

# Chester Meadows

PELTON FELL, COUNTY DURHAM

A warm welcome to Chester Meadows, surrounded by the rolling hills of Pelton Fell, County Durham. Chester Meadows offers an exclusive collection of 2, 3 & 4 bedroom homes.

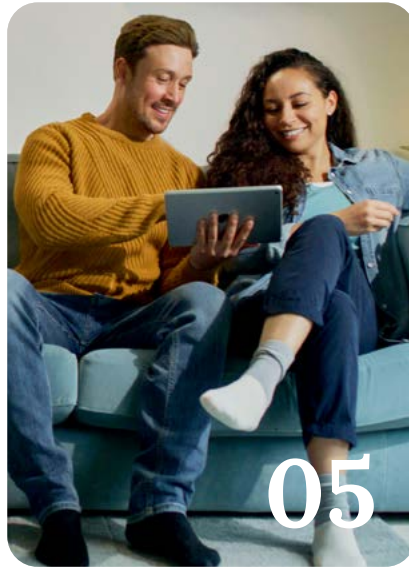
**Taylor**  
**Wimpey**

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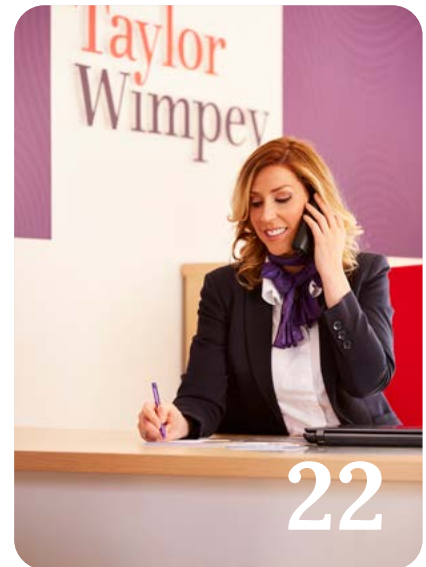
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# Welcome to Chester Meadows


Nestled in the tranquil village of Pelton Fell, just outside Chester-le-Street, Chester Meadows offers a collection of stylish new homes that blend seamlessly with the surrounding countryside.

The modern, energy efficient homes offer modern designs and interior layouts to suit a variety of needs.



[→ View the site plan](#)

# Love village life



Situated in the tranquil village of Pelton Fell, Chester Meadows provides an escape from the hustle and bustle of urban life. With picturesque surroundings, there's a range of local amenities within walking distance and the market town of Chester-le-Street is only a short drive away. Travelling to nearby towns and cities is simple with nearby A1 and Chester-Le-Street Railway Station further enhances connectivity, offering regular services to various destinations.

Nearby city of Durham is full of historical charm



Enjoy the Local Nature Reserve and Country Park



There's open space to enjoy within the development



# 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<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

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†	✓
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. † = 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 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	✓
Triple glazed windows	✓
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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# Your new low-energy home

Welcome to your brand new Taylor Wimpey home, ready for you to make your own, and designed and built with the highest quality materials and specifications. In accordance with the latest building regulations, your home includes a variety of energy-efficient features to help you save energy, lower your bills and reduce your carbon footprint.

## What are the new building regulations?

The latest building regulations sets the minimum standards for the energy efficiency and ventilation of new buildings. These standards are designed to make significant improvements to the construction of new homes.

## The improvements included in your home

Our homes include a range of energy-efficient features, including triple glazing, electric vehicle chargers\*, solar panels\* and waste water heat recovery. Each of these features help to reduce the energy required to run your home without compromising on comfort or convenience.

## The benefits to you

With all these features in your new home, you'll reap the rewards from the day you move in. Better insulation and sustainable energy sources mean a lower carbon footprint and lower energy bills.



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\*Selected plots only

# Features you might find in your new home

Your new home will include a variety of energy-efficient features to help you save energy and reduce your carbon footprint, including:



## Well-insulated building fabric

Better insulation in your walls and roof and high-performance glazing means your home loses less heat in winter, and it cools down slower in summer, so you'll always enjoy a comfortable temperature.



## Energy-generating solar panels

With solar panels, your home can generate its own renewable energy to generate a proportion of your home's electricity requirements.



## Appliances

Your home will have modern, energy-efficient appliances that allow you to enjoy all the comforts of home, whilst helping to keep your carbon footprint down.



