



CHARLES CHURCH



The Oaks at Wynyard Estate

Wynyard | County Durham



CHARLES CHURCH

Homes with a reputation for design and quality.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That's because we understand your new home is more than simply bricks and mortar. It's a private place of sanctuary where we hope you'll laugh, entertain and escape for many years to come.

We promise to provide:

- ✓ An expertly-designed home that's sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Charles Church warranty
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings



Our star rating.

We've been awarded a five star rating by the Home Builders Federation in their 2023 survey.

Here to help.

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



Part Exchange

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



Home Change

Sell your current home with our support. We'll take care of estate agent fees and offer expert advice to help get you moving.



Deposit Boost

With Deposit Boost we could help you borrow less and secure a more competitive mortgage rate on your first home.



Bank of Mum and Dad

If a family member is able to help out with the purchase of your first home, we'll thank them with a gift of £2,000.*



Armed Forces/Key Worker Discount

If you're a key worker or member of the armed forces you could get a £500 discount for every £25,000 you spend on a new Charles Church home.



Deposit Unlock

First-time buyers and existing homeowners can buy a house with just a 5% deposit.



Our commitment to you.

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Charles Church Commitment. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of our commitment, we carry out comprehensive inspections of all key build stages on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. We're happy to hear from you at any point however, so always contact us if you have any issues.

Becoming part of the scenery.

While we may have over 60 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.

Always by your side.

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our two-year warranty, which runs alongside a ten-year insurance-backed new homes warranty.



The Oaks at Wynyard Estate

County Durham



Key features:

- > Choice of four and five-bedroom homes
- > Fantastic local amenities
- > Excellent transport links
- > Choice of local schooling options

Stunning countryside setting with superb city links

The Oaks at Wynyard Estate is our new collection of four and five-bedroom homes. Set in a scenic location, Wynyard offers easy access to the A19 both north and south, as well as being conveniently close to the cities of Durham and Newcastle.

Our development is set in the magnificent grounds of Wynyard Estate – once home to the Marquesses of Londonderry – which is now a luxury hotel, spa and restaurant. Located in the sought-after area of Wynyard, with stunning surrounding woodland and walks, the development is ideally situated if you're looking for an area where you can enjoy a host of activities such as walking, cycling, golf and leisure facilities. For those who enjoy a game of golf, the Wynyard Club Golf course is within walking distance.

Close to home is Wynyard Village, where you'll find a handy range of amenities including a grocery store, pharmacy, dentist, salon, pub, restaurant and cafe. Teesside Park in Stockton is around 9 miles away, where there's a host of major high street names. Teesside Park also has a range of restaurants, as well as a multi-screen cinema and bowling. The historic city of Durham is less than 20 miles away and offers a wealth of shops, cafes, restaurants and entertainment venues.

For those who like staying active, Tees Barrage is just 9 miles from Wynyard and is perfect for an exciting day on the water. Wynyard itself is an ideal location for scenic walks, runs and bike rides and you'll have easy access to the Eden Valley Walk.

A good education for all.



There are a variety of schools close by. Wynyard C of E Primary School is just a short walk from the development and Northfield School and Sports College is within 3 miles. There are two independent schools in the area also; Red House School is 5 miles away and Yarm School is 10 miles from the development.

With its excellent transport links, selection of fantastic local amenities, and choice of well-regarded local schooling, The Oaks at Wynyard Estate could be the perfect place for you to call home.



Always in reach.

- > Durham Tees Valley airport is approximately a 30-minute drive away and you can typically reach Newcastle International Airport within a one-hour drive. Living in Wynyard means you have easy access to the A19 both north and south and the A66 east and west; making travel to Darlington, Durham or Stockton railway stations easy.



Approximate travel distance by car to:

- > Stockton on Tees: **5.11 miles**
- > Middlesbrough: **6.8 miles**
- > Hartlepool: **6.9 miles**
- > Durham: **13 miles**
- > Yarm: **18.2 miles**
- > Newcastle upon Tyne: **25 miles**
- > York: **50 miles**

The Oaks @ Wynyard Estate

Site plan



KEY

- The Bamburgh (4)
- The Hollicombe (4)
- The Seacombe (4)
- The Kingsands (5)
- The Heysham (4)
- The Barmouth (5)
- The Broadhaven (5)
- The Oxwich (5)
- The Walcott (5)
- The Torrisdale (5)
- The Newhaven (5)

(3) indicates number of bedrooms



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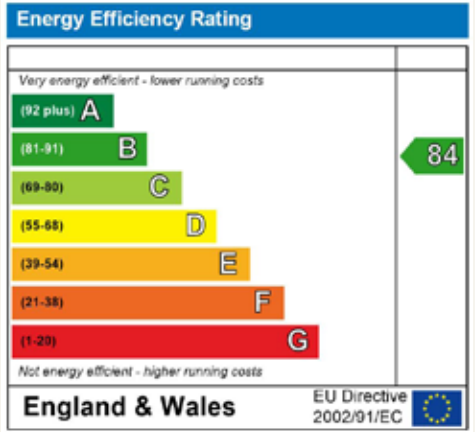


