



CHARLES CHURCH



Hunters Edge

Eaglescliffe | Stockton-on-Tees | 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 2025 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 ponds, and work with ecologists to protect the landscape and biodiversity.

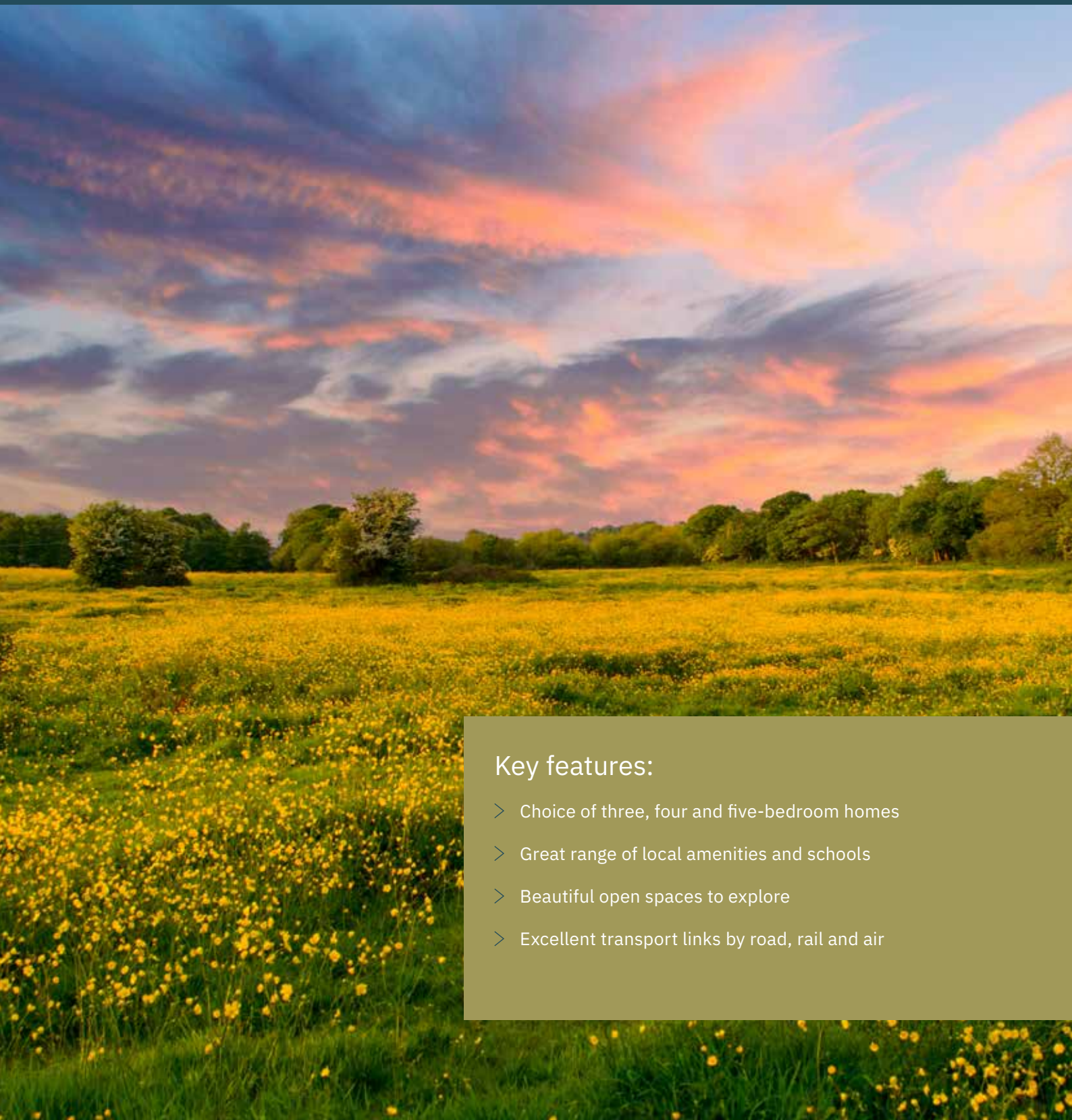
Always by your side.

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.



Hunters Edge

Eaglescliffe | Stockton-on-Tees | County Durham



Key features:

- > Choice of three, four and five-bedroom homes
- > Great range of local amenities and schools
- > Beautiful open spaces to explore
- > Excellent transport links by road, rail and air

Stunning new homes in a desirable edge-of-town location

Hunters Edge is our exciting development with a range of three, four and five-bedroom homes situated in the sought-after area of Eaglescliffe in the borough of Stockton-on-Tees.

Eaglescliffe is a friendly town situated on the north edge of the North Yorkshire moors, making it ideally positioned for families who love the outdoor lifestyle. The immediate area is well-equipped with amenities including convenience stores, a superstore, a train station, schools, a community centre, pharmacy and takeaway - meaning you'll find everything you need within a few minutes of Hunters Edge.

Approximately a five-minute drive away is the historic and picturesque town of Yarm. With a history dating back to medieval times, Yarm was formerly the most important town and port on the River Tees, home to rope makers, brewers, tanners, clock makers and ship builders. Today, its cobbled streets host upmarket boutiques, restaurants, cafés, pubs and supermarkets, along with a weekly market.

You'll never be short of places to explore either. Visit Preston Park for a family day out, take in the scenery of the nearby North Yorkshire Moors, or spend rainy days enjoying the entertainment options at Teesside Park.

With all of this within easy reach of glorious countryside and several centres of industry in the North East, Hunters Edge could be your perfect place to call home.

There's something for all the family.

Families with children of all ages will benefit from the range of well-regarded schools nearby, including Durham Lane Primary School, Junction Farm Primary School, Egglescliffe School and Sixth Form College, and Teesside School. There are plenty of activities to get involved with in the local community too, with a number of regular groups hosted at the local community centre.



Always in reach.

Eaglescliffe benefits from its own railway station 2 miles from Hunters Edge, from where you can travel to various destinations including York, Middlesbrough, or Saltburn-by-the-Sea if you fancy a day at the seaside. If you're travelling by car, there are good road links to the A66, A19 and A1. Finally, getting to your favourite holiday destinations couldn't be easier, with Teesside International Airport just a 7-minute drive away.



Approximate travel distance by car to:

- > Yarm: 1.7 miles
- > Darlington: 10 miles
- > Middlesbrough: 10.3 miles
- > Newcastle upon Tyne: 43 miles
- > Leeds Bradford Airport: 56.5 miles
- > Leeds: 67.2 miles

