

# Woolsington Grange Phase 2

KENTON BANK FOOT, NEWCASTLE UPON TYNE

An exciting collection of  
two, three and four bedroom homes  
situated in a popular suburb of Newcastle.

**Taylor**  
**Wimpey**

# Contents

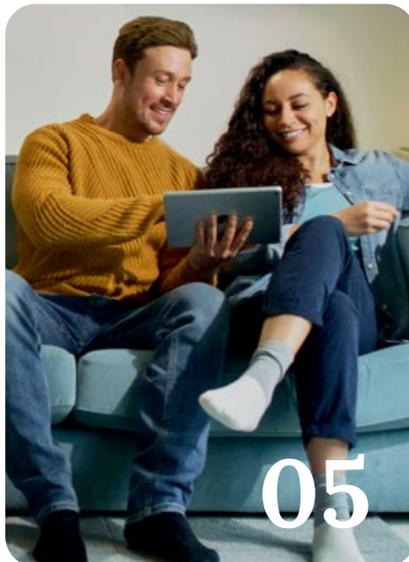
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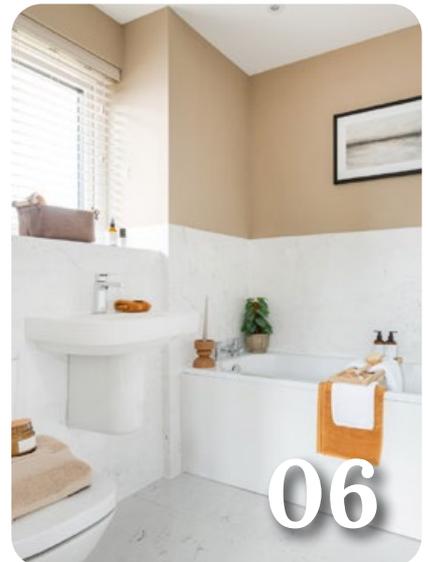
**Welcome to  
Woolsington Grange  
Phase 2**



