



ASHCROFT  
• GRANGE •

FAIRMOOR | MORPETH



HARROW LIVING  
LUXURY PROPERTIES

A STUNNING NEW DEVELOPMENT OF FOUR LUXURY HOMES









# ASHCROFT GRANGE







# CONTEMPORARY LUXURY





ASHCROFT GRANGE IS A STUNNING NEW DEVELOPMENT OF 4 LUXURY HOMES, SET WITHIN AN EXCLUSIVE PRIVATE ESTATE WITH VIEWS TO THE WEST OVER OPEN COUNTRYSIDE.

A new development by Harrow Living, this niche, executive development of 5-bedroom detached properties, is situated in a semi-rural location on the outskirts of the popular market town of Morpeth.

Set within the boundary of the Morpeth Green Belt, Ashcroft Grange offers you a rare opportunity to purchase an individually designed home of the highest quality, boasting wonderful views over open fields and mature woodland. Local Planning restrictions prevent the further development of land to the West, and to the surrounding areas.

The houses at Ashcroft Grange will be positioned in each of the four corners of the site, and are individually tailored to their plots, with gated access via a central courtyard. Plot 1 will benefit from its own private access from the entrance lane.

External grounds are complimented by brick/stone walls, and estate railings reinforcing the rural character of the development. A considered landscaping design, including the planting of new trees/vegetation to areas flanking the site, will further enhance the development, and present further seclusion and a sense of privacy.

Every element of design has been meticulously considered, to provide an elegant modern home that has evolved over time, and that enhances the surrounding area.

Constructed using quality materials, including locally sourced natural stone/brick, natural slate and peg tile roofs, the luxury family homes will have elegant design features throughout.

Great care has been taken to design and source hand crafted bespoke Kitchens, Villeroy & Boch sanitaryware and Porcelanosa tiling, all giving a true feel of quality. Elegant Oak framed Sunrooms open out into garden areas, to compliment the Kitchen, offering the perfect dining and entertaining space.





Each individually designed property will benefit from generous accommodation, extending to circa 3000 sqft, to include 5 bedrooms, 3 bathrooms, an open plan kitchen and dining area leading to a sunroom, 3 further reception rooms, entrance lobby area featuring handcrafted joinery, a cloakroom / WC, a separate Utility/ Boot room and a double integrated garage. Master Bedrooms are offered with walk-in wardrobe areas featuring handcrafted bespoke joinery, flowing through to a luxurious en-suite. Great care and thought has been implemented during the design process to provide extensive, functional family living.

Individually designed, separate Living and family rooms to the ground floor, provide the perfect areas to relax and entertain. Design elements including recessed back lit ceilings and curtain housings provide further elegant design features. The living room has a feature fireplace area, with optional wood burner, and French Doors leading to the garden areas. A separate Study area provides an ideal Home Office area, away from the main family living areas.

Externally, there will be private gardens with patio / walkways, bespoke hardwood gates leading to large high-quality cobble set drive-ways, offering generous parking spaces for each property.

Designed with sustainability in mind, the properties will exceed the minimum energy efficiency requirements with double/triple glazed windows, air source heat pumps and optional Hive controls, energy efficient lighting and fans/passive vents with humidity controls and optional Wood burning stoves. To maximise connectivity, all properties will be fitted with Bt Ultrafast Broadband; the fastest form of internet service currently commercially available, with speeds of up to 1Gbps. Designed to easily support multiple devices, as well as enabling faster home working, it is seen as a modern-day essential for many homebuyers.

Subject to progression on site and stage of construction, prospective purchasers will be offered the facility to individually tailor internal features, Kitchen ranges, Bathroom/Sanitary products and Flooring / Wall Tiling options from a carefully curated range of high-quality products.

