

Find your sanctuary at

Summerlea Grange

West Kilbride

4 & 5-bedroom homes



Charles Church



Welcome
to your
sanctuary.

At Charles Church,
we know what
makes a house
a home. It's a
feeling of comfort,
belonging
and connection.

Summerlea Grange is our stunning collection of four and five-bedroom homes situated on the edge of West Kilbride.

The development has plenty of rural and coastal walks on your doorstep, with all the amenities you need close-by.



Building your world since 1965.

We've been creating exceptional homes for over 60 years, evolving from a small family-run business in the South East to one of the UK's leading premium housebuilders. Today, with locations across the country, we continue to deliver high-quality homes and customer service to our ever-growing Charles Church community.

We pride ourselves on building desirable homes with high specification inside and out, in sought-after locations using a mix of traditional and modern techniques.

A pleasure in everyday living

Every Charles Church home is designed to make everyday living a pleasure. Carefully considered layouts that can flex and adapt to how you live your life – it's your sanctuary after all.

Every touch, every turn

High quality specification comes as standard, so every surface you touch, every switch you flick, every handle you turn, and every door you close makes you feel reassured, comforted, safe and relaxed.

A sense of place

Finding somewhere we can call home is about more than bricks and mortar, it's about a sense of place and of belonging, too. Well-designed street scenes, gardens and green open spaces will evolve naturally over time, embedding your Charles Church home deeper into its landscape with each year that passes.

Where sustainability matters

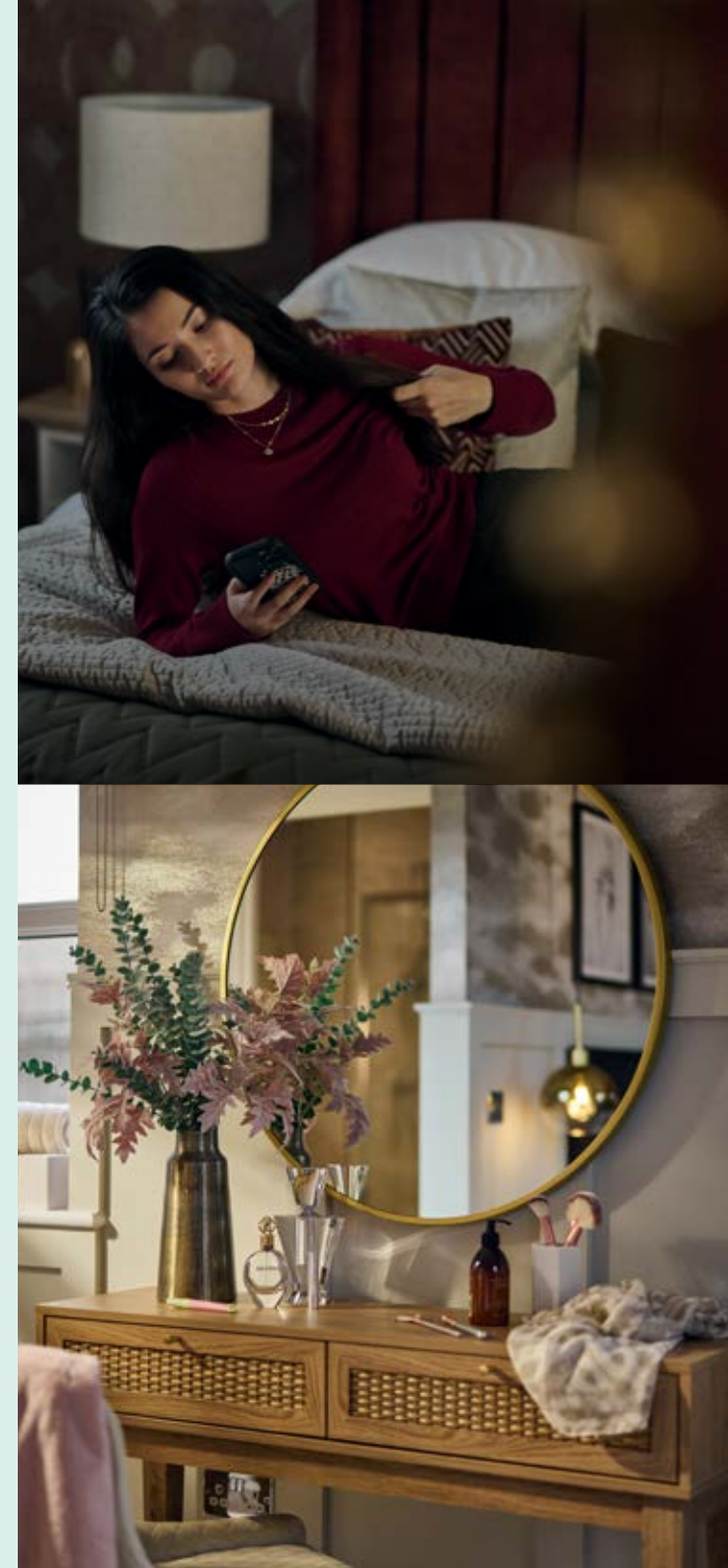
Sustainability is integral to how we design and build our developments and our homes. At every stage, our exacting standards and attention to detail ensures we create homes where quality, style and energy efficiency are seamlessly integrated.

