

Find your sanctuary at

# West Park Gardens

Carlisle, Cumbria

3, 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.

Welcome to West Park Gardens – modern, premium homes in a sought-after West Carlisle location.

Nestled in a highly desirable and semi-rural location on the west side of Carlisle, West Park Gardens offers a collection of spacious three, four and five-bedroom homes.

Combining elegant design with modern efficiency, each home comes with upgraded finishes as standard – giving you comfort and style from the day you move in.



# 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

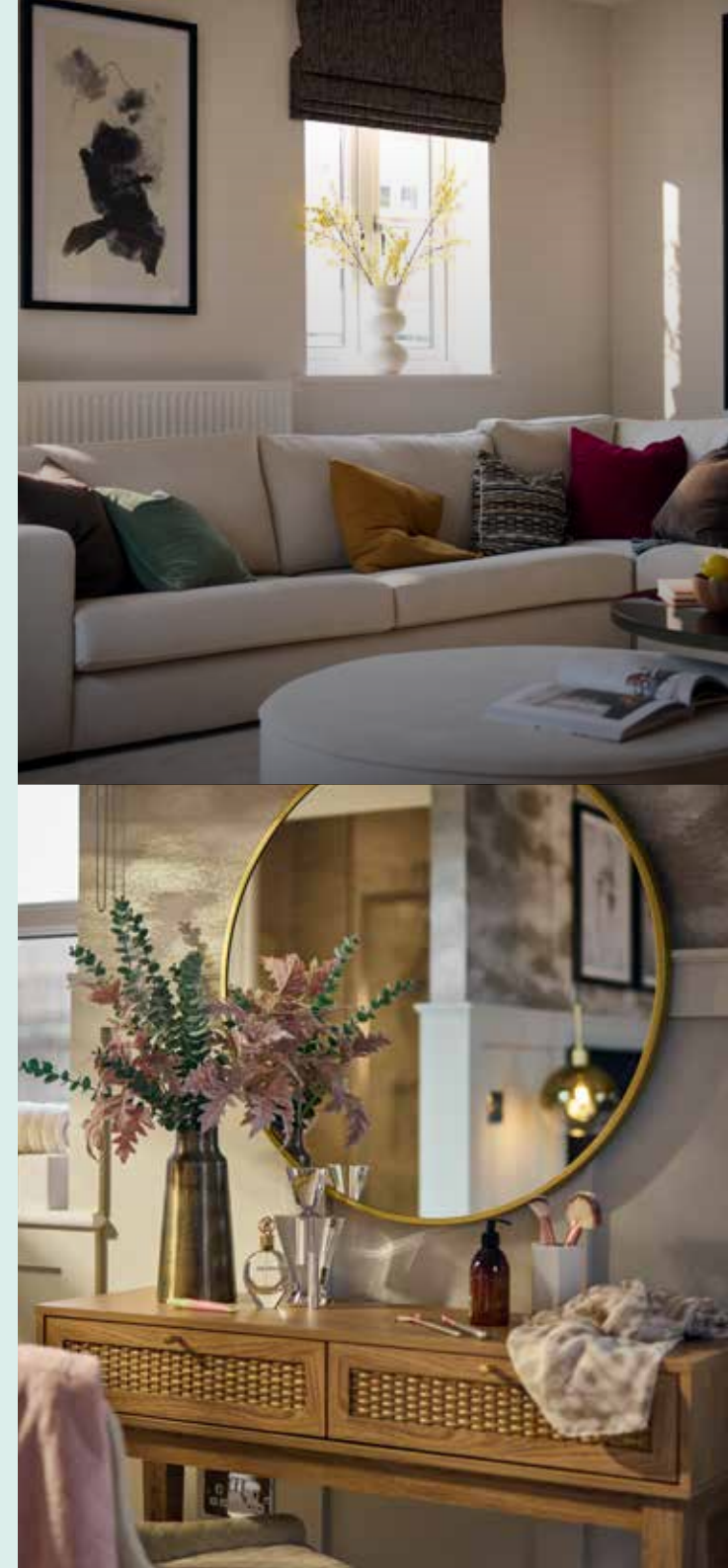
Sustainability is integral to how we design and build our developments and our homes. At every stage, our exacting standards and attention to detail ensures we create homes where quality, style and energy efficiency are seamlessly integrated.

