

**Taylor
Wimpey**

Find your way around

WOOLSINGTON GRANGE




NEWCASTLE | TYNE AND WEAR

Get to know
**WOOLSINGTON
 GRANGE**





NEWCASTLE | TYNE AND WEAR

Situated in a popular suburb of Newcastle,
 Woolsington Grange is an exciting collection of two,
 three and four bedroom homes.

4 BEDROOM HOMES

-  **The Manford**
 4 bedroom home
Plots: 4, 13, 30, 47, 53, 55, 64, 66,
 132, 143, 150, 154, 173 & 188
-  **The Coltham**
 4 bedroom home
Plots: 1, 12, 20, 29, 56, 59, 60-62,
 65, 75, 76, 119, 123, 125, 129,
 153, 166, 172, 189 & 193
-  **The Midford**
 4 bedroom home
Plots: 27, 42, 52, 54, 57, 58, 78,
 83, 124, 133, 155, 157 & 167

3 BEDROOM HOMES

-  **The Amersham**
 3 bedroom home
Plots: 7, 23, 28, 31, 32, 41, 46, 63, 69,
 70, 73, 74, 77, 90, 91, 108, 109, 122,
 126, 151, 152, 156, 190 & 194
-  **The Easedale**
 3 bedroom home
Plots: 9, 10, 36, 93, 111, 128, 134,
 142, 158, 180, 192 & 200
-  **The Braxton**
 3 bedroom home
Plots: 5, 6, 16-19, 21, 22, 33, 34, 94-
 99, 102, 103, 106, 107, 115, 116, 148,
 149, 164, 165, 168, 169 & 195-198
-  **The Gosford**
 3 bedroom home
Plots: 8, 11, 35, 92, 110, 117, 118,
 120, 121, 127, 130, 131, 135-137,
 141, 159, 174, 175, 181, 186, 187,
 191 & 199

2 BEDROOM HOMES

-  **The Ashenford**
 2 bedroom home
Plots: 2, 3, 43-45, 48-51, 67, 68, 71,
 72, 84, 85, 100, 101, 104, 105, 160-
 163, 170 & 182 - 185
-  **The Canford**
 2 bedroom home
Plots: 14, 15, 24-26, 37-40, 79-82,
 86-89, 112-114, 138-140, 144-147,
 171 & 176-179

V = Visitor parking
 SS = Sub Station
 ► = Integral garage



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 62149 MARCH 2021

WOOLSINGTON GRANGE

Land adjacent north east of Ponteland Road,
Kenton Bank Foot,
Newcastle Upon Tyne,
NE13 8AX

CONTACT US ON

0191 814 2333

SATNAV

NE13 8AX

Instagram #taylorwimpey

Twitter @TaylorWimpey

Facebook taylorwimpey

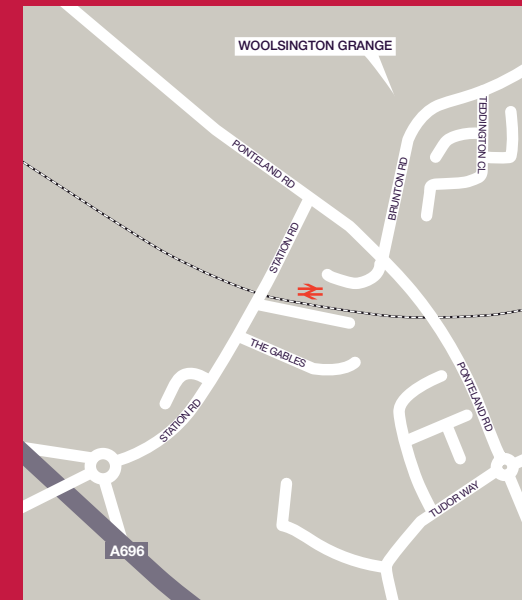
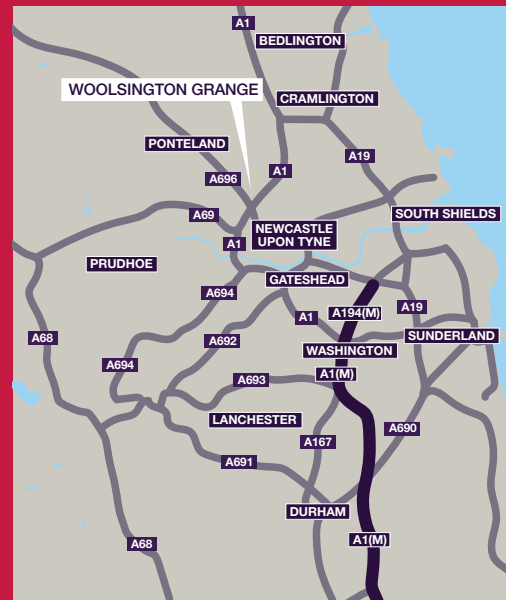
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FROM A1

