 9"
Bedroom 2	3.53m × 2.81m	11' 7" × 9' 3"
Bedroom 3 min.	2.81m × 2.52m	9' 3" × 8' 3"
Bedroom 4	2.35m × 2.23m	7' 9" × 7' 4"



Plots: 82, 83, 86, 88, 92, 100, 168 & 171

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The image features a green background with a decorative top border of concentric, wavy lines. The main text is centered and reads:

WOODSIDE GARDENS. A VERY SPECIAL PLACE TO BE

A warm welcome to Woodside Gardens.

Here you'll find a stylish range of 2, 3, 4 and 5 bedroom homes. Situated in the small town of Ryton, it's ideally placed within the metropolitan borough of Gateshead.

It's a popular area that'll suit your lifestyle.

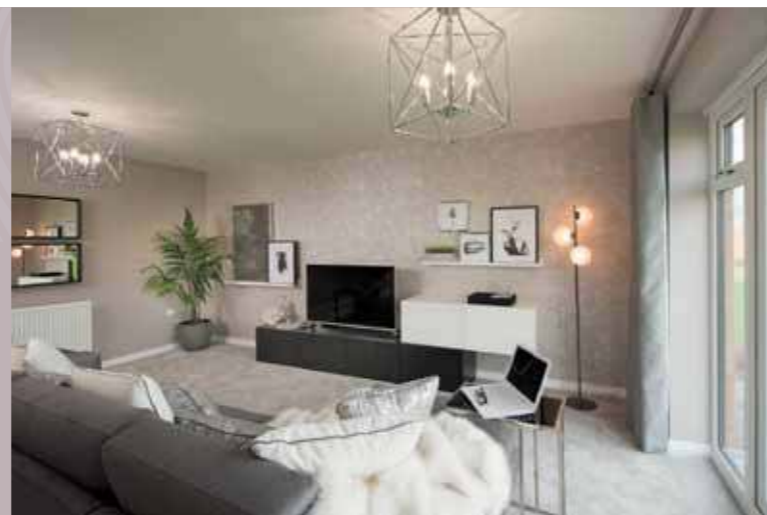
MAKE YOURSELF AT HOME

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.

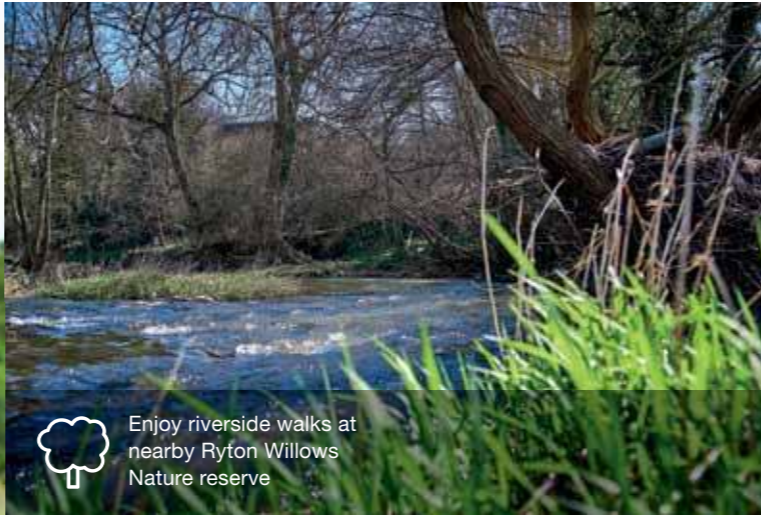


This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

RIGHT ON YOUR DOORSTEP

Ryton is a vibrant community, with a variety of local amenities, it's an ideal place to put down roots and grow a family. It has a good selection of local schools and sport plays a key role in the local community. Nearby are two golf courses, along with football, rugby and cricket clubs.

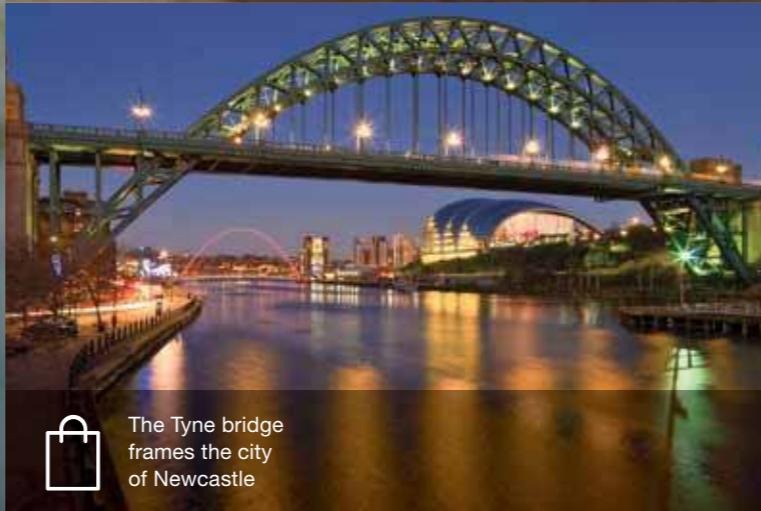
It's also well placed for commuters that work within Tyne and Wear. Trains from Wylam and Blaydon can take you to Newcastle City Centre in 20 minutes and a bus service will operate through the development for added convenience. The Metrocentre is only a short trip away with all of the well know retailers and restaurants whilst to the west you'll find lovely market towns such as Prudhoe, Corbridge and Hexham.



