Taylor Wimpey

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HARTBURN GRANGE

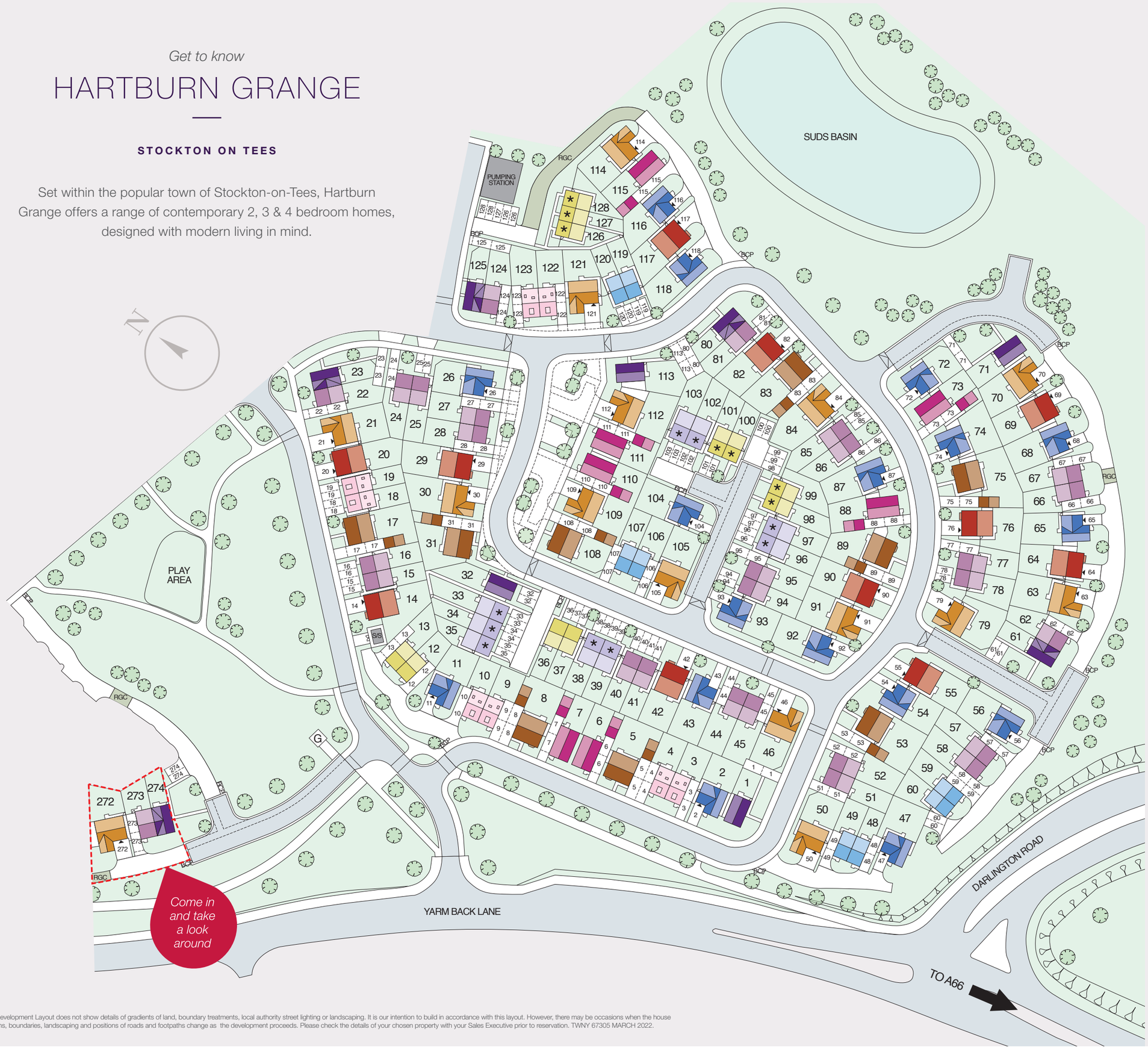
STOCKTON ON TEES

Get to know

HARTBURN GRANGE

STOCKTON ON TEES

Set within the popular town of Stockton-on-Tees, Hartburn Grange offers a range of contemporary 2, 3 & 4 bedroom homes, designed with modern living in mind.



