



ASHFORD  
GROVE

*A unique opportunity to acquire your perfect home near the  
beautiful village of Mitford*

A very  special location

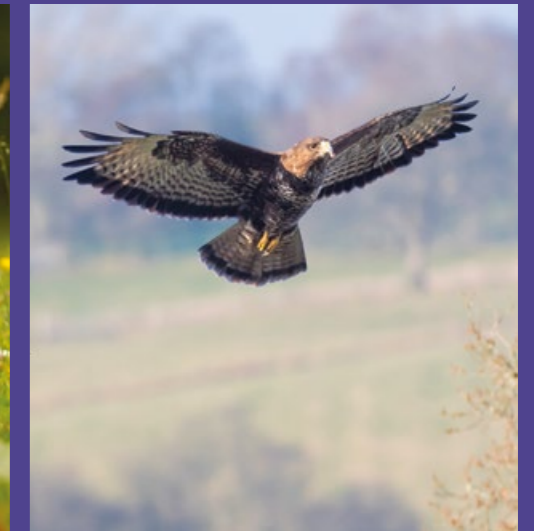
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*If you have been looking for the ideal spot to purchase your dream home look no further than Ashford Grove, because this extraordinary site, situated between the historic village of Mitford and the bustling market town of Morpeth, offers you the rare chance to acquire a bespoke new home that enjoys the best of both town and country living.*

The site is located in the tranquil Upper Wansbeck Valley and boasts wonderful views over both open fields to the north and ancient woodland to the south, yet Morpeth, with its excellent shops, schools and leisure facilities, is a little over a mile away. Furthermore, easy access to the A1 dual carriageway and East Coast Mainline means that central Newcastle can usually be reached in less than 30 minutes.

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*The mature woodland that borders the site contains a wide variety of tree species including ash, alder, beech and sycamore which provide shelter for an astonishing array of wildlife.*

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It is extremely rare these days for a rural site such as this to become available for residential housing so, in preparing the land for sale, the greatest care has been taken to preserve the homes of the original inhabitants.

The mature woodland that borders the site contains a wide variety of tree species including ash, alder, beech and sycamore which provide shelter for an astonishing array of wildlife. Expect to see roe deer grazing at the edge of the woods, buzzards soaring majestically over the treetops and kingfishers flashing electric-blue as they dart along the riverbank.

Ashford Grove is also home to a thriving population of otters and to ensure these magnificent animals remain undisturbed, two purpose built 'holts' (dens) have been constructed on the riverbank that forms the site's southern boundary. It is hard to imagine any other location that can offer residents their very own nature reserve at the bottom of their gardens!

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In addition to the above, the surrounding area boasts several lovely nature reserves including Borough Woods, directly across the river from the site, Scotch Gill and Mitford Park.

Further afield, Northumberland is home to huge areas of wild, unspoiled scenery that are of international environmental importance. These include the Northumberland National Park which encompasses such breathtaking landscapes as the Cheviot Hills, the Upper Coquet Valley and Kielder Water which has numerous facilities for cycling, hiking, sailing, water-skiing and other outdoor activities. Similarly, the Northumberland Heritage Coast Area of Outstanding Natural Beauty, with its miles of empty, sandy beaches, is the perfect place to enjoy lazy summer days by the sea or brisk winter walks to cosy country pubs.

It is hard to understate the unique qualities of Northumberland and, with its location at the very heart of the county, Ashford Grove is perfectly positioned to enjoy all that England's beautiful Border Country has to offer. The great fortresses of Alwick, Dunstanburgh and Bamburgh, are all just a short drive away and other notable attractions range from the Hadrian's Wall World Heritage Site to the modern marvels of Cragside House and The Alwick Garden.

## An enviable country lifestyle



*For those who have a deep love of the countryside, Ashford Grove offers a wealth of natural riches to enjoy. All the properties feature views over a landscape that has remained unchanged for centuries and the two largest plots have private sections of riverbank, complete with fishing rights for the increasing numbers of brown trout and sea trout being found in the River Wansbeck, as well as their own 'woodland walk'.*



*If your heart's in the country,  
but you can't live too far from the town,  
you'll find the lifestyle you  
always wanted at Ashford Grove.*







## Morpeth

Morpeth, lies approximately 1.5 miles to the east of the site, has a history dating back to the Norman Conquest when the lands surrounding the River Wansbeck were granted to the de Merlay family. Though the castle they built no longer exists, those with a passion for history will still find plenty to enjoy. On a more practical note, the area's schools are regularly classed as 'outstanding' by OFSTED and Morpeth's bustling town centre still has a butcher, baker and even a bookshop as well as a host of familiar high street names. There's also a weekly general market, a monthly farmers' market and a treasure trove of specialist retail outlets including a shop dedicated solely to artisan cheese!

For the energetic, Morpeth has a modern leisure centre, complete with a 25m swimming pool, as well as flourishing golf, cricket, football, tennis and rugby clubs. The town is also home to a growing number of stylish pubs and restaurants, offering everything from classic English dishes to the latest contemporary cuisine.

# Morpeth & Mitford *on your doorstep*

*With the opportunity to build a bespoke home in an idyllic rural setting, Ashford Grove could hardly be better suited to growing families.*

*The large plots allow plenty of room to create both a spacious family home and a large garden where children can run off their boundless energy. Yet all this lies within walking distance of the superb shops, schools, pubs, restaurants, sports facilities and other amenities offered by Morpeth and Mitford.*

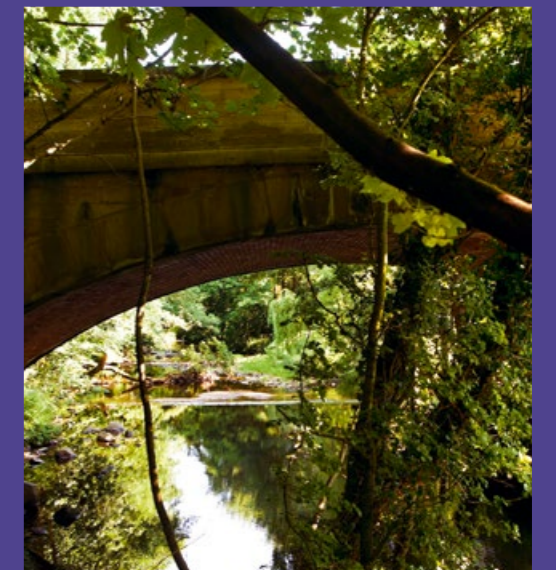


## Mitford

Less than a mile to the west of Ashford Grove is the utterly charming village of Mitford, famous for its medieval 'motte and bailey' fortress, Norman church and connections to the illustrious Mitford family.

Though the elegant, neoclassical Mitford Hall, designed by noted Newcastle architect John Dobson,

is not open to the public, the picturesque ruins of Mitford Castle (the family's original ancestral seat) can be visited. Besides its fascinating history, Mitford still has its splendid village pub, The Plough Inn, which is everything a friendly local should be and, conveniently, just a short walk from the development!







## A unique development

*ASHFORD Grove, a secluded retreat of just in excess of 5.5 acres will be home to just eight outstanding stone built detached country homes. In an innovative approach to residential development, the designs of these truly special homes have resulted from a close collaboration between the award-winning developers, Country Homes and Estates and the projects architectural consultants JDDK. Subject to availability each client will be able to choose from varying house types and also their favoured plot location within the site. The aspect and the individual plot sizes vary from 0.25 acre to the largest plot of 1.4 acres, which also offers a wildlife pond, ancient woodland and some 95m of idyllic river frontage including fishing rights.*

Each of the individual purchasers, are invited, subject to the stage of construction, to work alongside the architectural consultants so that they

can personalise their internal room layouts and personally select the all important internal finishes including kitchen and bathroom fittings from

selected ranges, tiling finishes and finally the actual decorative colour scheme of the house... creating a truly bespoke new home.

