



CHARLES CHURCH



## Fairway View

Cramlington | Northumberland



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 5 star rating.

We’re proud of our 5 star builder status awarded by the national Home Builders Federation (HBF). It’s a reflection of our commitment to delivering excellence always and putting our customers at the heart of all we do.

### 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.

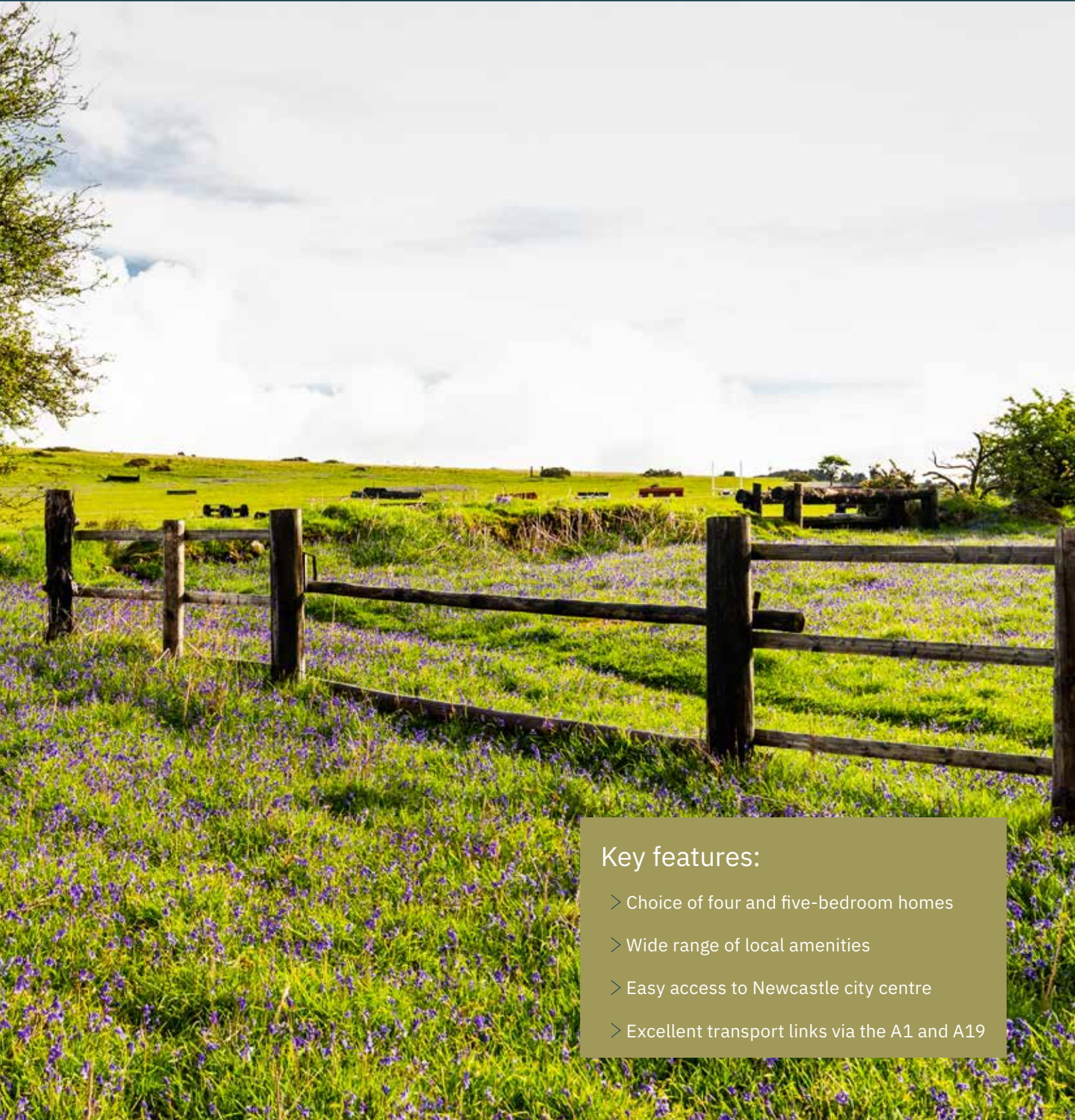
Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit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





# Fairway View

Cramlington | Northumberland



## Key features:

- > Choice of four and five-bedroom homes
- > Wide range of local amenities
- > Easy access to Newcastle city centre
- > Excellent transport links via the A1 and A19

## Enjoy city, coast and country at Fairway View.

Located just 10 miles north of the vibrant city of Newcastle upon Tyne, our collection of homes at Fairway View offers beautiful four and five-bedroom houses.