Enjoy riverside walks at nearby Ryton Willows Nature reserve



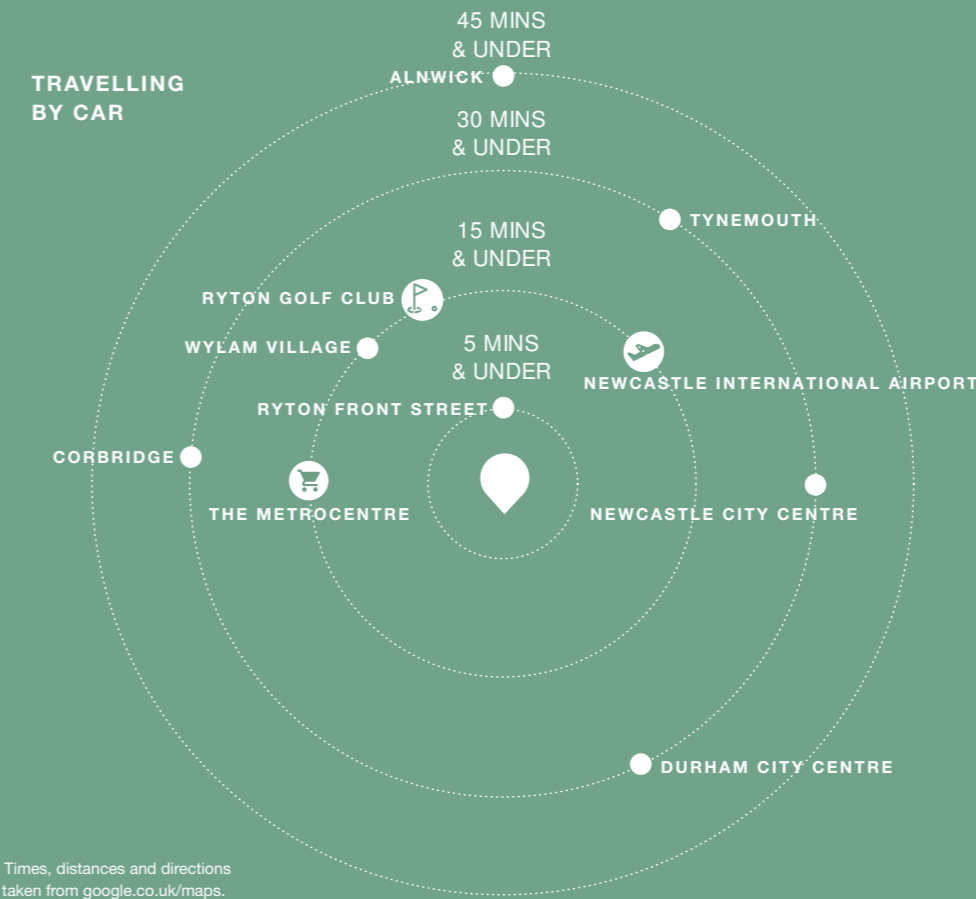
Tynemouth beach is the perfect place to relax



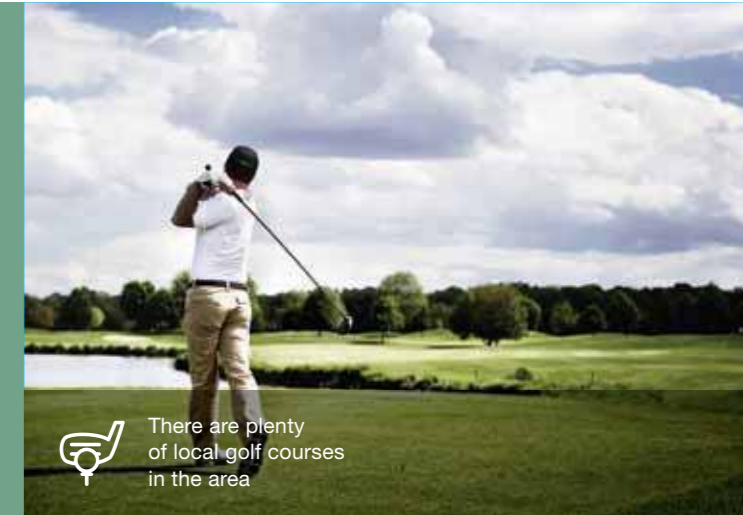
The Tyne bridge frames the city of Newcastle

THE PERFECT PLACE TO BE

Ryton benefits from good public transport and regular bus services. Nearby Wylam station has a direct train line into Newcastle, making it an ideal base for commuters with easy access across Tyne and Wear. A half hour drive via the A1(M) will take you to Durham. To the north, you'll find Newcastle Airport and the Northumberland coast with picturesque stop-offs including Alnwick and Bamburgh.