ENRICHING LIFESTYLES

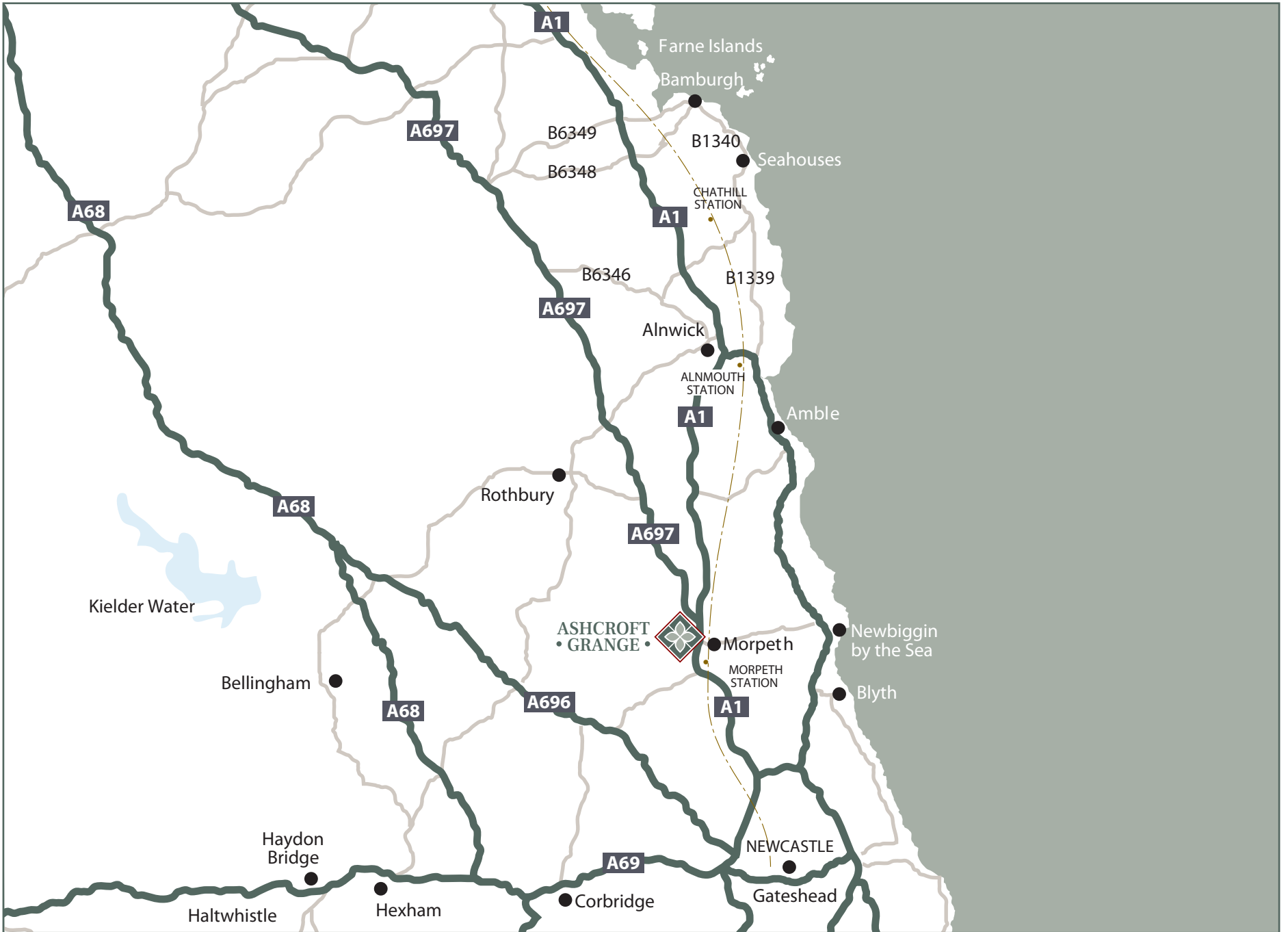








# WELL CONNECTED











*The magnificent Druridge Bay lies only 10 miles from the development*





MORPETH IS A VERY ATTRACTIVE LOCATION AND POPULAR COMMUTER TOWN, SITUATED 16 MILES NORTH OF NEWCASTLE AND WITH EXCELLENT TRANSPORT LINKS INCLUDING EASY ACCESS TO THE A1.

