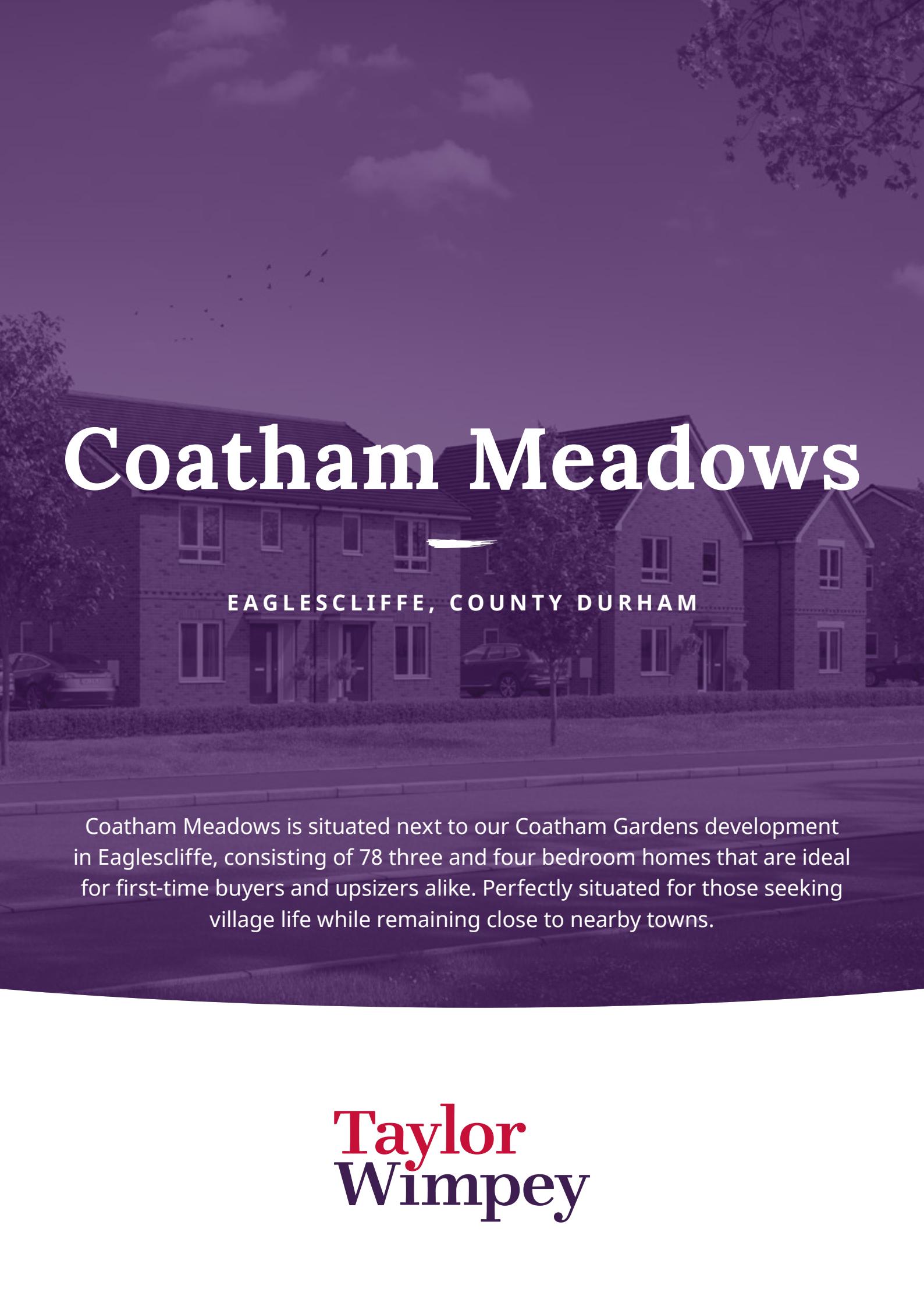


Coatham Meadows



EAGLESCLIFFE, COUNTY DURHAM

Coatham Meadows is situated next to our Coatham Gardens development in Eaglescliffe, consisting of 78 three and four bedroom homes that are ideal for first-time buyers and upsizers alike. Perfectly situated for those seeking village life while remaining close to nearby towns.