The Bamburgh

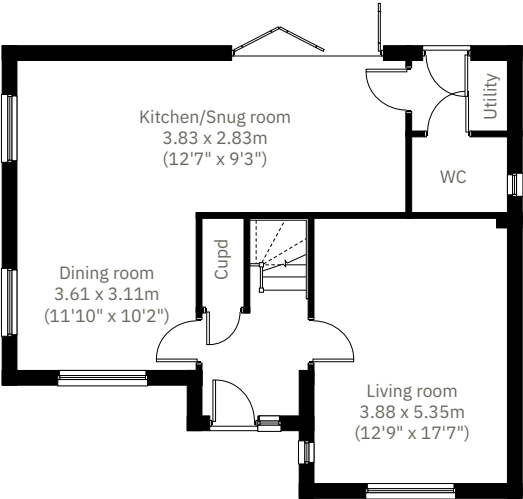


THE BAMBURGH

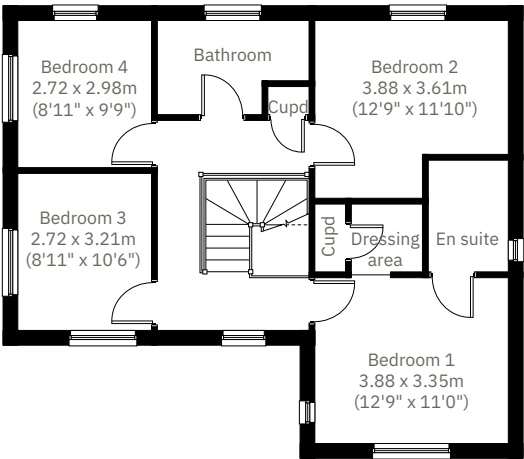
Four bedroom home



The Bamburgh is an ideal four-bedroom family home. There's a spacious and bright open-plan kitchen/snug/dining room with bi-fold doors taking you out into the garden. The separate living room offers a calm place to relax and the downstairs WC and utility is an ever-useful feature. Upstairs, there are four bedrooms and bedroom one benefits from an en suite and dressing area, there's also plenty of handy storage cupboards and modern family bathroom.



Ground floor



First floor

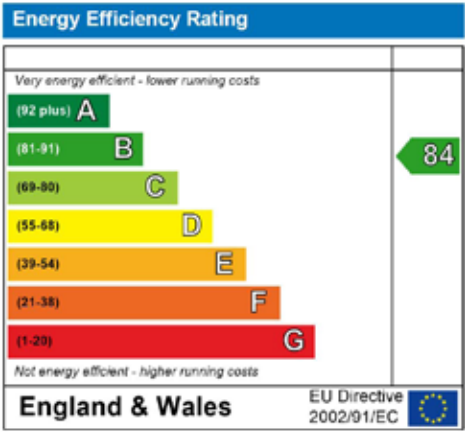
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The Hollicombe

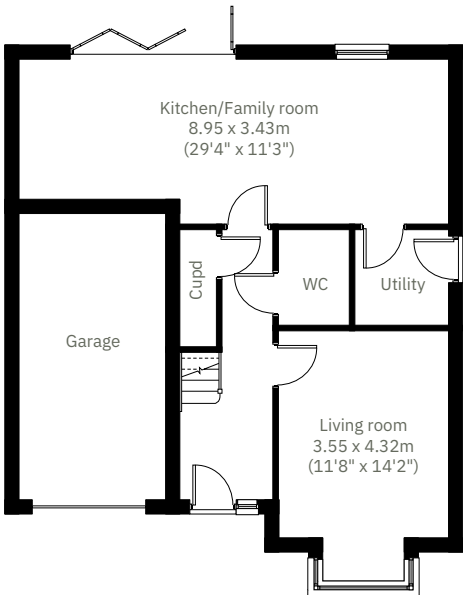


THE HOLLICOMBE

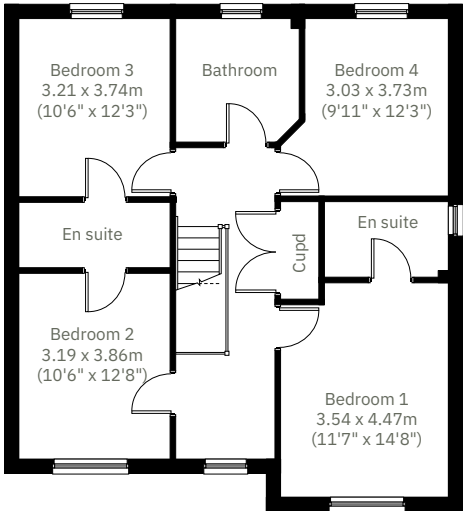
Four bedroom home



The four-bedroom Hollicombe is stylish and practical and has been designed to suit family life. There’s a bright front-aspect living room with a bay window and an open-plan kitchen/family room - this cheerful room has bi-fold doors leading out to the garden. Upstairs, bedroom one and two both have a Jack and Jill en suite, while bedrooms three and four share a good-sized family bathroom.



