

Coach House

1 - 8 Coach House Drive,
Corbridge Road, Hexham,
Northumberland,
NE46 1EW

Residential development of 8 luxury homes



All enquiries: Sanderson Young's Ponteland Office

Coates Institute, Main Street, Ponteland, NE20 9NH
01661 823 951

www.sandersonyoung.co.uk



WELCOME

We are delighted to present eight generously spacious, detached family homes at the heart of Northumberland's most stunning countryside.

Coach House is perfectly placed - set against a tree-covered hillside at the entrance to historic Hexham and looking across the Tyne to fields and hills on the far side of the valley.

Each home at Coach House is detached and sympathetically landscaped into its own spacious plot. Modern living demands space and light – the design elements that we are proud to showcase. Families can enjoy the flexible layout that our homes offer.

You will be ideally placed to enjoy the luxury of a peaceful rural life in the stunning Northumbrian countryside and to make the most of the culture and bustle of one of the most vibrant and sophisticated market towns in England's border county.

Disclaimer: Photographs and illustrations used are indicative and intended to give only an approximation of the final product. Room dimensions are approximate and for general guidance only. Floor plans are not to scale. Elevational treatments, landscaping details and positions and levels of buildings may vary. For individual plot specifications, please see drawings which are available for inspection.

THE IDEAL LOCATION

Hills and history

Stunning country scenery, award-winning country parks - Northumberland offers a variety of outdoor activities in a truly spectacular setting. You can easily explore its rugged hills, clear rushing rivers and dark skies and the rich history of some world-famous Roman fortifications along Hadrian's Wall.

Ancient market town

Hexham Abbey was founded by St. Wilfred in 647 AD and its imposing facade still dominates Hexham's bustling town centre. Centuries on and Hexham remains a true market town - with a twice monthly farmers' mart. Producers from the local area offer a bounty of the best of food and crafts from the farmers' and artisans of Northumberland.

Shopping and services

The town provides a full range of modern commercial services, such as a post office, banks and modern healthcare including dentists, doctors and Hexham General Hospital.

Hexham is well served for everyday essentials by a wide range of modern supermarkets. Grocers, butchers and bakers in the town centre stock a wealth of local produce and there is a great range of interesting independent shops. Nearby, Newcastle is one of the North East's leading shopping destinations offering all the big-name brands.

The Metrocentre and Eldon Square shopping centres are local highlights. Whether you are looking for designer labels or high street fashions, you'll find it here.

Recreation on your doorstep

You can relax at one of the many coffee shops in Hexham and there is cuisine from around the world on offer in this sophisticated and prosperous county town. Why not enjoy a topclass lunch or special dinner in one of the many and varied restaurants. Newcastle is famous for its buzzing night life, but Hexham has plenty to offer if you want to stay local. You can enjoy a sociable drink in one of the many traditional pubs or an evening at the cinema or the theatre at the busy Queen's Hall Arts Centre.

If sport is your thing, there are many local opportunities for golf, tennis, cricket, rugby and football. The fully equipped Wentworth Leisure Centre boasts a 6 lane, 25m pool, gym and sports facilities and ten-pin bowling. It is also the home of the active Tynedale Harriers athletics club. The picturesque racecourse on Yarridge Heights makes a memorable day or evening out.

Education

Hexham and the surrounding areas offer a full range of educational establishments to cater for children from pre-school to those in higher and further education. Queen Elizabeth High School, the popular local high school has a large sixth form. This school is consistently rated as 'good' by Ofsted with a high level of student and parent satisfaction. Several prestigious private Schools are also easily accessible in Newcastle. Northumbria and Newcastle Universities are popular choices for students from around the world.



THE DEVELOPMENT PLAN

“ Coach House will be one of the finest developments in the Tyne Valley, providing exceptional luxury living in a contemporary environment ”

Birchdove Homes are delighted to launch this exclusive development of 8 stunning detached family homes in a countryside setting close to Hexham town centre and local amenities.