Externally of course each of these bespoke homes must respect and abide by the designs as set out in the approved planning permission thereby preserving the architectural integrity of the site and complimenting the neighbouring properties in terms of external appearance. To achieve the desired harmony of design, certain aesthetic parameters have been set. For example the external walls will be built of the same quarried stone and the roofs will be covered with reclaimed slate in order to reflect the vernacular architecture of the wider local area.

This collaborative approach creates an experienced and professional design and development team which not only provides high quality and spectacular homes but also has the advantage of preserving the future values of all of the new homes within Ashford Grove.

*The internal layout and the finish of each home can be individually tailored, subject to stage of construction.*





# A word from the *architect*

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*JDDK Architects have been at the forefront of quality design in the north east for 30 years. We have been the recipients of over 100 awards for our work. Our approach to residential design is threefold: firstly, to create modern homes that meet the needs of contemporary family living, for example by creating opportunities for connections between inside and outside and by creating light and airy open-plan living spaces; secondly, to create developments that are characterful and have a strong identity of their own, informed by the characteristics of their locality and immediate setting; and finally, to protect and enhance a site's natural qualities and maximise opportunities for residents to benefit from these.*



“From the first time I visited the site of Ashford Grove, I immediately knew that it was somewhere really very special. Set within a bend of the river, sheltered by mature ancient woodlands on three sides and enjoying views over open countryside on the other, it is a place with a unique sense of place and tranquillity.

Our proposals for this distinctive development ensures that these extraordinary characteristics are retained and can be enjoyed by every resident of every property every day. Whether that be by orientating houses to make the most of views from living spaces and bedrooms to the river and mature woodlands, or by the creation of generous and private gardens that gain from the “borrowed landscape” beyond, or by reinforcing the existing landscape with high quality wildlife-friendly native species throughout the development.

Internal spaces are designed to be generous with entrance halls and first floor landings enjoying plenty of natural light and being big enough to incorporate furniture. The spacious lounges can either be separated or opened up to the garden-facing

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*The houses themselves are designed to reflect the high quality Northumberland vernacular architecture of villages such as Whalton and Mitford itself.*

*The use of reclaimed natural stone and natural slate mean the houses sit comfortably in their setting, whilst high quality traditional windows, chimneys and dressed stone detailing bring substance and stature to the properties, unusual in new housing developments.*

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open plan kitchen dining areas that are perfect for family living. Garden rooms connect these spaces to the landscape beyond as well as adding another informal living space to each property.

Upstairs the master bedrooms are designed to benefit from private views to either the river and the woodland beyond, or over the open countryside. All the houses have been designed to have a total of 5 bedrooms, 3 of which enjoy ensuite facilities, the remaining two bedrooms sharing a generous bathroom. However, should a purchaser wish to reconfigure the bedroom accommodation, perhaps to

reduce the number of bedrooms and enhance the master bedroom suite, then there would be opportunities to do this in the next detail design stages, albeit within the constraints of the approved elevations.

JDDK will be pleased to work closely alongside purchasers to realise the detail design for their dream home. ”

Nicky Watson, RIBA Director,  
JDDK Architects  
Tel: 0191 2860811. Email: nickyw@jddk.co.uk



# A word from the *developer*



*Country Homes and Estates' innovative management team led by founder Managing Director Chris Carlisle, have been successfully developing individually designed Country Homes and Estates throughout Northumberland for over 25 years.*

*During this time, the property group has achieved a well-earned reputation for creating exclusive, bespoke homes*

*throughout both the rural heartland of the county and on the beautiful heritage coastline. Indeed, over 21 acquisitions of development sites, farms and important country estates including The Budle Estate near Bamburgh and Acton Hall Estate at Felton, have been sympathetically developed into homes of distinction.*

*Many of these projects have received high profile awards including Best*

*North East Developer and Best Executive Home in the coveted Journal New Homes awards. Most recently Mizen Court, Bamburgh, received a "Building in Excellence" Award from the LABC.*



**PREVIOUS DEVELOPMENTS INCLUDE:** The Old Orchard - **Ponteland**, Carr Grange Farm - **Dinnington**, South Lodge Wood - **Hepscott**, Whorlton Hall Farm - **Westerhope**, Waterside - **Newton on Ouse, Nr York**, Summersby Grange - **Morpeth**, Lynnlaw Farm - **Whalton**, Deepdale House - **Barnard Castle**, Acton Hall Estate - **Felton**, High House Estate - **Morpeth**, The Budle Estate - **Budle**, Throp Hill Estate - **Nr Mitford**, North Charlton Farm - **Northumberland**, Whiteside - **Whalton**, Budle Sands - **Nr Budle Bay**, Adderstone Mains - **Nr Bamburgh**, Easington Farm - **Nr Warren Mill**, The Old Village Farm - **North Sunderland**, The Hindley Estate - **Stocksfield**, Hawkwell - **Stamfordham**, Mizen Court - **Bamburgh**.



“ Firstly, I would like to introduce you to our latest development of exclusive country homes at Mitford. As an established Northumbrian developer, we are offered numerous sites and development opportunities throughout the county. However, there are only a few exceptional opportunities which really catch our eye and stimulate our vision for creating a truly special location. Such a location is here, which we have aptly named **Ashford Grove**. Upon my first visit to the site, I was immediately struck by the locations tranquillity, being sheltered by a most striking ancient nature reserve of Borough Woods and the beautiful riverside of the Wansbeck.

As well as enjoying a secluded rural location, it is within touching distance to both the historic hamlet of Mitford, and the vibrant market town of Morpeth; which provides local shopping facilities, local schools, and leisure activities, all less than 5 minutes away. It also has easy access to Newcastle city centre, which has been made even more convenient by the recently opened “St Leonard’s Junction”, off the A1, just three miles north of Morpeth. The chance of another site offering such a combination of

unique benefits is most unlikely. The groups of mature trees which adorn the site are quite magnificent. Included with the sale was part of the adjoining river and bank-side, fishing rights and some wonderful ancient woodland areas. These have been carefully managed and are now included within the projects two prime plots - Otter Holt and The Pines.

Along with our professional team of consultants, including award-winning architects JDDK, and our planning consultants Lichfields, we have together created what we believe is a truly unique opportunity to acquire a spectacular country home in such a fabulous location.

We are looking to work closely alongside only eight potential residents who share our vision of creating high quality, stone-built country homes, and the individual plots will be offered with the benefit of detailed and approved designs.

To ensure that the asset value of these homes is protected and enhanced for the future, the approved designs of the external facades, external areas and materials will form part of a development “design guide”.

This has been carefully considered and created by our team.

This will be reflected in each one of these special homes ensuring that the design of the street scene/facades, as shown on the images and architects drawings, will be maintained. This positive proposal will provide comfort and security to all purchasers, so that consistency and harmony of design is achieved throughout the Ashford Grove project. Of course, individual purchasers are free to design their own internal layouts, and personally select their fixtures and fittings to create a really bespoke interior. Subject to stage of construction.