Morpeth itself is well catered with local services including several supermarkets, restaurants, pubs, Sanderson Arcade shopping centre, leisure centre, good schools, hospital, medical and dental practices. King Edward VI High School is within the catchment area of the development, and regularly receives acclaim for outstanding performance from Ofsted. Northgate Hospital and Medical Centre is a 10 minute walk away, and Morpeth town centre is approximately 25 minutes walk.

Ashcroft Grange is located 500 metres from bus stops which provide regular services to Morpeth and onwards to Newcastle and Berwick, whilst Morpeth Railway Station provides trains to Newcastle every 30 minutes throughout the day, with several trains per day providing links to Berwick, Edinburgh and London Kings Cross.



# GROUND FLOOR

**SUNROOM / DINING**

3.4M X 9.9M

**KITCHEN**

4.9M X 5.2M

**UTILITY**

1.8M X 5.1M

**LIVING ROOM**

4M X 5.7M

**GARAGE**

5.1M X 5.7M

**HALLWAY**

1.7M X 6.7M

**STUDY**

2.6M X 3.4M

**FAMILY ROOM**

3.9M X 4M

**WC**

2.9M X 6.5M





# FIRST FLOOR

**MASTER BEDROOM**  
4.3M X 5M

**MASTER - WALK IN WARDROBE**  
2.7M X 2.7M

**MASTER - EN-SUITE**  
1.8M X 2.3M

**LANDING**  
5M X 2.1M

**FAMILY BATHROOM**  
2.9M X 2.6M

**BEDROOM 2**  
4.5M X 2.9M

**BEDROOM 3**  
3.3M X 4.6M

**BEDROOM 4**  
3.6M X 3.9M

**BEDROOM 4 - EN-SUITE**  
2.2M X 2.4M

**BEDROOM 5**  
3.4M X 3.2M



## KITCHENS

- Hand Crafted bespoke kitchens. Solid, hand painted timber doors, stainless steel handles, Silestone quartz worktops. Including top quality Neff built-in appliances comprising, integrated electric oven, induction hob, built-in microwave, ceiling extractor (flued to exterior), integrated fridge freezer, integrated dishwasher.
- We offer Quooker boiler taps to all Kitchen Areas
- Hand painted shaker style kitchen, soft close doors/drawer units
- LED recessed under cabinet lights
- Silestone worktops are 30mm thick, with 100mm upstands to perimeter wall areas

## OAK FRAMED SUNROOM

- Large open plan sunroom of solid oak timber frame construction with beautifully crafted exposed timber framework
- 2 large oak framed double doors serving external patio area
- Large roof lights providing additional natural daylight to flood the internal areas

## UTILITY/BOOT ROOM

- Separate utility room, incorporating boot room, with kitchen units and sink unit
- Pre plumbed area for washing machine and tumble dryer appliances
- Bespoke, hand crafted timber panelled boot change/ seating area

## BEDROOMS

- Master bedroom with en suite and walk-in wardrobe
- 2nd bedroom with en suite

## BATHROOMS AND EN SUITES

- Prestigious Villeroy and Boch sanitaryware to all areas
- Illuminated feature mirror units to bathroom areas
- Recessed feature in-shower shelves
- Prestigious Villeroy and Boch sanitaryware to all areas
- Heated towel rails
- Vado & Villeroy and Boch, Brushed Nickel Taps/shower heads/ironmongery
- Low profile shower trays
- Minimal profile glazed shower screen enclosures
- Subject to progression on site and stage of construction, prospective purchasers will be offered the facility to individually tailor internal features Kitchen ranges, Bathroom/Sanitary products and Flooring Wall Tiling options from a carefully curated range of high-quality products