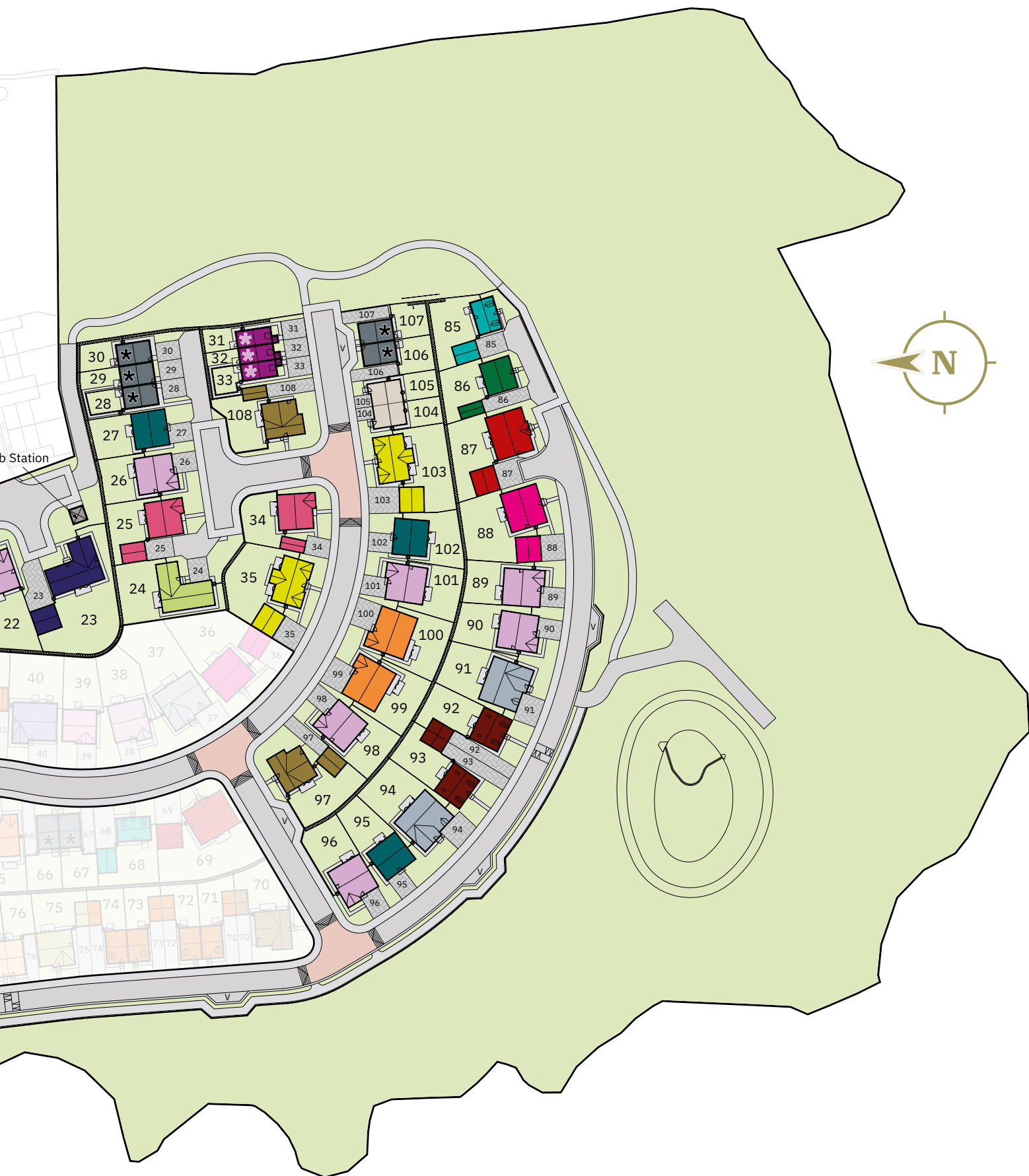
Hunters Edge

Site plan

KEY

- | | |
|----------------------|----------------------------------|
| ● The Rendlesham (3) | ● The Bond (5) |
| ● The Saunton (3) | ● The Barmouth (5) |
| ● The Stanton (3) | ● The Broadhaven (5) |
| ● The Cullen (4) | ● The Oxwich (5) |
| ● The Hyde (4) | ● The Walcott (5) |
| ● The Lancombe (4) | ● The Torrisdale (5) |
| ● The Hollicombe (4) | ● The Newhaven (5) |
| ● The Seacombe (4) | ✱ Affordable Housing |
| ● The Heysham (4) | ✱ DOMV |
| ● The Fenchurch (5) | (3) indicates number of bedrooms |
| ● The Kingsands (5) | |





This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.

The Saunton

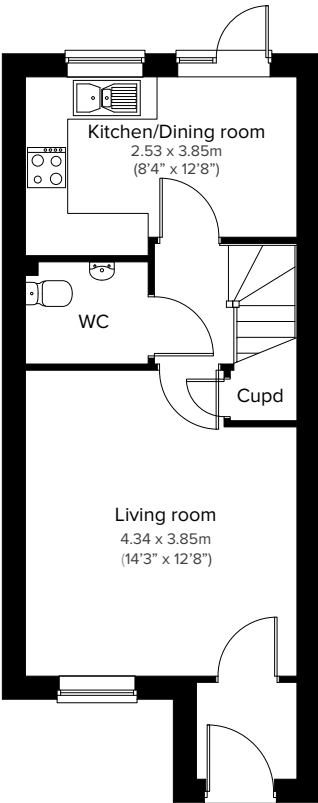


THE SAUNTON

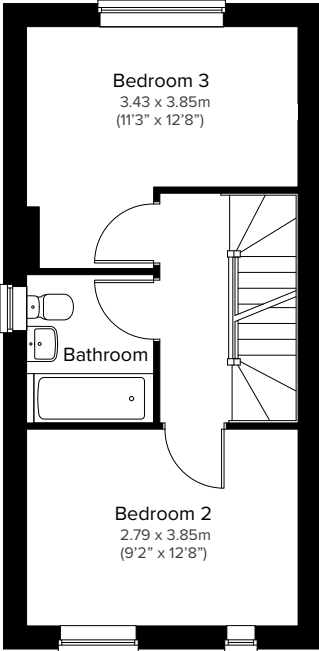
Three bedroom home

Energy Efficiency Rating	
<div>Very energy efficient - lower running costs</div> <div>(92-100) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not energy efficient - higher running costs</div>	<div>82</div>
England & Wales	<div>EU Directive 2002/91/EC</div>

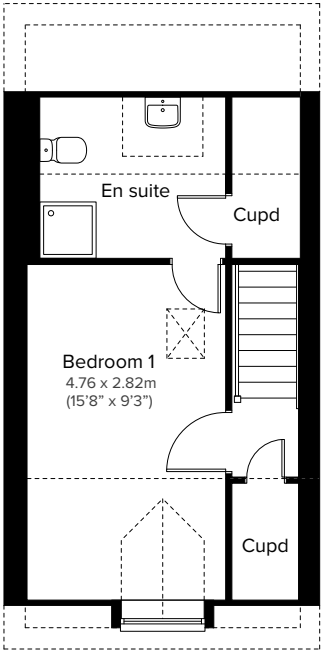
A thoughtfully designed three-storey, three-bedroom home, the Saunton has a modern open plan kitchen/dining room, well-proportioned living room and three good-sized bedrooms. The top floor bedroom one also has a spacious en suite. The enclosed porch, downstairs WC, three storage cupboards and off-road parking mean it’s practical as well as stylish.