Sought-after Cramlington is renowned as a thriving centre for modern industry, and is a popular place to set up home. The town, which is close to a number of main road routes, benefits from a large shopping centre, supermarkets, pubs, leisure facilities, footpaths, and a cycleway network, making it an ideal choice for all types of buyers.

There are lots of opportunities to get out and about in the local area. The unique and impressive Northumberlandia landscape sculpture and visitor centre is less than a mile from Fairway View, while Plessey Woods Country Park is three miles away. The popular coastal towns of Blyth and Whitley Bay, and their attractive beaches, are both within half an hour of the development. And for those who enjoy a livelier scene, Newcastle, with all its attractions and nightlife, is nearby.

Living at Fairway View, you'd be approximately two miles from the impressive Manor Walks Shopping and Leisure Centre, where you'll find a good choice of retail outlets as well as a large Sainsbury's and Vue cinema. For even more choice, Newcastle city centre is a shopper's paradise with several major shopping areas, including the exclusive Northumberland Street and the Eldon Square Shopping Centre including John Lewis and M&S.

A good education for all.



There's an excellent choice of schools in Cramlington ranging from primary to secondary, including the popular Cramlington Learning Village.



### Always in reach.

The A1 and A19 are both within very easy reach, handy for those commuting by car. The area is also well served by buses, with a number of routes passing through Cramlington and close to the development. Cramlington train station, just a five minute drive from Fairway View, provides access to Newcastle and national lines, while for travel further afield Newcastle International Airport is easily accessible.



### Approximate travel distance by car to:

- > Morpeth: 7.8 miles
- > Blyth: 8.1 miles
- > Newcastle: 8.4 miles
- > Whitley Bay: 10.6 miles

# Fairway View

## Site plan



### KEY

- The Mayfair (4)
- The Hollicombe (4)
- The Harley (5)
- The Marylebone (5)
- The Fenchurch (5)
- The Winchurch (5)
- The Regent (5)
- The Holborn (5)

(4) indicates number of bedrooms

Development  
by Others



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Development  
by Others

Future Development  
by Persimmon Homes

Future Development  
by Persimmon Homes



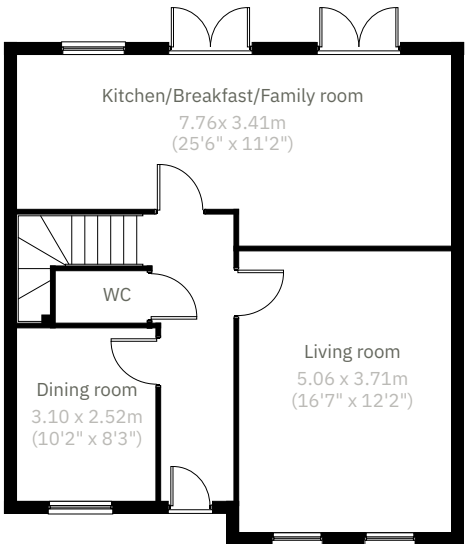
# The Mayfair



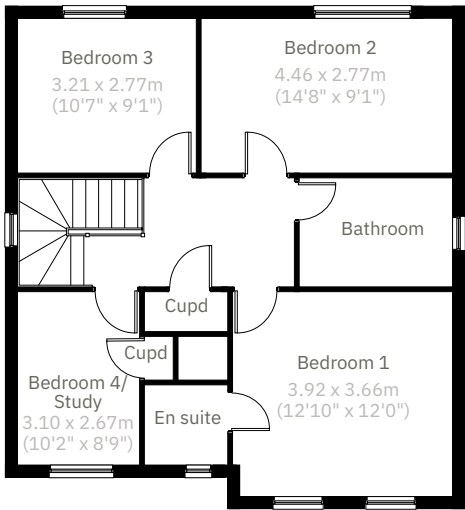
**THE MAYFAIR**  
4 bedroom home

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

Perfect for family life, the Mayfair is an attractive four-bedroom detached home. The open plan kitchen/breakfast/family room is spacious and bright with double French doors leading onto the garden - perfect for gatherings with friends and family. It comes complete with a downstairs WC, separate dining room and en suite to the bedroom one.