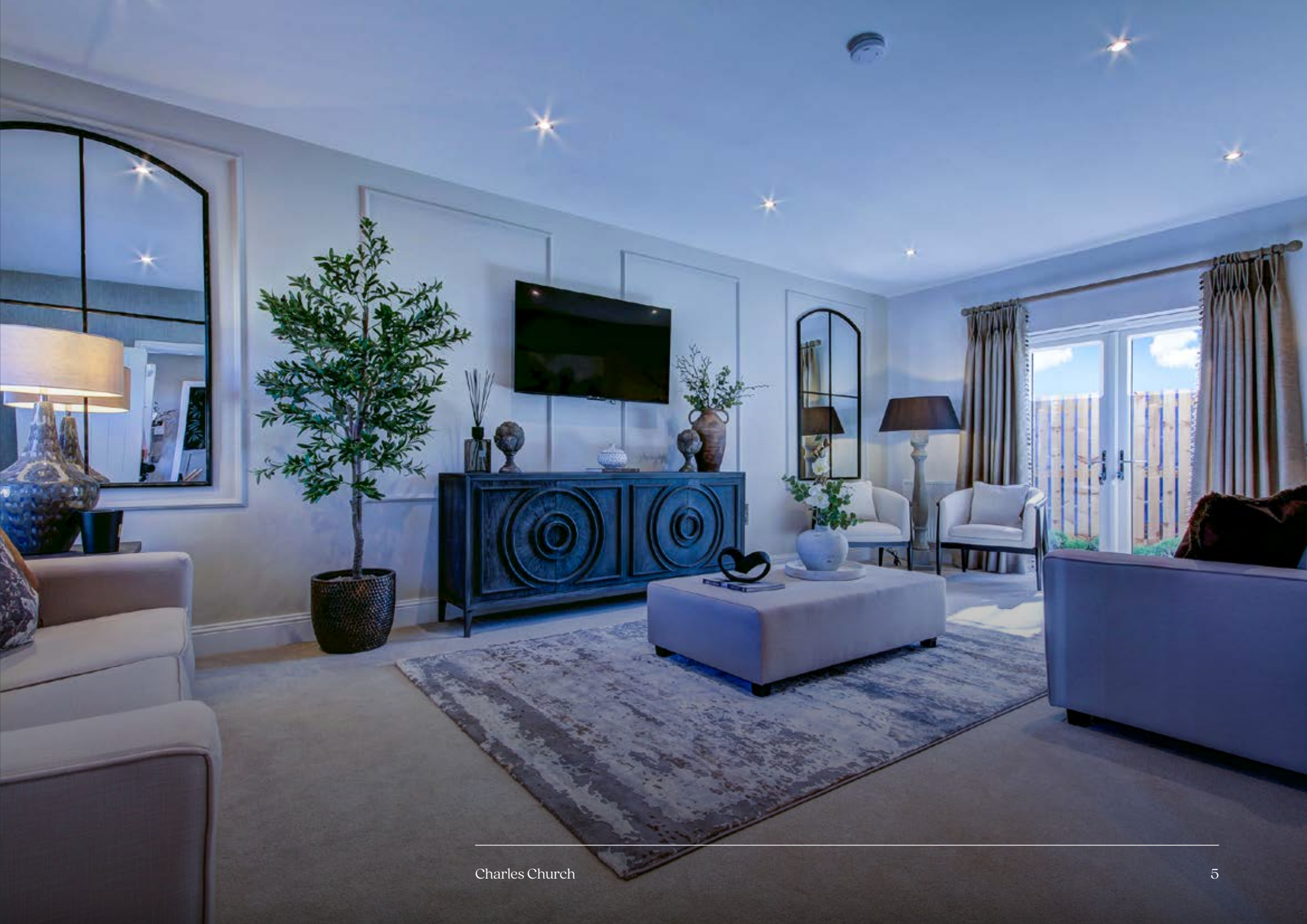
5-star customer satisfaction

We're proud to carry the distinction of a 5-star customer satisfaction rating from the Home Builders Federation, meaning over 90% of our homebuyers would recommend us to a friend.

Building your sanctuary

Ready to find your sanctuary? We're here for you.







Our dedication
goes beyond
building houses.
We craft spaces
where you can
thrive.

With a legacy of building homes that combine timeless design, fine craftsmanship, and modern living, we're committed to building more than just houses.

Homes personalised to you, built to the highest standards. Fashioned and fitted with luxurious touches to enhance your lifestyle. Each detail tailored to elevate your every day, be it working, relaxing or entertaining.