**Personalise  
your home**



**Included  
as standard**



**Our homes**



**Ways to buy**



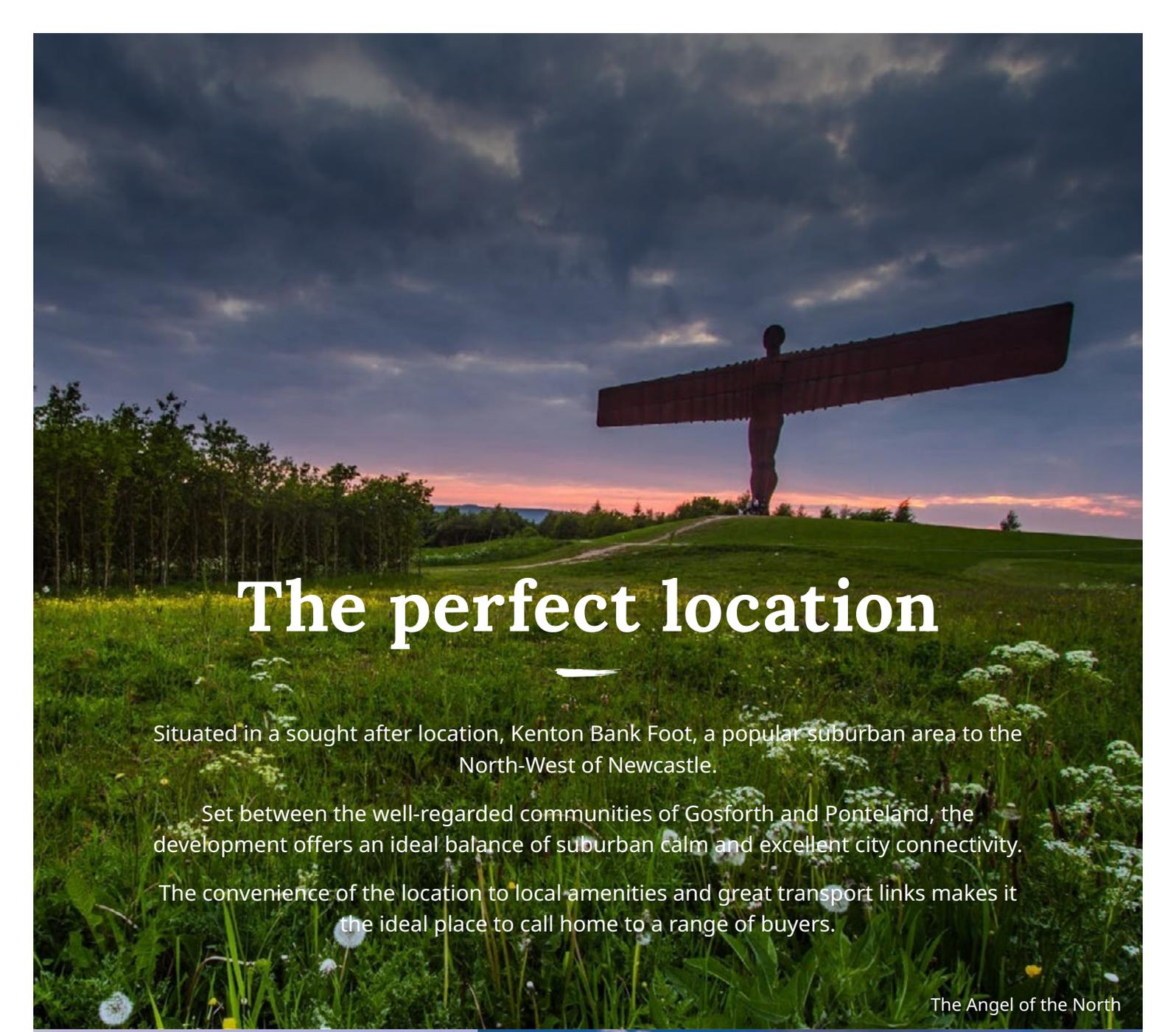
**Take your  
next step**



# Welcome to Woolsington Grange Phase 2

A thoughtfully designed community of modern, high-quality homes. Woolsington Grange Phase 2 brings our final phase of stylish 2, 3 and 4 bedroom homes. Designed with modern living in mind, each home combines contemporary layouts, generous living spaces, and high energy-efficiency standards—creating the perfect place to call home.





# The perfect location

Situated in a sought after location, Kenton Bank Foot, a popular suburban area to the North-West of Newcastle.

Set between the well-regarded communities of Gosforth and Ponteland, the development offers an ideal balance of suburban calm and excellent city connectivity.

The convenience of the location to local amenities and great transport links makes it the ideal place to call home to a range of buyers.

The Angel of the North



Newcastle Airport is a 5 minute drive away



Newcastle City Centre



# 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.



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 Zanussi 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	✓
Choice of worktops with matching upstands	✓
1.5 bowl stainless steel inset sink with tap (house type dependent)	✓
Stainless steel Electrolux integrated 4 burner gas hob	✓
Integrated Electrolux cooker hood	✓
Stainless steel single built in Electric oven by Electrolux (built in/built under - house type dependent)	✓
1 electric double socket to incorporate USB charge point	✓
Utility room designed to mirror kitchen (house type dependent)	✓
Bathrooms, en suites and cloakrooms	
Extractor fan	✓
Splashback tiling to basin in cloakroom (excluding WC/Utility)	✓
Porcelanosa full height tiling within shower enclosure and half height tiling to sanitary ware wall in en suite	✓
Free standing sanitary ware - white	✓
Mixer tap to hand basin and bath in Chrome	✓
White shower tray to en suite	✓
Thermostatic chrome shower with bath screen and tiling above bath (In house types with no en suite)	✓
Half height tiling to sanitary ware wall and splashback tiling above bath in bathroom	✓
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 in drawings)	✓
Batten light point to garage where in plot curtilage (where applicable, as indicated in drawings)	✓

✓ = Standard features. † = 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	✓
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 (as per landscaping drawing)	✓
1.8m closeboard fencing to rear garden (house type dependent, refer to boundary drawings)	✓
Block Paved driveway	✓
Other Features	
NHBC 10 year build mark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓

Flooring and turf do not form part of our standard specification, but may be available as part of our optional extras to personalise your home. Please speak with a Sales Executive for details.