I very much look forward to meeting with you and providing a private consultation on site, to answer any queries you may have. Likewise, our consultant architects, JDDK - Nicky Watson, will be pleased to work closely alongside purchasers in creating their perfect home. ”

**Chris J Carlisle, Managing Director**  
Country Homes and Estates  
(Mitford) Limited  
Tel: 0044 7831 134932  
Email: ccarlisle007@me.com





ASHFORD  
GROVE

— *Mitford* —

Illustration  
of completed  
project



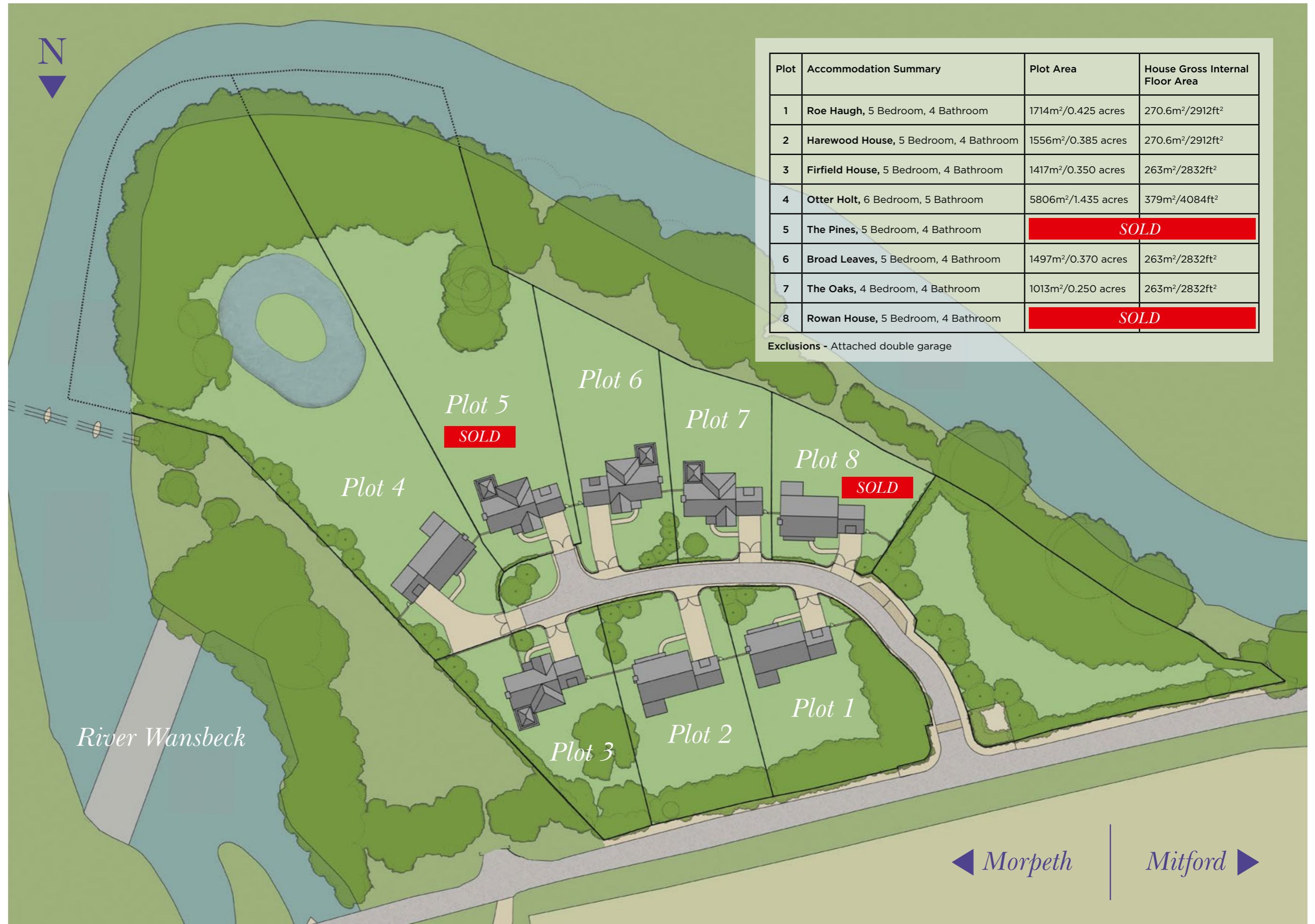




# ASHFORD GROVE

— Mitford —

Master plan





# 1

## Roe Haugh



**Plot 1. ROE HAUGH** will be constructed on one of the largest plots in Ashford Grove extending to 0.425 acres and being the first home on the left as you enter the site. This new home will enjoy both stunning views southwards towards Borough Woods nature reserve and over undulating open countryside to the north. The woodland area directly to the west will be maintained in perpetuity as open woodland by way of a covenant so there are no direct neighbours to the west. In addition there will be substantial new tree planting to both the eastern and northern boundary of this plot providing complete seclusion for the future.

Roe Haugh provides a most imposing and elegant country Georgian facade and provides generous accommodation including an elegant reception hall leading to an extremely spacious open plan family/kitchen area adjoining a spacious garden room with bi-fold doors to the terrace and garden. Complimenting this area, there is a separate elegant lounge with dressed stone fireplace, log burning stove, separate dining room and cloaks/WC. To the first floor there are 3 ensuite bedrooms, two further bedrooms and a family bathroom. As with all the plots and subject to the stage of the construction, clients will be able to personalise the internal room layouts to both floors and select their kitchen/bathroom fittings/tiling from our selected ranges.



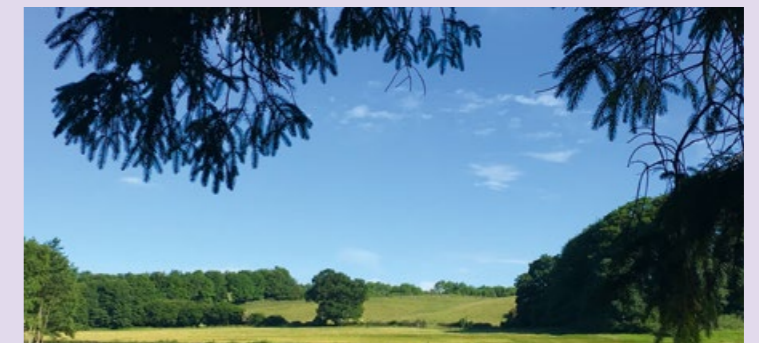
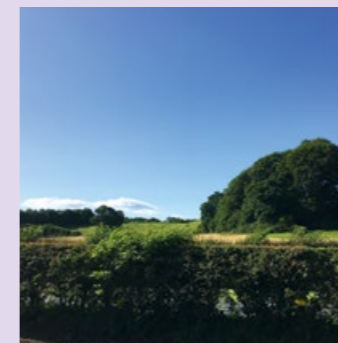
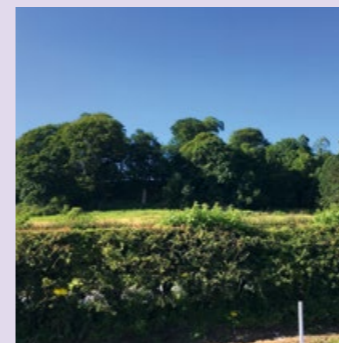
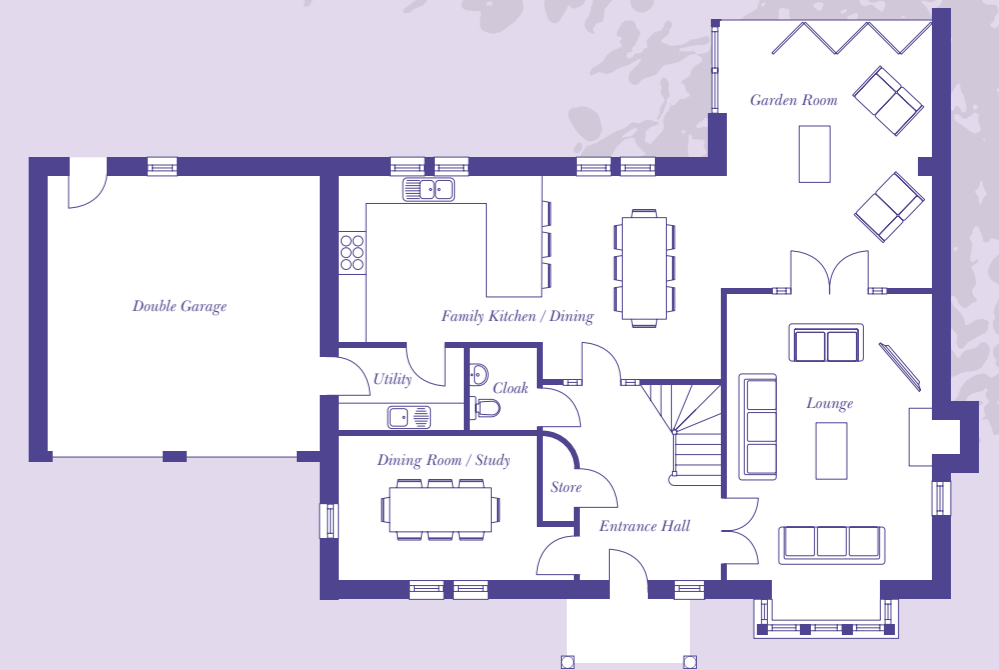
### First floor