## 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.







Please do  
make yourself  
at home.





# The best of both worlds.

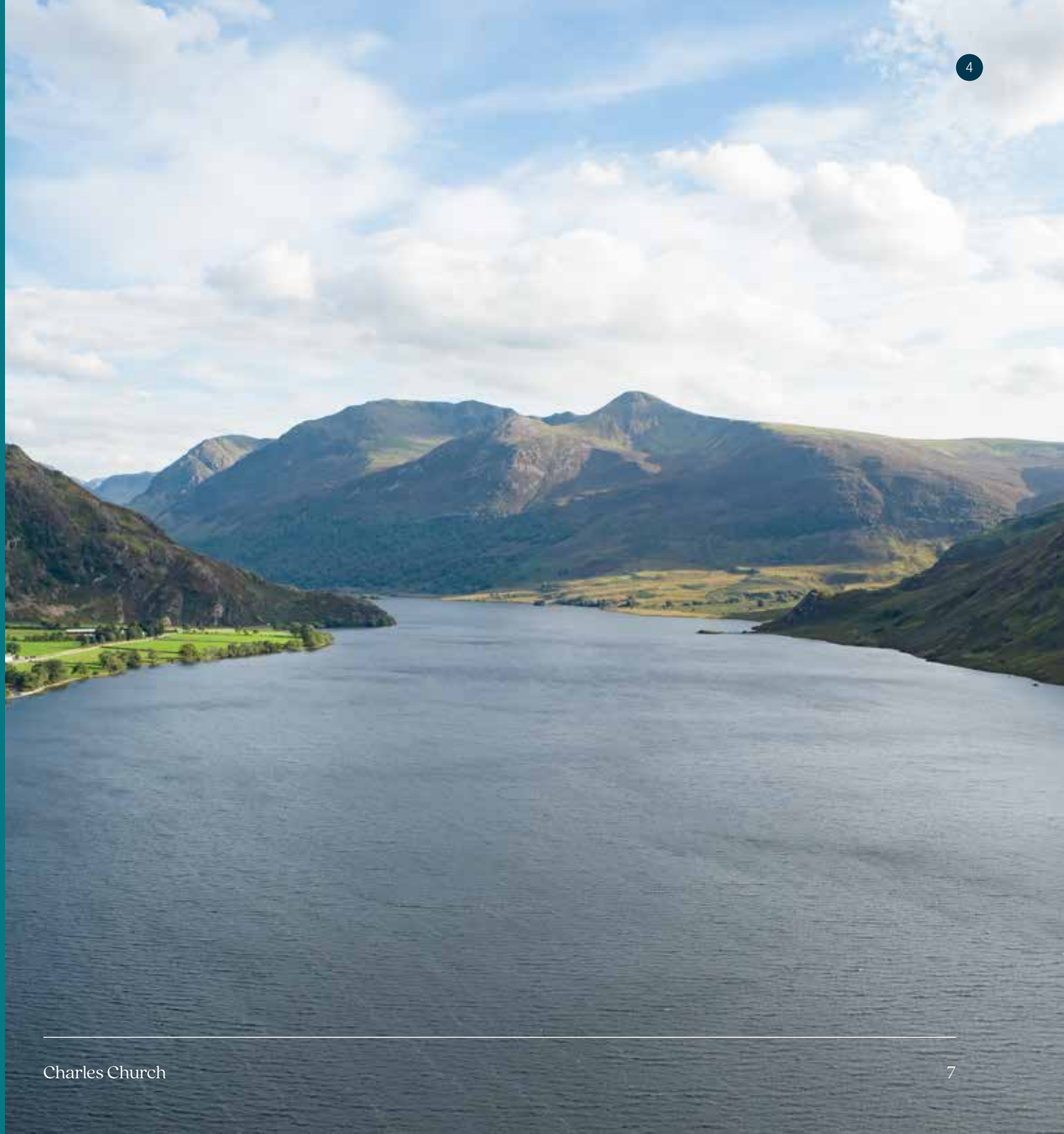
Designed with natural beauty and well-being in mind, at the development's heart is a generous green space that includes allotments, numerous play areas, a sports pitch and a future youth space, making it the perfect backdrop for weekend strolls, meeting neighbours and enjoying the open air. For truly breathtaking scenery, the famous views of the Lake District are just over half an hour away.