Ground floor



First floor



Second floor

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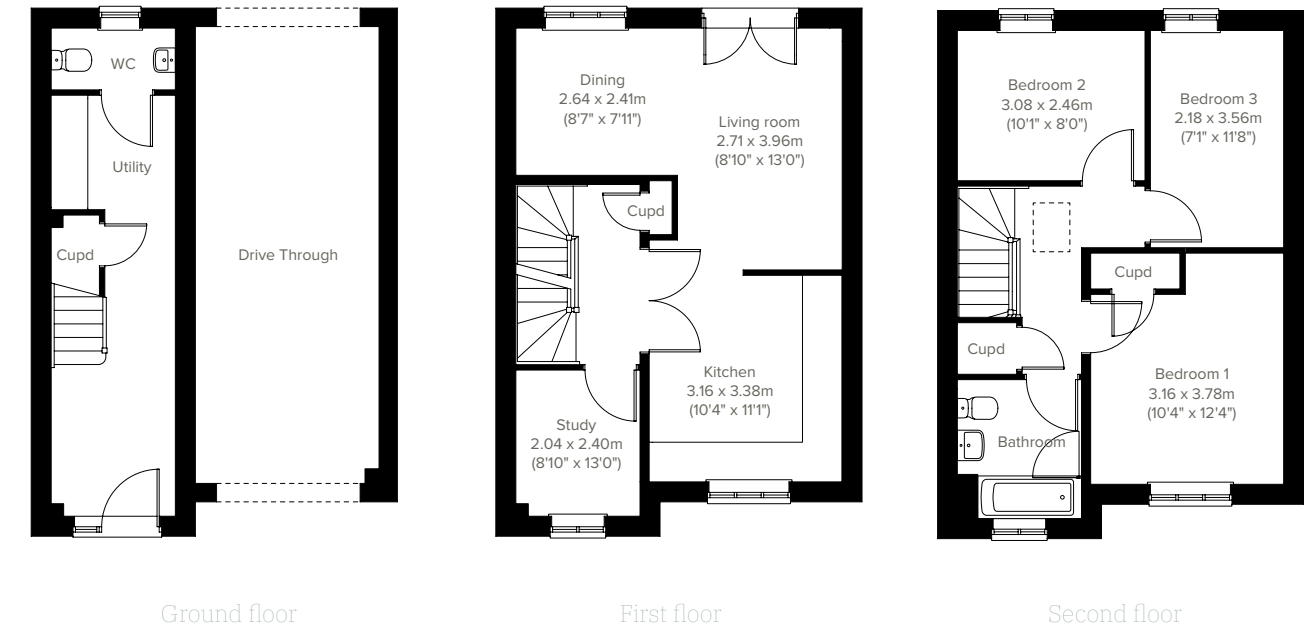
The Stanton



THE STANTON
Three bedroom home

Energy Efficiency Rating	
<div> <div>Very energy efficient - lower running costs</div> <div>(92-100) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not energy efficient - higher running costs</div> </div>	<div> <div>82</div> </div>
England & Wales	<div> EU Directive 2002/91/EC </div>

The Stanton is an impressive three-storey townhouse with flexible living space to suit modern families. This three-bedroom family home has a practical ground floor including a handy utility and downstairs WC. The first floor consists of an open plan living/kitchen/dining room and a study. The top floor is home to three good-sized bedrooms, a family bathroom and further storage.



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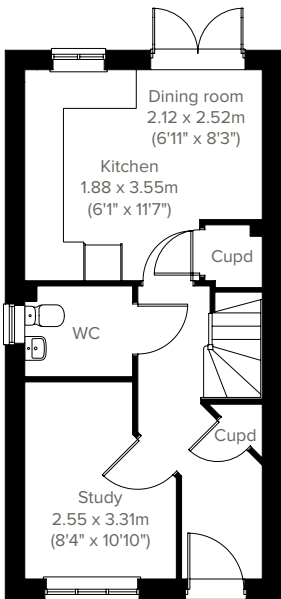
The Ashdown



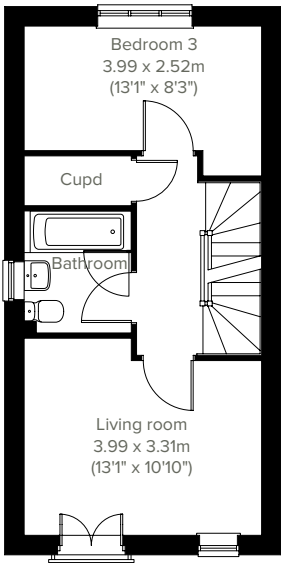
THE ASHDOWN
Three bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	82
(92-100) 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

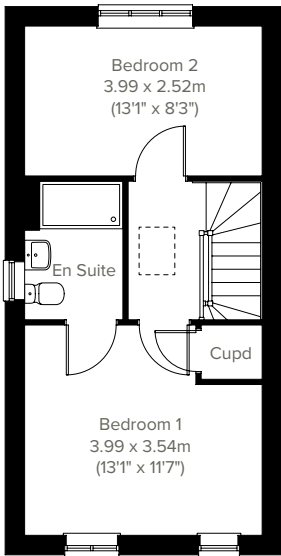
Perfect for the way we live today, the three-bedroom Ashdown has a modern open plan kitchen/dining room with French doors opening into the garden and a separate study. The first floor is home to the living room with balcony, bedroom three and the family bathroom. On the second floor there are two nicely-proportioned bedrooms - one with en suite - and a handy storage cupboard.



Ground floor



First floor



Second floor

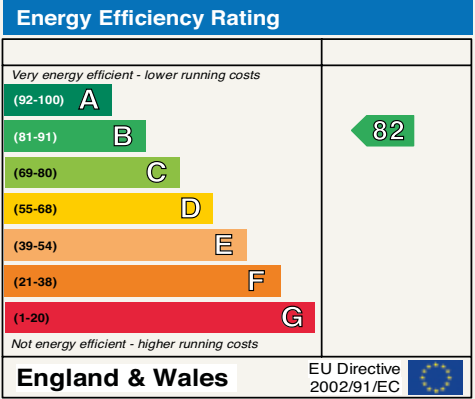
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The Cullen

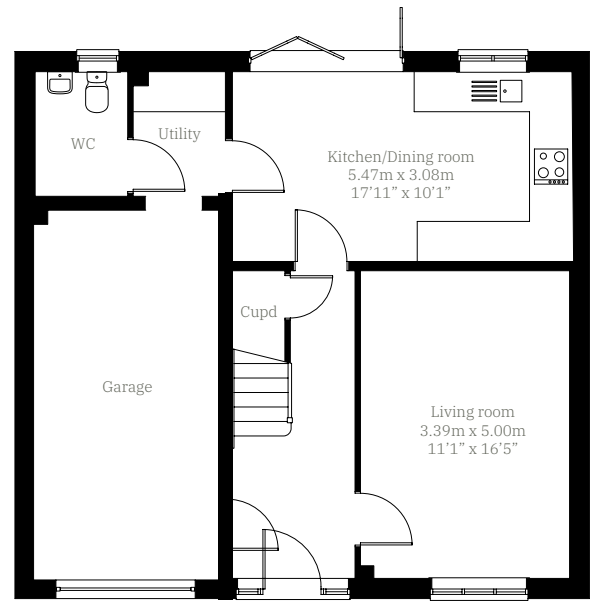


THE CULLEN

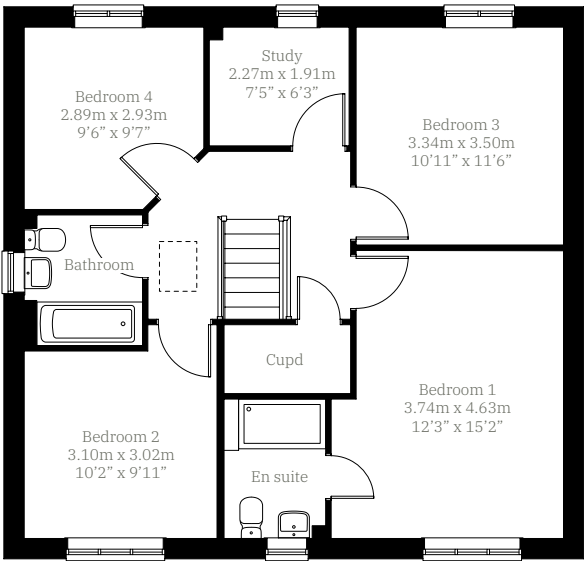
Four bedroom home



Four bedrooms, two bathrooms and a study are a good start for a new family home. The Cullen adds an integral garage, a kitchen/dining room with bi-fold doors to the garden and a peaceful separate living room to the living accommodation. This appealing new home gives you work-at-home flexibility, an optional guest bedroom, or simply space for the family to grow into.