Bedroom 1	4.9m x 4.5m	16'1" x 14'9"
Ensuite	2.3m x 2.0m	7'7" x 6'7"
Bedroom 2	4.3m x 5.1m	14'1" x 16'9"
Ensuite	2.5m x 1.5m	8'2" x 4'11"
Bedroom 3	4.3m x 5.9m	14'1" x 19'4"
Ensuite	2.3m x 1.8m	7'7" x 5'11"
Bedroom 4	3.8m x 4.5m	12'6" x 14'9"
Bedroom 5	3.2m x 4.0m	10'6" x 13'1"
Bathroom	3.2m x 2.1m	10'6" x 6'11"



### Ground floor

Entrance Hall	4.2m x 3.9m	13'9" x 12'10"
Lounge	7.1m x 4.5m	23'4" x 14'9"
Dining Room / Study	3.1m x 5.1m	10'2" x 16'9"
Family Kitchen / Dining	4.4m x 8.3m	14'5" x 27'3"
Garden Room	6.3m x 4.5m	20'8" x 14'9"
Cloakroom	1.8m x 1.5m	5'11" x 4'11"
Utility	2.7m x 1.5m	8'10" x 4'11"





# 2

## Harewood House



**Plot 2. HAREWOOD HOUSE** occupies a generous site of some 0.385 acres enjoying a similar aspect to its neighbour Roe Haugh. With delightful views to both the north and south the property is also bounded to the east by a group of magnificent fir trees providing a natural boundary with Plot 3, Fairfield House and privacy for the residents. Substantial new tree planting will also be implemented to the northern boundary. This new home is designed incorporating a similar elegant facade to Roe

Haugh and currently provides a similar floor plan, however clients who reserve at an early stage of construction are able to make amendments and personalise the room layouts to the new home. This delightful home will provide the new owners with state of the art fixtures and fittings including luxuriously appointed kitchens (examples are shown in this brochure) and Villeroy & Boch appointed bathrooms. This really is a true opportunity to personalise your new home in every way!



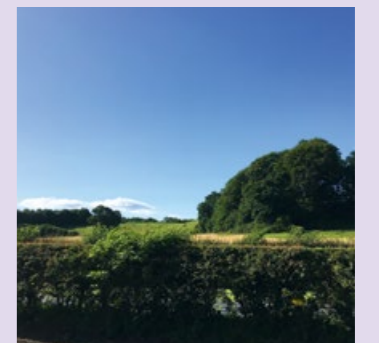
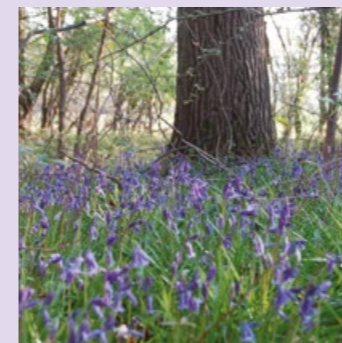
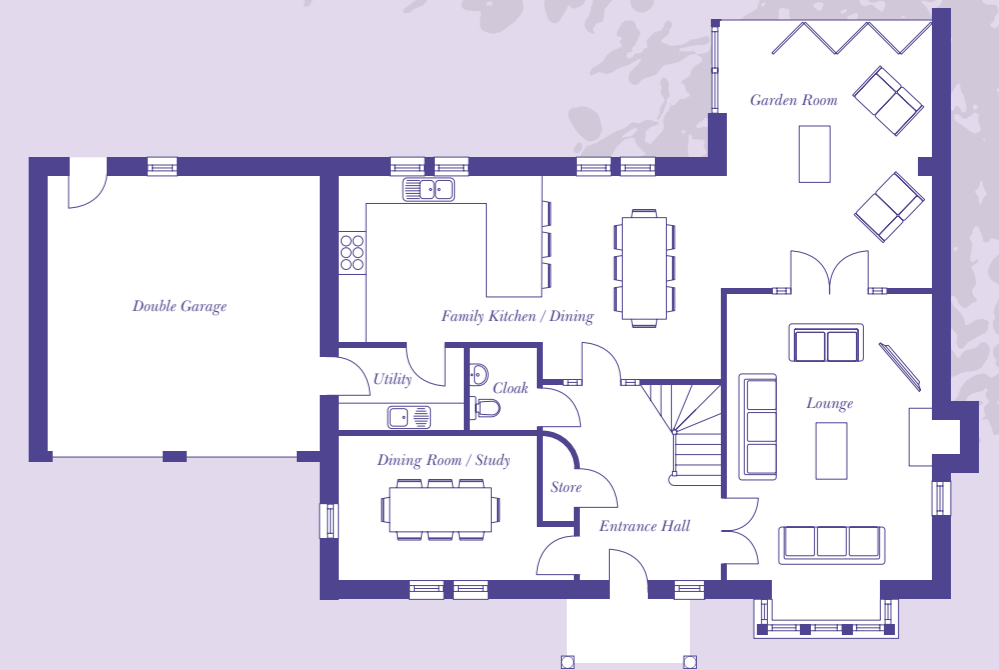
### First floor

Bedroom 1	4.9m x 4.5m	16'1" x 14'9"
Ensuite	2.3m x 2.0m	7'7" x 6'7"
Bedroom 2	4.3m x 5.1m	14'1" x 16'9"
Ensuite	2.5m x 1.5m	8'2" x 4'11"
Bedroom 3	4.3m x 5.9m	14'1" x 19'4"
Ensuite	2.3m x 1.8m	7'7" x 5'11"
Bedroom 4	3.8m x 4.5m	12'6" x 14'9"
Bedroom 5	3.2m x 4.0m	10'6" x 13'1"
Bathroom	3.2m x 2.1m	10'6" x 6'11"



### Ground floor

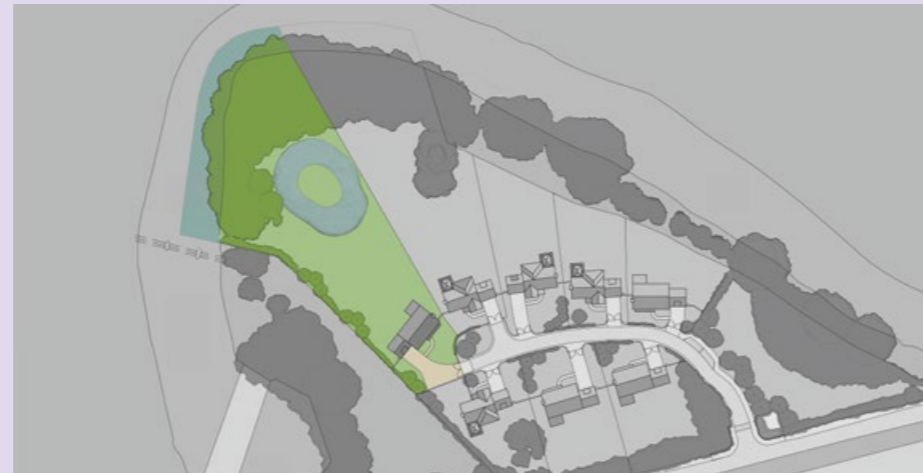
Entrance Hall	4.2m x 3.9m	13'9" x 12'10"
Lounge	7.1m x 4.5m	23'4" x 14'9"
Dining Room / Study	3.1m x 5.1m	10'2" x 16'9"
Family Kitchen / Dining	4.4m x 8.3m	14'5" x 27'3"
Garden Room	6.3m x 4.5m	20'8" x 14'9"
Cloakroom	1.8m x 1.5m	5'11" x 4'11"
Utility	2.7m x 1.5m	8'10" x 4'11"





4

*Otter Holt*



*Plot 4. OTTER HOLT* is for sure the jewel in the crown of Ashford Grove, occupying a beautiful south facing site of 1.435 acres, comprising of spacious gardens, a pond, established ancient woodland, and also includes ownership of 95m of river frontage together with fishing rights. An absolutely idyllic location, offering many recreational opportunities, and an abundance of wildlife, fauna and flora. Otter Holt also benefits from an open aspect to the east with distant views over open countryside, as well as the nature reserves. Your own woodland walks have been carefully created with easy access to the river banks, so an evening fly fishing for trout or exercising your dogs is literally on your doorstep!