Ground floor



First floor

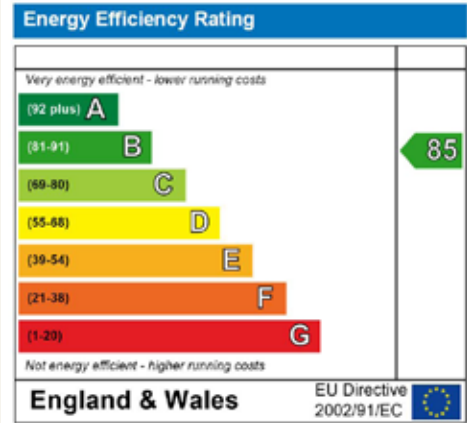
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The Seacombe

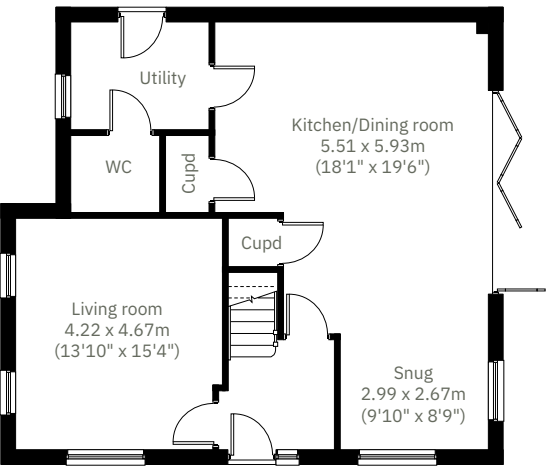


THE SEACOMBE

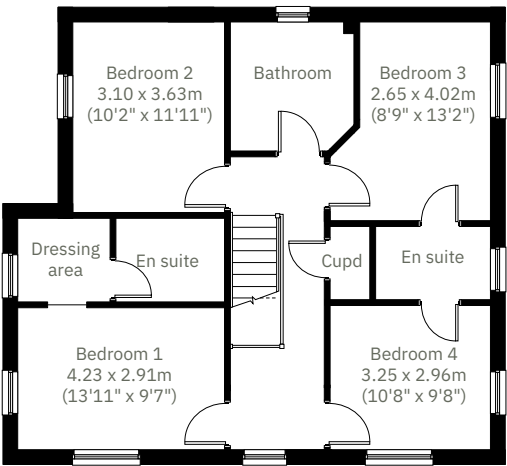
Four bedroom home



The Seacombe is a superb detached four-bedroom family home which balances an open-plan kitchen/dining/snug room – which has bi-fold doors leading into the garden – with a separate living room. It’s also got a separate utility room with outside access, a downstairs WC and built-in storage cupboards. Four generous-sized bedrooms, including an en-suite to bedroom one, and a Jack and Jill en suite to bedrooms three and four. The modern family bathroom and further built-in storage make up the first floor.



Ground floor



First floor

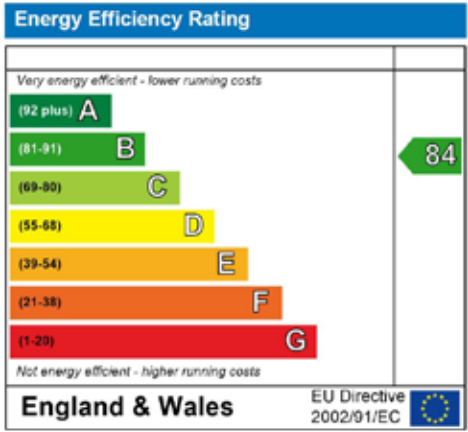
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The Kingsands

