



FOXTON GLADE
LESBURY, NORTHUMBERLAND





LOCATION

LOCATED IN THE VILLAGE OF LESBURY, JUST INLAND FROM THE MAGNIFICENT NORTHUMBERLAND COASTLINE, CLOSE TO ALNMOUTH WITH ITS BEAUTIFUL BEACHES, ALNWICK WITH ITS STUNNING CASTLE, AND THE MAIN LINE STATION FOR DIRECT RAIL LINKS TO NEWCASTLE, LONDON, EDINBURGH.



“

A WEALTH OF HISTORY AND NATURAL BEAUTY SURROUNDS FOXTON GLADE - MILES OF SANDY BEACHES, ICONIC CASTLES AND PRIORIES, ISLANDS AND CAUSEWAYS, SEASIDE PUBS/ RESTAURANTS, AND EXCELLENT LINKS GOLF COURSES.



A SUPERB VILLAGE SETTING WITH GOOD ROAD LINKS TO ALNWICK (4 MILES), MORPETH (22 MILES), AND NEWCASTLE (37 MILES), WITH LOCAL INDEPENDENT SHOPS, CAFES AND PUBS/RESTAURANTS IN THE SURROUNDING VILLAGES OF ALNMOUTH AND WARKWORTH.

Located towards the Eastern edge of the picturesque and historic village of Lesbury, Foxton Glade enjoys easy access to local amenities which include 'The Coach Inn' public house, village shop/store, St Mary's Church and Grade II Listed village hall and bowling club, the local First school and the cricket and football club. Links golf courses are available at both Foxton and Alnmouth and the Main East Coast line railway station is located close by in the village of Hipsburn.

Lesbury is ideally positioned for Northumberland's heritage coastline with the village of Alnmouth approximately 1.5 miles away giving access to its miles of beautiful unspoilt beaches, dunes and historic Castles. The Market Town of Alnwick lies approximately 4 miles to the West with a wider range of amenities including numerous shops, hotels, theatre/cinema and leisure centre with swimming pool as well as schooling for all ages.





DEVELOPMENT

FOXTON GLADE IS A STYLISH DEVELOPMENT OF FOUR AND FIVE BEDROOM FAMILY HOMES OFFERING VERSATILE ACCOMMODATION FINISHED TO A HIGH SPECIFICATION, ALL SYMPATHETICALLY DESIGNED IN KEEPING WITH THE EXISTING PROPERTIES IN THE VILLAGE.



“

READY FOR OCCUPATION IN 2018/2019
THIS EXCLUSIVE DEVELOPMENT OF
TEN DETACHED HOUSES IS LOCATED
IN A QUIET CUL DE SAC TOWARDS THE
EDGE OF LESBURY VILLAGE.



EACH CONTEMPORARY PROPERTY HAS BEEN DESIGNED TO OFFER EXCELLENT SPACE AND LIGHT ENJOYING STYLISH GARDEN ROOMS, GENEROUS GARDEN PLOTS, DOUBLE WIDTH DRIVEWAY AND DOUBLE GARAGE WITH SOME PLOTS ENJOYING OPEN ASPECT RURAL VIEWS.

Foxton Glade is an exclusive development by Lindisfarne Homes of ten detached houses, located in a quiet cul de sac towards the eastern edge of Lesbury village with specific plots enjoying open aspect rural views.

These stylish and contemporary four and five bedroom family homes will be ready for occupation in 2018/2019, having been sympathetically designed to be in keeping with the traditional nature, both old and new, of the existing homes in the village.

Constructed in stone, with a slate roof, each house design offers versatile accommodation which has excellent space and light together with stylish garden rooms and set on a generous garden plot with double width driveway and double garage, all finished to a high standard of specification throughout.