Ground floor



First floor

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The Hyde



THE HYDE

Four bedroom home

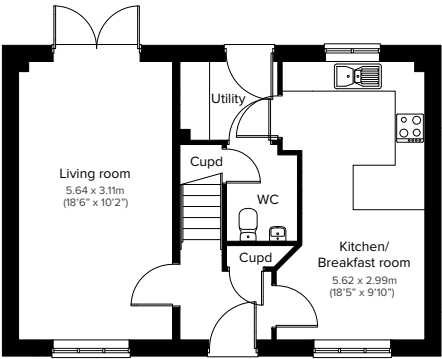
Energy Efficiency Rating

Very energy efficient - lower running costs		82
(92-100)	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		

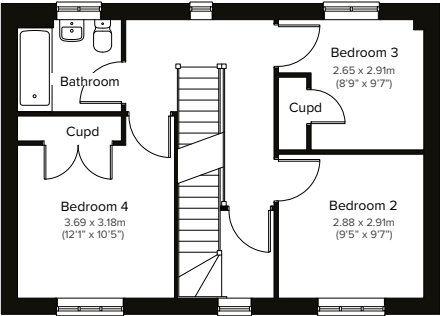
England & Wales

EU Directive 2002/91/EC

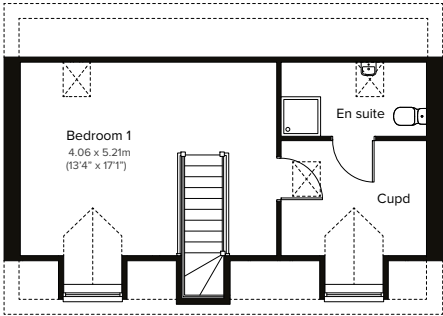
A popular family home, the Hyde is a four-bedroom detached home perfectly designed for modern living. Its features include an open plan kitchen/breakfast room - ideal for entertaining friends and family - plus a spacious living room with French doors leading to the garden, handy utility room and downstairs WC and an en suite to the bedroom one.



Ground floor



First floor



Second floor

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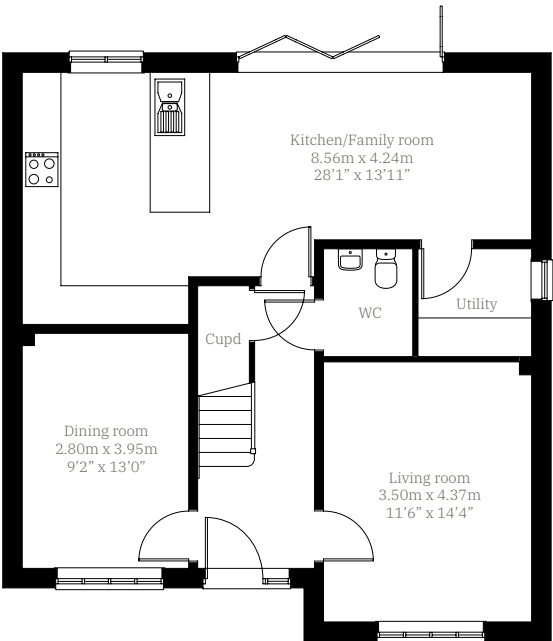
The Lancombe



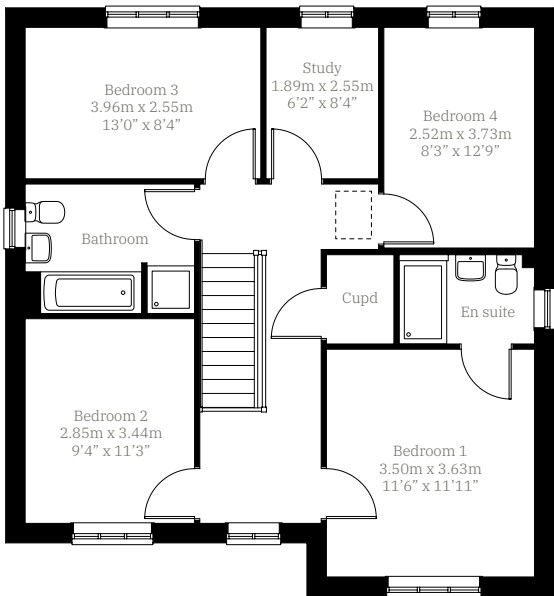
THE LANCOMBE
Four bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	82
(92-100) 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 Lancombe has the contemporary features of an open-plan kitchen/family room and bi-fold doors to the garden, and the traditional features of a separate living room, dining room and garage. It offers the perfect balance for family life and for entertaining. The first-floor layout includes four bedrooms, a bathroom, an en suite and a study.



Ground floor



First floor

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The Hollicombe

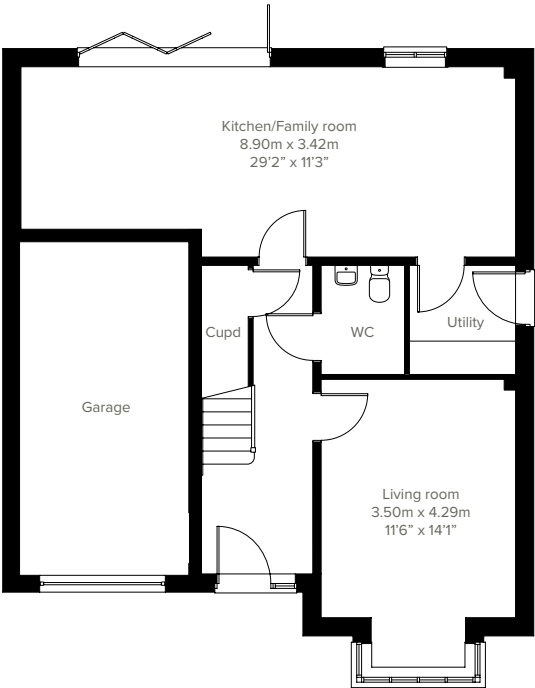


THE HOLLICOMBE

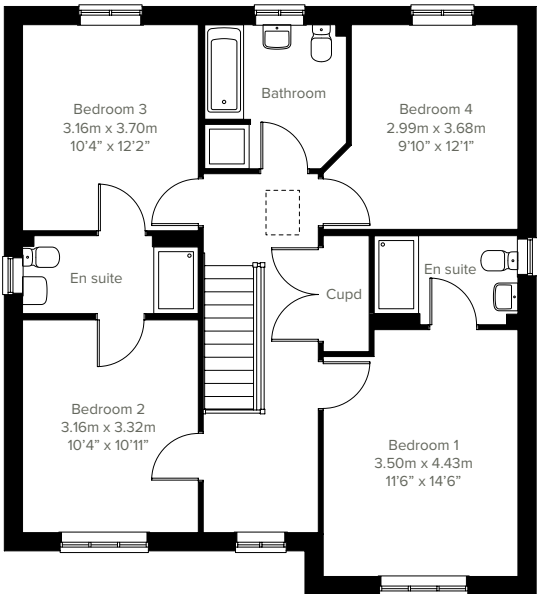
Four bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	82
(92-100) 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

This good-looking four-bedroom, three-bathroom new home has an attractive bay window at the front, and fabulous bi-fold doors leading from the open-plan kitchen/family room to the garden at the back. The integral garage and the utility room which has outside access are two convenient and practical features that are part of the appeal of the Hollicombe as a family home.