In order to maximise the potential of this truly spectacular plot located at the head of the cul-de-sac with no passing residents, the design team have created a substantially larger home on three floors with 6 bedrooms and 5 bathrooms. The total internal floor area proposed for Otter Holt extends to some 4084 sq ft (379 sq m) taking full advantage of the site's magnificent open south facing aspect over the lawned gardens and wild life pond with further ancient woodland to enjoy beyond, together with 95m of river frontage.

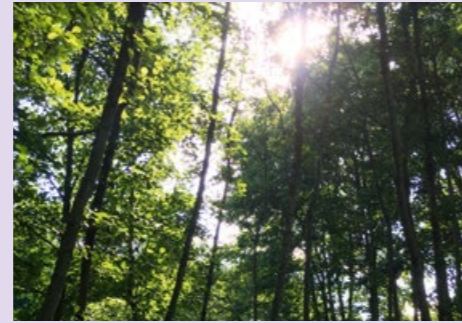
*Front elevation*



*South facing rear elevation with island/pond in foreground*







Beautiful wildlife walks can be created from the formal lawned gardens around the pond and then meandering their way through the woodland to the peaceful sanctuary of the river banks, where you can see kingfishers flashing by, and many other birds including herons, pheasant and wild duck. This truly is absolute tranquillity. All you hear is the sound of the running water and wildlife, yet you are only one mile from the ever popular and bustling market town of Morpeth... where else will you find that?

Internally the ground floor provides a truly spectacular open plan family and entertaining kitchen area extending to some 894sq ft plus a playroom/studio! As you enter the imposing reception hall with a beautiful oak staircase, your eyes will be drawn directly through the amazing family kitchen area to the beautiful south facing terrace accessed by extensive bi-fold doors... what a fabulous entertaining area. From this magnificent south facing terrace steps lead down to the formal gardens, and the wildlife pond.

There is the opportunity here for the purchaser to really create a magnificent family area and a truly bespoke and luxuriously appointed kitchen, with incredible open views to the south. In addition this special home provides a spacious and elegant lounge with stone fireplace, a study with dual aspect and a cloakroom with separate WC.

To the first floor there is a sumptuous master suite overlooking the fabulous gardens, including a magnificent ensuite bathroom and dressing room. There are also two further ensuite bedrooms and fourth bedroom with family bathroom.

The elegant oak staircase leads to two further bedrooms in the second floor which each benefit from large dormer windows enjoying a wonderful south aspect over the gardens, pond and the river beyond.

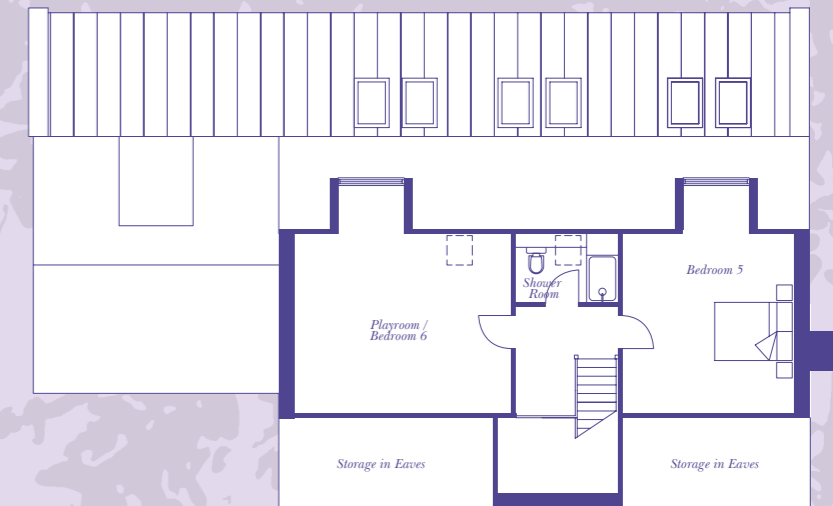
Otter Holt really has it all... and to add to it the possibility of creating your truly bespoke interior... this is really a lifetime opportunity. Where else will you find such a truly unique site location to call 'home'.



Images for reference purposes only.

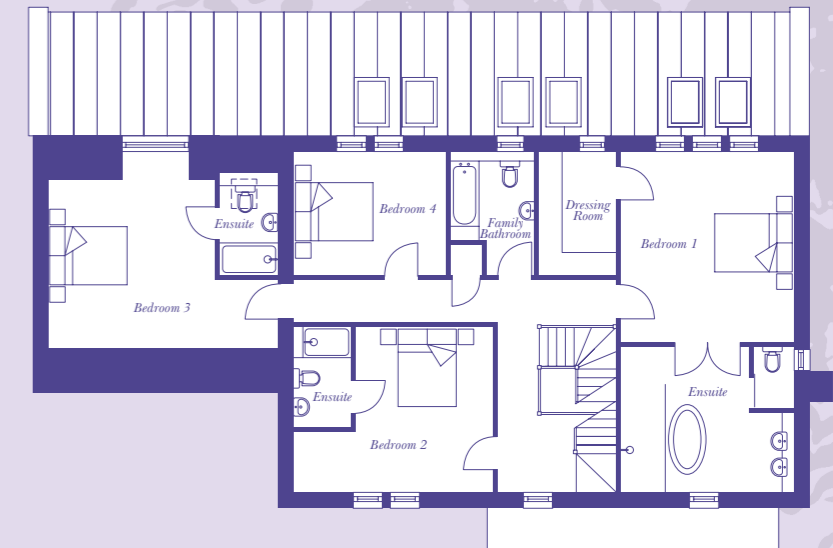
## Second floor

Bedroom 5	5.9m x 4.4m	19'4" x 14'5"
Bedroom 6	5.9m x 5.6m	19'4" x 18'4"
Shower Room	1.8m x 2.6m	5'11" x 8'6"



## First floor

Bedroom 1	4.9m x 4.5m	16'1" x 14'9"
Dressing	3.2m x 2.0m	10'6" x 6'7"
Ensuite	3.8m x 4.4m	12'6" x 14'5"
Bedroom 2	4.3m x 5.1m	14'1" x 16'9"
Ensuite	2.5m x 1.5m	8'2" x 4'11"
Bedroom 3	4.3m x 5.9m	14'1" x 19'4"
Ensuite	2.6m x 1.5m	8'6" x 4'11"
Bedroom 4	3.9m x 3.2m	12'10" x 10'6"
Family Bathroom	3.2m x 2.2m	10'6" x 7'3"



## Ground floor

Entrance Hall	4.2m x 3.9m	13'9" x 12'10"
Lounge	7.1m x 4.5m	23'4" x 14'9"
Dining Room /Study	3.1m x 4.3m	10'2" x 14'1"
Family Kitchen /Dining /Sitting	7.6m x 12.9m	24'11" x 42'4"
Playroom /Studio	2.8m x 4.7m	9'2" x 15'5"
Cloakroom & WC	1.9m x 2.4m	6'3" x 7'10"
Utility	2.3m x 2.4m	7'6" x 7'10"





# 6

## Broad Leaves



**Plot 6. BROAD LEAVES** occupies one of Ashford Groves prime south facing plots providing a generous area of 0.370 acres with delightful rear gardens, directly overlooking the Borough Woods nature reserve. From the southern boundary, views of the river can also be enjoyed providing an abundance of wildlife and ancient woodland which is especially spectacular in the changing of the seasons. This spacious 5 bedroom home has been designed to meet the needs of contemporary family living, creating opportunities

for connections between inside and out; and by creating light and airy open-plan living/family places.