- Heading north east on the A1
- Take the exit towards City (North)/Gosforth
- At the roundabout, take the first exit onto Kingston Park Road
- After 0.6 miles, at the next roundabout, take the first exit onto Brunton Lane
- Turn right onto Brunton Road after 0.1 miles
- Woolsington Grange will be on your right

FROM NEWCASTLE CITY CENTRE

- Head north west on the A167, passing the Newcastle United Golf Course on your right
- Continue on the A167 for 2.6 miles, going through two roundabouts
- At the Kenton Bar roundabout, take the third exit onto Ponteland Road/B6918
- Continue on for 0.8 miles, going through two roundabouts
- After half a mile, turn right onto Brunton Road and Woolsington Grange will be on your left after half a mile





WOOLSINGTON GRANGE A VERY SPECIAL PLACE TO BE

A warm welcome to Woolsington Grange.

Here you'll find an exciting collection of two, three and four bedroom homes situated in a popular suburb of Newcastle.

It's a special place to live, work and enjoy life.



Alternate Manford external finish V2

Taylor
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THE MANFORD

4 BEDROOM HOME



Images may include optional upgrades at additional cost. This image is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages, (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Please ask for further details.

THE MANFORD

The Manford is a traditional 4 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 1,383 sq. ft

GROUND FLOOR



Lounge	3.89m x 4.76m	12' 9" x 15' 8"
Kitchen/Dining	8.13m x 3.29m	26' 8" x 10' 10"
Study	2.11m x 2.62m	6' 11" x 8' 7"

FIRST FLOOR



Bedroom 1 (max.)	3.72m x 3.89m	12' 3" x 12' 9"
Bedroom 2 (max.)	3.10m x 4.03m	10' 2" x 13' 3"
Bedroom 3 (max.)	3.04m x 3.67m	10' 0" x 12' 1"
Bedroom 4 (max.)	2.76m x 3.98m	9' 1" x 13' 1"

 Plots: 4, 13, 30, 47, 53, 55, 64, 66, 132, 143, 150, 154, 173 & 188

* 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. 62149 TWNE MARCH 2021.

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THE COLTHAM

4 BEDROOM HOME



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THE COLTHAM

The Coltham is a spacious 4 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 guest cloakroom 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 1,256 sq. ft

GROUND FLOOR



Lounge (max.)	3.85m × 4.54m	12' 8" × 14' 11"
Kitchen/Dining	5.39m × 2.86m	17' 8" × 9' 5"

FIRST FLOOR



Bedroom 1 (max.)	3.85m × 3.11m	10' 3" × 12' 8"
Bedroom 2	3.67m × 3.15m	12' 1" × 10' 4"
Bedroom 3	3.41m × 3.33m	11' 3" × 10' 11"
Bedroom 4	2.93m × 2.58m	9' 7" × 8' 6"

 **Plots:** 1, 12, 20, 29, 56, 59, 60-62, 65, 75, 76, 119, 123, 125, 129, 153, 166, 172, 189 & 193

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THE MIDFORD

4 BEDROOM HOME



Alternate Midford external finish V2



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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 1,179 sq. ft

GROUND FLOOR



Lounge	3.70m x 4.44m	12' 2" x 14' 7"
Kitchen/Dining	5.80m x 3.42m	19' 1" x 11' 3"

FIRST FLOOR



Bedroom 1	3.31m x 3.61m	10' 11" x 11' 10"
Bedroom 2	3.54m x 2.85m	11' 8" x 9' 5"
Bedroom 3 (min.)	2.53m x 2.85m	8' 4" x 9' 5"
Bedroom 4	2.40m x 2.23m	7' 10" x 7' 4"

 **Plots:** 27, 42, 52, 54, 57, 58, 78, 83, 124, 133, 155, 157 & 167

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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 988 sq. ft

GROUND FLOOR



Lounge	3.97m × 3.51m	13' 0" × 11' 6"
Kitchen	4.39m × 2.88m	14' 5" × 9' 6"

FIRST FLOOR



Bedroom 1	3.21m × 4.22m	10' 6" × 13' 10"
Bedroom 2 (max.)	4.36m × 3.03m	14' 4" × 10' 0"
Bedroom 3 (max.)	2.89m × 2.90m	9' 6" × 9' 6"



Plots: 7, 23, 28, 31, 32, 41, 46, 63, 69, 70, 73, 74, 77, 90, 91, 108, 109, 122, 126, 151, 152, 156, 190 & 194

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THE EASEDALE

3 BEDROOM HOME

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THE EASEDALE

The Easedale is a three bedroom home 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 930 sq. ft

GROUND FLOOR



Lounge	5.09m × 3.03m	16' 9" × 10' 0"
Kitchen/Dining	5.06m × 2.92m	16' 7" × 9' 7"

FIRST FLOOR



Bedroom 1	3.78m × 3.07m	12' 5" × 10' 1"
Bedroom 2	2.96m × 2.87m	9' 9" × 9' 5"
Bedroom 3	2.96m × 2.14m	9' 9" × 7' 0"

 **Plots:** 9, 10, 36, 93, 111, 128, 134, 142, 158, 180, 192 & 200

* 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. 62149 TWNE MARCH 2021.