4 BEDROOM HOMES

The Manford
4 bedroom home
Plots: 5, 8, 17, 31, 53, 75, 83, 89 & 108

The Coltham
4 bedroom home
Plots: 21, 30, 46, 50, 63, 70, 79, 84, 91, 105, 109, 112, 114 & 121

The Corsham
4 bedroom home
Plots: , 14, 20, 29, 42, 64, 69, 76, 82, 90 & 117

The Midford
4 bedroom home
Plots: 6, 7, 73, 88, 110, 111 & 115

2 BEDROOM HOMES

The Ashenford
2 bedroom home
Plots: 12, 13, 36, 37, 27*, 98-101* &126-128*

The Canford
2 bedroom home
Plots: 48, 49, 59, 60, 106, 107, 110, 119 & 120

3 BEDROOM HOMES

The Colton
3 bedroom home
Plots: 3, 4, 9, 10, 18, 19, 122 & 123

The Amersham
3 bedroom home
Plots: 2, 11, 26, 43, 47, 54, 56, 65, 66, 72, 74, 87, 92, 93, 104, 116 & 118

The Easedale
3 bedroom home
Plots: 1, 23, 32, 61, 71, 81, 113 & 125

The Gosford
3 bedroom home
Plots: 15, 16, 22, 24, 25, 27, 28, 40, 41, 44, 45, 51, 52, 57, 58, 62, 66, 67, 77, 78, 81, 85, 86, 94, 95 & 124

The Byford
3 bedroom home
Plots: 33*, 34*, 35*, 38*, 39*, 96*, 97*, 102* & 103*

* = Affordable homes
G = Gas Govenor
BCP = Bin collection point
▶ = Integral garage
RGC = Reinforced grass construction

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. TWNY 67305 MARCH 2022.

Taylor Wimpey

HARTBURN GRANGE

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Stockton on Tees,
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SATNAV

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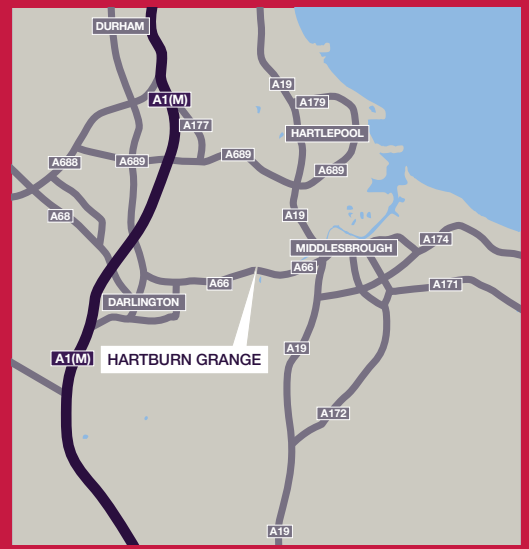

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THE MANFORD

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 128.5 sq. m. / 1,383 sq. ft

GROUND FLOOR

Lounge	3.89m × 4.76m	15' 8" × 12' 9"
Kitchen/Dining	8.13m × 2.91m	26' 8" × 9' 7"
Study	2.62m × 2.11m	8' 7" × 6' 11"

* Alternative WC arrangement for M4(2) compliance available.

Δ Storage only required where space standards are a requirement – can be replaced with fitted wardrobes

FIRST FLOOR

Bedroom 1 (max.)	3.89m × 3.72m	12' 9" × 12' 3"
Bedroom 2 (max.)	3.10m × 4.03m	10' 2" × 13' 3"
Bedroom 3 (max.)	3.04m × 3.67m	10' 0" × 12' 11"
Bedroom 4 (max.)	2.76m × 3.98m	9' 11" × 13' 11"

* 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. 67305 TWNY FEB 2022.

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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 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 116.7 sq. m. / 1,256 sq. ft

GROUND FLOOR

*

Lounge (max.)	3.85m × 4.54m	12' 8" × 14' 11"
Kitchen/Dining	5.39m × 2.88m	17' 9" × 9' 6"

* 6m × 3m internal garage

Δ Storage only required where space standards are a requirement – can be replaced with fitted wardrobes

FIRST FLOOR

Bedroom 1 (max.)	3.85m × 3.11m	12' 8" × 10' 3"
Bedroom 2	3.67m × 3.16m	12' 1" × 10' 5"
Bedroom 3	3.33m × 3.41m	10' 11" × 11' 3"
Bedroom 4	2.58m × 2.93m	8' 6" × 9' 7"

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THE CORSHAM

4 BEDROOM HOME

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THE CORSHAM

The Corsham is a well proportioned four bedroom family home with an integral garage. The hall leads into a kitchen with a traditional bay window, and a dining/ lounge area which encompasses the whole width of the house. Access to the garden is from French doors in the dining area. The upstairs layout consists of four large bedrooms, including bedroom one with an en suite, and a family bathroom.