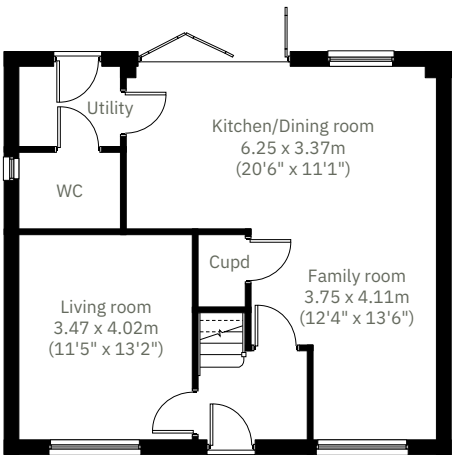


THE KINGSANDS

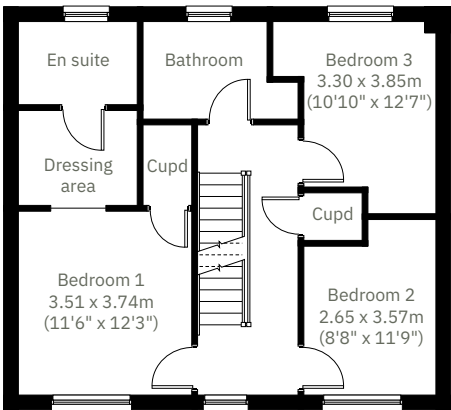
Five bedroom home



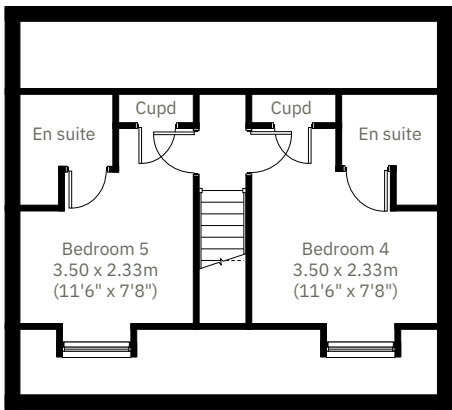
The Kingsands is a stunning five-bedroom detached home set over three floors. There’s an impressive open-plan kitchen/ dining/family room with bi-fold doors leading out to the garden. The front aspect living room is spacious and bright and there’s a handy downstairs WC and utility room that leads into the garden. Bedroom one, four and five all have en suites and bedroom one also benefits from a dressing area.



Ground floor



First floor



Third floor

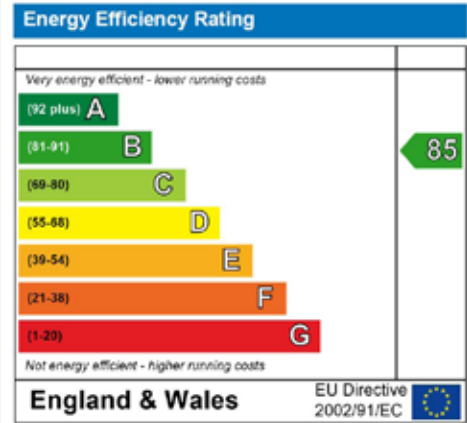
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The Heysham

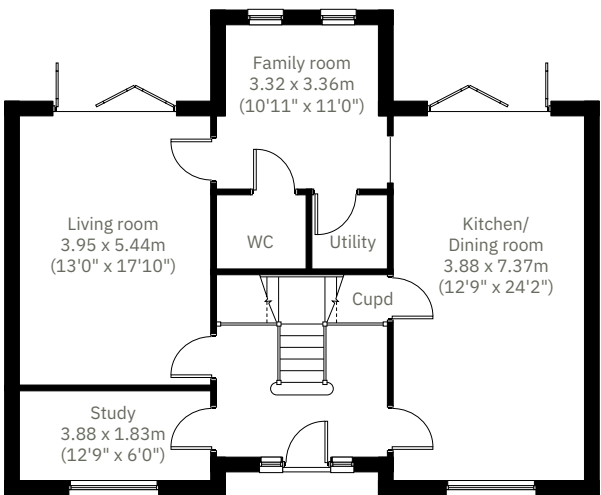


THE HEYSHAM

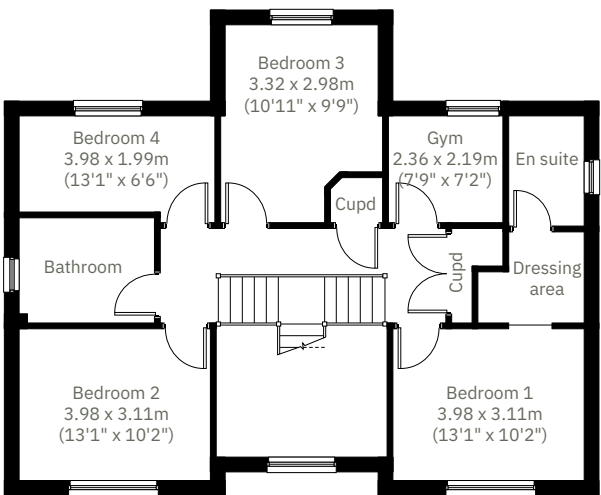
Four bedroom home



The Heysham is a four-bedroom, that has been designed for modern family life. There’s a spacious living room and a lovely kitchen/dining room both with bi-fold doors leading into the garden. There’s a separate study and the other practical features are the downstairs WC, utility room, storage cupboards, gym and dressing area to bedroom one. For a growing family, the en suite and four good-sized bedrooms will be much appreciated.



Ground floor



First floor

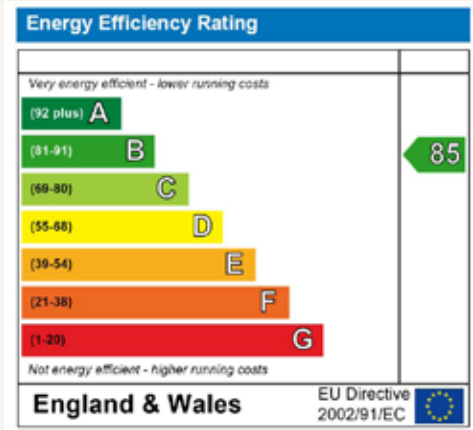
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The Barmouth