THE FOXTON



THE BOULMER



THE ALN - PLOTS 1, 2, 3 & 4

4 BEDROOM DETACHED WITH DETACHED DOUBLE GARAGE | SQUARE FOOTAGE: 2007 SQ FT - EXCLUDING GARAGE

FLOOR PLANS



ROOM MEASUREMENTS

LOUNGE	5.5M X 3.7M	18'0" X 12'1"
STUDY	3.9M X 2.9M	12'9" X 9'6"
DINING/KITCHEN	9.8M X 3.4M	32'1" X 11'2"
GARDEN ROOM	4.0M X 3.4M	13'1" X 11'2"
UTILITY ROOM	2.3M X 2.4M	7'5" X 7'10"
DETACHED DOUBLE GARAGE	6.0M X 5.7M	19'7" X 18'8"

BEDROOM 1	5.9M X 3.4M	19'4" X 11'2"
BEDROOM 2	3.8M X 3.7M	12'5" X 12'1"
BEDROOM 3	3.8M X 3.2M	12'5" X 10'6"
BEDROOM 4	3.5M X 3.5M	11'6" X 11'6"
BATHROOM	2.4M X 2.1M	7'10" X 6'10"
2 EN SUITES		

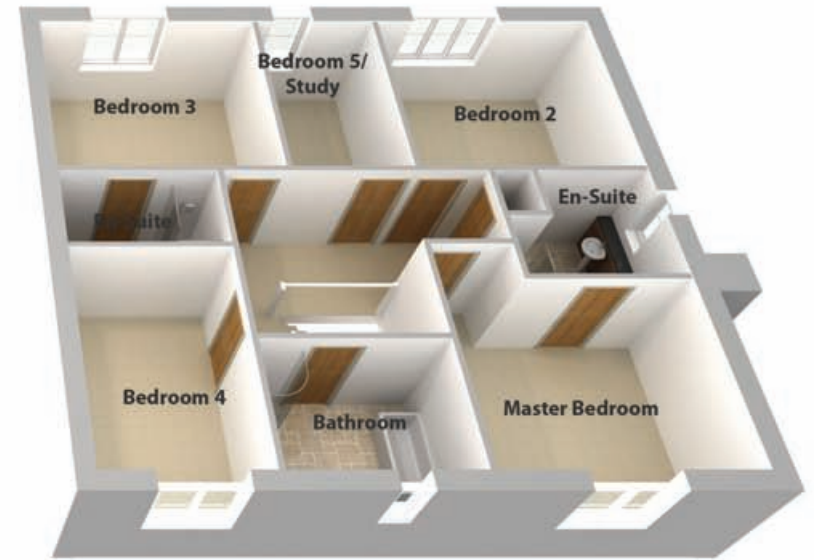




THE BOULMER - PLOTS 5, 9 & 10

5 BEDROOM DETACHED WITH INTEGRAL DOUBLE GARAGE | SQUARE FOOTAGE: 2174 SQ FT - EXCLUDING GARAGE

FLOOR PLANS



ROOM MEASUREMENTS

LOUNGE	5.8M X 4.2M	19'0" X 13'9"
KITCHEN	7.2M X 3.8M	23'7" X 12'5"
DINING	3.8M X 4.9M	12'5" X 16'1"
GARDEN ROOM	4.4M X 2.7M	14'5" X 8'10"
UTILITY	3.8M X 2.2M	12'5" X 7'2"
DOUBLE GARAGE (INTEGRAL)	6.0M X 5.7M	19'7" X 18'8"

BEDROOM 1	4.2M X 3.4M	13'9" X 11'2"
BEDROOM 2	4.0M X 3.4M	13'1" X 11'2"
BEDROOM 3	3.9M X 3.4M	12'9" X 11'2"
BEDROOM 4	4.2M X 2.8M	13'9" X 9'2"
BEDROOM 5/STUDY	3.4M X 2.15M	11'2" X 7'1"
BATHROOM	3.1M X 2.1M	10'2" X 6'10"
2 EN SUITES		





THE FOXTON - PLOTS 6, 7 & 8

4 BEDROOM DETACHED WITH INTEGRAL DOUBLE GARAGE | SQUARE FOOTAGE: 2153 SQ FT - EXCLUDING GARAGE

FLOOR PLANS



ROOM MEASUREMENTS

LOUNGE	6.5M X 4.2M	21'4" X 13'9"
STUDY/SNUG	3.6M X 3.2M	11'10" X 10'6"
KITCHEN/DINING	7.7M X 5.5M	25'3" X 18'0"
UTILITY/BOOT ROOM	2.7M X 2.5M	8'10" X 8'2"
DOUBLE GARAGE	6.0M X 5.7M	19'7" X 18'8"