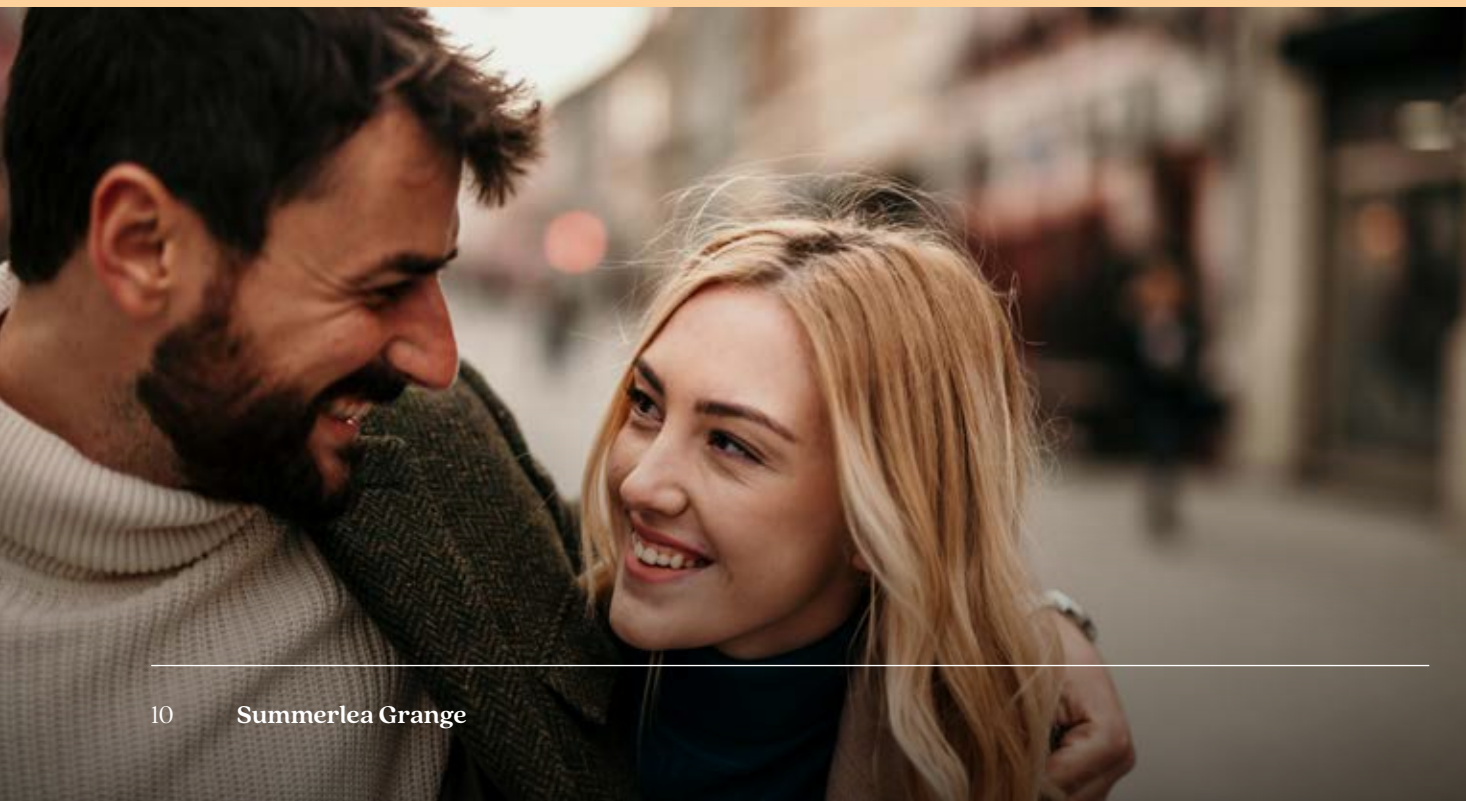






Notice
that feeling.
That's the
feeling
of home.

Discover
your happy
place.



Summerlea Grange. The perfect place to live and grow.