Ground floor



First floor

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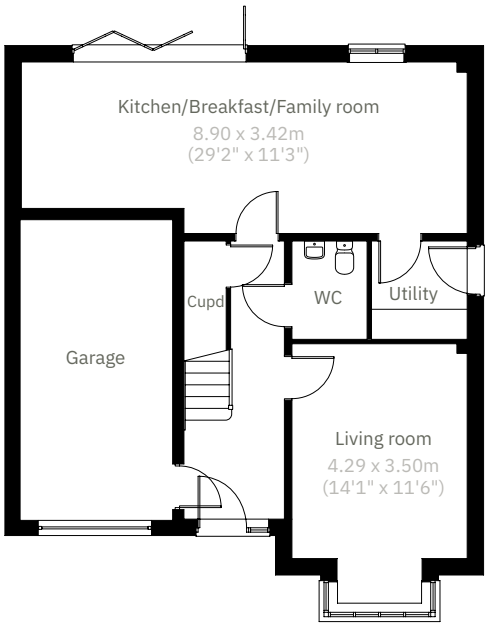
# The Hollicombe



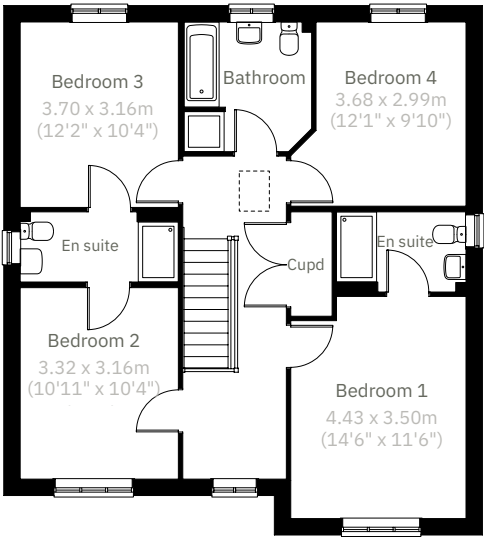
THE HOLLICOMBE
4 bedroom home

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 Hollicombe is a spacious family home, with an open plan kitchen/breakfast/family room that’s ideal for entertaining. The front aspect living room is perfect for spending time with family and friends. The home also features an integral garage, handy cupboard and utility room for day-to-day storage. Upstairs there’s an en suite to bedroom one, three further double bedrooms, a family bathroom and two storage cupboards.