✓ = Standard features. † = Electric Car Charging point will be wall or post mounted depending on plot.

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# Our homes

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# The Satterstead

3 BEDROOM HOME, TOTAL INTERNAL AREA 1,015 sq. ft. / 94.2 sq. m.



## GROUND FLOOR

### Lounge

3.18m x 3.86m      10'6" x 12'8"

### Kitchen/Dining area

5.29m x 2.74m      17'7" x 9'0"



## FIRST FLOOR

### Bedroom 1

2.67m x 4.79m      8'9" x 15'9"

### Bedroom 2

3.00m x 4.00m      9'10" x 13'2"

### Bedroom 3

2.53m x 2.96m      8'4" x 9'9"

\*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 sq ft 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. 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. 83651 TWSM / FEBRUARY 2027.



# The Eynsford

3 BEDROOM HOME, TOTAL INTERNAL AREA 972 sq. ft. / 90.3 sq. m.



## GROUND FLOOR

### Lounge

4.17m x 3.43m      13'8" x 11'3"

### Kitchen/Dining area

5.07m x 3.80m      16'8" x 12'6"



## FIRST FLOOR

### Bedroom 1

4.03m x 3.01m      13'3" x 9'11"

### Bedroom 2

2.15m x 4.37m      7'1" x 11'5"

### Bedroom 3

2.84m x 2.93m      9'4" x 9'7"

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# The Tetford

3 BEDROOM HOME, TOTAL INTERNAL AREA 1,021 sq. ft. / 95 sq. m.



## GROUND FLOOR

### Lounge

3.30m x 3.85m      10'10" x 12'8"

### Kitchen/Dining

3.30m x 4.93m      10'10" x 16'2"



## FIRST FLOOR

### Bedroom 1

2.80m x 3.18m      9'2" x 10'5"

### Bedroom 2

3.12m x 3.30m      10'3" x 10'10"

### Bedroom 3

2.52m x 2.96m      8'3" x 9'9"

\*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 sq ft 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. 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. 83651 TWSM / FEBRUARY 2027.



# The Aynesdale

3 BEDROOM HOME, TOTAL INTERNAL AREA 1,058 sq. ft. / 98.3 sq. m.



## GROUND FLOOR

### Lounge

5.52m × 3.20m      18'1" × 10'6"

### Kitchen/Dining area

5.52m × 3.21m      18'1" × 10'6"



## FIRST FLOOR

### Bedroom 1

2.77m × 3.66m      9'1" × 11'0"

### Bedroom 2

3.23m × 3.27m      10'7" × 10'9"

### Bedroom 3

2.67m × 2.80m      8'9" × 9'2"

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# The Owlton

3 BEDROOM HOME, TOTAL INTERNAL AREA 1,220 sq. ft. / 113 sq. m.



## GROUND FLOOR

### Lounge

4.03m x 4.72m      13'2" x 15'6"

### Kitchen/Dining area

4.80m x 2.51m      15'9" x 8'3"

## FIRST FLOOR

### Bedroom 1

4.75m x 3.14m      15'7" x 10'4"

### Bedroom 3

3.33m x 2.55m      10'11" x 8'4"

## SECOND FLOOR

### Bedroom 2

3.43m x 3.71m      11'3" x 12'2"

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# The Densdale

3 BEDROOM HOME, TOTAL INTERNAL AREA 1,391 sq. ft. / 129.2 sq. m.



## GROUND FLOOR

### Kitchen/Dining area

5.00m x 3.32m      16'6" x 10'11"

### Study

2.83m x 3.00m      9'4" x 10'1"



## FIRST FLOOR

### Lounge

5.00m x 3.32m      16'6" x 10'11"

### Bedroom 1

5.00m x 3.07m      16'6" x 10'1"



## SECOND FLOOR

### Bedroom 2

4.44m x 3.35m      14'5" x 11'0"

### Bedroom 3

4.40m x 3.11m      14'5" x 10'3"

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# The Plumdale

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,252 sq. ft. / 116.3 sq. m.