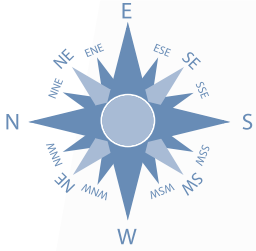
BEDROOM 1	6.5M X 4.7M	21'4" X 15'0"
BEDROOM 2	4.1M X 3.2M	15'5" X 10'6"
BEDROOM 3	4.5M X 3.2M	14'9" X 10'6"
BEDROOM 4	1.4M X 3.2M	11'2" X 10'6"
BATHROOM	2.9M X 2.0M	9'6" X 6'6"
2 EN SUITES		







LOCATION VIEW

THIS EXCLUSIVE DEVELOPMENT OF TEN STONE BUILT COUNTRY HOMES IS LOCATED IN A QUIET CUL DE SAC TOWARDS THE EDGE OF THE PICTURESQUE VILLAGE OF LESBURY. THESE CONTEMPORARY FOUR AND FIVE BEDROOM PROPERTIES HAVE BEEN FINISHED TO A HIGH SPECIFICATION AND OFFER EXCELLENT SPACE AND LIGHT WITH STYLISH OPEN PLAN KITCHEN/DINING/GARDEN ROOM, SEPARATE LOUNGE, GENEROUS GARDEN PLOT AND DOUBLE GARAGE.



SITE PLAN

-  THE FOXTON
-  THE BOULMER
-  THE ALN



SPECIFICATION

PREMIUM QUALITY KITCHENS

Designed, supplied and manufactured by Nixons Kitchens of Newcastle
Upon reservation you will be invited to a consultation with Nixons to personalise your kitchen choices
A choice of a 'Contemporary Concetto' kitchen with NEFF induction hob and oven, or a 'Heritage Country' kitchen with Rangemaster Dual fuel range cooker with the exception of the Foxton style, where the cooker will be the NEFF Induction hob and oven
Silestone Quartz work surfaces and upstand
Laminate work surface to utility
Breakfast Bar with pendant lighting

INTEGRATED APPLIANCES TO INCLUDE:

A choice of a 'Contemporary Concetto' kitchen with NEFF induction hob and oven, or a 'Heritage Country' kitchen with Rangemaster Dual fuel range cooker with the exception of the Foxton style, where the cooker will be the NEFF Induction hob and oven
NEFF Extractor
NEFF Built in oven with integral microwave
NEFF Fridge Freezer
NEFF Dishwasher
Caple Wine Cooler
Stylish ceiling spot lights

UTILITY

Space for washing machine and tumble dryer
Single bowl sink

BATHROOMS AND EN-SUITES

Contemporary white sanitary ware supplied by Vitra
Contemporary chrome taps and waterfall shower
Vanity unit style washbasin
Full height tiling to walls
Co-ordinating floor tiles
Stylish ceiling spot lights

INTERIOR FINISHES AND HEATING

Ceilings and walls in matt emulsion
Stylish fitted wardrobes to the master bedroom
Contemporary wood internal doors with chrome lever door furniture

Chimney with hearth and mantle and selected choice of multi-fuel stove
Timber handrail and spindles to the stairs
High efficiency gas boiler central heating system
Access to loft with loft ladder and electric light (not boarded out)

LIGHTING AND ELECTRICAL

Chrome sockets and switches throughout your home
TV points to all rooms apart from bathroom, en-suite and w/c
BT points to living room and master bedroom
USB sockets
Cat 5 wiring and HIVE smart thermostat
Chrome towel warmers in all bathrooms and en-suites
Stylish chrome ceiling spotlights included in kitchens, bathrooms and en-suites

SECURITY, SAFETY AND EXTERNAL

Carbon monoxide, heat and smoke detectors
External electric socket
External water tap
Double glazed high performance UPVC windows
Patio doors to the garden area for alfresco dining
Paved patio dining area to rear garden
Alarm system
External lighting to front door
Power and lights to garage
Electric car charger point in garage