Again clients are invited to liaise with our project architects JDDK, to bring their own personal requirements to the table and subject to the stage of build, be reflected in their new home, tailored to the clients individual specification. Broad Leaves really provides a special place of tranquillity yet is only 1 mile from the ever popular and vibrant market town of Morpeth.



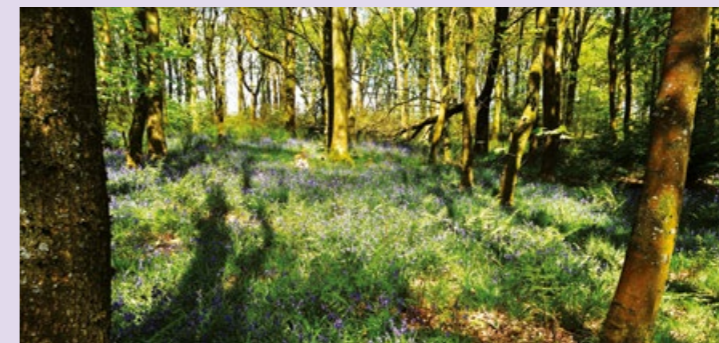
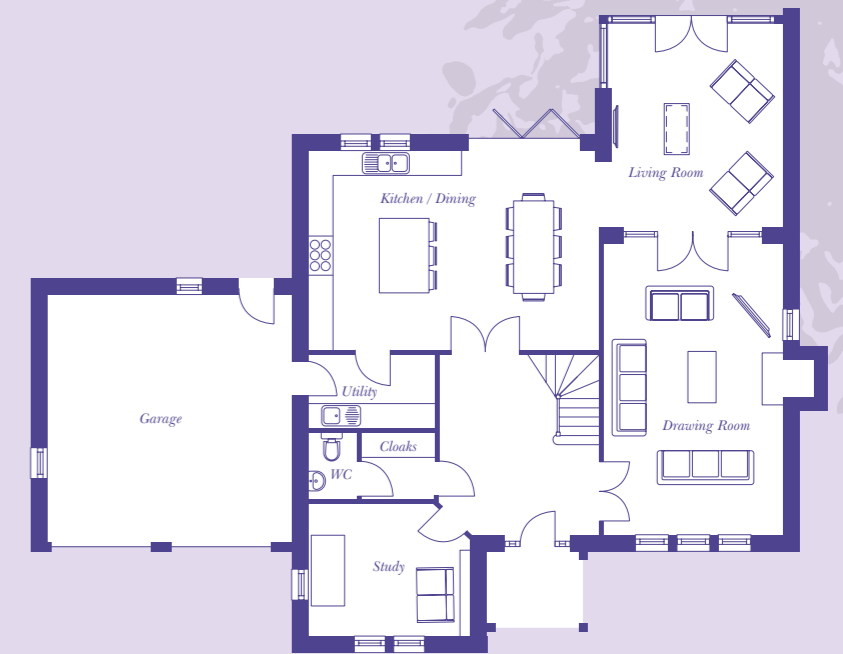
### First floor

Bedroom 1	4.3m x 5.9m	14'1" x 19'4"
Ensuite	2.7m x 2.5m	8'10" x 8'2"
Bedroom 2	4.8m x 4.3m	15' x 9" x 14'1"
Ensuite	1.5m x 2.8m	4'11" x 9'2"
Bedroom 3	4.0m x 3.9m	13'1" x 12'10"
Ensuite	1.5m x 3.0m	4'11" x 9'11"
Bedroom 4	3.7m x 3.8m	12'2" x 12'6"
Bedroom 5	3.2m x 3.8m	10'6" x 12'6"
Bathroom	2.1m x 2.7m	6'11" x 8'10"



### Ground floor

Entrance Hall	4.4m x 3.8m	14'5" x 12'6"
Lounge	7.0m x 4.3m	22'12" x 14'1"
Dining Room / Study	3.2m x 3.9m	10'6" x 12'10"
Family Kitchen / Dining	4.8m x 7.0m	15'9" x 22'12"
Garden Room	4.9m x 4.2m	16'1" x 13'9"
Cloakroom & WC	3.1m x 1.6m	10'2" x 5'3"
Utility	3.1m x 1.8m	10'2" x 5'11"





7

The Oaks



Plot 7. **THE OAKS** is situated within a prime south facing plot of some 0.25 acres enjoying panoramic views towards Borough Woods nature reserve with the river meandering its way through the valley below. A wild array of wildlife can be enjoyed in this unique location through a wildlife corridor that exists between southern boundary of the plot and the river. All the residents of Ashford Grove can enjoy several beautiful woodland walks through Borough Woods which can be accessed just across the Highford Bridge near to the site. Whilst The Oaks provides the same floor area as its neighbour Broad Leaves, the first floor accommodation provides four very spacious ensuite bedrooms with the master suite enjoying open south views, a luxurious ensuite

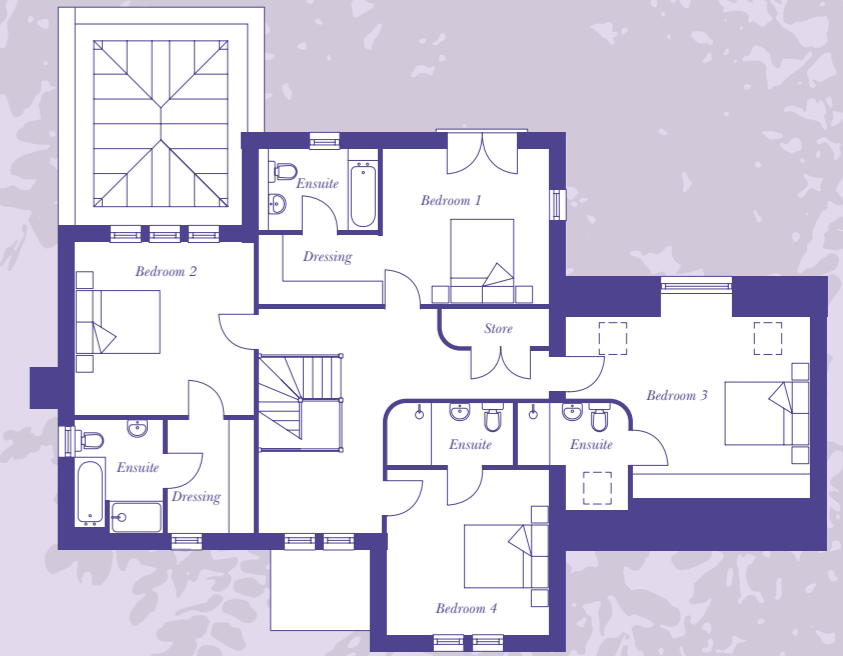
bathroom and dressing room and a feature 'Juliet' balcony. Bedroom 2 suite also comprises of a luxuriously appointed ensuite bathroom and dressing area.

Again the open plan family/kitchen area provides bi-fold doors to the south terrace and garden, and opens to a delightful south facing garden room. This extremely light and spacious contemporary living space really takes full advantage of this plots south orientation maximising the sunlight in this delightful home. Clients who reserve early will be able to personalise their preferred room layouts and choice of the fixtures fittings and decorative theme, subject to the build programme.