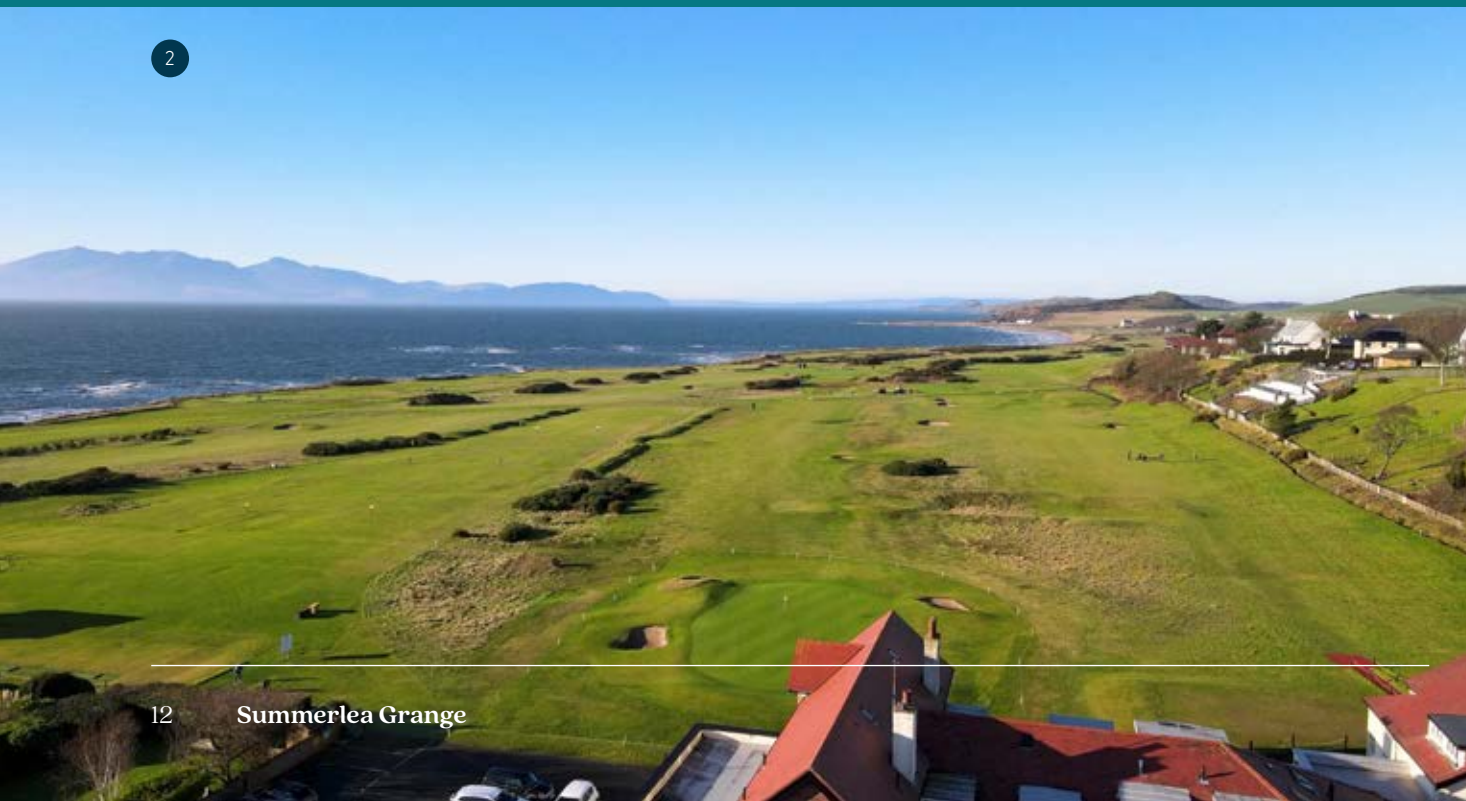
Summerlea Grange is a stunning collection of energy-efficient 4 & 5-bedroom homes, located in West Kilbride on the scenic Ayrshire coastline and within easy reach of Glasgow.