TOTAL 116.5 sq. m. / 1,254 sq. ft

GROUND FLOOR

Kitchen	2.92m × 3.39m	9' 7" × 11" 2"
Dining	2.92m × 3.18m	9' 7" × 10' 5"
Lounge	3.38m × 4.17m	11' 1" × 13' 8"

FIRST FLOOR

Bedroom 1	3.97m × 3.39m	13' 0" × 11' 2"
Bedroom 2	3.59m × 3.43m	11' 10" × 11' 3"
Bedroom 3	2.65m × 3.39m	8' 9" × 11' 2"
Bedroom 4	3.66m × 3.43m	12' 0" × 11' 3"

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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. Bedroom one with an en suite is found upstairs, along with two further double bedrooms, a main bathroom and an additional bedroom.

TOTAL 109.53m² 1,179 sq. ft

GROUND FLOOR

Lounge	3.64m × 4.44m	12' 0" × 14' 7"
Kitchen/Dining	5.73m × 3.42m	18' 10" × 11' 3"

FIRST FLOOR

Bedroom 1	3.26m × 3.61m	10' 8" × 11' 10"
Bedroom 2	2.83m × 3.54m	9' 4" × 11' 8"
Bedroom 3 (min.)	2.84m × 2.53m	9' 4" × 8' 4"
Bedroom 4	2.38m × 2.23m	7' 10" × 7' 4"

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THE COLTON

3 BEDROOM HOME

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THE COLTON

The Colton is a three bedroom townhouse designed for flexible living. Downstairs, an open plan kitchen/breakfast room leads through to a living/dining room with French doors to the garden, while there is also a guest cloakroom. Upstairs, a spacious double bedroom can be found along with a bathroom and further bedroom, while another staircase leads up to the second floor master suite, featuring high galleried ceilings and en suite shower room.

TOTAL 110.46 sq. m. / 1,189 sq. ft

GROUND FLOOR

Lounge/Dining	4.72m × 3.28m	15' 7" × 10' 9"
Kitchen (min.)	2.56m × 3.44m	8' 5" × 11' 4"

FIRST FLOOR

Bedroom 2 (max.)	4.79m × 3.08m	15' 9" × 10' 2"
Bedroom 3	2.58m × 2.94m	8' 6" × 9' 8"

Δ Storage only required where space standards are a requirement – can be replaced with fitted wardrobes

SECOND FLOOR

Bedroom 1 (max.)	3.72m × 5.19m	12' 3" × 20' 4"

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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 bedroom one with an en suite, a comfortable guest bedroom and a well proportioned third bedroom. A study, main bathroom and a storage closet complete the accommodation.

TOTAL 91.81m² 988 sq. ft

GROUND FLOOR

Lounge (max.)	3.51m × 3.97m	11' 6" × 13' 0"
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.)	2.90m × 2.89m	9' 6" × 9' 6"

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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 bedroom one with an en suite, along with a well proportioned double bedroom, a main bathroom and a further bedroom.

TOTAL 86.36m² 930 sq. ft

GROUND FLOOR

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

FIRST FLOOR

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

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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 bedroom one with an en suite, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

TOTAL 81.25m² 874 sq. ft

GROUND FLOOR

Lounge (max.)	3.70m × 4.27m	12' 2" × 14' 0"
Kitchen/Dining	4.74m × 2.88m	15' 7" × 9' 6"

FIRST FLOOR

Bedroom 1 (min.)	2.99m × 2.84m	9' 10" × 9' 4"
Bedroom 2	2.65m × 3.31m	8' 9" × 10' 11"
Bedroom 3 (max.)	2.03m × 3.56m	6' 8" × 11' 8"

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THE BYFORD

3 BEDROOM HOME

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THE BYFORD

The Byford is a three bedroom property, ideal for young families. The entrance hallway opens onto a well-sized living room, which leads on through to a light and airy kitchen/dining room. A guest cloakroom and under stairs storage cupboard complete the ground floor layout. Upstairs, bedroom one with an en suite is found along with the main bathroom, and two further well proportioned bedrooms.

