



HEPSCOTT FIELDS



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Hepscott Fields – The essence of contemporary country living



Morpeth – Telford Bridge

The location of Hepscott Fields is quite simply magical. Nestled beside mature trees this unique country development of just 3 architect designed detached homes enjoys views in every direction across open fields and woods yet is only 5 minutes by car from Morpeth's busy centre.

The Northumberland County town of Morpeth boasts a variety of amenities. The first-class shopping centre features national retailers and specialist shops while restaurants, a library and every other imaginable facility including excellent schools are available locally.

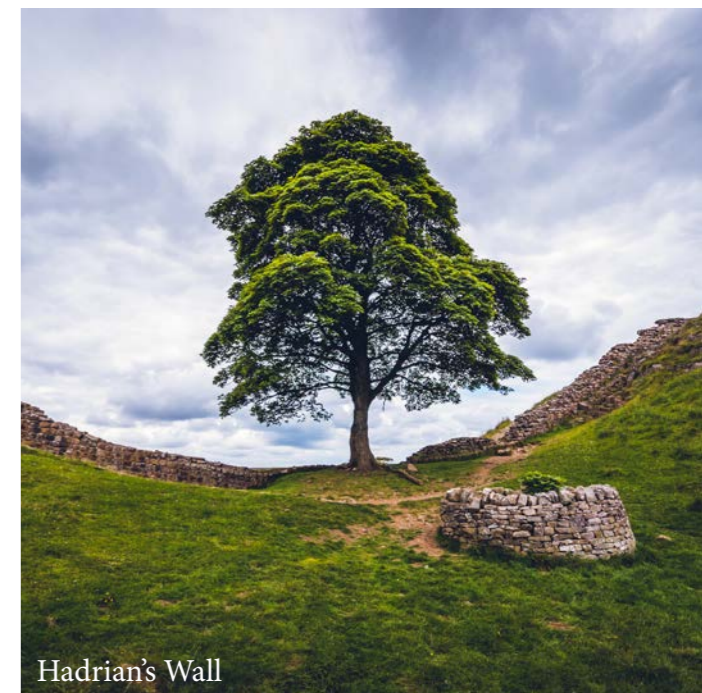
On Hepscott Fields' doorstep, Northumberland's un-crowded and unspoiled countryside, its glorious coastline and natural habitat offer wonderful walks and a variety of outdoor sporting activities. Hadrian's Wall, a World Heritage Site and numerous ancient fortresses emphasizing the county's rich history are within easy reach. For the golfing enthusiast the area abounds with courses to suit all – from championship standard to players with more modest ambitions.

Only slightly further afield Newcastle upon Tyne is within easy reach by car or train. The region's capital is home to world famous rugby and football teams while being well known as a major cultural centre with its many historical buildings, theatres, museums, cinemas and the Sage concert hall. The city offers a feast of interest and entertainment choice. It also boasts 2 fine universities, educational colleges and a number of excellent schools.

Hepscott Fields is conveniently situated only a short drive from Morpeth station from where direct highspeed services via the East Coast line reach London in just over 3 hours. Newcastle Airport offers direct flights to a number of UK destinations, most major European cities and the Americas, and is only a few minutes' drive south.



Tyne Bridge



Hadrian's Wall

The location of Hepscott Fields is quite simply magical

An intimate group of just 3 spacious detached homes set in open countryside



Hepscott Fields is an intimate group of just 3 spacious detached homes set in open countryside. Each home has been carefully sited within its own private garden space to maximise privacy and take advantage of the superb views to the surrounding country landscape.

The houses are approached by a private driveway which offers the ultimate in privacy. At its end, these unique architect designed homes form a carefully designed group with its own individually distinct architecture whose materials and windows faintly echo Edwardian country cottages.

Each home has its own private driveway with room for 2 cars. Paved accesses serve all external doors with a patio ideal for alfresco dining and entertaining outside the family room folding doors.

The main entrance opens into a spacious entrance hall, off which are the home office / study, a beautifully proportioned living room, a cloaks cupboard and a wc.