At West Park Gardens, every home includes sustainable features as standard – from EV charging points and solar panels, to waste water heat recovery and enhanced loft insulation. A smarter way to live, a new build home helps you save on energy bills while reducing your carbon footprint.

The location offers quick links to Carlisle city centre and beyond. Once complete, the Southern Link Road will connect the A595 directly to J42 of the M6, making journeys smoother and faster. Carlisle Train Station is just 2.6 miles away, offering direct services to key destinations.



- 1 Carlisle Castle
- 2 Carlisle train station
- 3 The Old Town Hall, Carlisle
- 4 Buttermere, Lake District



Find your sanctuary at  
West Park Gardens.

# West Park Gardens site plan.

## 3 Bedroom Homes

-  The Rendlesham
-  The Rhossilli
-  The Sandbanks
-  The Studland

## 4 Bedroom Homes

-  The Chopwell
-  The Sandwood
-  The Bamburgh
-  The Lancombe
-  The Hollicombe
-  The Seacombe
-  The Heysham

## 5 Bedroom Homes

-  The Kingsand
-  The Barmouth
-  The Broadhaven
-  The Oxwich

 Affordable Housing  
(As agreed through Section 106)

 DOMV  
(As agreed through Section 106)



Public  
Open Space



Public Open Space



Existing  
Development

Future Persimmon  
Development

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 executive. The location of the affordable housing on this plan is indicative only and both the location and number of affordable housing plots may be subject to change.





# The Rendlesham

Semi-detached/Terraced Home





Features

- 3 x Bedrooms
- 1 x Bathroom
- Solar panels
- 2 x parking spaces
- Combi Boiler

Thoughtfully laid out for modern living, the Rendlesham offers a separate living room great for relaxing, while the open plan kitchen/dining area provides a sociable hub at the rear. With a WC downstairs and useful storage on both floors, everything has its place. Upstairs, three spacious bedrooms and a stylish family bathroom offer comfort for households of all shapes and sizes.

B [91]

Energy  
Efficiency Rating



Ground floor

Kitchen/Dining room	5.16 x 3.14m
Living room	4.08 x 4.47m



First floor

Principal bedroom	5.16 x 2.88m
Bedroom 2	2.36 x 3.14m
Bedroom 3	2.67 x 3.14m

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# The Rhossilli

Semi-detached Home





Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- Solar panels
- 2 x parking spaces
- Combi Boiler

The Rhossili is a stylish three-bedroom home that blends elegance with everyday functionality. The spacious living room opens out to the garden via beautiful bi-fold doors, creating a seamless flow between indoors and out. Upstairs, three well-proportioned bedrooms, including a luxurious en suite to bedroom one, are accompanied by a sleek family bathroom. Thoughtfully integrated storage throughout makes this home as practical as it is sophisticated.

B [91]

Energy  
Efficiency Rating



Ground floor

Kitchen	3.02 x 3.32m
Living/Dining room	2.99 x 5.45m



First floor

Principal bedroom	3.56 x 3.26m
Bedroom 2	2.89 x 2.44m
Bedroom 3	2.94 x 2.23m

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# The Sandbanks

Semi-detached Home





Features

-  3 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  Solar panels
-  2 x parking spaces
-  Combi Boiler

With three bedrooms and a functional layout, the Sandbanks is a home that will work for you and your lifestyle. The ground floor features an open plan kitchen/ dining room that's perfect for family time and socialising, along with a useful utility room. There's a separate living room, plus a practical storage cupboard and downstairs WC.