TOTAL 91.52 sq. m. / 985 sq. ft

GROUND FLOOR

Lounge (max.)	3.97m × 4.25m	13' 0" × 14' 0"
Kitchen/Dining	5.04m × 2.88m	16' 7" × 9' 6"

[Δ] Storage only required where space standards are a requirement – can be replaced with fitted wardrobes

FIRST FLOOR

Bedroom 1 (max.)	3.97m × 3.00m	13' 0" × 9' 10"
Bedroom 2	2.81m × 2.58m	9' 3" × 8' 6"
Bedroom 3	2.13m × 3.92m	7' 0" × 12' 11"

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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 72.37 sq. m. / 778 sq. ft

GROUND FLOOR

Lounge/Dining	4.29m × 4.03m	14' 12" × 13' 3"
Kitchen	2.11m × 2.74m	6' 11" × 9' 0"

FIRST FLOOR

Bedroom 1	4.33m × 3.28m	14' 3" × 10' 9"
Bedroom 2 (min.)	3.21m × 2.52m	10' 7" × 8' 3"

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

TOTAL 64.73m² 696 sq. ft

GROUND FLOOR

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

FIRST FLOOR

Bedroom 1	3.96m × 3.09m	13' 0" × 10' 2"
Bedroom 2 (max.)	4.03m × 2.56m	9' 8" × 8' 5"

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STANDARD SPECIFICATIONS

2, 3 & 4 bedroom homes

HARTBURN GRANGE
Yarm Back Lane, Stockton on Tees,
TS21 1AU

TELEPHONE
01642 927 791

OPEN TIMES
Please check our website before you visit

To discover more about options and choices, visit your Touchpoint account or 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. 67305 TWNY FEB 2022.

General

- Traditional construction with insulated ground floor, cavity walls and roof space

Kitchen

- Fitted kitchen with choice of door fronts*
- Choice of laminate finished worktops and worktop upstands*
- Stainless steel sink and drainer with chrome finish mixer tap
- Stainless steel splashback to rear of hob
- Single or double electric oven and gas hob (stainless steel finish)***
- Integrated extractor hood
- Plumbing for built-in dishwasher & washing machine
- Space for tall fridge freezer housing unit

Bathrooms, En-suites & Cloakrooms

- Contemporary white sanitaryware
- Chrome finish to bath & basin taps and fittings
- Thermostatic shower to en-suite**
- Choice of glazed tiles to designated wall areas from selected range*

Entrance Doors & Windows

- White PVCu windows, French doors** c/w double glazed units & security locks
- Security enhanced GRP composite front entrance doors

Central Heating/Hot Water System

- Fully programmable gas fired combination boiler providing central heating & hot water***
- Fully programmable gas fired heat-only boiler & unvented hot water storage cylinder***
- White steel radiators c/w thermostatic valves to habitable areas
- Decentralised continuous ventilation system serving wet areas & kitchen

Power, Lighting, TV & Communications

- White electrical power sockets and switches throughout to NHBC requirement
- Ceiling pendant or batten lighting c/w energy efficient light fittings
- Master telephone socket with extension socket
- TV co-axial socket with extension socket (Does not include digital tv aerial)
- Siren alert smoke detectors fitted (mains electric with battery back up)
- Power and light to garage**

Internal Finishes

- White matt emulsion to all walls
- Ceilings finished with matt white emulsion
- White gloss paint to all woodwork
- MDF skirting and architrave
- White panelled internal doors
- Chrome lever door handles
- MDF window boards

External features

- For details of brick, render and tile types please refer to external material schedule
- External light fitting to front entrance
- PVCu rainwater gutters & down pipes
- PVCu soffit and fascia trims to roofline
- External access meter cupboards for gas and electricity
- Front garden turfed or shrub planted (season permitting)**
- Vertical high board fencing to rear garden**
- Driveways finished in Tarmac or block paving**
- External tap

NHBC 10-year warranty

- NHBC 10 year Build Mark policy
- Taylor Wimpey warranty for 2 years from date of Legal Completion

* Choices, upgrades and colour choices are available subject to stage of construction
** Where applicable
*** Dependant on house style - please refer to your Sales Executive.

HARTBURN GRANGE
A VERY SPECIAL PLACE TO BE

A warm welcome to Hartburn Grange

Set within the vibrant town of Stockton-on-Tees, Hartburn Grange offers a range of contemporary 2, 3 & 4 bedroom homes, designed with modern living in mind.