Scan the QR code for an interactive experience

## Waste water heat recovery

*Uses heat from waste water to save energy.*

Waste water heat recovery takes heat from the water that goes down the drain when you shower and uses that heat to pre-warm cold water from the mains via a heat exchanger (pipe) system.

The system can increase the temperature of mains cold water by up to 15 degrees, meaning less energy is needed to heat the water you use, which in turn lowers emissions and energy bills.

A waste water heat recovery system has no moving parts and there is no additional maintenance than you'd expect for a normal drainage system.



Scan the QR code for an interactive experience

## Thermal lintel

*A load bearing beam placed across doors and windows designed to reduce heat loss.*

Lintels are beams, typically made of steel, which are placed above windows and doors to support load from above. Thermal lintels are up to five times more thermally efficient than a steel lintel. They have an integrated polymer isolator, which helps to prevent heat escaping from the inside of your home to the outside. This helps to increase the energy efficiency of your home.

We use triple glazed windows to deliver maximum heat retention. They are more energy efficient than double glazed, as they use three panes of glass to reflect more heat back into your home to prevent it from escaping outside.

# Taylor Wimpey

## See Inside Our Thermal Efficient Homes

We work hard to make a new home airtight by preventing heat loss through the windows, doors, walls, roof, and floor. These measures can help to save money on energy bills and create a more comfortable and energy-efficient home.



Thermal Lintels



Triple Glazing



Well Insulated Front Door



Thermally Efficient Home



Layers Of Loft Insulation



Brick And Block Wall With Fully Insulated Cavity



Insulated Beam And Block Floor



# Taylor Wimpey

## Convert Sunlight Into Electricity For The Home

Sleek solar photovoltaic (PV) systems are integrated into the roof to provide a renewable source of energy. Low maintenance and with no moving parts, the solar PV panels will generate a proportion of your home's electricity requirements, reducing its energy demand and reliance on the grid.

**1. Light**  
The Sun Gives off light, even on cloudy days

**2. The Panels**  
Solar Photovoltaic (PV) cells on the panels turn the light into DC electricity

**3. The Inverter**  
The current flows into an inverter which converts it into AC electricity ready to use

**4. The Electricity**  
The current is fed through a meter and then into your homes consumer unit. The meter will measure all of the electricity generated by the solar PV system

**5. Powering the Home**  
Plug in and switch on. Your system will automatically use the free electricity you've generated, then switch back to the grid as needed

**6. The National Grid**  
Any electricity you don't use is exported to the grid for others to use.



# Our homes

→ 4 bedroom homes



→ 3 bedroom homes



→ 2 bedroom homes



→ [View the site plan](#)



# The Kitham

4 BEDROOM HOME, TOTAL NET 1,537 SQ FT



## GROUND FLOOR

### Living room

4.48m x 3.85m      14' 9" x 12' 7"

### Kitchen/Dining

5.42m x 5.91m      17' 9" x 19' 5"



## FIRST FLOOR

### Bedroom 1 max.

5.64m x 3.83m      18' 6" x 12' 7"

### Bedroom 2

4.25m x 3.62m      13' 11" x 11' 11"

### Bedroom 3

4.27m x 3.23m      14' 0" x 10' 7"

### Bedroom 4

4.27m x 3.19m      14' 0" x 10' 6"



[Discover more about this home](#)



[View our current availability](#)

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# The Hubham

4 BEDROOM HOME, TOTAL NET 1,370 SQ FT



## GROUND FLOOR

### Living room

4.13m x 3.60m      13' 7" x 11' 10"

### Kitchen/Dining

3.88m x 5.81m      12' 9" x 19' 1"



## FIRST FLOOR

### Bedroom 1

5.27m x 3.61m      17' 3" x 11' 10"

### Bedroom 2

3.29m x 3.75m      10' 10" x 12' 4"

### Bedroom 3

3.71m x 3.08m      12' 2" x 10' 11"

### Bedroom 4

2.83m x 3.51m      9' 3" x 11' 6"



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# The Chalham

4 BEDROOM HOME, TOTAL NET 1,291 SQ FT



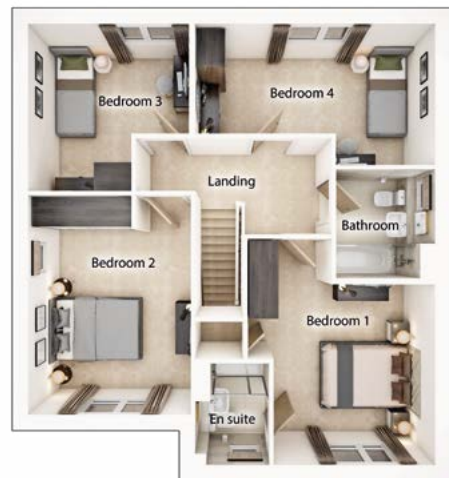
## GROUND FLOOR

### Living room

4.67m x 4.84m      15' 4" x 15' 11"