Ground floor



First floor

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The Seacombe

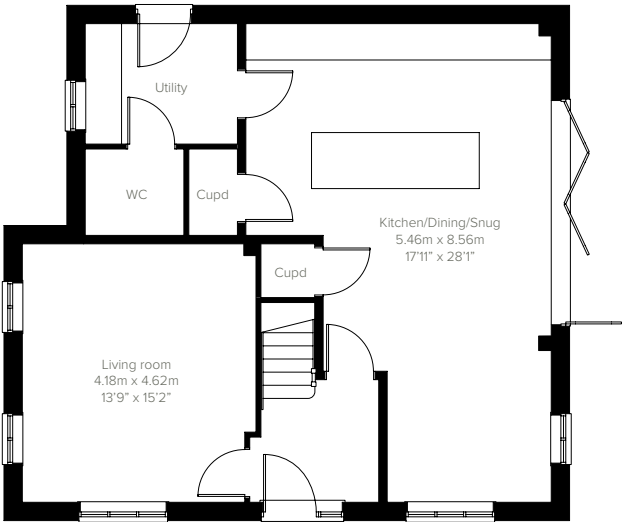


THE SEACOMBE

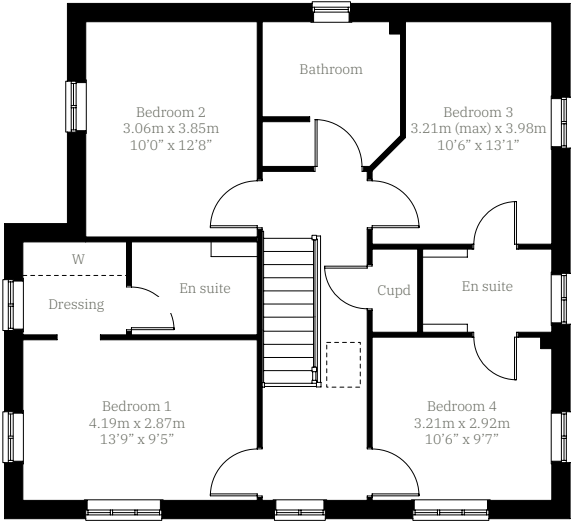
Four bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	82
(92-100) 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

A huge open-plan kitchen/dining room that incorporates a snug, an island, and bi-fold doors to the garden is the jewel in the crown of this four-bedroom detached family home. The Seacombe doesn't stop there. There's a separate living room, a utility room with outside access, three bathrooms, a dressing room to bedroom one, and a garage. This is a wonderful new home for all aspects of family life.



Ground floor



First floor

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The Heysham



THE HEYSHAM

Four bedroom home

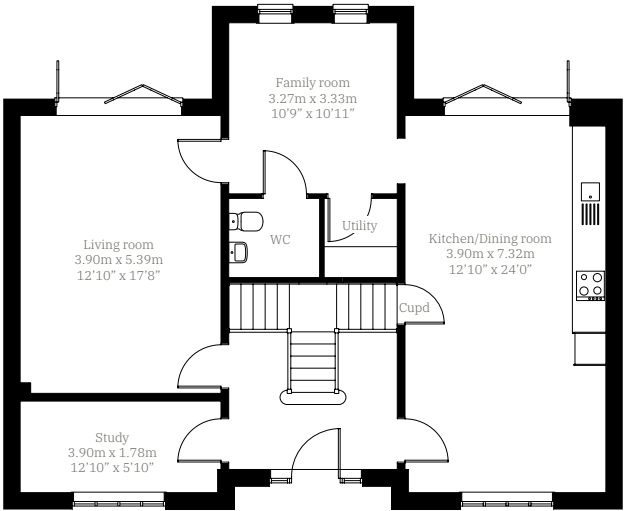
Energy Efficiency Rating

Very energy efficient - lower running costs		82
(92-100)	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		

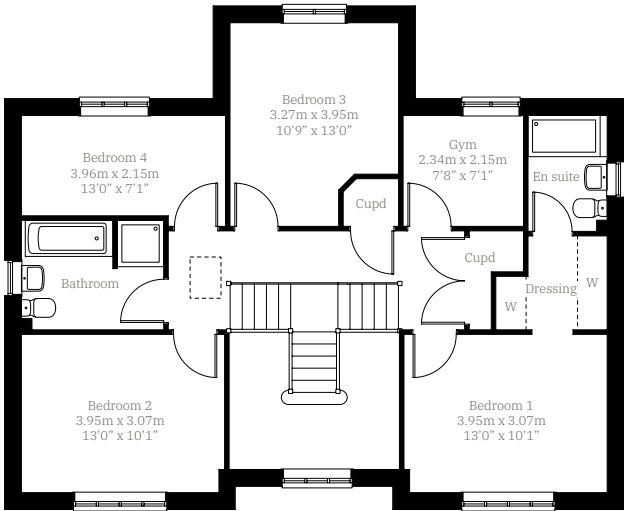
England & Wales

EU Directive 2002/91/EC

The extra features offered by the four-bedroom Heysham, which includes a garage, create a new home with flexibility that really works for a growing family. A study on the ground floor, and a dedicated home gym upstairs, are two ideas for the extra space that’s included in the layout. A family room sits between the kitchen/dining room and the living room - each with wonderful bi-fold doors to the garden.



Ground floor



First floor

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The Fenchurch

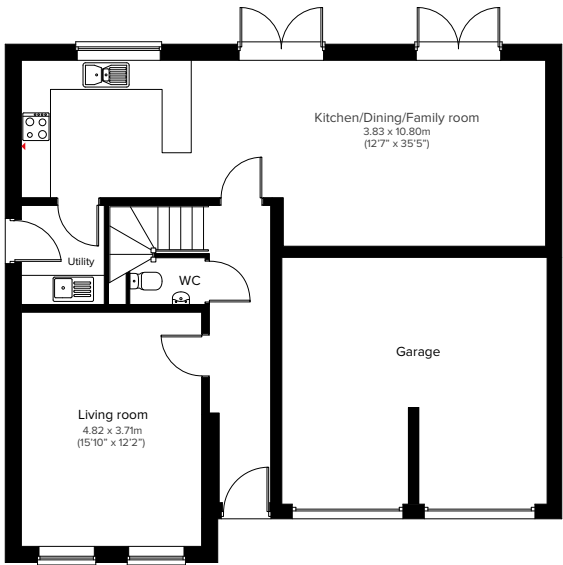


THE FENCHURCH

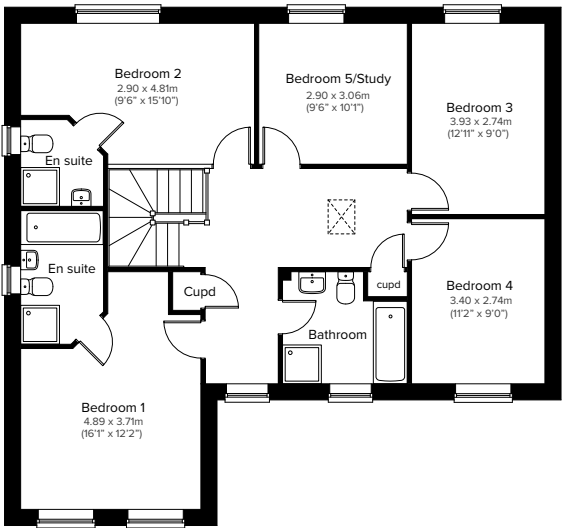
Five bedroom home

Energy Efficiency Rating	
<div> <div>Very energy efficient - lower running costs</div> <div>(92-100) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not energy efficient - higher running costs</div> </div>	<div> <div>82</div> </div>
England & Wales	<div> EU Directive 2002/91/EC </div>