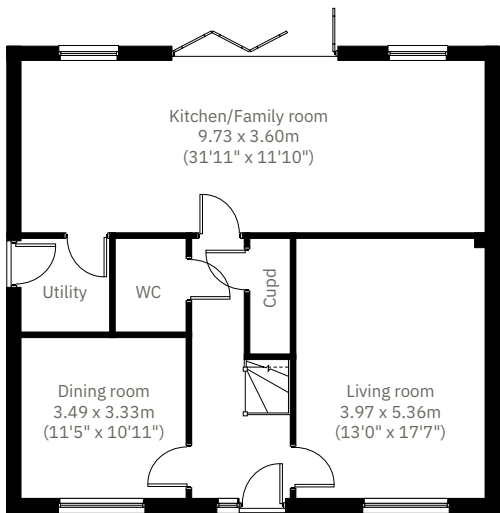


THE BARMOUTH

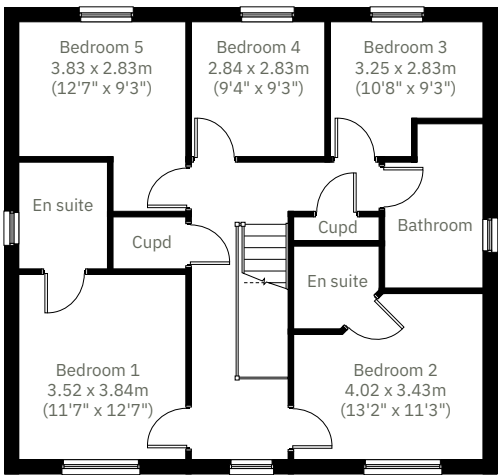
Five bedroom home



The Barmouth is a spacious family home with five-bedrooms. The kitchen/family room is at the heart of this home and has bi-fold doors leading out into the garden. There's a separate living room, separate dining room, donstairs WC and a utility room with outside access, as well as built-in storage on both floors. Bedroom one and two both benefit from an en suite and there's a lovely family bathroom for the other three bedrooms to use.



Ground floor



First floor

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The Broadhaven



THE BROADHAVEN

Five bedroom home

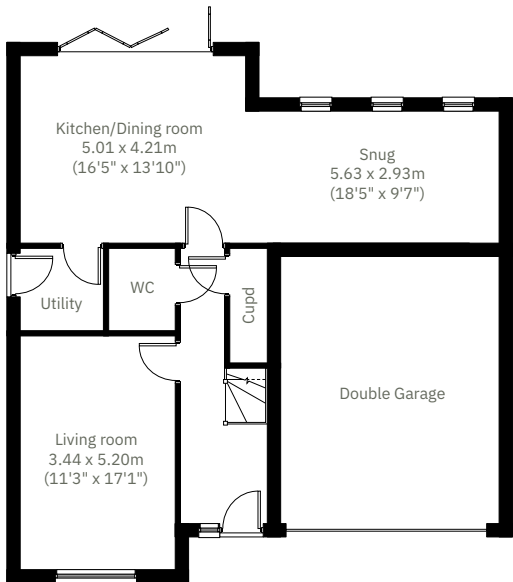
Energy Efficiency Rating

Very energy efficient - lower running costs		84
(92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)		G
Not energy efficient - higher running costs		

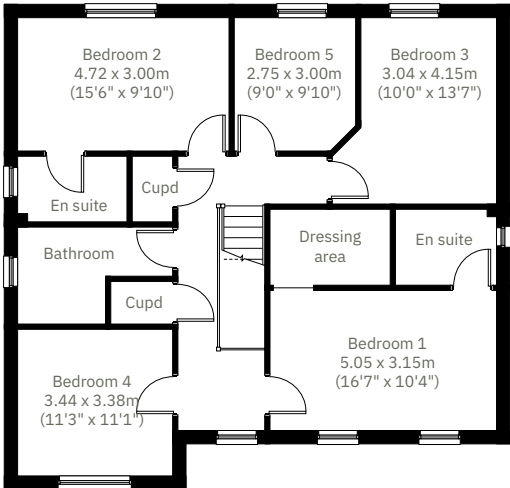
England & Wales

EU Directive 2002/91/EC

The Broadhaven is a grand five-bedroom detached home with a large open-plan kitchen/dining room and snug with bi-fold doors opening onto the garden. There's a spacious front aspect living room, handy downstairs WC and utility room. The first floor has five lovely bedrooms and a modern family bathroom. Bedrooms one and two both have en suite bathrooms, with bedroom one also benefiting from a separate dressing area.



Ground floor



First floor

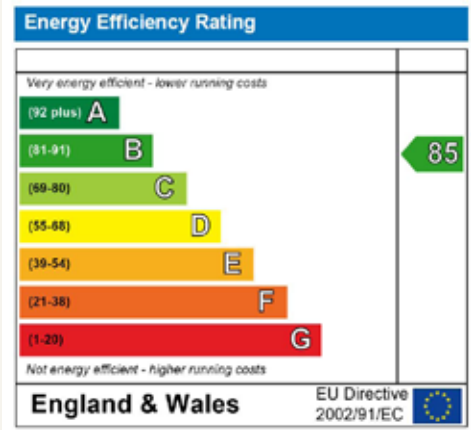
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The Oxwich