### Kitchen/Dining

4.10m x 4.84m      13' 5" x 15' 11"



## FIRST FLOOR

### Bedroom 1

3.63m x 3.25m      11' 11" x 10' 8"

### Bedroom 2

4.42m x 3.28m      14' 6" x 10' 9"

### Bedroom 3

3.36m x 3.25m      11' 1" x 10' 8"

### Bedroom 4

2.84m x 4.84m      9' 4" x 15' 11"

[→ Discover more about this home](#)

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# The Colford

4 BEDROOM HOME, TOTAL NET 1,252 SQ FT



## GROUND FLOOR

### Living room

3.50m x 4.35m      11' 6" x 14' 4"

### Kitchen/Dining

3.11m x 6.53m      10' 3" x 21' 5"



## FIRST FLOOR

### Bedroom 1

3.51m x 3.40m      11' 6" x 11' 2"

### Bedroom 2

3.16m x 2.93m      10' 4" x 9' 8"

### Bedroom 3

2.46m x 3.04m      8' 1" x 10' 0"

### Bedroom 4

2.13m x 3.51m      7' 0" x 11' 6"

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# The Byrneham

3 BEDROOM HOME, TOTAL NET 1,154 SQ FT



## GROUND FLOOR

### Lounge

4.37m x 4.17m      14' 4" x 13' 8"

### Kitchen/Dining

4.39m x 4.17m      14' 5" x 13' 8"



## FIRST FLOOR

### Bedroom 1

5.32m x 3.28m      17' 6" x 10' 9"

### Bedroom 2

2.89m x 4.17m      9' 6" x 13' 8"

### Bedroom 3

3.59m x 2.23m      11' 10" x 7' 4"



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# The Tetford

3 BEDROOM HOME, TOTAL NET 1,021 SQ FT



## GROUND FLOOR

### Living room

3.85m x 3.30m      12' 8" x 10' 10"

### Kitchen/Dining

4.93m x 3.30m      16' 2" x 10' 10"



## FIRST FLOOR

### Bedroom 1

3.18m x 2.79m      10' 5" x 9' 2"

### Bedroom 2

3.30m x 3.12m      10' 10" x 10' 3"

### Bedroom 3

2.96m x 2.52m      9' 9" x 8' 3"



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# The Eynsford

3 BEDROOM HOME, TOTAL NET 972 SQ FT



## GROUND FLOOR

### Lounge

4.17m x 3.43m      13' 8" x 11' 3"

### Kitchen/Dining

3.80m x 5.07m      12' 6" x 16' 8"



## FIRST FLOOR

### Bedroom 1

4.03m x 3.01m      13' 3" x 9' 11"

### Bedroom 2

4.37m x 2.15m      11' 5" x 7' 1"

### Bedroom 3

2.92m x 2.83m      9' 7" x 9' 4"



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# The Hidford

2 BEDROOM HOME, TOTAL NET 664 SQ FT



## GROUND FLOOR

### Lounge

3.30m × 3.51m      10' 10" × 11' 6"

### Kitchen

4.11m × 2.86m      13' 6" × 9' 4"

### Bedroom 1

3.51m × 3.30m      11' 6" × 10' 10"

### Bedroom 2

2.57m × 2.77m      9' 0" × 9' 1"



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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 622 5054**.



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

[→ Book an appointment](#)

[→ How to buy a home](#)



**CHESTER MEADOWS** Burnlands Way, Pelton Fell, Chester-le-Street, DH2 2FQ

**CONTACT US ON 0191 622 5054**

# Taylor Wimpey

Taylor Wimpey in their efforts to improve designs reserve the right to alter site plans, floor plans, elevations and specifications without notice. All lifestyle and location imagery used within this brochure is indicative only. Taylor Wimpey houses are sold freehold and apartments are sold leasehold. Please see the development page on our website for further details. For terms and conditions on our schemes and incentives including Help to Buy, Part Exchange and easymover, go to [www.taylorwimpey.co.uk/terms](http://www.taylorwimpey.co.uk/terms). Information is correct at the time of going to print. Please speak to your sales executive for further details.