



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.

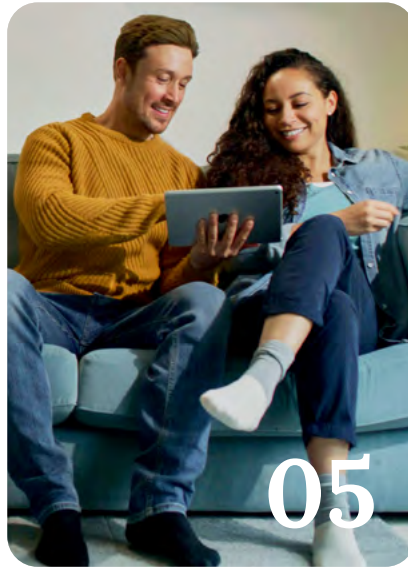
Taylor
Wimpey

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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



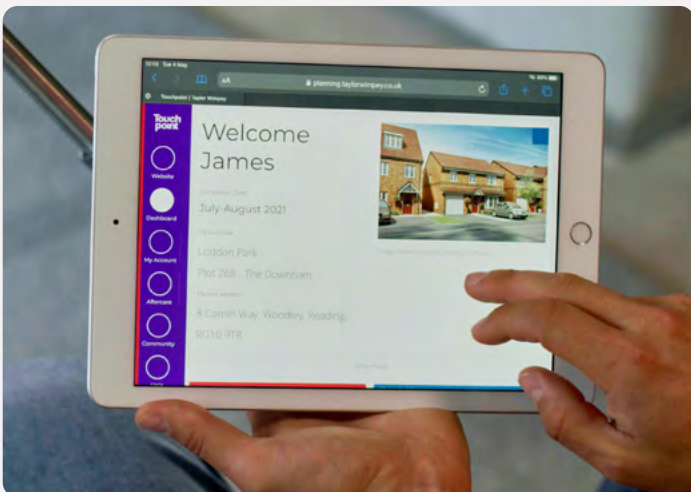
Personalise your home

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 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[†]

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 electric eye level built in 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)	✓

✓ = Standard features. * = Only apply for the following plots; Plots 1-5, 13-40, 44, 45, 49-74.

† = 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	✓
Batten light point to garage where in plot curtilage (where applicable) - move this to electric features	✓
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	✓
Shed to rear garden in homes without a garage	✓
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

→ 4 bedroom homes



→ 3 bedroom homes



→ 2 bedroom homes



→ View the site plan



The Kitham

4 BEDROOM HOME, TOTAL 1,557 sq ft / 145.0m²



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](#)

*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. 78841_TWNE/March 2024



The Hubham

4 BEDROOM HOME, TOTAL 1,389 sq ft / 129.0m²



GROUND FLOOR

Living room

4.13m × 3.60m 13' 7" × 11' 10"

Kitchen/Dining

3.88m × 5.81m 12' 9" × 19' 1"



FIRST FLOOR

Bedroom 1

5.27m × 3.61m 17' 3" × 11' 10"

Bedroom 2

3.29m × 3.75m 10' 10" × 12' 4"

Bedroom 3

3.71m × 3.08m 12' 2" × 10' 11"

Bedroom 4

2.83m × 3.51m 9' 3" × 11' 6"

[→ Discover more about this home](#)

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The Chalham

4 BEDROOM HOME, TOTAL 1,310 sq ft / 122.0m²



GROUND FLOOR

Living room

4.67m × 4.84m 15' 4" × 15' 11"

Kitchen/Dining

4.10m × 4.84m 13' 5" × 15' 11"



FIRST FLOOR

Bedroom 1

3.63m × 3.25m 11' 11" × 10' 8"

Bedroom 2

4.42m × 3.28m 14' 6" × 10' 9"

Bedroom 3

3.36m × 3.25m 11' 1" × 10' 8"

Bedroom 4

2.84m × 4.84m 9' 4" × 15' 11"

[→ Discover more about this home](#)

[→ View our current availability](#)

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The Colford

4 BEDROOM HOME, TOTAL 1,268 sq ft / 118.0m²



GROUND FLOOR

Living room

3.50m × 4.35m 11' 6" × 14' 4"

Kitchen/Dining

3.11m × 6.53m 10' 3" × 21' 5"



FIRST FLOOR

Bedroom 1

3.51m × 3.40m 11' 6" × 11' 2"

Bedroom 2

3.16m × 2.93m 10' 4" × 9' 8"

Bedroom 3

2.46m × 3.04m 8' 1" × 10' 0"

Bedroom 4

2.13m × 3.51m 7' 0" × 11' 6"

[→ Discover more about this home](#)

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The Byrneham

3 BEDROOM HOME, TOTAL 1,172 sq ft / 109.0m²



GROUND FLOOR

Lounge

4.37m × 4.17m 14' 4" × 13' 8"

Kitchen/Dining

4.39m × 4.17m 14' 5" × 13' 8"



FIRST FLOOR

Bedroom 1

5.32m × 3.28m 17' 6" × 10' 9"

Bedroom 2

2.89m × 4.17m 9' 6" × 13' 8"

Bedroom 3

3.59m × 2.23m 11' 10" × 7' 4"

[→ Discover more about this home](#)

[→ View our current availability](#)

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The Tetford

3 BEDROOM HOME, TOTAL 1,036 sq ft / 96.0m²



GROUND FLOOR

Living room
3.85m × 3.30m 12' 8" × 10' 10"

Kitchen/Dining
4.93m × 3.30m 16' 2" × 10' 10"



FIRST FLOOR

Bedroom 1
3.18m × 2.79m 10' 5" × 9' 2"

Bedroom 2
3.30m × 3.12m 10' 10" × 10' 3"

Bedroom 3
2.96m × 2.52m 9' 9" × 8' 3"

[→ Discover more about this home](#)

[→ View our current availability](#)

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The Eynsford

3 BEDROOM HOME, TOTAL 987 sq ft / 92.0m²



GROUND FLOOR

Lounge

4.17m × 3.43m 13' 8" × 11' 3"

Kitchen/Dining

3.80m × 5.07m 12' 6" × 16' 8"



FIRST FLOOR

Bedroom 1

4.03m × 3.01m 13' 3" × 9' 11"

Bedroom 2

4.37m × 2.15m 11' 5" × 7' 1"

Bedroom 3

2.92m × 2.83m 9' 7" × 9' 4"

[→ Discover more about this home](#)

[→ View our current availability](#)

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The Hidford

2 BEDROOM HOME, TOTAL 782 sq ft / 73.0m²



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"

[→ Discover more about this home](#)

[→ View our current availability](#)

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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 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

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