The development is located at the western edge of the village, offering a semi-rural setting close to countryside and coast, with all the benefits of urban living. There are excellent views across the Firth of Clyde to Arran, with Ayrshire Coastal Path leading to Portencross Castle.

Providing more than just a home, this development offers the opportunity to be part of a thoughtfully-designed and exclusive community. Built to complement its existing surroundings whilst conserving and enhancing the natural environment, it also offers new modern amenities. A play area and large green space is at the heart of the development, plus there is a network of footpaths.



Please do
make yourself
at home.



The best of both worlds.

In addition to the range of great independent shops and eateries in West Kilbride, you'll find all the groceries and essentials you need nearby, with a Co-op Food less than a mile from the development, and Asda, Tesco and Lidl located a short drive away in neighbouring towns. Keen shoppers will no doubt make a beeline for Glasgow.

For those who enjoy the outdoors, there are sandy beaches and plenty of walking routes. Head south along the coastline to reach Ardrossan Harbour – with daily ferry services to Arran, it's the gateway to the magical island – or north to the vast and beautiful Clyde Muirshiel Regional Park. In West Kilbride itself, you can stay active at the local golf and tennis clubs, or go for a jog around the local park The Glen.



- 1 West Kilbride Train Station
- 2 West Kilbride Golf Club
- 3 West Kilbride Glen
- 4 Summerlea Grange Aerial
- 5 The Waterside Restaurant & Bar



A woman with curly hair, wearing a light grey blazer over a white shirt, is standing on a train platform. She is holding a smartphone in her right hand and a brown paper coffee cup in her left hand. She is looking down at the phone with a slight smile. In the background, a man in a blue suit is also looking at his phone. The platform has a metal railing, and the background is blurred, showing greenery and lights.

Always in reach.

Travel by **foot** from
Summerlea Grange



	●	
Ayrshire coastal path	○	5 minutes
West Kilbride Golf Club	○	9 minutes
Village Hall	○	13 minutes
West Kilbride Primary School	○	15 minutes
Co-Op Food	○	15 minutes
West Kilbride Glen	○	16 minutes
West Kilbride Train Station	○	19 minutes

Travel by **car** from
Summerlea Grange



	●	
Ardrossan	○	8 minutes
Largs	○	13 minutes
Ayr	○	30 minutes
Glasgow	○	40 minutes

Travel by **train** from
West Kilbride



	●	
Ayr	○	35 minutes
Paisley	○	45 minutes
Glasgow Central	○	55 minutes

Find your sanctuary at
Summerlea Grange.

Summerlea Grange site plan.

4 Bedroom Homes

 The Carradale

5 Bedroom Homes

 The Callander

 The St Andrews

 The Houston

 The Dryden

 The Melrose

 The Herriot



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.

Discover a
home you
adore in
every detail.







The Carradale

4-bedroom home



Features

- 4 x Bedrooms
- 1 x Bathroom
- 2 x En suites
- Integral single garage

The Carradale gives you four bedrooms and three bathrooms. It's an ideal growing, and grown-up, family home. An integral garage makes it a practical choice too. The kitchen/family/dining room leaves separate space for a utility room, while the main access to the garden is enhanced by the French doors. This is a new home with function and appeal in equal measure.