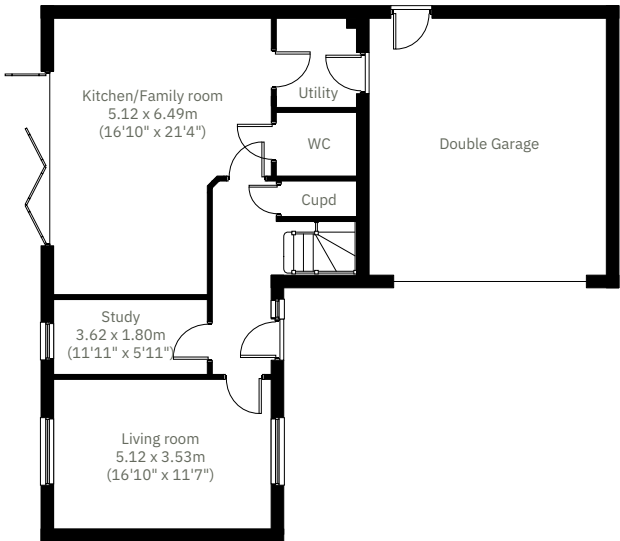


THE OXWICH

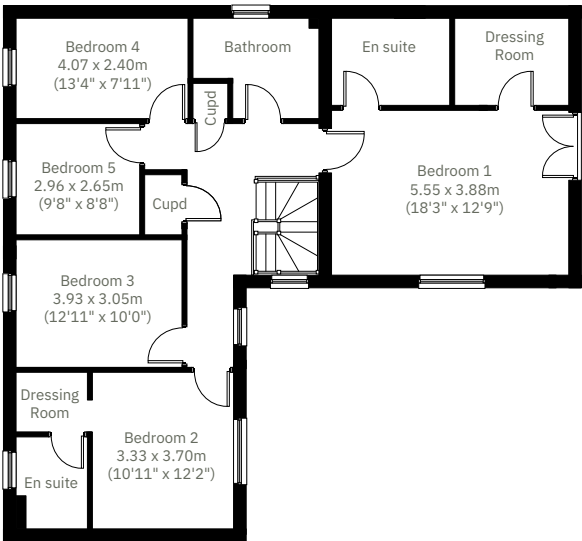
Five bedroom home



The Oxwich is a grand five-bedroom, three-bathroom detached home with a large open-plan kitchen/family room with bi-fold doors opening onto the garden. The living room faces the front of the house and there’s also a handy study. The utility room, downstairs WC, double garage and storage cupboard complete the ground floor. The first floor has five lovely bedrooms, bedroom one and two both have an en suite and dressing room, bedrooms three, four and five share a modern family bathroom and further storage cupboards.



Ground floor



First floor

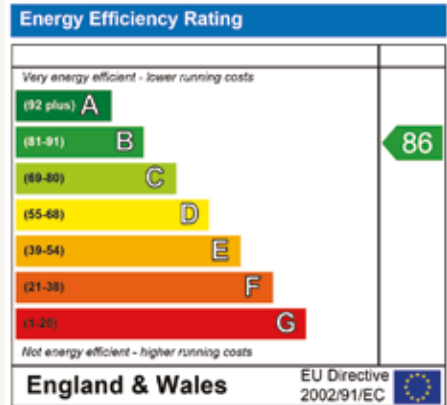
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The Walcott

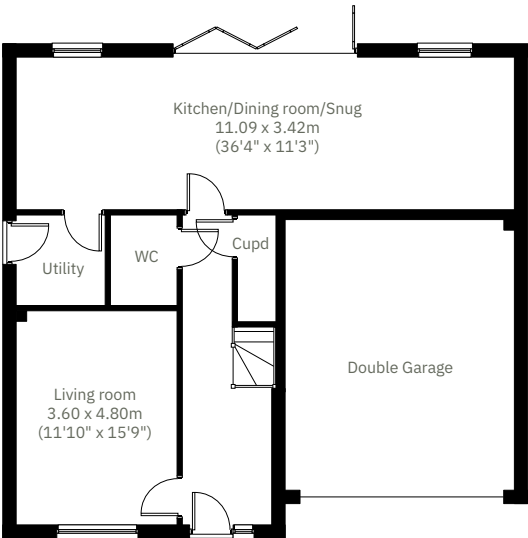


THE WALCOTT

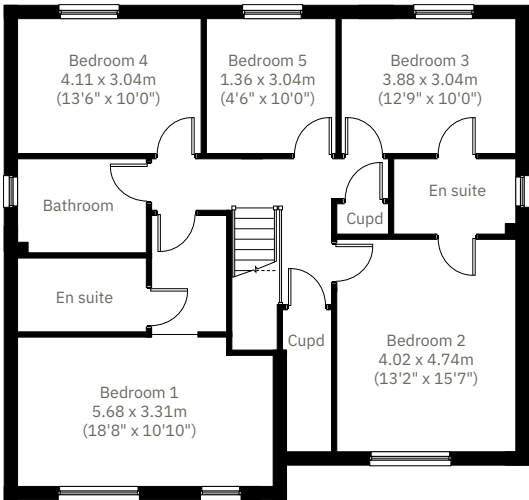
Five bedroom home



The Walcott encompasses all that’s needed for today’s family life. This detached five-bedroom home offers an open-plan kitchen/ dining room/snug with bi-fold doors leading into the garden and a separate living room. The Walcott also benefits from a double garage and downstairs WC and handy utility room. Upstairs, bedroom one enjoys its own en suite and there’s a Jack and Jill en suite to bedrooms two and three.