Ground floor



First floor

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# The Harley

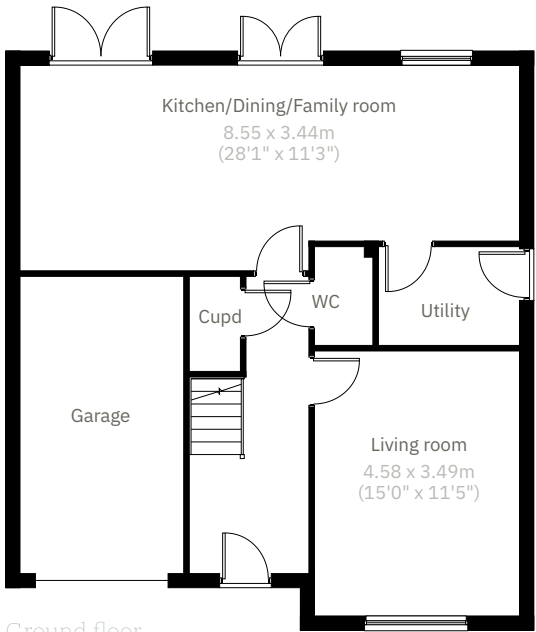


THE HARLEY

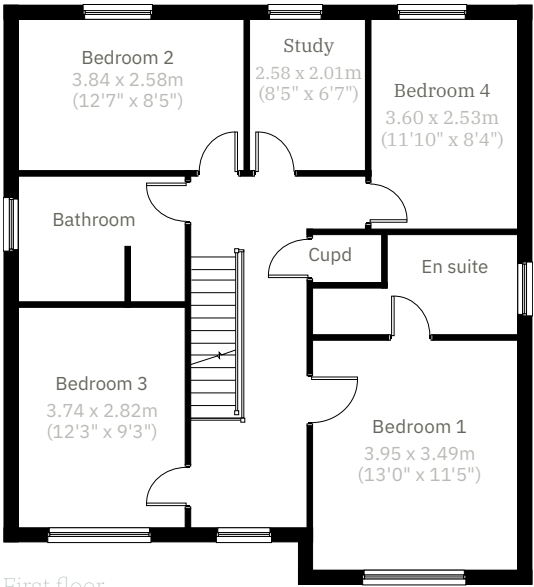
5 bedroom home

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

Offering spacious, modern-living at its best, the Harley is a five-bedroom home that comes complete with a downstairs WC, utility room, separate front aspect living room and a spacious open plan kitchen/dining/family room - the perfect place to entertain family and friends. Upstairs there are five bedrooms, a family bathroom with modern fixtures and fittings and an en suite to bedroom one.



Ground floor



First floor

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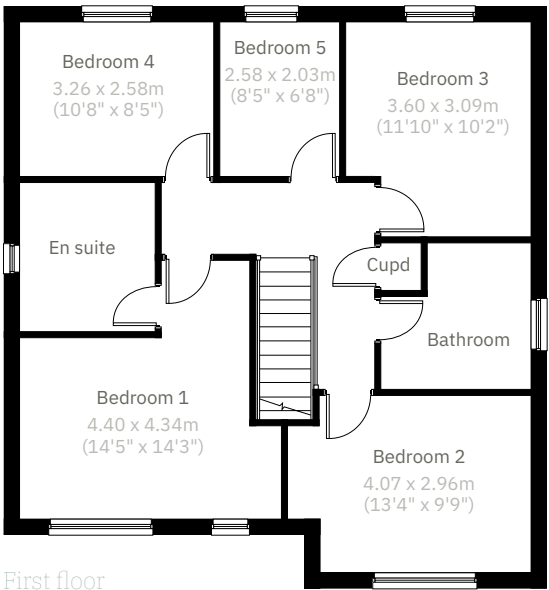
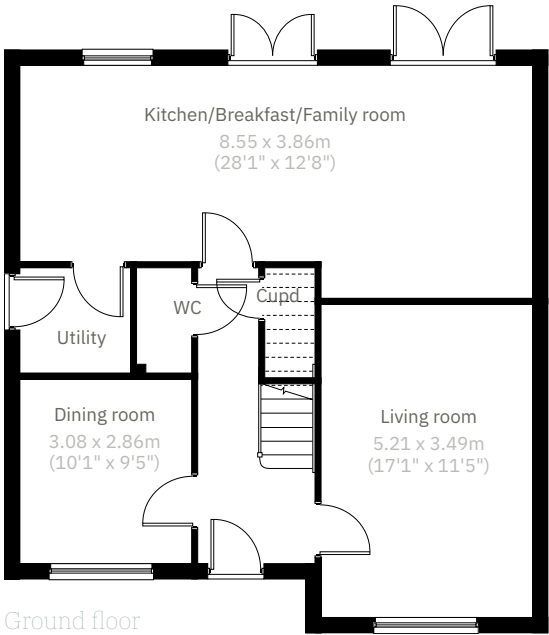
# The Marylebone



THE MARYLEBONE
5 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 spacious and stylish family home, the open plan kitchen/breakfast/family room is the heart of the Marylebone. The front aspect living room and separate dining room mean you have all the space you need for entertaining, plus the handy cupboard and utility room are ideal for day-to-day storage. Upstairs you'll find a roomy en suite to bedroom one, three further double bedrooms and a smaller bedroom (which could also be used as a study).