Coach House is accessed through a private entrance and each home looks over the stunning Tyne Valley. Individual plots and driveways ensure privacy and a peaceful home for each family. Grassed areas and play spaces are designed to create a safe and attractive community.

THE PLOTS

PLOT 1	LINNEL
PLOT 2	LINNEL
PLOT 3	DIPTON
PLOT 4	DIPTON
PLOT 5	DILSTON
PLOT 6	DILSTON
PLOT 7	LINNEL
PLOT 8	DUKE

LINNEL Plots 1, 2, 7 Large glazed full height entrance area. Open-plan kitchen and dining with separate living room, study and utility. 4 double bedrooms, 3 bathrooms and ground floor WC.

DIPTON Plots 3 & 4 A spacious home spread over 3 floors. Glazed double height entrance area. Open-plan kitchen and dining area with separate living room, study, utility and WC. 5 double bedrooms and 3 bathrooms.

DILSTON Plots 5 & 6 A spacious home spread over 3 floors. Open-plan kitchen/dining and snug. Separate utility and WC. 4 double bedrooms and 3 bathrooms.

DUKE Plot 8 Open-plan kitchen and dining with separate living room, study, utility and WC. 4 double bedrooms and 2 bathrooms.

4 & 5 BEDROOM LUXURY FAMILY HOMES

COACH HOUSE
LUXURY LIVING



1 - 8 COACH HOUSE DRIVE

THE LINNEL

4 BEDROOM DETACHED

PLOT 1, 2 & 7

Ground Floor

Living	5.80m x 3.90m
Kitchen/Dining	4.30m x 8.00m
Study/Play room	2.80m x 2.20m

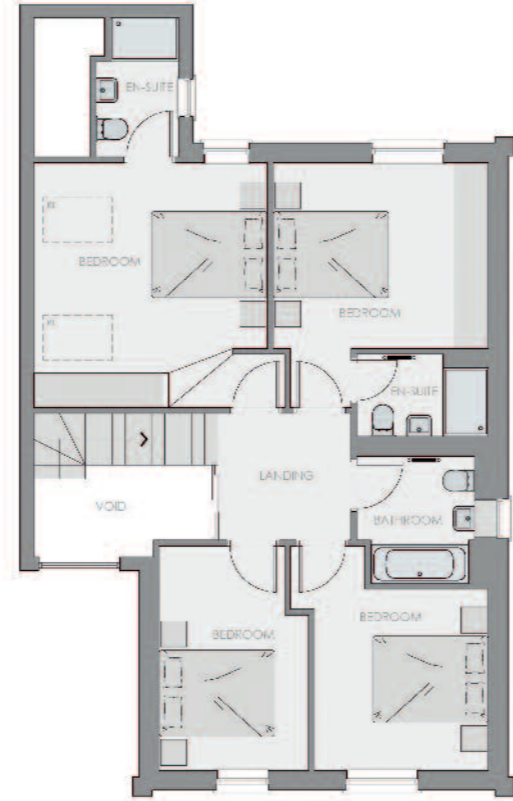
First Floor

Bedroom 1	4.30m x 4.10m
Bedroom 2	3.80m x 3.30m
Bedroom 3	3.90m x 2.60m
Bedroom 4	3.20m x 3.00m
Bathroom	2.00m x 1.50m

Ground Floor



First Floor



The LINNEL is a stylish and comfortable four bedroom home. The glazed full height entrance area fills the lobby with natural light. Double doors lead into the living room with windows on two aspects.

A separate study or play room is accessed off the entrance hall which is conveniently located next to the downstairs cloakroom/WC.

There is an open-plan kitchen and dining area providing a flexible living space to meet family needs. There are full height windows providing light and bi-fold doors opening onto the landscaped gardens. A separate utility/ laundry room is at the rear of the house.

The spacious landing leads off to four double bedrooms. The roomy master bedroom has an en-suite WC/ shower room. The second bedroom also benefits from an en-suite WC/ and shower room. The third and fourth bedrooms are positioned next to the family bathroom which is equipped with WC, basin and bath.