**Taylor
Wimpey**

Contents

Welcome to Coatham Meadows

It's an extension of our Coatham Gardens development in Eaglescliffe. Consisting of 78 three and four bedroom homes that are ideal for first-time buyers and upsizers alike.

The homes offer modern comfort with energy-efficient features that help lower bills and reduce environmental impact. Thoughtfully designed for cost-effective living, each home supports a more sustainable, affordable lifestyle without compromising on quality.



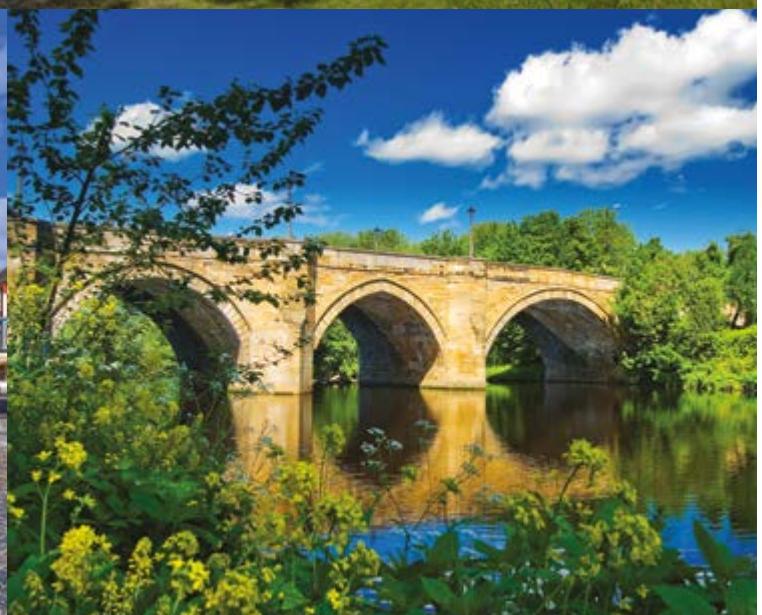
 [View the site plan](#)

More than a home, a way of life



Perfectly situated for those seeking village life while remaining close to nearby towns. The A66 and A19 are ideally located close to the development, with three local train stations offering services to Darlington, Middlesbrough, and London.

Ideal for commuters, families, and nature lovers seeking a perfectly connected countryside lifestyle.



[Watch development video](#)



Personalise your home

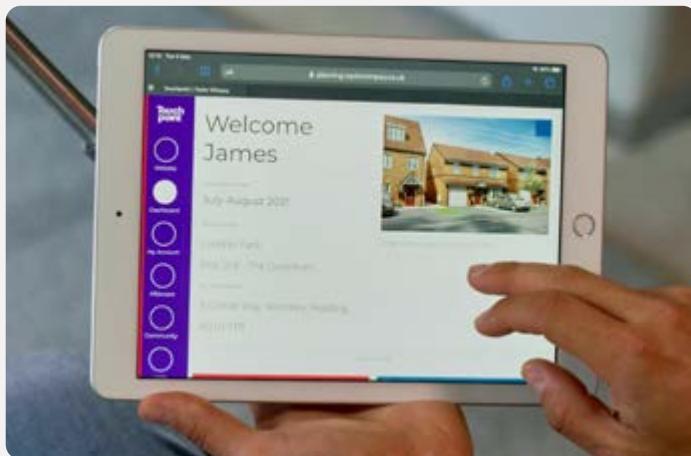
A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in.

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 a range of contemporary and traditional 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. For example, across different rooms, you can select your personal favourite from our extensive range of flooring offerings which include luxury carpet, LVT, vinyl and tiles. 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, 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 taps, and lighting* give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient oven with built-in hob and integrated hood.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a sink and tap. 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 taps give your main bathroom a clean look. The matching sanitaryware is fitted in en suites and shower rooms which also benefit from an shower and glass enclosure.