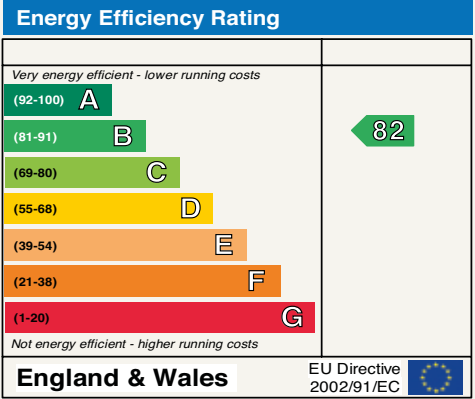
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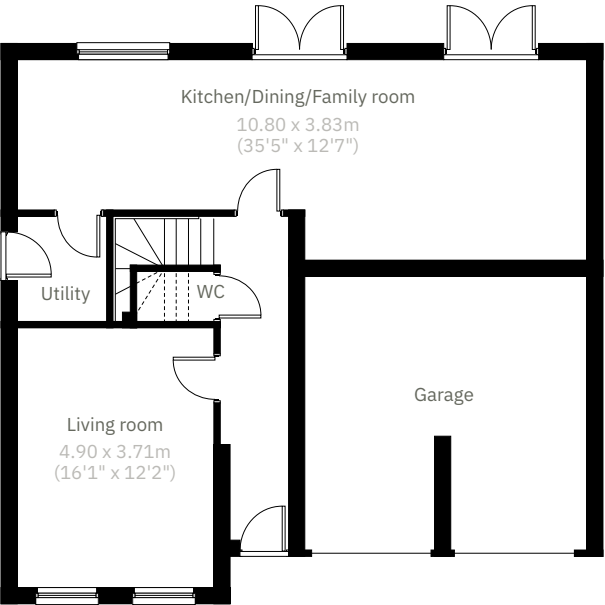
# The Fenchurch



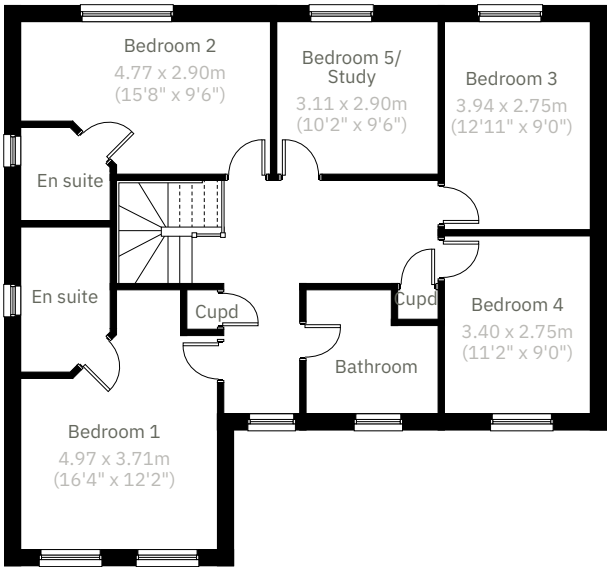
THE FENCHURCH
5 bedroom home



The Fenchurch is a beautiful five-bedroom home. The spacious kitchen/dining/family room, with French double doors to leading out to rear garden, is perfect for entertaining. The ground floor also incorporates an integral double garage, a separate utility room with outside access and a convenient downstairs WC. The first floor features a family bathroom and two handy storage cupboards. Bedrooms one and two both enjoy their own en suite, while bedroom five could also be used as a study.



Ground floor



First floor

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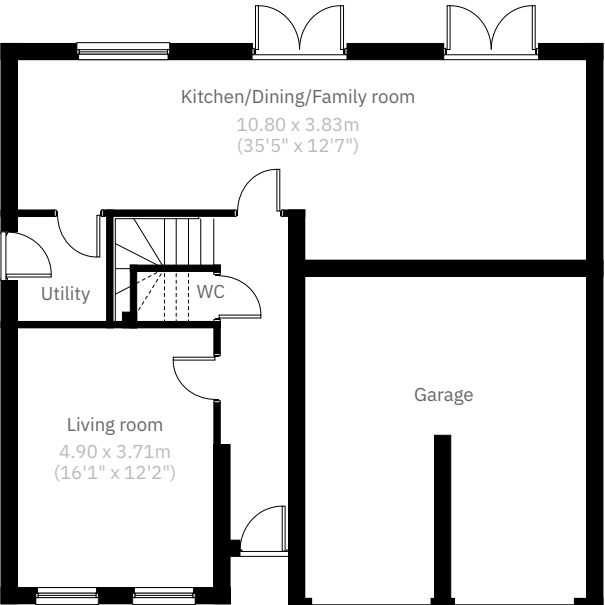
# The Winchurch