The LINNEL has gardens to the front and rear. A driveway and single garage provide convenient parking and secure storage.



COACH HOUSE
LUXURY LIVING

DISCLAIMER: CGI Image indicative - refer to detailed site plan for plot specific layout



THE DIPTON

5 BEDROOM DETACHED

PLOT 3&4

Ground Floor

Living	6.10m x 3.70m
Kitchen/Dining	6.00m x 5.40m
Study/Play room	2.60m x 2.10m

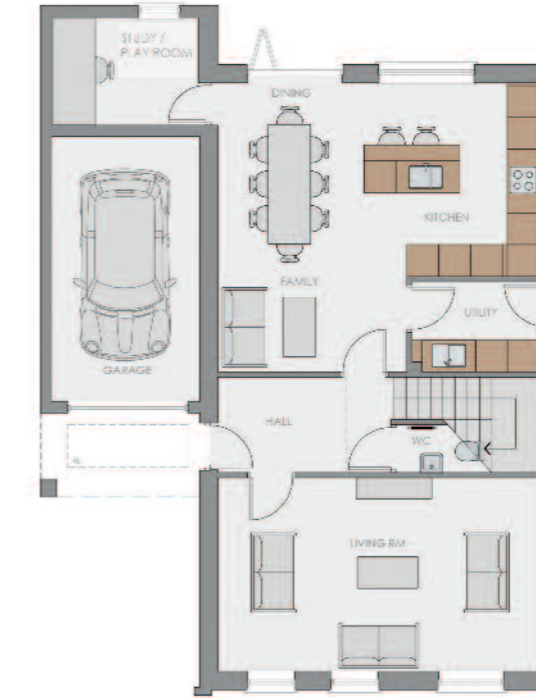
First Floor

Bedroom 1	3.70m x 3.50m
En-suite	2.40m x 1.70m
Bedroom 2	2.80m x 3.30m
Bedroom 3	3.60m x 2.60m
Bathroom	2.50m x 2.40m

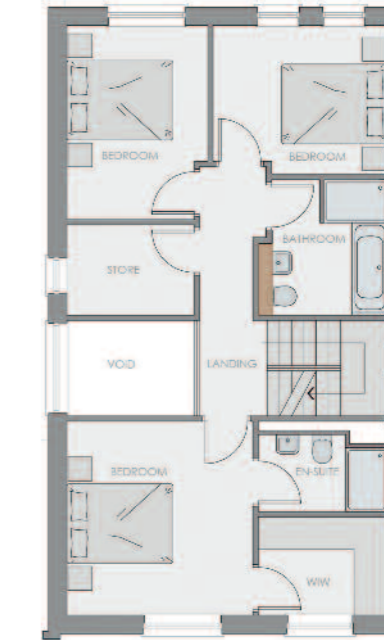
Second Floor

Bedroom 4	4.00m x 3.60m
Bedroom 5	4.00m x 3.60m
Bathroom	2.40m x 1.75m

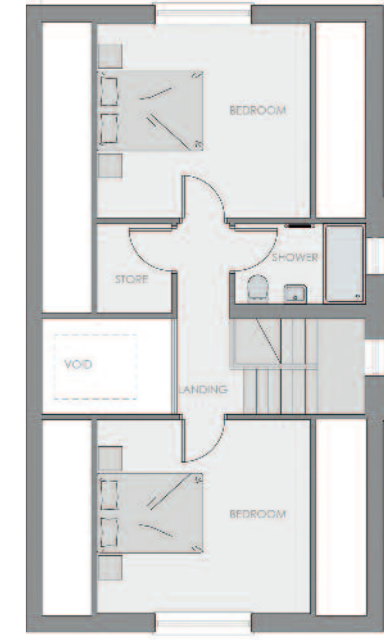
Ground Floor



First Floor



Second Floor



The DIPTON is a stylish and comfortable five bedroom home providing living accommodation over 3 floors. The glazed window above the entrance area fills the lobby with natural light. The open plan kitchen and dining room is accessed from the hall which leads onto a separate study or play room.