## INTERNAL JOINERY

- Feature staircase, including oak handrail set within back lit recess
- Internal Doors of Contemporary solid Oak
- Deep moulded skirtings/architrave details

## WOODBURNER\*

- Large wood burner unit within ground floor living room chimney breast\*

## FLOOR AND WALL FINISHES

- Bathroom/En-suite Tiling - from Porcelanosa Range. Tiling to floor areas and full height, featuring high quality porcelain wall tiling and recessed shelving/feature lighting.
- Kitchen/Sunroom Floor area tiling - from Porcelanosa Range, incorporating 1200X1200 floor tiles to full area

## HEATING AND ELECTRICAL

- Intruder alarm system
- Chrome/Brushed metal switchgear and sockets
- LED downlights throughout living areas, staircase, landing and en suites
- Pendant light fittings to bedrooms
- Recessed LED feature lighting to ceiling areas to Living/Family rooms
- Recessed LED feature lighting to bathroom areas
- Decorative ceiling raft to kitchen area with recessed lighting and extractor unit
- BT points
- External feature lighting to driveway and facades

## HEATING SYSTEMS

- The government has announced that by 2025, all new homes will be banned from installing gas boilers and will instead be heated by low-carbon alternatives - We are therefore ahead of the curve, offering buyers cutting edge, efficient heating systems
- Taking a Sustainable/Low Carbon approach to design and construction, the properties will have Primary heating via Air Source heat pumps/hot water storage
- A Wet underfloor heating system warms the ground floor with modern radiators heating first floor areas
- Heated Towel radiators to bathroom, en-suite and WC

## INTERNET/CONNECTIVITY

- BT Ultrafast broadband connection to all properties
- Dedicated fibre connection that runs straight to your home.
- It uses the latest fibre-optic technology to offer gigafast download speeds up to 1Gbps and ultrafast upload speeds.





## **MATERIALS PALETTE - WALLS**

- Facing bricks to be a combination of Heritage style buff and red brick
- Window openings include decorative dressed stonework and brickwork soldier courses
- Facing stonework to be locally sourced random course stone, with reconstituted smooth stone cills and lintels
- Decorated render panels to the Sunroom highlight the exposed Oak timber framework

## **MATERIALS PALETTE - ROOFS**

- We offer a choice of roof coverings depending on the Plot options, namely, Natural grey slate, with Graphite Capped Slate Ridge, and rustic Clay Peg tile coverings
- Black PVCu perimeter half round guttering, with Black PVCu round section down-pipes
- Roof-lights - Velux Heritage roof-lights with black external profiles and glazing bar
- Dormer Windows: choice of rustic peg tile/slate coverings - with high quality Code 6 lead to flat roof areas.

## **MATERIALS PALETTE - ROOFS**

### **• OAK FRAMED SUNROOM, DINING**

- The large open plan Sunroom/Kitchen will be of a Solid oak timber frame construction - with beautifully crafted exposed timber framework
- Sunroom to offer 2 no. Large Oak framed double doors serving external patio area
- Large operated roof lights provide additional natural daylight to flood the internal areas

## **MATERIALS PALETTE - WINDOWS AND EXTERNAL DOORS**

- Double/Triple Glazed, low-profile high-quality uPVC windows with decorative steel ironmongery
- Hardwood entrance door unit with double glazed vision panels
- Windows and Door units installed with high security ironmongery

## **GARAGES**

- Integrated Double Garage area with high quality 'up and over' Garage doors insulated with oak vertical boards.
- Electric car charging points

## **DEVELOPMENT INFRASTRUCTURE / SERVICE MEDIA**

### **ALL THE 4 NEW HOMES INCLUDE THE PROVISION OF:**

- Mains electric
- Mains water
- Surface water drainage systems
- Underground packaged sewerage treatment plant - Managed and maintained by Ashcroft Grange Management Co
- BT fibre optic connections
- Tenure: Freehold
- Shared access road leading to Ashcroft Grange
- Private, shared access road serving 3 Plots
- Plot 1, private gated access and driveway area