B [91]

Energy  
Efficiency Rating



Ground floor

Kitchen/Dining room	5.44 x 3.14m
Living room	3.35 x 3.75m



First floor

Principal bedroom	3.50 x 5.24m
Bedroom 2	3.41 x 4.23m
Bedroom 3	3.41 x 2.68m

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# The Studland

Semi-detached Home





Features

- 3 x Bedrooms
- 1 x Bathroom
- 1 x En suite
- Solar panels
- 2 x parking spaces
- Combi Boiler

The open plan kitchen/dining room is the spacious heart of this home, with bi-fold doors opening into the garden and rooflights to let light stream in. The Studland also features a separate living room, practical utility, downstairs WC, and both understairs and hallway storage. Upstairs there are three well-proportioned bedrooms with an en suite to bedroom one.

B [91]

Energy  
Efficiency Rating



Ground floor

Kitchen/Dining room	5.90 x 4.48m
Living room	3.35 x 4.55m



First floor

Principal bedroom	3.26 x 3.91m
Bedroom 2	2.68 x 4.45m
Bedroom 3	2.70 x 2.90m

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# The Chopwell

Detached Home



Features

-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  Single garage and driveway
-  EV charging point
-  Solar panels
-  Combi Boiler

With its handsome double-fronted design and family-friendly layout, the Chopwell offers an ideal mix of open and private spaces. The generous kitchen/dining/ snug area brings everyone together, while the separate living room is the perfect sanctuary for quiet nights in. A utility room, bi-fold doors leading to the garden and a single garage all add to the home's everyday practicality. Upstairs, four bedrooms and two bathrooms complete this fantastic home.



B [91]

Energy  
Efficiency Rating



Ground floor

Kitchen/Dining room/Snug	75.79 x 7.37m
Living room	3.19 x 3.01m



First floor

Principal bedroom	3.57 x 4.11m
Bedroom 2	3.23 x 4.28m
Bedroom 3	2.14 x 3.02m
Bedroom 4	2.81 x 3.23m

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# The Sandwood

Detached Home



Features

-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  Single garage and driveway
-  EV charging point
-  Solar panels
-  Combi Boiler

The Sandwood balances elegant design with everyday practicality. The kitchen/ dining room opens onto the garden via bi-fold doors, while a separate utility room and integral garage, help to keep things organised. Upstairs, four bedrooms and three bathrooms – including two en suites – provide space and privacy for the whole household. This is a home with all the essentials for easy , stress-free living.



B [91]

Energy  
Efficiency Rating



Ground floor

Kitchen/Dining room	5.46 x 3.13m
Living room	3.43 x 3.60m



First floor

Principal bedroom	3.50 x 5.24m
Bedroom 2	3.41 x 4.90m
Bedroom 3	3.41 x 2.68m
Bedroom 4	2.96 x 2.96m

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# The Bamburgh

Detached Home





Features

-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  Single garage and driveway
-  EV charging point
-  Solar panels
-  Combi Boiler

Designed with modern family living in mind, the Bamburgh features a spacious open-plan kitchen/dining area with bi-fold doors that lead out to the garden, perfect for everyday meals or entertaining. A separate living room to the front of the home offers a peaceful retreat. Upstairs, the four bedrooms include a generous main bedroom and a well-appointed family bathroom with both a bath and separate shower.



B [91]

Energy  
Efficiency Rating



Ground floor

Kitchen/Dining room	3.61 x 6.24m
Living room	3.88 x 5.35m



First floor

Principal bedroom	3.88 x 3.35m
Bedroom 2	3.98 x 3.60m
Bedroom 3	2.72 x 3.20m
Bedroom 4	2.72 x 3.03m

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# The Lancombe

Detached Home





Features

-  4 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  1 x Study
-  Single garage and driveway
-  EV charging point
-  Solar panels
-  Combi Boiler

Blending contemporary touches with timeless design, the Lancombe offers a stylish kitchen/family room with bi-fold doors, alongside a separate peaceful living room and formal dining space. Upstairs, four bedrooms are accompanied by a family bathroom and an en suite, with a study providing a quiet space for reading, homework or remote working.