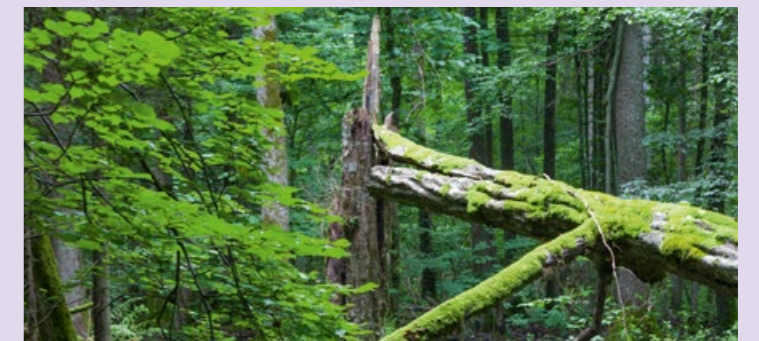
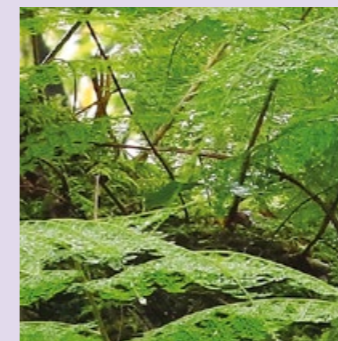
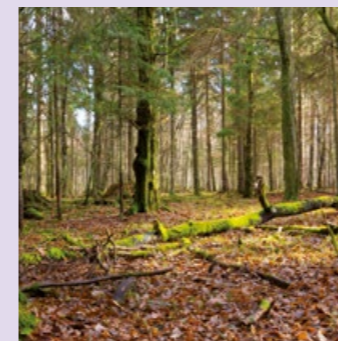
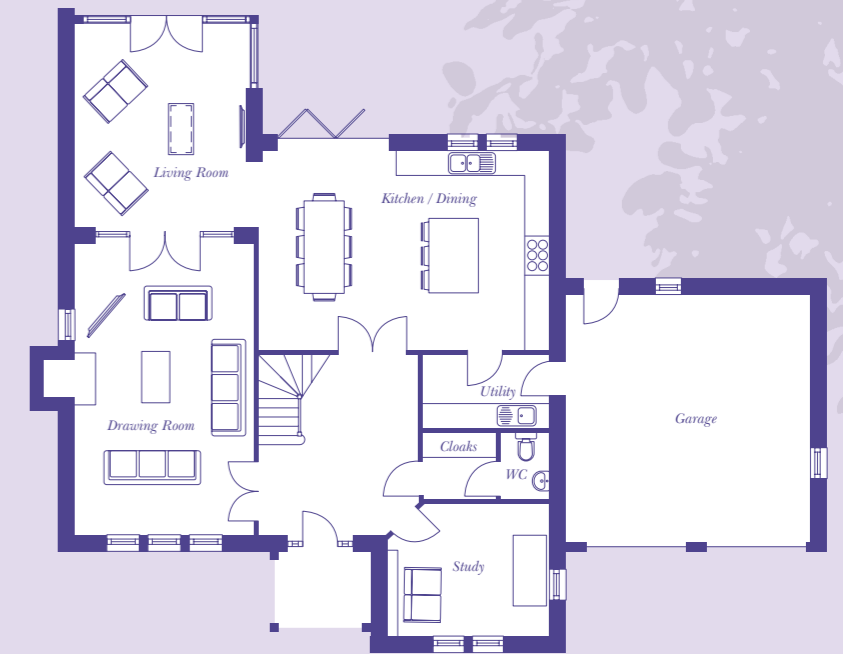
First floor

Bedroom 1	4.2m x 4.3m	13'9" x 14'1"
Dressing	2.8m x 2.7m	9'2" x 8'10"
Ensuite	2.8m x 1.5m	9'2" x 4'11"
Bedroom 2	3.8m x 4.0m	12'x 6" x 13'1"
Dressing	1.7m x 3.0m	15'x 7" x 9'11"
Ensuite	1.9m x 2.9m	6'3" x 9'6"
Bedroom 3	4.3m x 5.9m	14'1" x 19'4"
Ensuite	2.7m x 2.5m	8'10" x 8'2"
Bedroom 4	4.0m x 3.9m	13'1" x 12'10"
Ensuite	1.5m x 3.0m	4'11" x 9'11"



Ground floor

Entrance Hall	4.4m x 3.8m	14'5" x 12'6"
Lounge	7.0m x 4.3m	22'12" x 14'1"
Dining Room /Study	3.2m x 3.9m	10'6" x 12'10"
Family Kitchen /Dining	4.8m x 7.0m	15'9" x 22'12"
Garden Room	4.9m x 4.2m	16'1" x 13'9"
Cloakroom & WC	3.1m x 1.6m	10'2" x 5'3"
Utility	3.1m x 1.8m	10'2" x 5'11"





# Detail *in the finish*

## Property Specification



*The natural calm and open spaces of Ashford Grove have been reflected within the interiors of the homes. Considerable efforts have been devoted to sourcing the best quality materials, bespoke kitchens and luxury bathroom fittings. Internal spaces are designed to be generous with entrance halls, open plan kitchens and landings enjoying plenty of natural light. The impressive facades utilise locally sourced stonework, natural slate roofs and timber windows which have been carefully detailed to combine perfectly with the environment.*

## Luxury appointed family kitchen



Drawing upon the many years of expertise and vast knowledge of the award-winning design team at Pol Kefton kitchens, we strive to create a kitchen experience that services both everyday use in a practical manner, whilst offering an aesthetically pleasing design that goes hand in hand with the quality of this development, its style and outstanding location. We have opted for a bespoke design, calling on traditional craftsmanship to ensure this is the ultimate in quality. Our generously spaced dining kitchens are ideal for everyday eating and are special enough to entertain in - a sophisticated solution to 21st century living. Depending on the stage of the construction, the client will benefit from personal interaction and consultation with the design team at Pol Kefton. The team will take you through the designs for each house type, allowing changes to be made to suit your preferred style, looking at a colour pallet for both the cabinetry and the work surfaces. As standard, we have chosen to include some necessary luxuries, such as a Quooker boiling hot water tap, wine cooler and built in Siemens appliances. In addition, work surfaces are to be in quartz with a selection to choose from.



### *Kitchen*

- Fully fitted kitchen with choice of door fronts and work surfaces\*
- Integrated range oven
- Integrated wine cooler
- Integrated dishwasher
- Integrated fridge & freezer
- Quooker boiling hot water tap
- LED Lighting
- A variation option is available to create a feature canopy housing a range cooker



### *Utility*

- Integrated storage cupboards with choice of door fronts\*
- Choice of quartz work surface
- Sink
- Space and plumbing for washer and dryer



## Luxury bathrooms



Similarly, to the kitchens, we have chosen to work with the award-winning bathroom company Morpeth Bathrooms to create a suitable bathroom/ensuite or cloakroom to enhance the specification offered throughout this development. Our attention to detail adds to the feeling of luxury and creates the perfect place to relax. Brands we are working with are internationally recognised at the upper end of the residential market, like Villeroy & Boch and Hansgrohe. Again, depending on the stage of the development, the client will be encouraged to go through the specification and choose colour palettes and materials that best match their overall vision for their property.



## Bathrooms and Ensuites

- Contemporary styled bathrooms incorporating Villeroy & Boch sanitaryware\*
- Bespoke vanity units with choice of colour and finish\*
- Choice of wall and floor tiling\*
- Illuminated mirrors to Bedroom 1 and 2 ensuites
- Fitted mirrors to all other bathrooms/ensuites
- Chrome heated towel rails
- Electric underfloor heating
- LED downlighters



## Heating and Electrical

- LPG fuelled central heating
- Underfloor heating to the ground floor
- Slim panel radiators to the first floor
- Wood burning stove to Drawing Room \*
- Link for internet control to central heating system
- LED downlights to all principal rooms with feature pendants and dimmers in selected locations
- Brushed steel light switches and sockets throughout
- Power and light to loft with ladder access and partial floor boarding
- Feature backlit niches to bathrooms and en-suites
- Lamp circuits to Drawing Room

## Home Entertainment and Communications

- TV and Telephone/data points to Living and Drawing Rooms, Kitchen/Dining area, Study and all Bedrooms
- Data cabling for multi-room TV/audio linked to central cupboard in utility
- Integrated audio speakers to Drawing Room, Living Room and Kitchen/Dining area