B

Energy
Efficiency Rating



*Optional wardrobe
** Optional shower

Ground floor

Kitchen/Dining room	3.30 x 6.94m
Lounge	5.48 x 3.42m



First floor

Bedroom 1	4.11 x 3.99m
Bedroom 2	4.06 x 3.00m
Bedroom 3	3.85 x 3.41m
Bedroom 4	2.84 x 4.75m

This information is for guidance only and does not form any part of any contract or constitute a warranty. Illustrations are of typical elevations and may vary. Floor plans are not drawn to scale and window positions may vary. Some plots are handed. Room dimensions are subject to a +/- 50mm (2") tolerance and are based on the maximum dimensions in each room. Please consult your sales advisor on site for specific elevations, room dimensions and external finishes. The PEA ratings are estimated and vary between house types, orientation and developments.



The Callander

5-bedroom home



Features

- 5 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- Detached garage with storage

The Callander is a five-bedroom detached family home. This property features a front-aspect lounge, a downstairs study, open plan kitchen/ family/dining room with French doors, utility and WC. Upstairs, you'll find bedroom one with an en suite, a family bathroom and storage cupboards.

B

Energy
Efficiency Rating



*Optional wardrobe
** Optional shower

Ground floor

Kitchen/Family/Dining room	8.57 x 3.91m
Lounge	3.48 x 5.21m
Study	2.92 x 2.94m



First floor

Bedroom 1	3.47 x 3.41m
Bedroom 2	3.50 x 3.26m
Bedroom 3	3.85 x 2.36m
Bedroom 4	3.82 x 2.71m
Bedroom 5	2.71 x 2.22m

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The St Andrews

5-bedroom home



Features

- 5 x Bedrooms
- 1 x Bathroom
- 2 x En suites
- Integral double garage

The St Andrews is a five-bedroom home with a double integral garage. The open plan kitchen/breakfast area has French doors to the garden, plus there's a separate lounge, dining room, utility, and WC. Upstairs, three bedrooms have en suites, with a family bathroom for the others. A walk-in wardrobe in bedroom one is a fantastic addition.

B

Energy

Efficiency Rating



*Optional wardrobe
** Optional shower

Ground floor

Kitchen/Breakfast room	4.97 x 3.11m
Dining room	3.44 x 2.96m
Lounge	5.14 x 4.43m

First floor

Bedroom 1	4.08 x 3.25m
Bedroom 2	3.91 x 3.84m
Bedroom 3	3.46 x 2.96m
Bedroom 4	3.48 x 2.86m
Bedroom 5	2.65 x 3.14m

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The Houston

5-bedroom home



Features

- 5 x Bedrooms
- 1 x Bathroom
- 2 x En suites
- Detached garage with storage

The impressive Houston has been especially designed with features that meet the needs of modern lifestyles and growing families. Downstairs, the Houston has a dual-aspect lounge, kitchen/ breakfast/family room and a dining room, both with French doors to the garden. Upstairs, bedrooms one and two have en suites.

B

Energy

Efficiency Rating



*Optional wardrobe
** Optional shower

Ground floor		First floor	
Kitchen/Family/Dining room	7.38 x 4.14m	Bedroom 1	4.20 x 3.20m
Dining room	3.89 x 2.59m	Bedroom 2	3.91 x 3.46m
Lounge	7.11 x 3.89m	Bedroom 3	3.89 x 3.11m
		Bedroom 4	3.40 x 2.64m
		Bedroom 5	2.82 x 2.05m

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The Dryden

5-bedroom home



Features

- 5 x Bedrooms
- 1 x Bathroom
- 2 x En suites
- Integral double garage

A spacious open-plan kitchen/family/ dining room with French doors is at the heart of the Dryden. This lovely detached home also offers a separate lounge, utility with outside access, WC and storage. Upstairs, there are five bedrooms, three of which are en suite, and a family bathroom.

B

Energy

Efficiency Rating



*Optional wardrobe
** Optional shower

Ground floor

Kitchen/Family/Dining room	10.38 x 3.19m
Lounge	5.58 x 3.43m



First floor

Bedroom 1	4.25 x 3.52m
Bedroom 2	4.24 x 3.10m
Bedroom 3	3.15 x 3.68m
Bedroom 4	3.83 x 3.21m
Bedroom 5	3.07 x 2.11m

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The Melrose

5-bedroom home



Features

-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  1 x Study
-  Double integral garage

The Melrose offers spacious living, featuring a bright kitchen/dining/family room with French doors, a separate lounge and a handy downstairs study. Bedrooms one and two have en suites, while others share a family bathroom. Ample storage and a double integral garage complete this luxurious and well-designed home.