The Fenchurch is a beautiful five-bedroom home. The spacious kitchen/dining/family room, with French double doors leading out to the garden, is perfect for entertaining. The ground floor also incorporates an integral double garage, a separate utility room and a convenient downstairs WC. The first floor features a family bathroom and five spacious bedrooms with bedroom one and bedroom two benefiting from en suites.



Ground floor



First floor

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The Kingsands

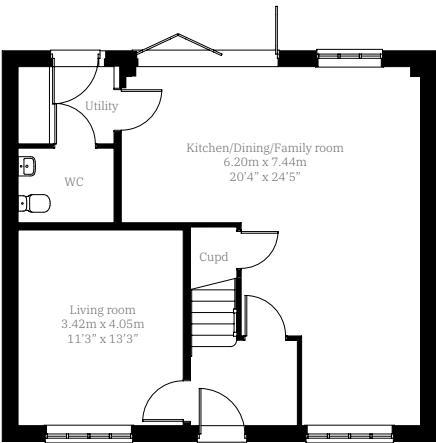


THE KINGSANDS

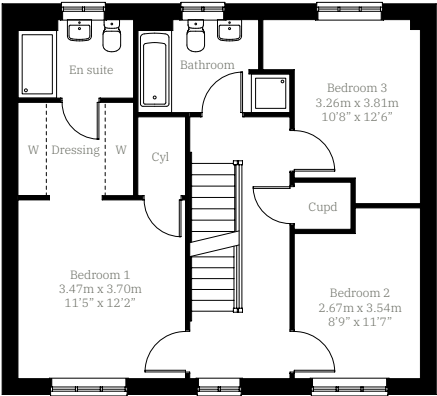
Five bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	82
(92-100) 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

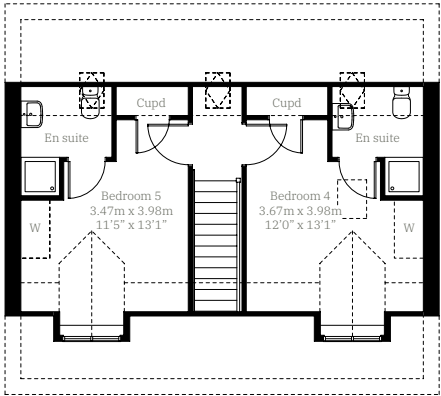
This is a classic double-fronted, three-storey town house. The Kingsands has kerb appeal as well as an excellent and well-planned layout inside. Particularly strong features are the large L-shaped open-plan kitchen/dining/living room, which has bi-fold doors to the garden, and the balance of five bedrooms and four bathrooms. It's especially useful that both the bedrooms on the second floor are en suite, while bedroom one also enjoys a dressing room.



Ground floor



First floor



Second floor

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The Bond

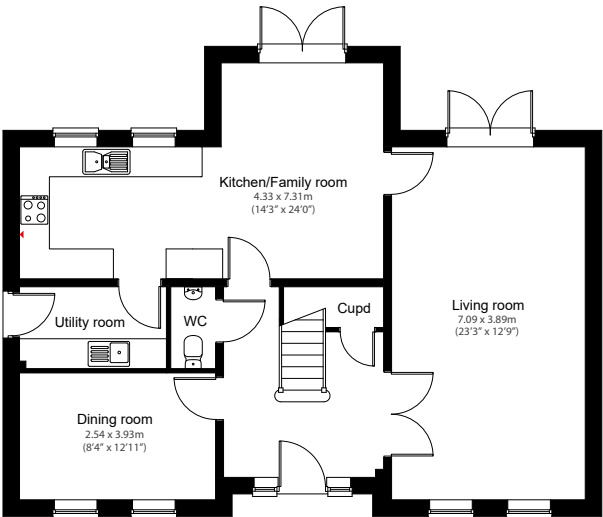


THE BOND

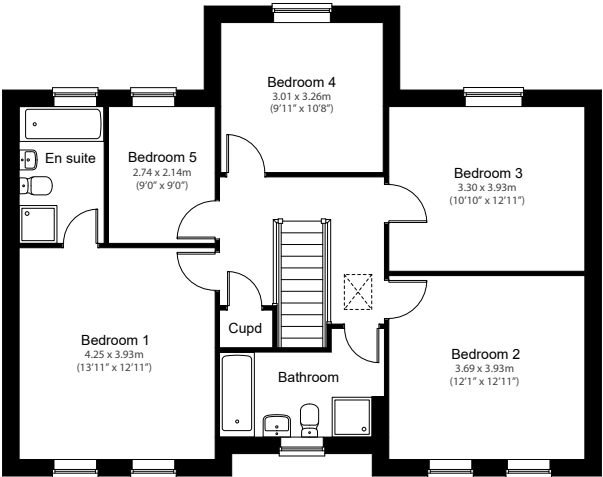
Five bedroom home

Energy Efficiency Rating	
<div> <div>Very energy efficient - lower running costs</div> <div>(92-100) A</div> <div>(81-91) B</div> <div>(69-80) C</div> <div>(55-68) D</div> <div>(39-54) E</div> <div>(21-38) F</div> <div>(1-20) G</div> <div>Not energy efficient - higher running costs</div> </div>	<div> <div>82</div> </div>
England & Wales	<div> EU Directive 2002/91/EC </div>

The Bond is a stunning five-bedroom detached family home, offering flexible and modern accommodation throughout. The ground floor has an impressive entrance hall with a staircase to the centre. There is a large kitchen/family room with French doors giving access to the garden. The kitchen leads to the utility which also has outside access. Upstairs are five good sized bedrooms, a family bathroom and bedroom one benefits from an en suite.