There are full height windows providing light and bi-fold doors opening onto the landscaped gardens. A separate utility/ laundry room keeps clutter in its place. The spacious family living room is at the front of the house. There is a conveniently located cloakroom/ WC under the stairs.

On the first floor there are three double bedrooms, the roomy master bedroom has an en-suite WC/ shower cubicle and separate dressing room. The second and third double bedrooms are positioned next to the family bathroom which is equipped with WC, basin, bath and shower cubicle.

On the second floor are two further double bedrooms, a family bathroom equipped with WC, basin and shower cubicle and a separate storage cupboard.

The DIPTON has gardens to the front and rear. A driveway and single garage provide convenient parking and secure storage.

THE DILSTON

4 BEDROOM DETACHED

PLOT 5&6

Ground Floor

Kitchen	5.00m x 3.30m
Dining	3.80m x 3.40m
Snug	3.20m x 2.80m

First Floor

Living	5.00m x 2.90m
Bedroom 1	4.50m x 2.90m
Bedroom 2	5.00m x 2.90m
Bathroom	2.40m x 1.70m

Second Floor

Bedroom 3	5.00m x 2.30m
Bedroom 4	5.00m x 2.50m
En-suite	2.30m x 1.40m

Ground Floor



First Floor



Second Floor



The DILSTON is a stylish and comfortable four bedroom home providing living accommodation over 3 floors. The ground floor is all open plan and includes kitchen, dining room and snug.

There are full height windows providing light and bi-fold doors opening onto the landscaped gardens. The garage, including utility is accessed from the family living space. A separate WC and basin is conveniently positioned.

On the first floor the spacious living room is situated at the front of the house to take advantage of the views. There are two double bedrooms, the master bedroom has an en-suite WC and shower cubicle. The second bedroom is positioned next to the family bathroom which is equipped with WC, basin and bath.

On the second floor are two further double bedrooms which both have access to the well equipped bathroom, including WC, basin and shower cubicle. The DILSTON has gardens to the front and rear. A driveway and single garage provide convenient parking and secure storage.



DISCLAIMER: CGI Image indicative - refer to detailed site plan for plot specific layout



THE DUKE

4 BEDROOM DETACHED

PLOT 8

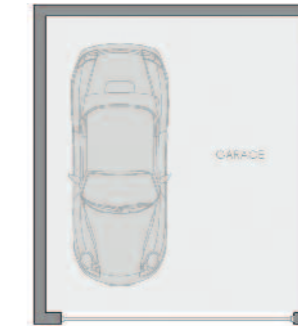
Ground Floor

Living	5.20m x 3.80m
Kitchen/Dining	6.60m x 3.90m
Study/Play room	2.60m x 2.60m

First Floor

Bedroom 1	3.90m x 3.20m
Bedroom 2	4.00m x 3.10m
Bathroom 3	3.20m x 2.90m
Bathroom 4	3.30m x 2.70m
Bathroom	2.60m x 1.80m

Ground Floor Plan



Second Floor Plan



The DUKE is a stylish and comfortable four bedroom home. The glazed window above the entrance area fills the lobby with natural light.

A study or play room is accessed off the entrance hall along with the living room and spacious kitchen and dining room. The family living space has full height windows providing light and bi-fold doors opening onto the landscaped gardens. A separate utility/ laundry room and separate WC is conveniently situated off the kitchen.

On the first floor there are four double bedrooms and family bathroom. The master bedroom has an en-suite WC / shower cubicle. The family bathroom is well equipped with WC, basin and bath.

The DUKE has gardens to the front and rear. A driveway and separate single garage provide convenient parking and secure storage.

ATTENTION TO DETAIL

EXTERIORS, INTERIORS, FITTINGS & FIXTURES

The development uses high-quality materials specifically chosen to reflect its surroundings. A mixture of quality stone, brick, timber cladding and zinc elements along with natural slate roofs will help create a varied and bespoke streetscape.