B [91]

Energy  
Efficiency Rating



Ground floor

Kitchen/Family room	8.60 x 4.28m
Living room	3.54 x 4.40
Dining room	2.84 x 2.96



First floor

Principal bedroom	3.54 x 3.86m
Bedroom 2	2.88 x 2.50m
Bedroom 3	3.02 x 2.58m
Bedroom 4	2.57 x 3.75m
Study	1.91 x 2.58m

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# The Hollicombe

Detached Home



Features

-  4 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Single garage and driveway
-  EV charging point
-  Solar panels
-  Combi Boiler

Elegant and practical, the Hollicombe features a spacious kitchen/family room with bi-fold doors to the garden and a feature bay window in the front-facing living room. The layout includes an integral garage with convenient internal access and a separate utility room with a door to the outside. Upstairs, four bedrooms and three bathrooms provide generous living space perfect for busy family life.



B [91]

Energy  
Efficiency Rating



Ground floor

Kitchen/Family room	8.94 x 3.47m
Living room	3.54 x 4.32



First floor

Principal bedroom	3.53 x 4.47m
Bedroom 2	3.19 x 3.85m
Bedroom 3	3.19 x 3.73m
Bedroom 4	3.03 x 3.73m

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# The Seacombe

Detached Home



Features

-  4 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Single garage and driveway
-  EV charging point
-  Solar panels
-  Combi Boiler

Designed for modern family living, The Seacombe offers space, style and flexibility. The expansive open-plan kitchen, dining and snug area is the heart of the home, with bi-fold doors opening out to the garden for a seamless indoor-outdoor feel. A separate living room provides a quiet retreat, while the utility room with outside access adds everyday practicality. Upstairs, four generous bedrooms and three bathrooms – including a luxurious en suite and dressing area to bedroom one – complete this beautifully balanced home.



**B [91]**  
Energy  
Efficiency Rating



Ground floor

Kitchen/Dining/Snug	5.51 x 8.55m
Living room	4.12 x 4.67m



First floor

Principal bedroom	4.30 x 2.90m
Bedroom 2	3.10 x 3.63m
Bedroom 3	3.25 x 4.01m
Bedroom 4	3.25 x 2.95m

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# The Heysham

Detached Home





Features

-  4 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  1 x Study
-  Double garage and driveway
-  EV charging point
-  Solar panels
-  Combi Boiler

The Heysham stands out with its clever use of space and considered layout. The ground floor includes a bright kitchen/dining room, a separate living room and an additional family room linking the two – all flowing out to the garden through two sets of bi-fold doors. A study offers a quiet place to work, while the four bedrooms, two bathrooms and a garage, ensure this is a home built for versatility.



B [91]

Energy  
Efficiency Rating



Ground floor

Kitchen/Dining room	3.96 x 6.87m
Living room	3.95 x 4.44m
Family room	3.92 x 3.35m
Study	3.95 x 1.82m



First floor

Principal bedroom	3.88 x 3.11m
Bedroom 2	3.88 x 3.11m
Bedroom 3	3.80 x 3.78m
Bedroom 4	3.74 x 2.04m

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# The Kingsand

Detached Home

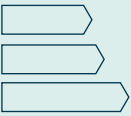




Features

-  5 x Bedrooms
-  1 x Bathroom
-  3 x En suites
-  Solar panels
-  Single garage and driveway
-  Combi Boiler

The Kingsand is an impressive three-storey town house with a striking double-fronted exterior and a superbly planned interior. At its heart is an expansive L-shaped kitchen/ dining/living space with garden access via bi-fold doors, ideal for entertaining or relaxing with family. The five-bedroom layout includes four bathrooms, two en suites on the top floor and a private dressing room to bedroom one, making it the perfect sanctuary for larger households.