B

Energy
Efficiency Rating



*Optional wardrobe
** Optional shower

Ground floor

Kitchen/Family/Dining room	7.75 x 3.60m
Lounge	5.46 x 4.16m
Study	3.22 x 2.48m

First floor

Bedroom 1	7.29 x 5.57m
Bedroom 2	3.79 x 3.68m
Bedroom 3	4.48 x 3.06m
Bedroom 4	3.19 x 3.09m
Bedroom 5	3.79 x 2.25m

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The Herriot

5-bedroom home



Features

-  5 x Bedrooms
-  1 x Bathroom
-  3 x En suites
-  Detached garage with storage

The Herriot is thoughtfully-designed to be a practical as well as attractive home. The kitchen/breakfast/family room has double French doors to the garden. An impressive lounge and separate dining room offer plenty of entertaining space. With a family bathroom and five bedrooms - three of which have en suites - there's plenty of space to spread out.



*Optional wardrobe
** Optional shower

Ground floor

Kitchen/Breakfast/Family room	10.95 x 3.30m
Dining room	3.97 x 3.57m
Lounge	5.72 x 4.22m



First floor

Bedroom 1	3.94 x 4.07m
Bedroom 2	3.83 x 3.36m
Bedroom 3	3.94 x 3.43m
Bedroom 4	3.79 x 3.02m
Bedroom 5	3.03 x 3.02m

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Specification.

General

- UPVC double glazed windows
- Block paved drive
- Smooth finish ceilings
- Brushed steel sockets to all rooms apart from bedrooms
- Brushed aluminium downlighters to all rooms apart from bedrooms
- White internal doors
- Satin Nickel finish ironmongery
- Ogee skirting and architraves with white gloss finish
- Brilliant white matt emulsion paint to all rooms
- Media plate to lounge
- Thermostatic radiator valves
- Sliding wardrobes to bedroom 1

Kitchen

- Choice of kitchen units with soft close drawers and doors (subject to build stage)
- Glass splashback (range of colours)
- AEG stainless steel single oven and AEG stainless steel combination oven/microwave
- Electrolux fully integrated dishwasher and washing machine
- Electrolux fully integrated fridge/freezer 70/30
- AGA Rangemaster 1.5 bowl sink to kitchen
- AGA Rangemaster single sink to utility (where applicable)

Bathrooms and en suites

- Villeroy and Boch sanitaryware, soft close toilet seats
- Hansgrohe thermostatic shower to en suite and main bathroom (where applicable)
- Mira electric shower to additional en suite(s) (where applicable)
- Choice of Porcelanosa wall tiles (dependant on build stage)
- Hansgrohe taps to all sinks except kitchen and utility room (where applicable)
- Chrome towel radiators to bathroom, en suite(s) and WC (where applicable on selected house types)

Exterior

- Lockable windows
- Security chain to front door
- Alarm
- Smoke and heat protectors throughout
- 1.8-meter-high fencing to rear and gate
- Outside tap
- External double socket to side and rear
- Anthracite up & down light to front door and single floodlight to rear
- Front gardens turfed and/or landscaped in line with landscape plan
- Power and light to garage

Warranty

- 10 year new homes warranty
- 2 year Charles Church warranty



This is your
world, we
just built it.

Charles Church



10 reasons to buy a new home.




01. Cheaper bills.

Because new homes are designed with efficiency in mind – cost-effective heating systems, advanced insulation, double-glazed windows and doors – you'll start saving money on your energy bills from the moment you move in.

02. Moving schemes.

Think you can't afford to move home? Think again. From Part Exchange and Own New Rate Reducer to Armed Forces and Key Worker Discounts, there's a host of offers and incentives that make buying a brand new home a little bit easier.



06. Peace of mind.

Your Charles Church home is backed by a 10-year new homes warranty, plus two-year Charles Church defects warranty. Should you need to make a claim, our Customer Care Team will be on hand to help.



07. Designed for modern living.

Considered, flexible room design and spaces that can be adapted for life how you choose to live it, now and in the future.



03.