For a distinct look, we offer a varied range of 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

Kitchens

Fitted kitchen with choice of door fronts*	✓
Choice of laminate worktops with matching upstands*	✓
Stainless steel sink and drainer with chrome mixer tap	✓
Stainless steel single electric oven and built-in gas hob	✓
Integrated hood	✓
Stainless steel splashback to rear of hob	✓

Bathrooms, en suites, utility and cloakrooms

Chrome taps and fittings	✓
Choice of splashback wall tiling from selected range*	✓
Modern white sanitaryware	✓
Thermostatic shower to en-suite†	✓

Central heating/hot water system

Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓
Decentralised continuous ventilation system to kitchen and wet areas	✓

Power and Lighting

White power sockets and switches throughout to NHBC requirements	✓
Ceiling pendant / batten lighting with energy efficient lamps	✓
Double socket with USB charging point, one to kitchen and two to bedroom 1	✓
Power and light to garage†	✓
TV point (does not include TV aerial)	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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Specification of our houses

Finishing touches

White matt to walls and ceiling	✓
White gloss paint to woodwork	✓
White Newark panelled doors with chrome handles	✓

External features

Smooth finish concrete slab paving to pathways and patios	✓
Polished chrome door numerals	✓
Front outside light	✓
Outside tap to rear garden	✓
Front garden turfed or shrubbed (weather permitting) [†]	✓
High board fencing to rear garden	✓

Security and safety

Mains operated smoke detectors supplied in line with building regulations	✓
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NHBC 10 year warranty

NHBC 10 year Buildmark 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.



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.

*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.



Taylor Wimpey

See Inside Our Thermal Efficient Homes

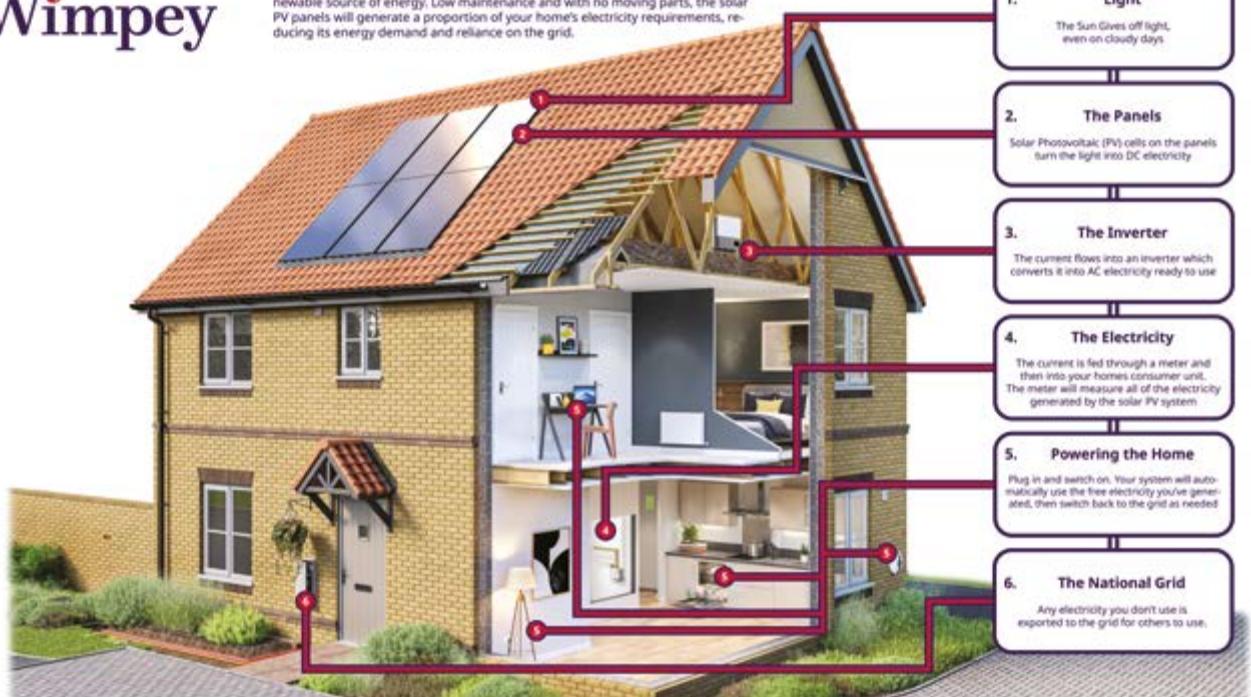
We work hard to make a new home airtight by preventing heat loss through the windows, doors, walls, roof, and floor. These measures can help to save money on energy bills and create a more comfortable and energy-efficient home.