A [92]

Energy  
Efficiency Rating



Ground floor		Second floor		Third floor	
Kitchen/Dining room	6.24 x 3.28m	Principal bedroom	3.50 x 2.70m	Bedroom 4	3.70 x 4.62m
Living room	3.47 x 3.11m	Bedroom 2	2.65 x 3.57m	Bedroom 5	3.50 x 4.62m
Family room	4.08 x 3.75m	Bedroom 3	3.30 x 3.84m		

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# The Barmouth

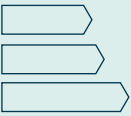
Detached Home



Features

-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Solar panels
-  Single garage and driveway
-  Combi Boiler

The Barmouth offers an exceptional amount of living space, beginning with a light-filled kitchen/dining/family room that opens out to the garden through stylish bi-fold doors. Separate living and dining rooms provide flexible options for entertaining, relaxing or working from home. Upstairs, five bedrooms and three bathrooms ensure there's room for everyone, with the option to create a guest suite, home office or playroom.



A [92]

Energy  
Efficiency Rating



Ground floor

Kitchen/Family room	9.73 x 3.58m
Living room	3.96 x 4.32m
Dining room	3.48 x 3.33m



First floor

Principal bedroom	3.76 x 2.69m
Bedroom 2	4.01 x 3.42m
Bedroom 3	3.25 x 2.83m
Bedroom 4	2.83 x 2.83m
Bedroom 5	3.82 x 2.99m

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# The Broadhaven

Detached Home

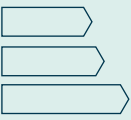




Features

-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Solar panels
-  Double garage and driveway
-  Combi Boiler

This impressive home opens into a bright and welcoming kitchen/dining/family area, enhanced by bi-fold doors that create the perfect indoor/outdoor balance. The addition of an integrated double garage offers extra convenience without compromising space. Upstairs, five generously sized bedrooms are complemented by two en suites, a family bathroom and a private dressing room to the main bedroom, making this a home that's as luxurious as it is practical.



A [92]

Energy  
Efficiency Rating



Ground floor

Kitchen/Dining room	5.01 x 4.21m
Living room	3.43 x 5.19m



First floor

Principal bedroom	5.04 x 3.15m
Bedroom 2	4.71 x 3.00m
Bedroom 3	3.43 x 4.15m
Bedroom 4	3.43 x 3.37m
Bedroom 5	2.74 x 3.00m

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# The Oxwich

Detached Home

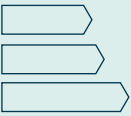




Features

-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Solar panels
-  Double garage and driveway
-  Combi Boiler

The Oxwich combines comfort and convenience across a thoughtful layout. The ground floor offers a generous kitchen/ family room, separate living room, study and utility room, with the integral garage adding further practicality. Bi-fold doors bring natural light into the main living space, perfect for social occasions. Upstairs, the en suite guest room and luxurious main suite are ideal for visitors, while two further bedrooms and a family bathroom cater to day-to-day family life.



A [92]

Energy  
Efficiency Rating



Ground floor

Kitchen/Family room	5.12 x 6.49m
Living room	4.91 x 3.52m



First floor

Principal bedroom	5.55 x 3.88m
Bedroom 2	3.33 x 3.70m
Bedroom 3	3.92 x 3.04m
Bedroom 4	4.07 x 2.40m
Bedroom 5	2.95 x 2.63m

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# Signature Specification

## General

- White electrical sockets and switches
- Brushed aluminium downlighters to kitchen, bathroom, en suite and cloakroom
- Emulsion finish in soft white, off white or soft grey to walls and ceilings
- White ladder-style internal doors
- Satin nickel lever on rose ironmongery
- 18mm V-groove and chamfered skirting and architrave
- Staircase with stop chamfered profile, white spindles, oak handrail and oak newel caps
- Gas central heating
- WiFi-enabled heating controls
- Wired doorbell
- UPVC double glazed lockable windows

## Kitchen

- Symphony Gallery (or equivalent) kitchen range starting from Urban frontals – a contemporary matt finish
- 40mm laminate worktops with Rangemaster granite inset sink and Monorise tap
- Integrated AEG high-level multifunctional single oven
- Integrated AEG induction hob – 60cm or 80cm depending on house type

- Glass splashback to hob (range of colours available)
- Integrated AEG recirculating hood – 60cm or 90cm depending on house type
- Electrolux integrated dishwasher
- Electrolux integrated 70/30 fridge freezer
- Electrolux integrated washing machine (when located in kitchen)