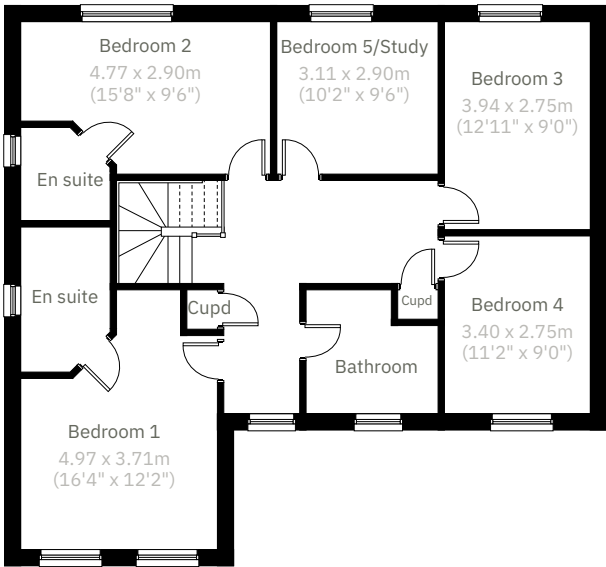
THE WINCHURCH
5 bedroom home

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 Winchurch is a stunning five-bedroom detached family home, offering flexible and modern accommodation throughout. The ground floor has a spacious and impressive entrance hall, leading to a large kitchen/dining/family room with double French doors giving access to rear garden. The kitchen leads to the utility which also has outside access. There is a generous separate dual front aspect living room. Upstairs are five good-sized bedrooms and a family bathroom, with bedrooms one and two both benefiting from en suites.



Ground floor



First floor

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# The Regent

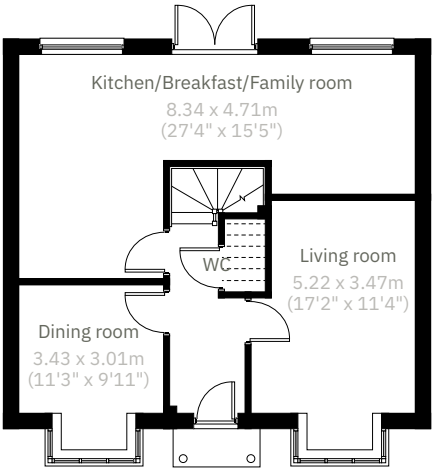


## THE REGENT

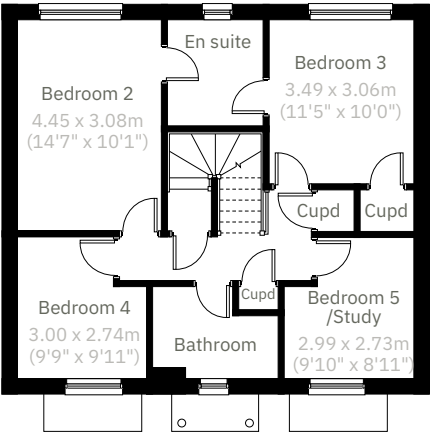
5 bedroom home

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

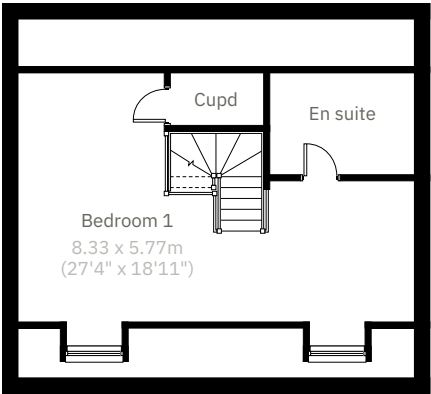
A stunning detached home with an impressive open plan kitchen/breakfast/family room, the Regent has five bedrooms and is perfectly designed for modern family living. Its other features include a bright family living room and a separate dining room, both of which have a bay window. The top floor bedroom one is a spacious sanctuary with a large en suite and handy storage cupboard. The first floor is home to four further bedrooms and a family bathroom.