Ground floor



First floor

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The Broadhaven



THE BROADHAVEN

Five bedroom home

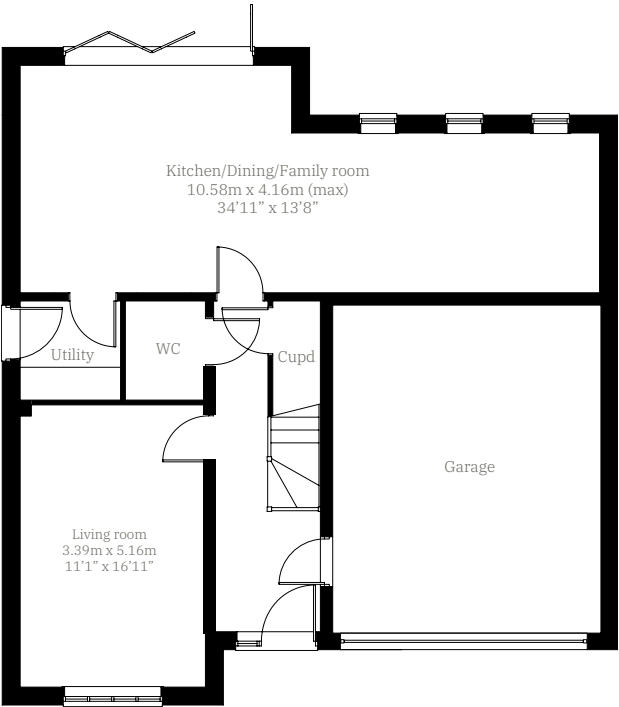
Energy Efficiency Rating

Very energy efficient - lower running costs		82
(92-100)	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		

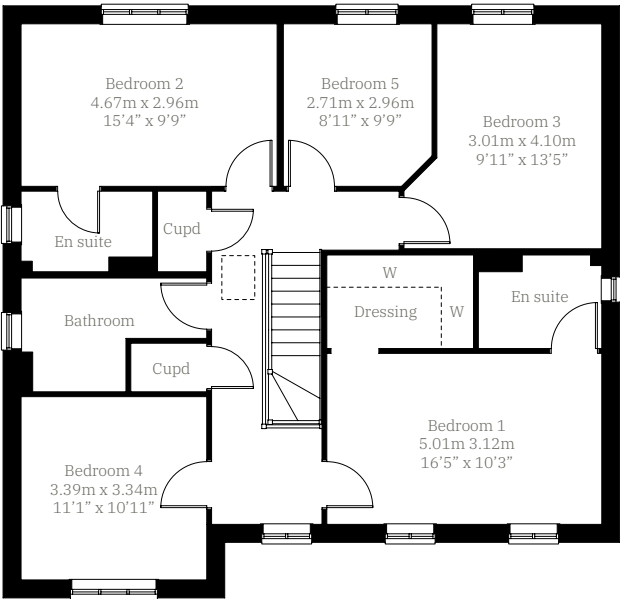
England & Wales

EU Directive 2002/91/EC

This five-bedroom, three-bathroom family home has the bonus of an integral double garage. There’s still plenty of room for the rest of the ground floor accommodation, and bi-fold doors to the garden put the bright kitchen/dining/family room right at the heart of the home. Upstairs, the spacious bedrooms are accompanied by a family bathroom, two en suites and a dressing room to bedroom one.



Ground floor



First floor

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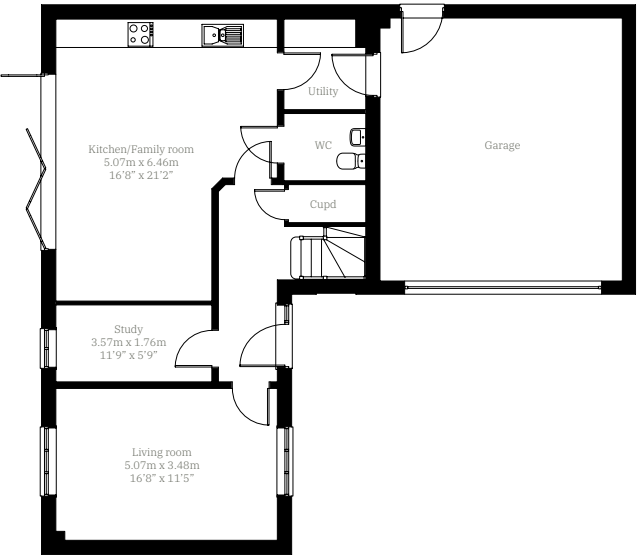
The Oxwich



THE OXWICH
Five bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	82
(92-100) 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 Oxwich is a stunning and spacious five-bedroom home designed for modern family living. The kitchen/family room features bi-fold doors leading out to the garden, along with access to the handy utility room, integral double garage and downstairs WC. There's a separate living room and study for that work/life balance, while upstairs features five bedrooms, two with en suites and dressing areas.



Ground floor



First floor

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The Walcott



THE WALCOTT

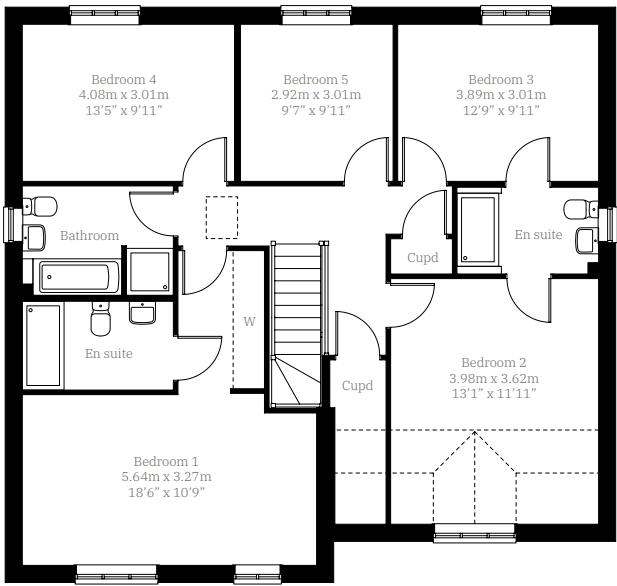
Five bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	82
(92-100) 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 spacious ground floor of the Walcott is shared between a large open-plan kitchen/dining room/snug or family room with bi-fold doors to the garden, a separate living room and an integral double garage. This is a new detached home that's practical as well as attractive. Five bedrooms allow you the scope to use one as a home office, and three bathrooms are ideal for a growing family.



