



# 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 gives your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

## Utility rooms<sup>†</sup>

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<sup>†</sup>

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

<b>Kitchen &amp; Utility</b>	
Fitted kitchen with a choice of door fronts	✓
Choice of worktops with matching upstands	✓
Onda 1.5 bowl stainless steel inset sink with Zeno tap (Beauford & Canford single bowl)	✓
Zanussi stainless steel integrated 4 burner gas hob	✓
Electrolux Integrated cooker hood	✓
Zanussi stainless steel integrated electric eye level built in double oven (except 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	✓
Single TV socket - white	✓
Deta Optical smoke detector	✓
Double telecom socket - white	✓
Standard sockets and switches as indicated on working drawings - white	✓
<b>Bathrooms, en suites, utility and cloakrooms</b>	
Splashback tiling to basin in wet rooms and cloakroom	✓
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 (as per drawings)	✓
Chrome with clear glass shower door to en suite	✓
Thermostatic chrome shower	✓
<b>Central heating/hot water system</b>	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system providing plumbing free roof space	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
<b>Electrical features</b>	
Power points in line with NHBC requirements	✓
TV socket to lounge and bedroom one (if indicated on service layout)	✓
Master telephone socket to lounge	✓
High-Speed Broadband	✓
One double socket in kitchen to incorporate USB charging points	✓
Light and power socket to garages within curtilage area (site layout dictates)	✓

✓ = 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.

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# Specification of our houses

Finishing touches	
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 with 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	✓
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	
Door bell hard wired & fitted to front door	✓
External front light and wiring for rear	✓
PV Solar panels on selected plots*	✓
Electric Car Charging 7kw wall/post mounted point on selected plots**	✓
Triple glazed windows on selected plots*	✓
Security and Safety	
Mains operated smoke detectors supplied in line with Building Regulations	✓
Carbon monoxide detectors supplied in line with Building Regulations	✓
Gardens, Paths and Drives	
Garden tap to rear garden	✓
Garden shed fitted to rear garden	✓
Smooth finish grey concrete slabs to pathways and patios	✓
Front garden turfed or shrubbed†	✓
Turf to rear (excluding affordable housing plots)	✓
1.8m fencing to rear garden	✓
Permeable Block Paved driveway	✓
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	✓

[→ 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. 80946 / April 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"

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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](#)

[→ View our current availability](#)

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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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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 Midford

4 BEDROOM HOME, TOTAL 1,170 sq ft



## GROUND FLOOR

### Kitchen/Dining

8.11m x 2.88m      26' 7" x 9' 6"

### Lounge

3.88m x 4.74m      12' 9" x 15' 7"

### Study

2.10m x 2.65m      6' 11" x 8' 8"



## FIRST FLOOR

### Bedroom 1

3.88m x 3.71m      12' 9" x 12' 2"

### Bedroom 2

3.09m x 4.02m      10' 2" x 13' 2"

### Bedroom 3 max.

3.03m x 3.66m      10' 0" x 12' 0"

### Bedroom 4

2.75m x 3.28m      9' 0" x 10' 9"

[→ Discover more about this home](#)

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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 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"

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# The Manford

4 BEDROOM HOME, TOTAL 1,385 sq ft



## GROUND FLOOR

### Kitchen/Dining

8.11m x 2.88m      26' 7" x 9' 6"

### Lounge

3.88m x 4.74m      12' 9" x 15' 7"

### Study

2.10m x 2.65m      6' 11" x 8' 8"



## FIRST FLOOR

### Bedroom 1

3.88m x 3.71m      12' 9" x 12' 2"

### Bedroom 2

3.09m x 4.02m      10' 2" x 13' 2"

### Bedroom 3 max.

3.03m x 3.66m      10' 0" x 12' 0"

### Bedroom 4

2.75m x 3.28m      9' 0" x 10' 9"

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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

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



## FIRST FLOOR

<b>Bedroom 1 max.</b>	4.53m × 3.81m	14' 10" × 12' 6"
<b>Bedroom 2</b>	3.81m × 3.52m	12' 6" × 11' 7"
<b>Bedroom 3</b>	3.40m × 2.69m	11' 2" × 8' 10"
<b>Bedroom 4</b>	3.28m × 2.69m	10' 9" × 8' 10"
<b>Bedroom 5 min.</b>	2.85m × 3.00m	9' 4" × 9' 10"

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# Ways to buy

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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?

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[→ Here's how we can help](#)

## Existing home owner?

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[→ 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](#)



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

**CONTACT US ON 0191 917 0653**

# Taylor Wimpey