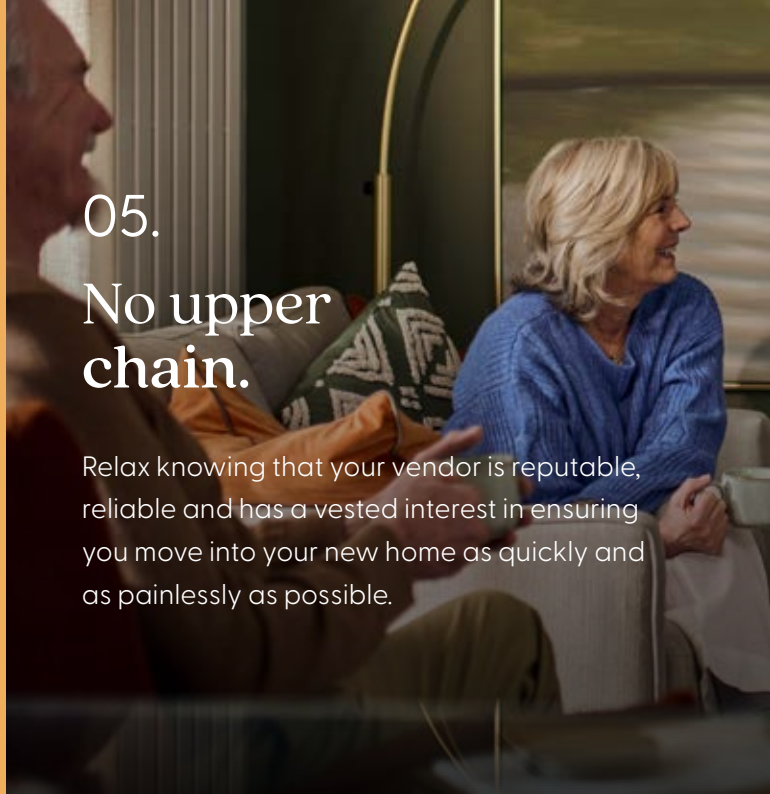
More freedom to do what you love.

Spend less time and money on home maintenance and repairs and more on the things that bring you joy: going for walks, entertaining family and friends, going on holiday, or simply finding a cosy corner to sit and read a book.

04.

Everything is new.

New kitchen. New bathroom. New heating system. New paint. A brand new home means you can walk straight in and start living, secure in the knowledge that your property has been built and finished to the latest quality and efficiency standards.



05.

No upper chain.

Relax knowing that your vendor is reputable, reliable and has a vested interest in ensuring you move into your new home as quickly and as painlessly as possible.

08.

High spec as standard.

You'll feel the quality as soon as you walk through the front door. From the Silestone worktops and German appliances in the kitchen, to the chrome towel radiators in the bathroom and chrome sockets and light switches throughout. Everywhere you look and touch will feel just right.



09.

A fresh start.

Forget stripping someone else's wallpaper, cleaning cupboards and painting skirting boards, a new home is clean and fresh, ready for you to move into and start living straightaway.

10.

Safe and secure.

Sleep well from day one, sound in the knowledge that you're protected by a burglar alarm, lockable windows, smoke detectors, fire retardant materials and security lighting.



Bringing you a step closer to sanctuary.

Buying a new home is exciting but, for most of us, it's also the biggest financial commitment we'll ever make. Our moving schemes offer something for everyone, making the decision to buy a brand new Charles Church home just that little bit easier.

Schemes available to help you move.



Part Exchange.

Break the chain and Part Exchange your current home for a brand new Charles Church home. No chain, no hassle.



Own New Rate Reducer.

Take advantage of lower interest rates and smaller monthly payments when you buy a Charles Church home with Own New Rate Reducer.



Deposit Boost.

We'll boost your 10% deposit to 15% with our Deposit Boost scheme.



Home Change.

We'll help you sell your home in three simple steps. No agent valuation costs. No estate agent fees. No hidden fees or paperwork.



Bank of Mum and Dad.

Buying your first home with financial support from a family member? We'll thank them with a gift of £2,000.



Early Bird.

Be first in line. Secure your preferred plot before it's officially released for sale.



Armed Forces/Key Worker Discount.

Because you look after us, we'll look after you with a £500 discount on every £25K you spend on a new Charles Church home.



Summerlea Grange

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Our star rating

We've been awarded a five star rating by the Home Builders Federation in their 2025 survey.

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

Registered in England no: 1182689

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