Ground floor



First floor

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The Torrisdale

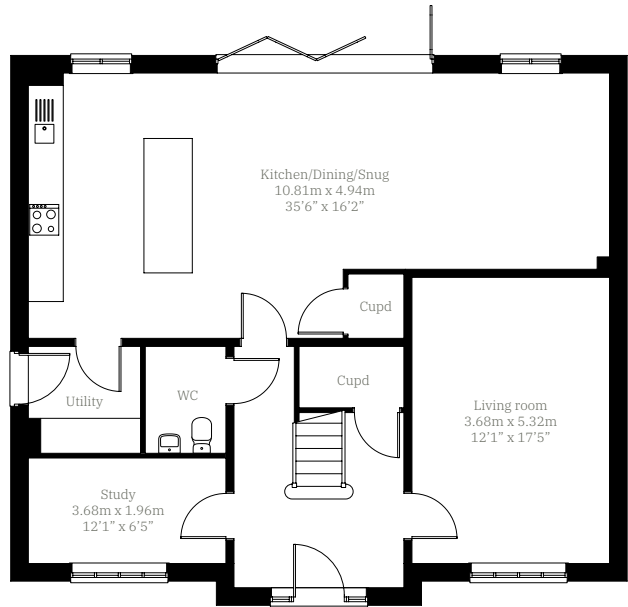


THE TORRISDALE

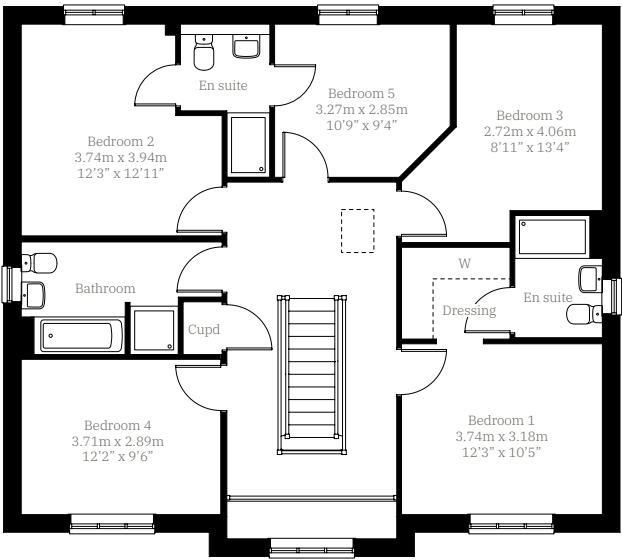
Five bedroom home

Energy Efficiency Rating	
Very energy efficient - lower running costs	82
(92-100) 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 Torrisdale is a superb family home, designed to give you a high level of versatility. The star of the ground floor is a huge open-plan kitchen/dining room/snug, with the contemporary features of an island and bi-fold doors to the garden. There’s also a separate living room, study and ample storage. Upstairs, five bedrooms and three bathrooms give plenty of scope for a growing family and for guests. Outside, a garage completes the picture.



Ground floor



First floor

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The Newhaven



THE NEWHAVEN

Five bedroom home

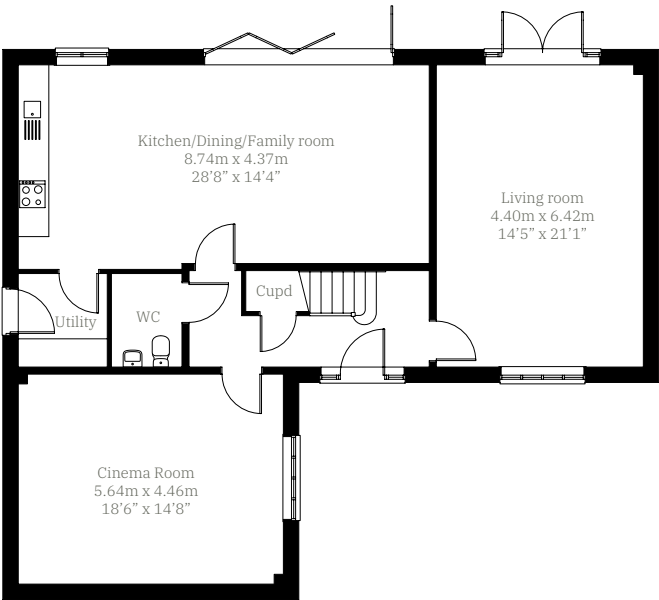
Energy Efficiency Rating

Very energy efficient - lower running costs		82
(92-100)	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		

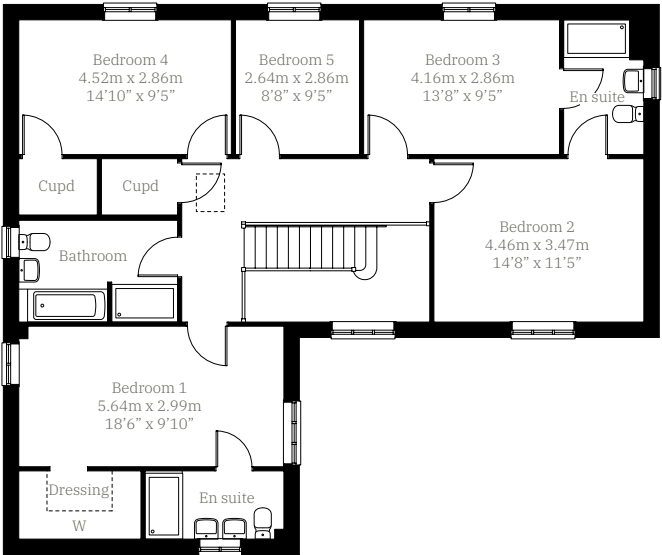
England & Wales

EU Directive 2002/91/EC

This is definitely a family home with wow factor. Not just because it’s got five bedrooms and three bathrooms, and not just because the open-plan kitchen/dining/family room has bi-fold doors to the garden, and not just because it comes with a garage. The Newhaven has a fabulous cinema room - though you may have your own ideas for this extra space – for family entertainment.



Ground floor



First floor

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Specifications



- > UPVC double glazed windows
- > Blocked paved drive
- > Contemporary external light in black to front entrance as shown on approved drawings
- > Smooth finish ceilings
- > Chrome sockets and light switches to ground floor and landing
- > Down-lighters to kitchen, bathroom and en suite(s)
- > White internal doors
- > Gas central heating
- > TV point to living room
- > Fibre connectivity Hub positioned in the lounge. Note Access terminal box located on the first floor in three-storey homes
- > Media plate to lounge featuring TV point - no aerial
- > Chrome-effect ironmongery
- > Choice of kitchen units/worktop (subject to build stage)
- > Glass, coloured splash-back - choice of colours
- > Stainless steel Electrolux electric double oven or two single integrated ovens (plot dependent)
- > Plumbing for washing machine
- > Stainless steel gas hob or pre-wired for induction hob
- > Integrated dishwasher
- > Contemporary style sanitary-ware
- > Choice of wall tiling (dependent on build stage)
- > Chrome plated surface mounted thermostatic shower to family bathroom and en suite(s)
- > Chrome towel radiators in main bathroom and en suite(s)
- > Thermostatic radiator valves to bedrooms
- > Security alarm
- > Lockable windows
- > Security chain to front door
- > Smoke detectors to habitable rooms - as shown on approved drawings
- > Power and lighting to all garages
- > 1.8-metre high fence
- > 10 year new homes warranty





It pays to buy new.



No chains

Few things are more annoying in the home buying process than a time-consuming chain you can't control. Buying new limits the chance of getting involved in one.



No space goes to waste

Research shows that 17% of living space often goes unused in older properties. Modern homes are proven to use every inch of room as effectively as possible.



Living it up in style

When you buy a new Charles Church home you can expect a brand spanking new fitted kitchen, bathroom suite, and in some cases an en suite and dressing room.



Less work, more freedom

Buying new means you'll spend far less time on repairs and maintenance, after all, life's too short to spend every weekend doing DIY.



Flexible ways to buy

We offer a range of schemes to help get you on the property ladder, including Home Change and Part Exchange.



Better safe than sorry

All our homes are built from fire-retardant materials and come with fitted smoke alarms and fire escape windows. They're also far more secure than older buildings thanks to the security locks and lighting we use.



Lower energy bills

New homes have to meet stringent energy-efficient standards, which means you'll spend less on your energy bills from day one. All our homes come with a cost-effective combi boiler, first-rate loft insulation and draught-free double glazed windows.



First-rate, not second-best

From your boiler and windows to your carpets and curtains, everything in your new home is new. This means you get to enjoy all the latest designs and tech, while also benefitting from the manufacturers' warranties that come with them. Win-win.



Long-term peace of mind

All our new homes come with a ten-year, insurance-backed warranty, as well as our very own two-year Charles Church warranty. In the unlikely event you ever need to make a claim, our Customer Care Team will be happy to provide all the help you need.



The choice is all yours

A new home offers you a blank canvas and a chance to showcase your own style and personality at every turn. So while our homes come with fitted kitchens and bathrooms, which you can fully customise them with our Select Options (depending on the build stage).

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 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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Registered in England no: 1182689

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