\*\*Applies to 4 bed houses only

## Bathrooms and en suites

- Villeroy & Boch Onovo Range Sanitaryware wall-hung sinks, back-to-wall toilets and concealed cisterns (where tiled build-outs shown on plans)
- Hansgrohe Rebris basin and bath mixer taps
- Hansgrohe Ecostat Square shower controls with Crometta Vario porter set and Crometta overhead shower
- Mira Ascend shower enclosures
- Standard range ceramic wall tiling with chrome trim
- Half-height tiling to sanitary walls only
- Full-height tiling to all standalone showers and shower-over-bath areas
- Chrome towel radiators to bathroom and en suite

## Exterior

- External coach light to front porch
- Outside tap
- Bifold doors to rear of home
- Rear patio spanning full width of bifold doors at 1.8m depth
- Rear garden levelled, graded and turfed
- Block paved private drive and tarmac shared drives
- Close-boarded and capped fencing to rear gardens
- 1.8-metre fencing to rear boundary
- EV charging point 7kWh Mode 3
- Power and light to detached garages\*\*
- Personnel door to all internal and external garages\*\*
- Traditionally tiled GRP porch or black porch\*
- Hormann Ilkley-style manually operated garage door\*

\*House type dependant.

\*\*Applies to 4 bed houses only

## Warranty

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





This is your  
world, we  
just built it.





# 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.



## Deposit Boost.

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



## 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.



## Part Exchange.

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



## 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.

\*The boost is an equity loan and you may pay back more than you borrowed. Specific mortgage rates apply. If you stop paying your mortgage, you could lose your home. This promotion is approved by Imagine Mortgages Limited, t/a Gen H.

# Eco Range Homes

New build homes are changing, and together, we're embracing the future.

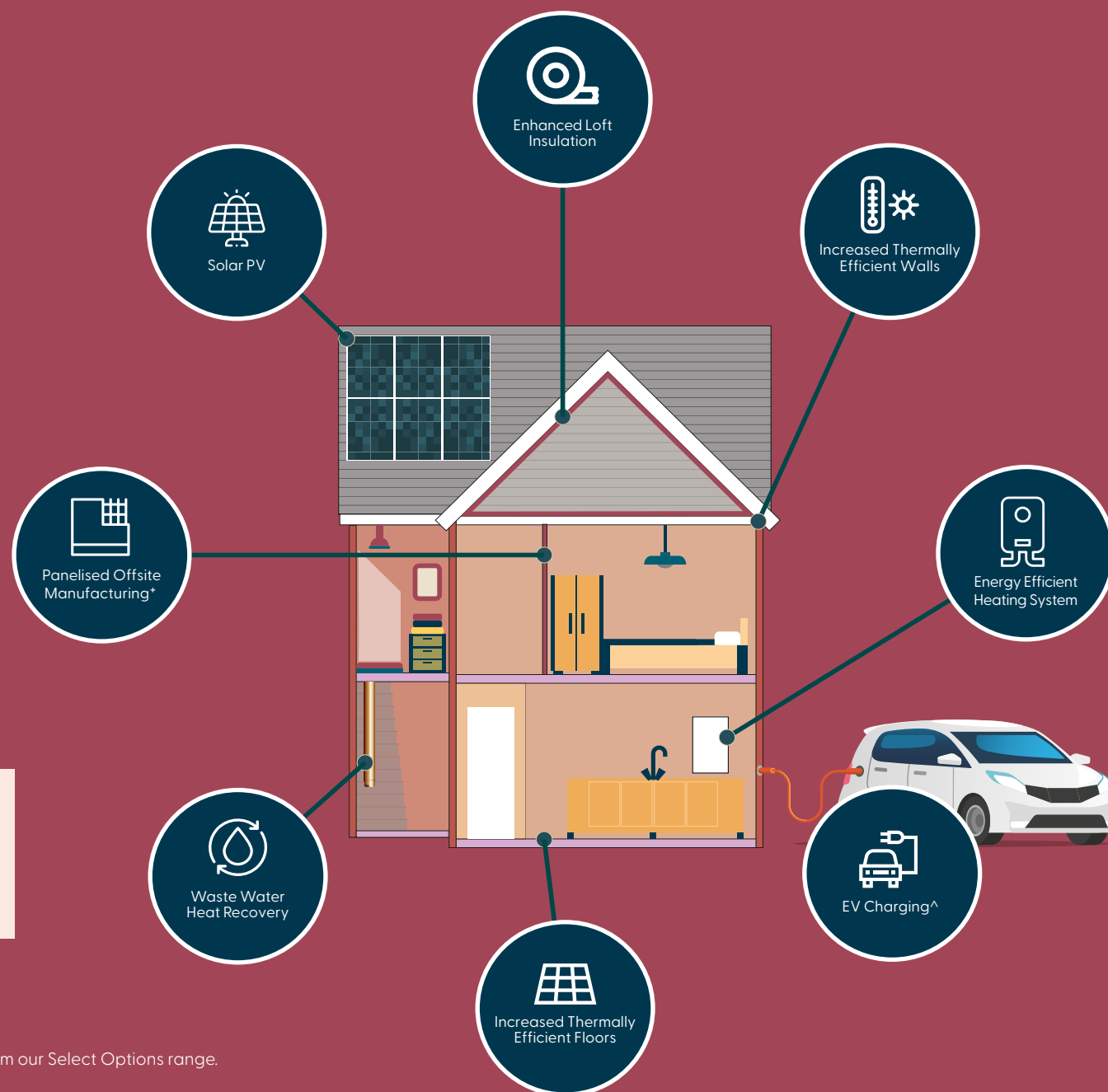
Recent updates to the Government's Part L building regulations mean from June 2023 our new Charles Church Eco Range homes will have a reduction of 31% in carbon emissions. This means a warmer, more energy-efficient home for you and the really cosy feeling of knowing it's better for the environment.