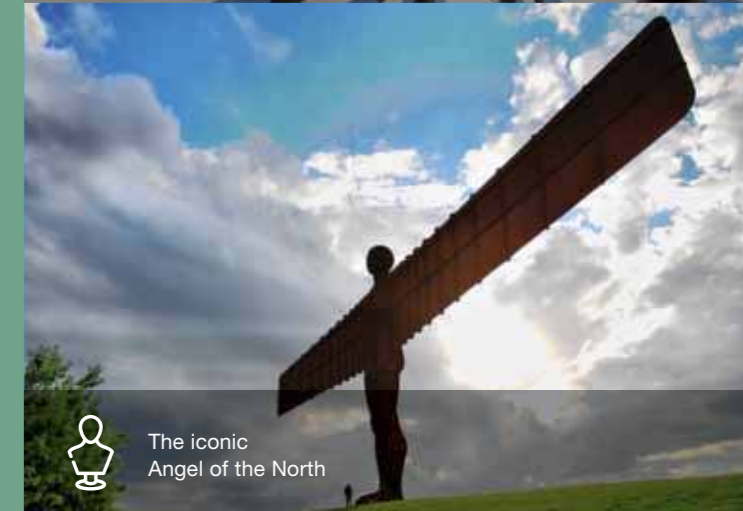
Maps shown are not to scale. Times, distances and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps).



There are plenty of local golf courses in the area



Ideally located close to Newcastle International Airport



The iconic Angel of the North



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

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FROM LOOKING ROUND TO MOVING IN...





STANDARD SPECIFICATIONS

2, 3, 4 & 5 bedrooms

WOODSIDE GARDENS

Land Off Woodside Lane, Ryton, Gateshead,
Tyne & Wear, NE40 3LS

TELEPHONE

0191 917 0653

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

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the sales executive for further information. 65701 TWNE/MAY 2021.

✓ = Standard features * = Optional features (subject to build stage or plot). ** = Only applies to garages that are within the plot curtilage.

Please consult our Sales Executive for details of electrical, plumbing, kitchen, bathroom and landscaping. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information.

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 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	✓
Smoke detector to ceiling (mains operated)	✓
BT socket to hallway	✓
Living room	
Single TV socket - white	✓
Deta Optical smoke detector	✓
Double telecom socket - white	✓
Standard sockets and switches as indicated on working drawings - white	✓

Kitchen & Utility	
A choice of kitchens from our Standard range. Units and worktops and upstand in accordance with drawings	✓
Onda 1.5 bowl stainless steel inset sink with Zeno tap	✓
Square counter top basin to Whitford utility	✓
Zanussi stainless steel integrated 4 burner gas hob	✓
Electrolux Integrated cooker hood	✓
Zanussi stainless steel integrated electric eye level built in double oven. (except Ashenford and Canford to have built under single stainless steel oven)	✓
Utility room units and worktops in accordance with drawings	✓
1 electric double socket to incorporate USB charge point with standard sockets and switches as indicated on working drawings - white	✓
Bedroom 1	
Single TV socket - white	✓
Telecom socket - white	✓
Standard sockets and switches as indicated on working drawings - white	✓
Bedroom 2, 3 & 4 (where applicable)	
Standard sockets and switches as indicated on working drawings - white	✓



STANDARD SPECIFICATIONS

2, 3, 4 & 5 bedrooms

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Bathroom

Free standing sanitary ware - white	✓
Chrome basin tap single mixer and pair of chrome bath taps	✓
Ceramic wall tiles as indicated on drawings	✓

En-suite (where applicable)

Free standing sanitary ware - white	✓
White shower tray to en suite (as per drawings)	✓
Chrome with clear glass shower door to en suite	✓
Thermostatic chrome shower	✓
Ceramic wall tile splash back to sink	✓
Ceramic wall tiles - full height to cubicle walls	✓

Garage (where applicable)

Double electrical socket (where in plot curtilage)	✓
Batten light point to ceiling (where in plot curtilage)	✓
Electrical sockets and switches to all garages (in plot curtilage)	✓

External Features

Block paved driveway/parking bay (when within the plot curtilage)	✓
Landscaped front garden (to approved landscape drawing)	✓
Turf to rear (excluding affordable housing plots)	✓
Door bell hard wired & fitted to front door	✓
External front light and wiring for rear	✓

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.	✓

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Land Off Woodside Lane

Ryton

Gateshead

Tyne & Wear

NE40 3LS

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