## GROUND FLOOR

### Lounge

6.53m × 3.25m      21'5" × 10'10"

### Kitchen/Dining area

6.53m × 3.29m      21'5" × 10'10"



## FIRST FLOOR

### Bedroom 1

3.40m × 3.47m      11'2" × 11'5"

### Bedroom 2

2.95m × 4.32m      9'8" × 14'2"

### Bedroom 3

3.49m × 2.15m      11'6" × 7'1"

### Bedroom 4

3.04m × 2.15m      10'0" × 7'1"

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# The Hubham

4 BEDROOM HOME, TOTAL INTERNAL AREA 1,370 sq. ft. / 127.3 sq. m.



## GROUND FLOOR

### Lounge

3.61m x 4.13m      11'10" x 13'7"

### Kitchen/Dining area

3.89m x 5.81m      12'9" x 19'1"



## FIRST FLOOR

### Bedroom 1

3.61m x 5.27m      11'10" x 17'3"

### Bedroom 2

3.29m x 3.75m      10'10" x 12'4"

### Bedroom 3

3.08m x 3.72m      10'1" x 12'2"

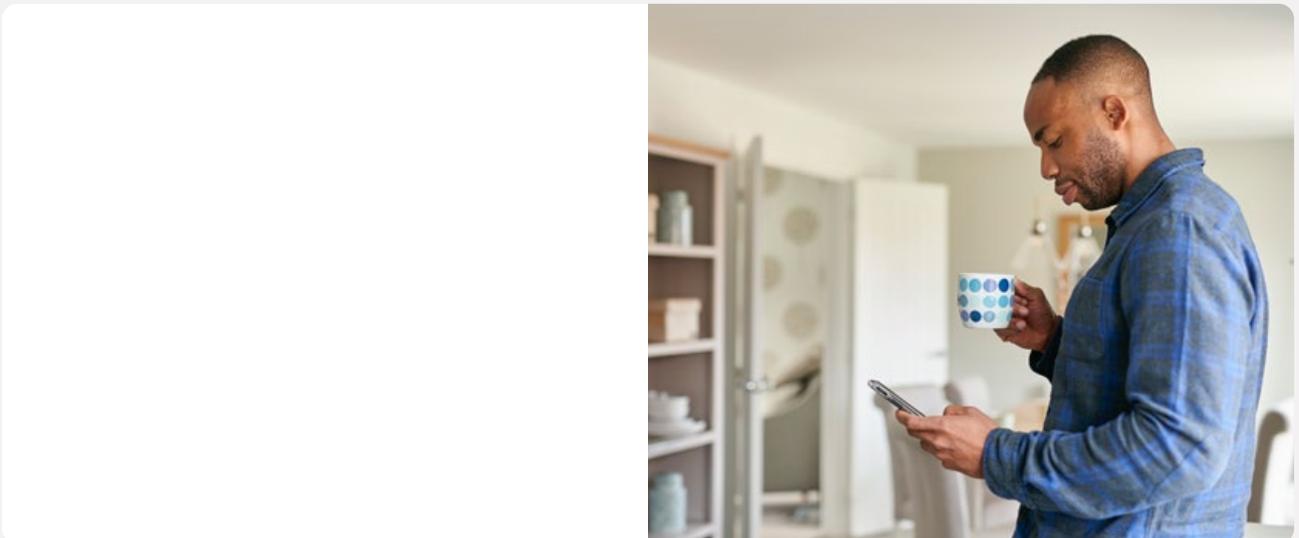
### Bedroom 4

2.83m x 3.51m      9'3" x 11'6"

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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.



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 **0191 814 2333**.



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



**WOOLSINGTON GRANGE PHASE 2** Land adjacent north east of Ponteland Road, Kenton Bank Foot, Newcastle Upon Tyne, Tyne and Wear, NE13 8AX

**CONTACT US ON 0191 814 2333**

**Taylor  
Wimpey**