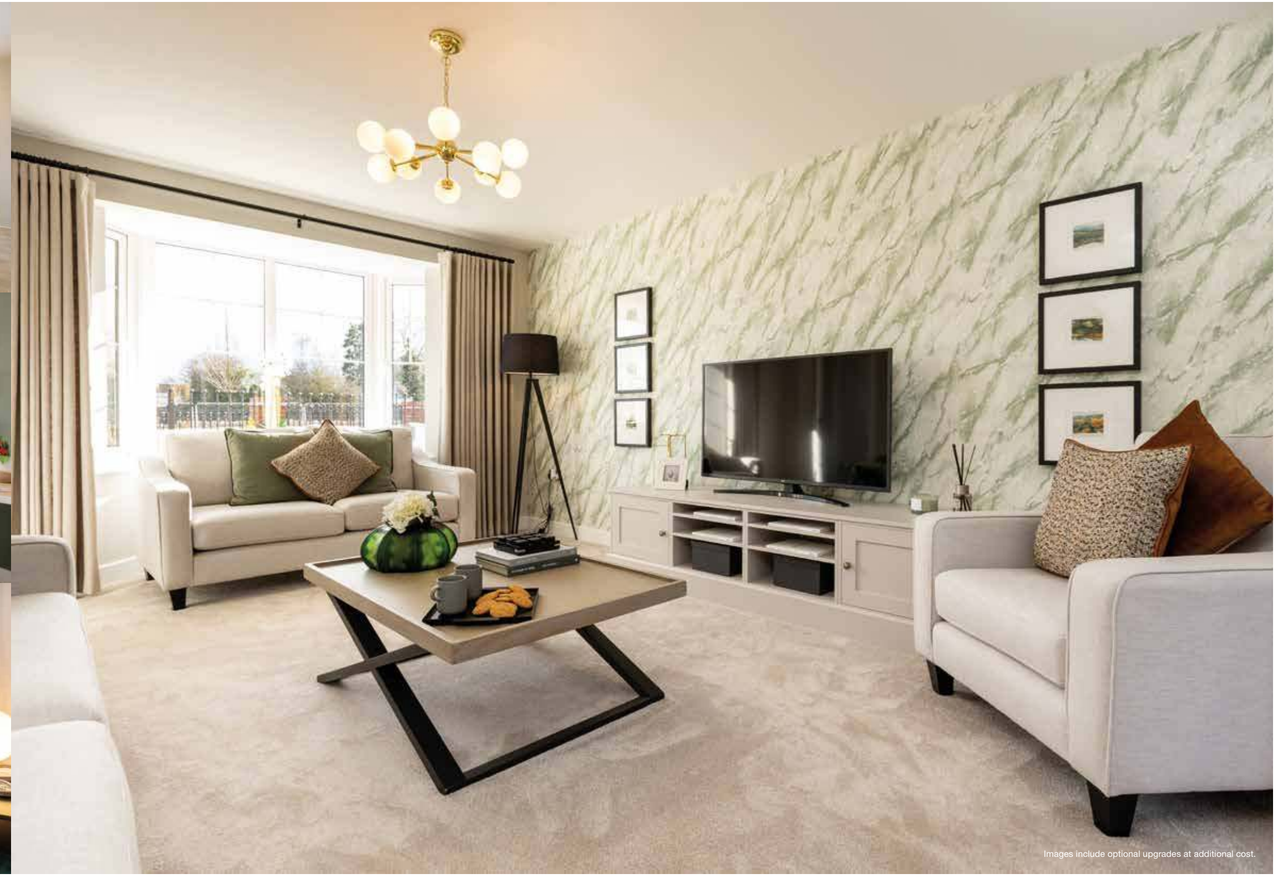
MAKE YOURSELF AT HOME

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.

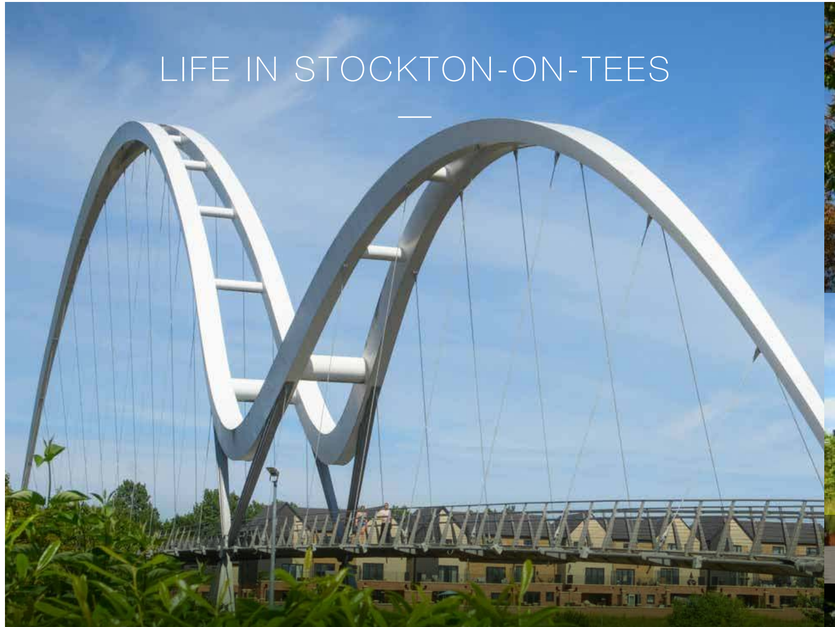
We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