## Interior Features

- Painted front door with brushed steel hardware
- High performance double glazed timber windows
- Oak doors and brushed steel ironmongery
- Solid oak handrail, treads and string to staircase with painted spindles
- Satin paint finish to all internal joinery
- Oak floor to Entrance Hall
- Choice of floor finish to Kitchen/Dining, Living Room, Utility and Bathrooms/En-Suites \*
- Aluminium bi-fold doors to Kitchen/Living Room according to house type
- Coffered ceiling to Kitchen/Dining and Drawing Room
- High performance double glazed timber glazing to Living Room including large glazed roof lantern (House Type B)



## External Windows and Doors

### Windows and Doors

- Type:** Timber vertical sliding sash windows & timber doors. All in format and proportions as planning approved drawings.
- Glazing:** Double glazed units; factory primed and painted for installation only on site
- Finish:** Painted in RAL Colour R1015
- Supplier:** Berreco

### Garage Doors

- Type:** Timber, vertical boarding pattern; Up and over.
- Finish:** Cedar timber

### Bi-fold Doors

- Type:** Timber bi-fold with double glazed units factory primed and painted for site installation
- Finish:** Painted in RAL Colour R1015



## Roofing

### Main Roofs

- Type:** Welsh Slate (reclaimed)
- Finish:** Leaded ridge; hips with mitred joints or rolled lead, pointed verges in lime sand mortar mix

### Lead to Bay Window Roof and Flashings

Standard to BS EN 12588

- Type:** Rolled to Bay window; Lead Sheet to Code 5 manufacturers recommendations

### Single Story Lean to Roof

- Type:** Zinc Standing Seam sliding clips on breather membrane over plywood deck on rafters with insulation
- Colour:** Pre-Weathered Dark Grey e.g. Quartz-Zinc from VM Zinc



## External Works

### Natural Stone Walling

- Type:** Blend/mix of reclaimed and new random rubble sandstone
- Colour:** Natural buff – (blacks, browns and tan/oranges not to be used)
- Supplier:** Hutton Stone, West Fishwick, Berwick Upon Tweed, TD15 1XQ  
Contact: Marcus Payne 01289 386056
- Size:** Square edged, tumbled, of varying sizes – generally min 150x100mm and max 300x350mm
- Finish:** Split faced with high spots to be tooled flat
- Joints:** Brought to horizontal course, joints no wider than 15mm in any location. All vertical joints to be staggered.

All external stone walling to be constructed in line with the sample panel on site.

### Fencing, Walls and Gates

All to be located and detailed as planning approved drawing reference drawing 3497-10-8P01 Rev D.

- Fences:** 1200mm high painted (RAL 1015) timber post and rail  
1200mm high timber close boarded  
1800mm high timber close boarded  
1200mm high metal parkland fencing – black
- Walls:** 1200mm high dry stone wall  
1800mm stone wall with dressed stone capping pieces  
Stone to be Hutton Stone, colour to match walling stone for houses
- Gates:** 1200mm painted (RAL 1015) timber with black ironmongery

### Paths and Patios

- Finish:** Natural buff sandstone paving on sand bed on compacted MOT type 1

### Driveway

- Finish:** 20mm River Washed Drive Gravel or Tegular blocks or Stone sets

### Planting

In accordance with planning approved drawing 3497 90 101 rev B.

All front gardens to be laid with turf, selection of trees and shrubs and hedging.

## External Features

- Electrically controlled entrance gates
- Electrically controlled garage doors to double garage
- Block paved driveway
- Landscaped and turfed front gardens and seeded rear gardens
- Stone paving to paths and patio
- Exterior power points
- External water tap

## Security

- External security lighting to front and rear of the property
- Security alarm
- Mains fed smoke and heat detectors with battery back up

## New Homes Warranty

- LABC 10 year structural new homes warranty\*



## New Development Infrastructure/Service Media

All the 8 new homes include the provision of:

- Mains electric.
- Mains water.
- Foul and surface water drainage systems, together with an underground packaged sewerage treatment plant and SUD's attenuation pond, maintained by the Ashford Grove Management Company.
- Individually metered supplies of LPG to each property.
- New access road constructed to adoptable standards with street lighting. This road is to be privately owned by the Ashford Grove Management Company, comprising of the 8 new owners in equal shares.
- BT fibre optic connections.
- Tenure: Freehold.



**Developer: Country Homes and Estates (Mitford) Limited**

Registered office: The Old Post office, 63 Saville Street, North Shields Tyne & Wear NE30 1AY

Company registered in England. Company No: 09732946

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Please note while every effort has been taken to ensure the accuracy of information provided within this brochure, particulars regarding local amenities and their proximity should be considered as general guidance only. Computer generated images are shown for illustrative purposes only. All dimensions are approximate. Journey times are representative of journeys made by car unless otherwise stated and may vary by travel conditions and time of day. These particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty.

## Ashford Grove

**Postcode/Sat Nav: NE61 3PJ**

**DIRECTIONS -** From Newcastle upon Tyne Proceed on A1 North, and turn off at slip road for B 1337 Morpeth. Proceed through Clifton for 1.5 miles. Take left hand turn at junction for B6524 Belsay - just before Morpeth Golf Club. After 3/4 mile take right hand turn, signposted Morpeth Common and Mitford.

Continue along this country road for 1.5 miles, and at the bottom of the bank turn left at the junction. After a further 1/4 mile, and crossing the stone Ashford Bridge, the site is a further 300 yards on the left hand side.

**ALTERNATIVE DIRECTION VIA NEW ST LEONARD'S JUNCTION -**

This new route provides easier and quicker access to Ashford Grove, from North or South, following the recent opening of St Leonard's Junction. Proceed on A1 North, and carry on past the turning for Morpeth B1337, for a further 3 miles. Take new slip road off signposted Morpeth/Ashington A197 (A192). At the first roundabout after the slip road, turn left signed "local traffic" and proceed for 200 yards. Turn left and proceed along a country road for 1.2 miles and at bottom of the bank turn left again. Ashford Grove is 0.5 mile on the right hand side.

## Distances:

Newcastle city centre – 30 minutes

Newcastle to Kings Cross trains – takes under 3hrs & run every 30 mins

Newcastle international airport – 35 minutes

Edinburgh – 106 miles

Mainline railway Morpeth, connects directly to Edinburgh & London Kings Cross

\*Subject to agreement and chosen from Country Homes & Estates range

The properties are offered subject to availability. Country Homes & Estates reserve the right to improve or change specifications. Although every care has been taken to ensure the accuracy of the information, the contents do not form part of, nor constitute a representation, warranty or part of any contract.





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Part Exchange and Assisted Move available.



# *Part Exchange or Assisted Move Schemes at Ashford Grove.*

## *Part Exchange Step by Step*

- Identify the property you would like to buy.
- We'll ask you a few straight forward questions about your existing property and finance.
- Your preferred plot is then secured with a standard £1500 reservation fee. This holds the plot and fixes its price.
- We will then arrange for your existing property to be valued professionally by two different independent estate agents.
- Provided that your existing house meets the terms and conditions required for Part Exchange, we will make you an offer which will be subject to contract and necessary surveys.
- Once you've accepted our offer for your existing home we will need written confirmation within 5 working days.
- We'll arrange for the necessary contract documents to be forwarded to your solicitor and thereafter the sale progresses as normal. You remain in your present property until your new home is ready and the transaction is completed.†

## *The Benefits of Part Exchange*

- No agents fees to pay.
- A guaranteed cash buyer for your existing home.
- Peace of mind with no complicated chain delays.
- Professional support and guidance throughout.
- Remain in your existing home until your new property is ready to move into.†

## *Chain Break*

If you have already found a buyer for your new home but your purchaser has not, then our Chain Break Service is what you need – please ask for further details.

## *Assisted Sale*

With our Assisted Sales scheme you do not need to have found a purchaser for your home as we instruct Independent estate agents to sell your house for you and if sold within six weeks your new dream home is yours and we will pay the agent fees.



To discover more about our Part Exchange or Assisted Move schemes, please contact Ashleigh Sundin on 0191 223 3500 [www.sandersonyoung.co.uk](http://www.sandersonyoung.co.uk)

**rare!** From Sanderson Young