## **EXTERNAL WORKS**

- Boundary treatments, as shown on landscape boundary plans to include:
- Acoustic Fence - Jakoustic timber acoustic fence surmounting a decorative earth bank with grass, stone gabion baskets, mature trees and vegetation
- Decorated 1m high estate railings
- 1.5m high brickwork/stonework walls
- 1.85m high single sided timber screen fence
- Brick gate post piers with high cast coping details Driveways: high quality cobble set paving, (permeable block paving)
- Estate roadway - permeable asphalt finish
- Garden patio/walkway - high quality cobble set paving (permeable block paving)
- Stone gabion baskets providing decorative features to grassed bund area
- Gates - bespoke hardwood double gates to driveway of each property

## **WARRANTY**

- 10 Year Structural Warranty

## **\*SPECIFICATION**

- Please note while every effort has been taken to ensure the accuracy of information provided within this brochure, the particulars therein should be treated as general guidance for information purposes and do not constitute a form of contract, part of a contract, nor a warranty.



## THE DEVELOPERS



**HARROW LIVING**  
LUXURY PROPERTIES

Harrow Living was born from the successful, Award Winning Building Consulting, Harrow Consulting which celebrated its 10 year anniversary in 2020.

Harrow Consulting are Chartered Building Surveyors, Project Managers and Architectural Designers based in Newcastle and have successfully delivered residential and commercial projects for a range of UK and International Clients.

Harrow Living have a vision to build a strong new brand in the executive housing market. We will provide homes of the highest quality, emphasising on elegant design and choice of quality materials. The Team at Harrow Living are able to draw on their vast experience of successfully delivering Client projects, to provide a Brand and residential offering suited to the affluent market, which we believe can far exceed the current market offering in the North East.

Harrow Living will work alongside Harrow Consulting throughout the construction period, utilising their considerable experience of designing, managing and leading construction projects.

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## THE ARCHITECT



ARCHITECTURE

The team at Harrow Living have worked alongside 33 Architecture to provide high quality progressive design.

"33 Architecture was formed out of a desire to provide a service which both offered and delivered a high level of quality and comfort in all aspects of architecture and interiors, regardless of scale. Our passion is designing for people, which is achieved through our thoughtful design approach, attention to detail and friendly but professional client relations."

We undertake each project with a fresh approach; every brief is unique in our eyes. The result is a design and delivery service which produces bespoke architectural solutions, whether it is for domestic clients seeking to improve their lifestyle through their accommodation, or for a business or developer aiming to create a scheme on a greater scale. Each scheme seeks to be sensitive to its context and provide a functional product which does not compromise on comfort, whilst being a cost-effective solution to each client's brief.

We have created a bespoke, elegant house design that make the use of the generous private site and has allowed us to tailor each home to its specific plot.

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## THE BUILDER



Kapex Construction is a leading building contractor, offering complete building and civil engineering solutions.

Priding themselves on a Client focused approach, Kapex are based in Gosforth, Newcastle, and have a management team that brings an unsurpassed wealth of experience to Client projects. Kapex have an agile team, and flexibility allows them to offer a truly unique methodology, regardless of the size or complexity of a project.

Kapex Construction are a respected name in construction with numerous new build residential projects successfully completed across the North East.

\*Kapex have recently completed an executive housing development in Mitford, Morpeth.





DEVELOPMENT BY:



ALL ENQUIRIES:

GOSFORTH OFFICE | 95 HIGH STREET | GOSFORTH | NEWCASTLE | NE3 4AA

T: 0191 213 0033 | [WWW.SANDERSONYOUNG.CO.UK](http://WWW.SANDERSONYOUNG.CO.UK)



*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.*