



Woodside Gardens

RYTON, GATESHEAD

Woodside Gardens offers an exclusive collection of 2, 3, 4 and 5 bedroom homes that are well suited to growing families and local commuters.

Taylor
Wimpey

Contents



Woodside Gardens

Here you'll find a stylish range of 2, 3, 4 and 5 bedroom homes. Situated in the small town of Ryton, a semi-rural location yet with a range of amenities within walking distance and great transport links.

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



[→ View the site plan](#)



Love village life

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.

Local countryside



Ryton Willows Nature reserve



Tynemouth beach



[Watch development video](#)



Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Electrolux oven with built-in gas hob and integrated hood and extractor fan too.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. 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. † = Where applicable.

Specification of our houses

Kitchen & Utility	
A contemporary fitted symphony kitchen including stainless steel splashback above hob	✓
Utility room designed to mirror kitchen (house type dependent)	✓
Choice of worktops with matching upstands	✓
1.5 bowl stainless steel inset sink with tap (house type dependent)	✓
Stainless steel integrated 4 burner gas hob	✓
Integrated cooker hood	✓
Stainless steel integrated Electrolux oven	✓
1 electric double socket to incorporate USB charge point with standard sockets and switches as indicated on working drawings - white	✓
Bathrooms, en suites and cloakrooms	
Extractor fan	✓
Splashback tiling to basin in wet rooms and cloakroom	✓
Porcelanosa full height tiling within shower enclosure to en suite	✓
Free standing sanitary ware - white	✓
Chrome basin tap single mixer and pair of chrome bath taps	✓
White shower tray to en suite	✓
Chrome with clear glass shower door to en suite	✓
Thermostatic chrome shower	✓
Central heating/hot water system	
Waste water heat recovery for showers*	✓
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Electrical features	
Standard sockets and switches as indicated on working drawings - white	✓
Electric Car Charging 7kW wall/post mounted point on selected plots**	✓
TV socket to lounge and bedroom one (as indicated on drawings)	✓
One double socket in kitchen to incorporate USB charging points	✓
Light to garages within curtilage area (site layout dictates)	✓
Batten light point to garage where in plot curtilage (where applicable)	✓

✓ = Standard features. * = Only apply for the following plots; Plots 196-202, 207-267.
 † = Electric Car Charging point will be wall or post mounted depending on plot.

All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Recent changes in building regulations may affect the energy performance calculation on some new build homes. This means that the addition of a shower over a bath as an upgrade may no longer be available on selected homes. Please speak to our Sales Executive to find out more. 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.

Specification of our houses

Finishing touches	
White emulsion to walls and ceilings	✓
White pre-finished internal doors with chrome handles	✓
Black pre-finished GRP front entrance door with three point locking system and chrome ironmongery	✓
Electrical sockets and switches to all garages (in plot curtilage)	✓
External Features	
External front light and wiring for rear	✓
PV Solar panels on selected plots*	✓
Triple glazed windows on selected plots*	✓
PVCu French doors to rear	✓
Security and Safety	
Mains operated smoke detectors supplied	✓
Carbon monoxide detectors supplied	✓
Gardens, Paths and Drives	
Hard standing area to rear garden for wheelie bin storage	✓
Outside tap to rear elevation	✓
Grey concrete paving slabs to pathways and patios	✓
Front garden turfed or shrubbed	✓
1.8m closeboard fencing to rear garden	✓
Permeable Block Paved driveway	✓
Other Features	
NHBC 10 year build mark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓



Find out more

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Our homes



16

19

 [View the site plan](#)



The Canford

2 BEDROOM HOME, 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



[Discover more about this home](#)



[View our current availability](#)

*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. The computer generated image is for illustrative purposes only and it 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). Images may include optional upgrades at an additional cost. Please ask for further details. TWNE 74029/August 2024



The Beauford

2 BEDROOM HOME, 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"

[→ Discover more about this home](#)

[→ View our current availability](#)

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The Easedale

3 BEDROOM HOME, TOTAL 931 sq ft



GROUND FLOOR

Lounge

5.10m x 3.02m 16' 9" x 9' 11"

Kitchen/Dining

5.10m x 3.02m 16' 9" x 9' 11"



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"

[→ Discover more about this home](#)

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The Gosford

3 BEDROOM HOME, 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"

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Variant housetype CGI



Core variant

The Amersham

3 BEDROOM HOME, 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"



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"

Study

2.22m x 1.67m 7' 4" x 5' 6"

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The Braxton

3 BEDROOM HOME, TOTAL 1,091 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"

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The Coltham

4 BEDROOM HOME, TOTAL 1,259 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"

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The Elliston

4 BEDROOM HOME, TOTAL 1,249 sq ft



GROUND FLOOR

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

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



FIRST FLOOR

Bedroom 2
2.73m × 2.46m 9' 0" × 8' 1"

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

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



SECOND FLOOR

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

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The Kingham

4 BEDROOM HOME, TOTAL 1,415 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"



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The Lavenham

5 BEDROOM HOME, TOTAL 1,646 sq ft



GROUND FLOOR

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



FIRST FLOOR

Bedroom 1 max.	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 min.	2.85m × 3.00m	9' 4" × 9' 10"

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Ways to buy

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.



First time buyer?

[→ Here's how we can help](#)

Existing home owner?

[→ Here's how we can help](#)



Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **0191 917 0653**.



Find out how we can get you moving with our buying schemes.



[Book an appointment](#)



[How to buy a home](#)



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Taylor Wimpey