When compared to a Victorian-built equivalent, savings could be up to £31,640.

The £6,730 saving is in comparison to a Charles Church home built to current building regulations (2013).

NB: not all homes will be built using timber frame technology.

^NB: Not all homes will have EV Chargers, but they can be added from our Select Options range.







# 31% reduction in carbon emissions

**Solar panels** help boost your existing energy-efficient boiler using sustainable green energy. For full details of the number of solar panels (where applicable) and the location; please refer your sales advisor for details.

**EV charging** is a handy addition if you have an electric car, as you can charge it from the comfort of your own home. NB: Not all homes will have EV chargers as they're site and plot dependent. They can be added from our Finishing Touches range.

**Enhanced loft insulation** is a huge cosy blanket that slows down the transfer of heat between your home and the outside world. It not only warms your home in the winter but keeps it cooler in the summer.

**Waste water heat recovery** ensures the waste water from the shower heats the incoming cold water as it goes up the pipe so that the boiler doesn't have to work as hard to heat it.

**More thermally-efficient walls** mean less heat escaping, so you aren't as dependent on central heating, and whatever heat is generated is kept in your home.

Our **panelised off site-manufactured timber technology** uses a unique, sustainable panel system which adds to the thermal efficiency of your home. \*NB: not all homes will be built using timber frame technology.

**Energy-efficient boilers** use the latest technology to warm your already well-insulated home. The controls allow you to optimise your energy saving whilst keeping you comfortable.

**A more thermally-efficient ground floor** will mean you'll benefit from the additional insulation we're incorporating in the floor construction.

This means... a saving of up to **£6,730\*** over the lifetime of a 25 year mortgage.







Your home, better connected for a brighter future

Hyperfast 900Mb broadband is available  
on this development.

FibreNest provides you with high-speed, totally unlimited  
full-fibre broadband to your home, at great prices.



## 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.



Scan me!  
For packages  
& pricing.



0333 234 2220



support@fibrenew.com

Information correct at June 2025. Please see [www.fibrenew.com](http://www.fibrenew.com) for the latest information and prices.

## Get connected today!

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

C:

D:

P:



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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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