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



Images include optional upgrades at additional cost.

LIFE IN STOCKTON-ON-TEES



Stockton-on-Tees is a large town in County Durham. The town hosts a shopping centre, a theatre, a library, gyms, plenty of shops, eateries and bars.

Ropner Park is a five minute drive from Hartburn Grange and the perfect location for a walk or family day out, with cafes, a children's play area and Ropner Lake all situated within the park.

Teesside Shopping retail park and Teesside Leisure Park are just over ten minutes away from Hartburn Grange by car via the A66. With a large variety of shops on offer, as well as a cinema, bowling alley and a wide range of restaurants, residents at Hartburn Grange will be spoiled for choice when it comes to weekend activities.

A monument in Stockton Town Centre

Teeside retail park

Walks in the local area

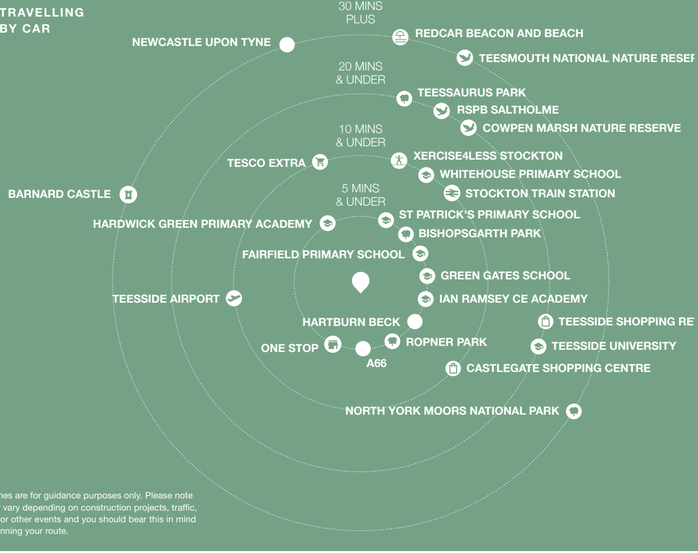
THE IDEAL PLACE TO BE

Hartburn Grange is located to the west of Stockton-On-Tees and is less than a mile away from the A66, which leads directly to the A1 in under 20 minutes.

With plenty of bus services travelling in and out of the town centre, it is quick and easy to reach the heart of Stockton-on-Tees. The town centre is home to many shops and amenities, such as gyms, a theatre, a library, restaurants, sports clubs, bars, pubs and cafes, as well as plenty of parking, including electric car charging stations.

Stockton train station is just 3 miles away, providing a direct service into Newcastle in as little as an hour and ten minutes, with an additional 25 minute route to Newcastle Airport for journeys further afield.

TRAVELLING BY CAR



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.

Country pubs in the surrounding area

Strolls along the River tees

Stockton town centre shopping

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 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…

1

MAKE YOUR RESERVATION

Visit your sales executive, discuss the finer details and secure your new home. Keep up to date with progress on Touchpoint.

2

MEET THE SITE MANAGER

Talk to your site manager and find out how your home will be built.

3

PERSONALISE YOUR HOME

Choose from our fabulous range of kitchen, bathroom and flooring options and make your new home your own.

4

EXCHANGE CONTRACTS

We exchange contracts/ missives and your conveyancer transfers your deposit.

5

QUALITY ASSURANCE

There'll be a thorough check of your new home. Once it's ready for you, you can move to completion.

6

YOUR HOME DEMONSTRATION

How exciting! It's time to see your new home before completion. Your customer relations manager will take you around and show you how everything works.

7

TIME TO MOVE IN

Moving day. All the paperwork has been done, the money transferred and it's all yours. Get the kettle on…

8

AFTER YOU'RE IN

Our care doesn't end after you move in. Our customer relations managers will always be there to help as you settle into your new home, and take care of any outstanding issues.