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.



Energy-efficient features

Features

Waste water heat recovery	✓
Thermal lintel	✓
Triple glazing	✓
Solar panels	✓
Smart heating controls	✓

 [Find out more](#)



**Taylor
Wimpey**

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Our homes

 [View the site plan](#)



The Brambleford

3 BEDROOM HOME, TOTAL 899 SQ FT



GROUND FLOOR

Lounge max.
3.85m x 3.86m 12' 8" x 12' 8"

Kitchen/Dining max.
4.70m x 3.25m 15' 5" x 10' 6"



FIRST FLOOR

Bedroom 1
3.04m x 3.07m 10' 0" x 10' 1"

Bedroom 2
2.49m x 3.38m 8' 2" x 11' 1"

Bedroom 3
2.18m x 2.32m 7' 2" x 7' 7"

 [Discover more about this home](#)

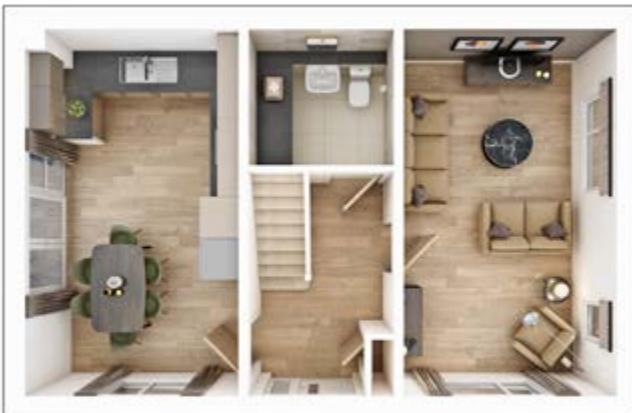
 [View development](#)

*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. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. 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. TWNY 99481 / November 2025



The Aynesdale

3 BEDROOM HOME, TOTAL 1,060 SQ FT



GROUND FLOOR

Kitchen/Dining

5.55m x 3.19m 18' 3" x 10' 6"

Lounge

5.60m x 3.18m 18' 4" x 10' 5"

FIRST FLOOR

Bedroom 1 max.

2.75m x 4.45m 9' 0" x 14' 7"

Bedroom 2

3.26m x 3.24m 10' 8" x 10' 7"

Bedroom 3

2.76m x 2.76m 9' 1" x 9' 1"

 [Discover more about this home](#)

 [View development](#)

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The Keeford

3 BEDROOM HOME, TOTAL 1,002 SQ FT



GROUND FLOOR

Lounge	3.24m x 3.69m	10' 8" x 12' 1"
Kitchen/Dining	5.35m x 2.77m	17' 6" x 9' 1"



FIRST FLOOR

Bedroom 1 max.	2.76m x 4.78m	9' 1" x 15' 8"
Bedroom 2 max.	3.08m x 3.96m	10' 2" x 13' 0"
Bedroom 3	2.52m x 2.98m	8' 3" x 9' 9"

→ **Discover more about this home**

→ **View development**

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The Byrnehamb Special

3 BEDROOM HOME, TOTAL 1,138 SQ FT



GROUND FLOOR

Kitchen/Dining min.

4.15m x 4.39m 13' 8" x 14' 5"

Lounge max.