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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 1,106 sq. ft

GROUND FLOOR



Lounge (max.)	4.20m x 3.18m	13' 10" x 10' 5"
Kitchen/ Dining (max.)	4.23m x 3.43m	13' 11" x 11' 3"

FIRST FLOOR



Bedroom 2 (max.)	4.31m x 2.83m	14' 2" x 9' 4"
Bedroom 3	3.60m x 2.14m	11' 10" x 7' 0"

SECOND FLOOR



Bedroom 1 (max.)	6.64m x 3.13m	21' 10" x 10' 4"
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 **Plots:** 5, 6, 16-19, 21, 22, 33, 34, 94-99, 102, 103, 106, 107, 115, 116, 148, 149, 164, 165, 168, 169 & 195-198

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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 874 sq. ft

GROUND FLOOR



Lounge (max.) 3.70m x 4.27m 12' 2" x 14' 0"

Kitchen/Dining 4.74m x 2.88m 15' 7" x 9' 6"

FIRST FLOOR



Bedroom 1 (min.) 2.98m x 2.84m 9' 10" x 9' 4"

Bedroom 2 2.65m x 3.31m 8' 9" x 10' 11"

Bedroom 3 (max.) 3.55m x 2.03m 11' 8" x 6' 8"



Plots: 8, 11, 35, 92, 110, 117, 118, 120, 121, 127, 130, 131, 135-137, 141, 159, 174, 175, 181, 186, 187, 191 & 199

* 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. 62149 TWNE MARCH 2021.

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THE ASHENFORD

2 BEDROOM HOME

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THE ASHENFORD

The Ashenford is a two bedroom starter home offering convenient accommodation for individuals and couples. At the heart of the home is a light and airy kitchen/dining/living room with French doors opening out to the garden. Upstairs, a main bedroom spans the full width of the property, while the landing also leads to a main bathroom and a second double bedroom.

TOTAL 778 sq. ft

GROUND FLOOR



Lounge/Dining 4.29m x 4.03m 14' 1" x 13' 3"

Kitchen 2.11m x 2.74m 6' 11" x 9' 0"

FIRST FLOOR



Bedroom 1 3.28m x 4.33m 10' 9" x 14' 3"

Bedroom 2 (max.) 4.33m x 2.52m 14' 3" x 8' 3"

 **Plots:** 2, 3, 43-45, 48-51, 67, 68, 71, 72, 84, 85, 100, 101, 104, 105, 160-163, 170 & 182-185

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The logo for Taylor Wimpey, consisting of the words "Taylor" and "Wimpey" stacked vertically in a white, serif font.

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, a main bathroom and guest bedroom with generous storage space.

TOTAL 696 sq. ft

GROUND FLOOR



Lounge/ Dining (max.)	4.74m x 3.96m	15' 7" x 13' 0"
Kitchen	1.84m x 3.03m	6' 1" x 9' 11"

FIRST FLOOR



Bedroom 1	3.09m x 3.96m	10' 2" x 13' 0"
Bedroom 2 (max.)	4.03m x 2.56m	13' 3" x 8' 5"

 **Plots:** 14, 15, 24-26, 37-40, 79-82, 86-89, 112-114, 138-140, 144-147, 171 & 176-179

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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.



YOUR JOURNEY STARTS HERE


Ideally located in a popular suburb of Newcastle but with easy access to stunning countryside and coastline, you'll find everything you need for daily life just moments away.

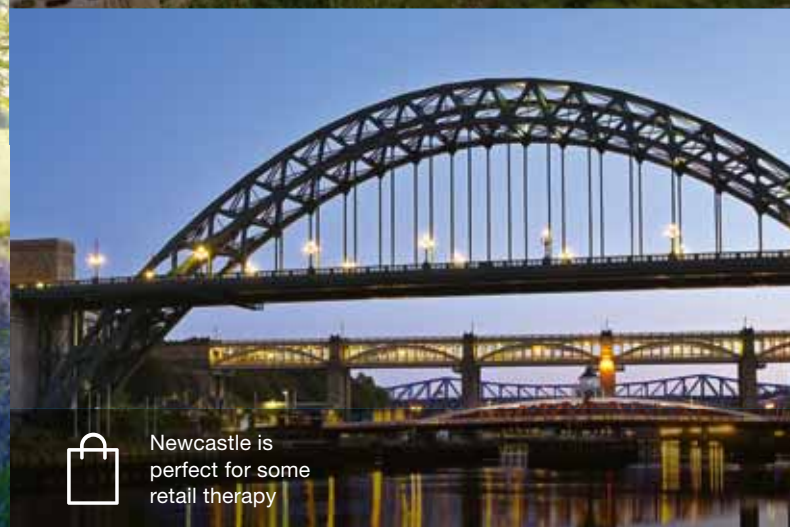
Kingston Park boasts a wide selection of shops, bars and restaurants making every day life stress free and convenient.