Ground floor



First floor

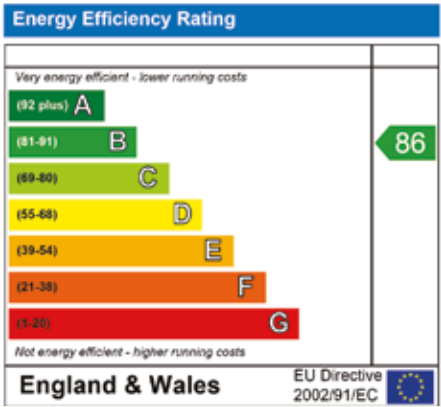
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The Torrisdale

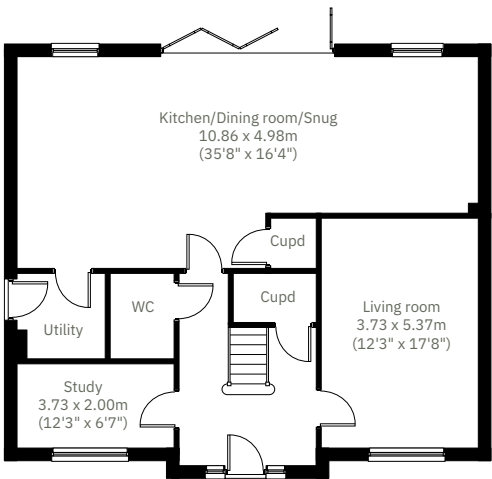


THE TORRISDALE

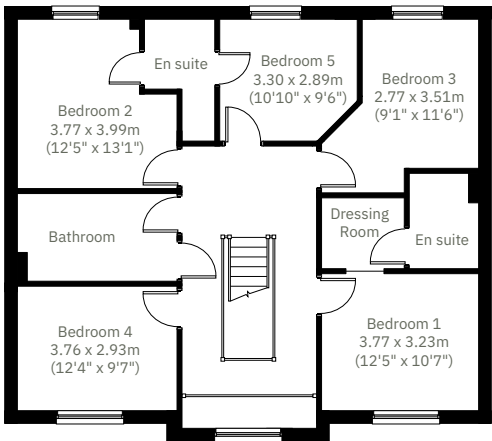
Five bedroom home



The Torrisdale is a grand five-bedroom, three-bathroom detached home with a large open-plan kitchen/dining room/snug with bi-fold doors opening onto the garden. The living room faces the front of the house and there's also a handy study. The utility room, downstairs WC and storage cupboard complete the ground floor. The first floor has five lovely bedrooms, bedroom one and two share a Jack and Jill en suite, and a modern family bathroom.



Ground floor



First floor

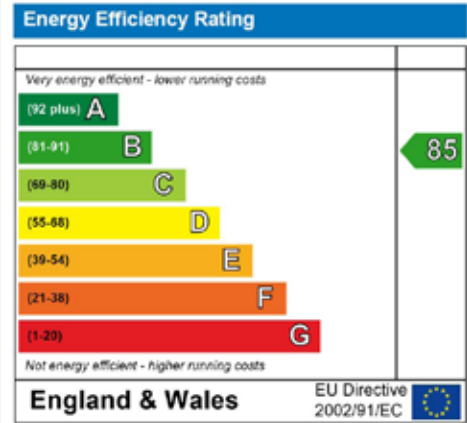
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The Newhaven