4.15m x 4.29m 13' 8" x 14' 1"



FIRST FLOOR

Bedroom 1

3.25m x 5.27m 10' 8" x 17' 3"

Bedroom 2

4.13m x 2.86m 13' 7" x 9' 5"

Bedroom 3

2.20m x 3.60m 7' 3" x 11' 10"

Study

1.86m x 2.54m 6' 1" x 8' 4"



[Discover more about this home](#)



[View development](#)

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The Ayleford

4 BEDROOM HOME, TOTAL 1,081 SQ FT



GROUND FLOOR

Lounge max.
4.79m x 3.35m 15' 9" x 11' 0"

Kitchen/Dining
5.69m x 3.76m 18' 8" x 12' 4"



FIRST FLOOR

Bedroom 1
3.23m x 3.26m 10' 7" x 10' 8"

Bedroom 2
3.28m x 3.18m 10' 9" x 10' 5"

Bedroom 3
2.37m x 2.11m 7' 10" x 6' 11"

Bedroom 4
2.33m x 2.09m 7' 8" x 6' 10"

[Discover more about this home](#)

[View development](#)

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The Colford

4 BEDROOM HOME, TOTAL 1,252 SQ FT



GROUND FLOOR

Lounge

4.33m x 3.42m 14' 2" x 11' 3"

Kitchen/Dining max.

6.59m x 3.57m 21' 8" x 11' 9"



FIRST FLOOR

Bedroom 1

3.35m x 3.40m 11' 0" x 11' 2"

Bedroom 2

3.20m x 3.00m 10' 6" x 9' 10"

Bedroom 3

3.15m x 2.36m 10' 4" x 7' 9"

Bedroom 4

3.50m x 2.15m 11' 6" x 7' 1"

 [Discover more about this home](#)  [View development](#)

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The Hubham

4 BEDROOM HOME, TOTAL 1,347 SQ FT



GROUND FLOOR

Kitchen/Dining

5.71m x 3.91m 18' 9" x 12' 10"

Lounge

3.55m x 4.07m 11' 8" x 13' 4"



FIRST FLOOR

Bedroom 1 max.

3.55m x 5.18m 11' 8" x 17' 0"

Bedroom 2 max.

3.76m x 3.26m 12' 4" x 10' 8"

Bedroom 3 max.

3.09m x 3.69m 10' 2" x 12' 1"

Bedroom 4 max.

3.52m x 2.94m 11' 7" x 9' 8"

→ **Discover more about this home**

→ **View development**

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The Rightford

4 BEDROOM HOME, TOTAL 1,355 SQ FT



GROUND FLOOR

Lounge	3.17m x 4.20m	10' 5" x 13' 9"
Kitchen/Dining	8.28m x 3.28m	27' 2" x 10' 9"
Study	2.78m x 2.12m	9' 2" x 6' 11"



FIRST FLOOR

Bedroom 1 max.	2.99m x 4.72m	9' 10" x 15' 6"
Bedroom 2 max.	3.17m x 4.03m	10' 5" x 13' 3"
Bedroom 3 max.	2.91m x 4.14m	9' 7" x 13' 7"
Bedroom 4 min.	2.99m x 2.72m	9' 10" x 7' 5"

 [Discover more about this home](#)

 [View development](#)

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The Kitham Special

4 BEDROOM HOME, TOTAL 1,537 SQ FT



GROUND FLOOR

Kitchen/Dining max.

5.89m x 5.42m 19' 4" x 17' 9"

Lounge

3.78m x 4.41m 12' 5" x 14' 6"



FIRST FLOOR

Bedroom 1 max.

5.61m x 3.78m 18' 5" x 12' 5"

Bedroom 2 max.

3.60m x 4.26m 11' 10" x 14' 0"

Bedroom 3 max.

3.21m x 4.25m 10' 6" x 13' 11"

Bedroom 4 max.

3.24m x 4.29m 10' 8" x 14' 1"

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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



Special Offers are subject to Terms and Conditions, and they cannot be combined with other offers/schemes. Please speak to your sales executive for further details.

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
01642 037766.



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

→ Book an appointment

→ How to buy a home



COATHAM MEADOWS Allens West, Eaglescliffe, County Durham TS16 0RW

CONTACT US ON 01642 037766

Taylor Wimpey

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