Young families will be delighted with the choice of schools in the area.

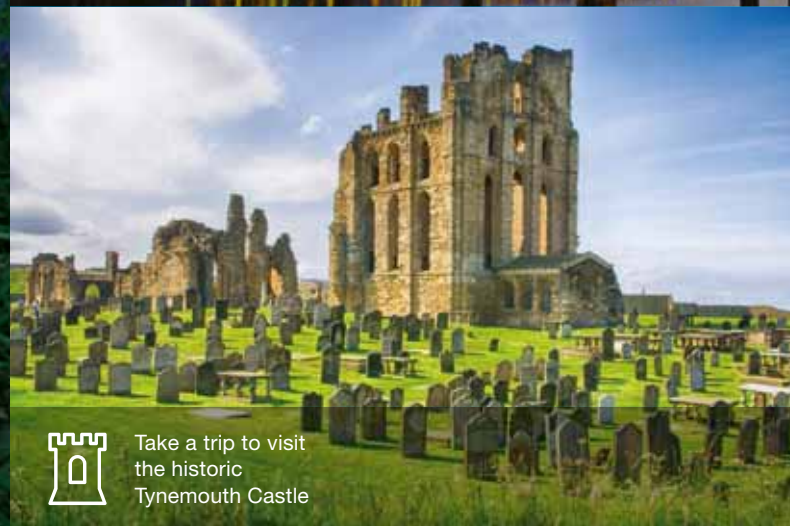
There's also a selection of golf clubs nearby and if you enjoy rugby, the home of Newcastle Falcons is on the doorstep. Take the family for an adventure at the Havannah Nature Reserve which is only 5 minutes away or venture to the beautiful Tynemouth coastline in just a 25 minute drive.




 Tynemouth beach is a short drive away



 Newcastle is perfect for some retail therapy



 Take a trip to visit the historic Tynemouth Castle


THE PERFECT PLACE TO BE

Of course, home life is only part of the story. You'll want stress free links to other parts of the country too. So it's good to know Woosington Grange has fantastic road links – the A1 is easily accessible and puts the whole of the region within reach. The cities of both Newcastle and Gateshead are easily accessible with Kingston Park Metro station just a short walk away and for those wanting to go further afield, Newcastle Airport is less than 3 miles away.




These times are for guidance purposes only. Please note they may vary depending on construction projects, traffic, weather, or other events and you should bear this in mind when planning your route.




 Enjoy a game of golf at the Gosforth Golf Club



 Stunning Newcastle City Centre



 Enjoy a visit to the iconic Angel of the North



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

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...





STANDARD SPECIFICATIONS

2, 3, & 4 bedrooms

WOOLINGTON GRANGE

Land adjacent north east of Ponteland Road,
Kenton Bank Foot, Newcastle Upon Tyne, NE13 8AX

TELEPHONE

0191 814 2333

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. 62149 TWNE/OCT 2020.

✓ = 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	✓
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	✓
Lighting to wall units - to match wall	✓
Onda 1.5 bowl stainless steel inset sink with Pura tap	✓
Onda single bowl stainless steel inset basin with waste & monobloc Puma tap to utility room (where applicable)	✓
Zanussi stainless steel integrated 4 burner gas hob	✓
Electrolux Integrated cooker hood	✓
Zanussi stainless steel integrated electric eye level built in double oven. (Aldenham & Canford house types have built under ovens)	✓
Utility room units and worktops in accordance with drawings	✓
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 bedrooms

WOOLINGTON GRANGE

Land adjacent north east of Ponteland Road,
Kenton Bank Foot, Newcastle Upon Tyne, NE13 8AX

TELEPHONE

0191 814 2333

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

Bathroom	
Free standing sanitary ware - white	✓
Chrome single mixer tap	✓
Ceramic wall tile splash back to basin and two-course tiling to bath to main bathroom	✓

En-suite (where applicable)	
Free standing sanitary ware - white	✓
White shower tray to en suite (as per drawings)	✓
Silver with clear glass shower door to en suite (including side panel where applicable)	✓
Thermostatic chrome shower (condensing boilers)	✓
Electric chrome shower (combi boilers)	✓
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	✓
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.	✓

✓ = 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.