GARDEN DESIGN

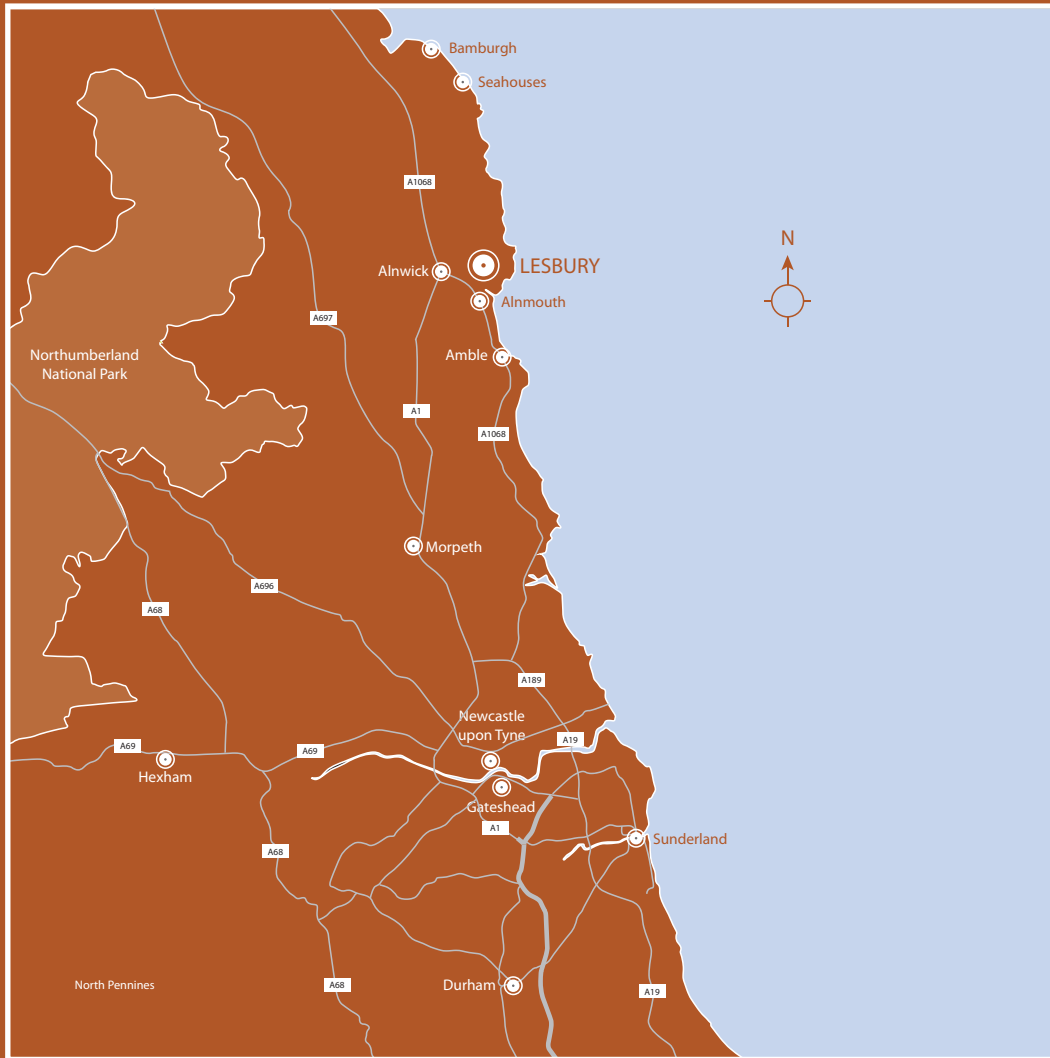
Front garden turfed
Rear garden seeded
Paved patio to rear
Fencing as landscaping plan

PREMIER GUARANTEE WARRANTY

Every home in Foxton Glade will be checked throughout construction and upon completion will be served with a 10 year warranty and guarantee.

DISCLAIMER: Choices dependent upon build programme schedule





FOXTON GLADE
 LESBURY
 NORTHUMBERLAND
 NE66 3AX



All enquiries: Sanderson Young's Alnwick Office
 31-33 Bondgate Within, Alnwick, NE66 1SX
 t 01665 600 170 | gillian.greaves@sandersonyoung.co.uk

www.sandersonyoung.co.uk



**LINDISFARNE
 HOMES**

A LINDISFARNE HOMES DEVELOPMENT