Ground floor



First floor



Second floor

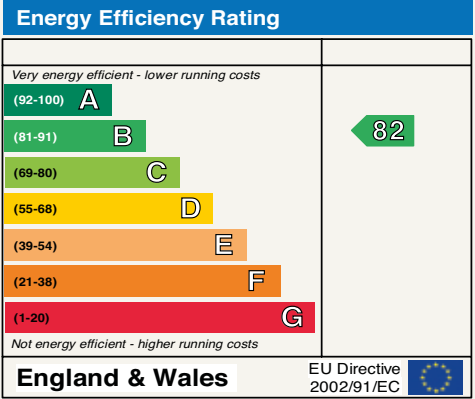
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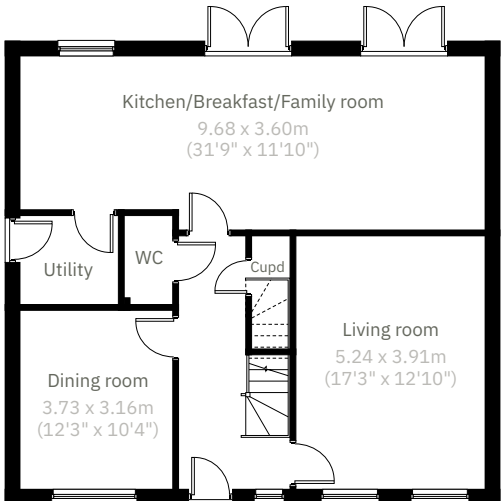
# The Holborn



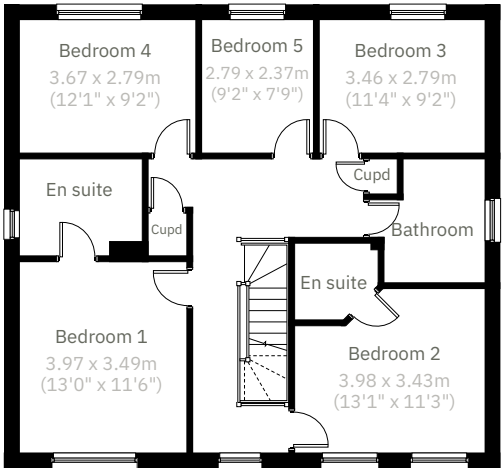
THE HOLBORN
5 bedroom home



The Holborn is a five-bedroom home designed for modern family living. The kitchen/breakfast/family room features double French doors leading out to the rear garden. Plus the separate living room offers all of your entertainment needs. A storage cupboard located in the hallway provides practical storage and there’s a separate dining room. The first floor features five generously-proportioned bedrooms and a family bathroom, while bedrooms one and two both benefit from an en suite.



Ground floor



First floor

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# 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.



# Specifications



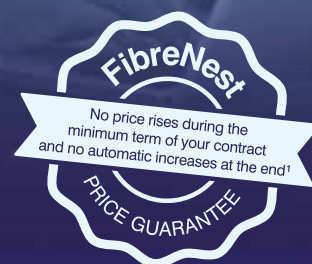
- > uPVC double glazed windows
- > Block paved driveway
- > Front of house PIR Sensor
- > Smooth finish ceilings
- > Chrome sockets above kitchen worktop and light switches downstairs excluding utility rooms
- > Downlighters to kitchen, bathroom and en suite(s)
- > White 5-panel doors
- > Gas central heating
- > TV point to living room only
- > Telephone points to living room only
- > Chrome-effect ironmongery
- > Choice of kitchen units/worktop (subject to build stage)
- > Stainless steel splash back as standard (glass & coloured are available as an upgrade)
- > Stainless steel single ovens x 2
- > Plumbing for washing machine
- > I Life range sanitary ware
- > Choice of wall tiling (dependent on build stage)
- > Mira shower to en suite
- > Lockable windows
- > Hard wired smoke detector to each floor
- > Power and light to garage (within integral of plot)
- > 1.8-metre high fence
- > 10 year new homes warranty







Your home, better connected  
for a brighter future



Ultrafast 500Mb broadband is available  
on this development.

FibreNest provides you with high-speed, totally unlimited  
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## Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



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To sign up you will need your Unique Customer Reference.  
Please ask your sales advisor for this:

C:

D:

P:

# #CharlesChurchLife



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](#)



## Snap. Share. Win.

Upload your own photos with the hashtag [#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



## Fairway View

Archerfield Drive  
Cramlington  
Northumberland  
NE23 8BQ

t: 01670 331 905  
e: [fairwayview.nest@charleschurch.com](mailto:fairwayview.nest@charleschurch.com)  
w: [www.charleschurch.com/fairway-view](http://www.charleschurch.com/fairway-view)

## Head office

Charles Church North East  
Persimmon House  
Roseden Way  
Newcastle upon Tyne  
NE13 9EA

t: 0191 238 9950  
e: [nest.sales@charleschurch.com](mailto:nest.sales@charleschurch.com)

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Charles Church Developments Limited, Registered office: Charles Church House, Fulford, York YO19 4FE

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