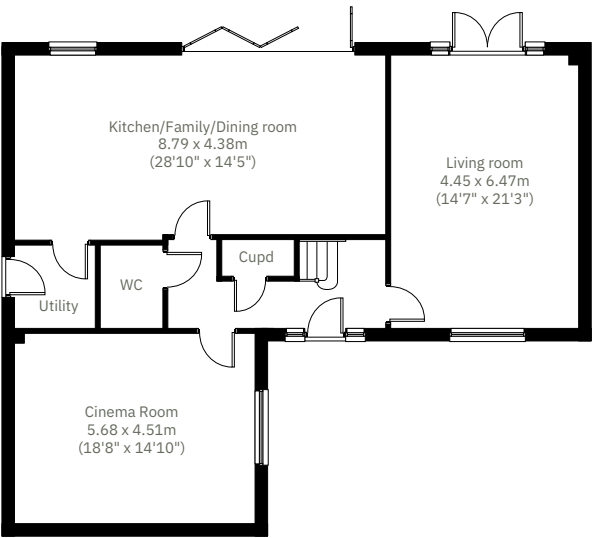


THE NEWHAVEN

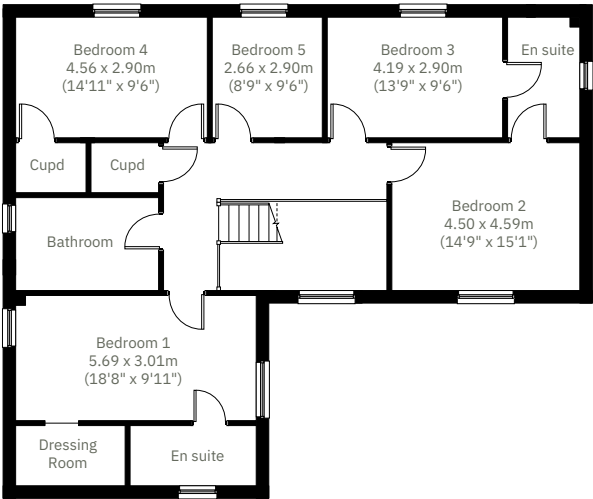
Five bedroom home



The Newhaven is an impressive, detached, five-bedroom family home. The kitchen/family/dining room and the separate living room make the most of inside/outside access with doors leading out into the garden. There’s also a utility room, downstairs WC and cinema room. Upstairs, there’s an en suite to bedroom one and two, and bedrooms three, four and five have the family bathroom to share. Built-in storage on both floors has also been included in the design.



Ground floor



First floor

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Specifications

- > uPVC double glazed windows in anthracite
- > Cottage-style internal doors in white
- > TV point to living room
- > Telephone points
- > Chrome-effect ironmongery
- > Fully fitted kitchen/worktop with soft close doors in choice of styles (subject to build stage)
- > Glass splashback in choice of colour (subject to build stage)
- > Chrome downlights to kitchen area, cloakroom, bathroom and en suite (plot dependant)
- > Stainless Steel gas hob
- > Built-in high-level double electric oven or, built-in side-by-side twin electric single ovens (subject to house type)
- > Space for built-in microwave and coffee machine (subject to house type)
- > Stainless Steel Chimney Hood
- > Integrated dishwasher
- > Half height tiling provided to walls fitted with sanitaryware and around bath enclose where bath abuts walls including chrome trims
- > Full height tiling to shower cubicle
- > Fibre connectivity hub
- > Contemporary style sanitaryware
- > Chrome towel radiators in main bathroom and en suite(s)
- > Thermostatic radiator valves
- > Lockable windows
- > 1800mm x 1800mm patio as standard and grey block paved private driveway
- > Security chain to front door
- > Smoke detectors
- > Double power socket and bulkhead light fitting to integral garages
- > Boiler Housing (subject to house type)
- > Bi-fold doors (subject to house type)
- > Rangemaster Elements Igneous Granite Sink with Araya mixer tap to kitchen
- > Contemporary External light to front entrance in black
- > 10 year new homes warranty





#CharlesChurchLife

Charles Church



We're constantly amazed at the creativity and inventiveness of our homebuyers. From beautiful feature walls to stylish succulent displays, we love seeing how our customers transform their interior and exterior spaces.

You'll find lots of inspiring examples over on our Instagram page at [@charleschurchhomes](https://www.instagram.com/charleschurchhomes)



Snap. Share. Win.

Upload your own photos with the hashtag [#CharlesChurchLife](https://www.instagram.com/charleschurchlife) and you could be the lucky winner that is chosen each month to receive a **£100** White Company voucher. We've included a few past winners on this page so you can check out the competition.

Visit our Instagram page for terms and conditions.

Good luck

Enhance your new home.



Whatever your aspirations, individual tastes or creative ideas our **Select Options** will help you enhance your beautiful new Charles Church home. It's your chance to create the dream home you've always wanted.

You want your new home to reflect your taste and personality. After all, that's how to feel truly comfortable in the most important place to you – your own home. We all dream of owning a home that reflects our individual tastes and personality. And at Charles Church we believe in giving every house buyer that special privilege. That's why we build an impressive range of house types beautifully designed for modern living.

But choosing a home to suit you down to the ground is only the start. Our **Select Options** range offers you the finest interior and exterior options so you can enhance it by adding or upgrading selected items from an extensive range. And you can be confident that each item has been carefully chosen to complement the style and immaculate finish of your new home.

> The choice is all yours.

Your choices from the **Select Options** range collection include carpet, curtain and lighting packages; wardrobes, kitchen and bathroom upgrades; fixtures and appliances as well as a multitude of other popular fixtures and fittings. There are also **Select Options** for your garden so you can create a space which is practical, secure and stylish - somewhere to relax in from day one. So you can begin to see just how much you can personalise your home.

Choose from our extensive range of carefully-selected products and services from leading suppliers and manufacturers. We are one of the UK's major house builders, and with our buying power we can offer you our range of **Select Options** at highly competitive prices. What's more, it can all be done from the comfort and convenience of the marketing suite with experienced sales advisors on hand to help you.

Reserve early for more options.

> Providing your property is at a suitable stage of construction, we'll be delighted to add the **Select Options** items that will make your home a place you can truly call your own. It's worth remembering, the earlier you reserve your home, the more **Select Options** choices you'll have available to you.

Adding items from our **Select Options** range means you get all of the benefits with none of the inconvenience. It makes home buying easier than ever because when you move in, all of those special details will have been taken care of for you. Then all you have to do is sit back and enjoy all the comforts of your new home right from day one. Your new, enhanced Charles Church home, styled by you, ready to move into.





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for a brighter future



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D:

P:



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