Each home will also feature dressed stone window and gable surrounds. The properties are constructed using a state-of-the-art timber frame system which as well as achieving a higher level of thermal resistance is also more environmentally friendly.



SPECIFICATION

Kitchens & utility

Each property features a bespoke designer Schüller kitchen available in a range of colours and worktops. A range of accessories and add-ons are available to suit your personal requirements. The kitchens include a range of base and wall units including a full height larder cupboard and a variety of storage solutions. Work tops are quartz with a range of different splashbacks. Each kitchen will feature integrated AEG throughout including induction hobs and a built-in extractor hood, oven, microwave, dishwasher, full height fridge/freezer and stainless steel sinks and taps.

The kitchens also include feature lighting.

The utility rooms all feature Schüller furniture and include built in wall and base units with a variety of storage solutions, laminate worktops and a sink.

All kitchens and utilities include a 5-year warranty from the supplier.

Bathrooms, en-suites & WCs

Each bathroom, en-suite and WC features a bespoke interior designer scheme with wall and floor tiles by Porcelanosa. High quality contemporary Villeroy & Boch sanitaryware with Hansgrohe fittings including concealed and wall mounted WC pans and sleek wall hung basins.

Showers are to be fully tiled with low profile trays with sleek concealed thermostatic mixer valves.

Windows and doors

Windows and bi-fold doors are contemporary slimline aluminium double glazed units with a powder coated grey finish. Exterior front doors are solid core oak with brushed stainless steel door hardware.

Internal doors and joinery

Interior doors are to be contemporary solid or glazed, with a choice of natural or painted finish and brushed/chrome handles.

All properties have deep tread feature staircases with most properties incorporating double height spaces.

Deep timber skirting boards add a touch of grandeur to each room.

Internal decoration

Each property will feature an interior designer inspired colour scheme creating a bright and airy environment. Walls and ceiling will be finished in emulsion paints and internal wood work acrylic egg shell.

Floor finishes

Tiled or timber flooring options and upgrades are available for the entrance hall, kitchen, utility room, bathrooms, en-suites and WCs. All remaining rooms will be fitted with luxury carpets.

Electrical fittings

Numerous sockets to meet the demands of modern living will be provided to each room, many with USB connection. Data and TV/satellite points to be provided to living and family rooms as well as in each bedroom. Living and family rooms are to feature media plates to maintain a clean and sleek aesthetic throughout. Socket and switches are to have low profile face plates.

Lighting

Each property will be fitted with a selection of LED down lights to the majority of rooms; including all living areas, bathrooms, kitchens and first and second bedrooms. Feature lighting will also be used to enhance areas including LED, pendant, wall and external lights.

Heating and hot water

Each property will be heated by an energy efficient high-performance condensing system gas boiler. Ground floors and all bathrooms, en-suites and WCs are to feature under floor heating with radiators with thermostatic valves to all other areas. Heated chrome towel rails will be fitted to all bathrooms, en-suites and WCs.

Security

Each property will be fitted with an alarm system including door contacts and passive monitors to the ground floor. All external doors will be multi locking and locks will be fitted to all windows.

Gardens

The development features a landscape architect designed planting scheme with native hedging, and turfed lawns as well as trees and shrubs intended to encourage bio-diversity. Estate railings and stone walls demark each property at the front while providing a level of exclusivity. To the rear, the gardens are bounded by close boarded timber fencing.

All properties are covered with an approved ICW structural warranty for 10 years.

Disclaimer: These details are correct at the time of printing; however, the developer may wish to change specification to improve products due to availability from suppliers. This specification does not form part of sale, constitute a contract or warranty.



Disclaimer: Photographs and illustrations used are indicative and intended to give only an approximation of the final product. Room dimensions are approximate and for general guidance only. Floor plans are not to scale. Elevational treatments, landscaping details and positions and levels of buildings may vary.

For individual plot specifications, please see drawings which are available for inspection.