The end of the hall gives way to an exceptional family room, dining area and kitchen. From the family room folding doors open onto the patio while the fitted kitchen has a courtesy door for easy access to the private gardens. Off the kitchen is a fitted utility room giving direct access to the large garage where there's ample space for a workbench and bikes.



The stairwell and landing form an impressive space in the centre of the house lit by a rooflight.

The landing gives access to the master bedroom which features an ensuite with bath and walk in shower, fitted wardrobes and a Juliet balcony offering fine views over the surrounding countryside. There is a spacious guest bedroom with an ensuite shower room, two further double bedrooms, a family bathroom and to complete the well-planned accommodation, a storeroom and cupboard.

Each home is offered with a choice of floor and wall tiling in all bathrooms and to compliment the overall superior specification for which CountyLife Homes are renowned, the highest quality bespoke kitchens have been professionally designed offering a choice of traditional or contemporary ranges and finishes, fully fitted with the latest appliances. For that special effect, downlighters are included in principle living areas, kitchens and bathrooms.

A Juliet balcony offers fine views over the surrounding countryside

Hall 4.30m x 1.48m
plus 1.65m x 1.25m
 14'1" x 4'10"
plus 5'5" x 4'1"

Office / Study 3.70m x 2.21m
 12'1" x 7'3"

Living 5.23m x 4.66m
 17'2" x 15'3"

Dining/ kitchen 5.52m x 4.14m *max*
 18'1" x 13'7" *max*

Family 5.23m x 4.66m
 17'2" x 15'3"

Utility 3.07m x 1.77m
 10'0" x 5'9"

Garage 6.02m x 3.02m
 19'9" x 9'10"

Master bed 1 4.29m x 3.43m
plus 1.76m x 2.25m
 14'1" x 11'3"
plus 5'9" x 7' 4"

Master bath 3.38m x 2.25
 11'1" x 7'4"

Bedroom 2 5.23m x 3.19m
 17'1" x 10'5"

Guest bed 3 4.39m x 3.58m *max*
 14'4" x 11'9" *max*

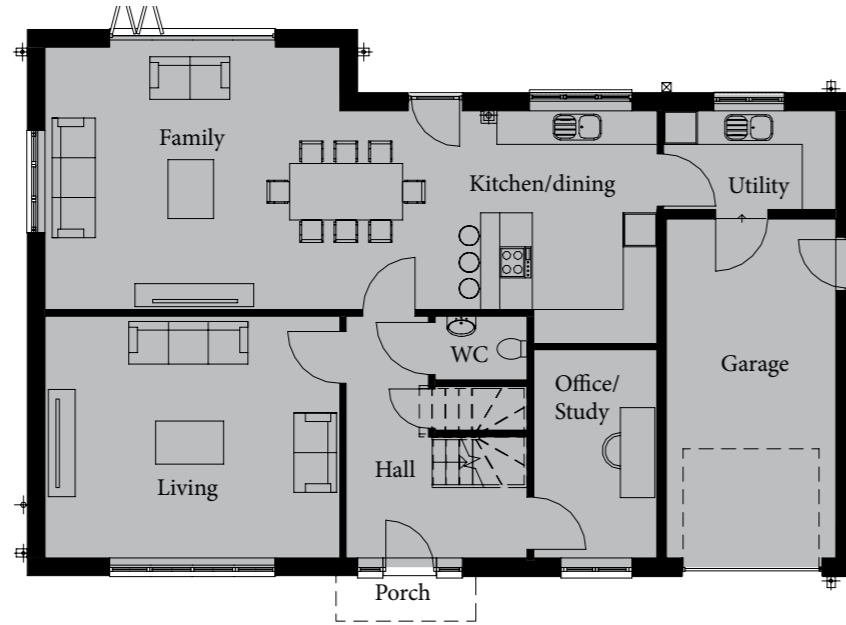
Guest bath 2.47m x 2.05m
 8'1" x 6'8"

Bed 4 4.26m *max* x 4.16m
 13'11" *max* x 13'7"

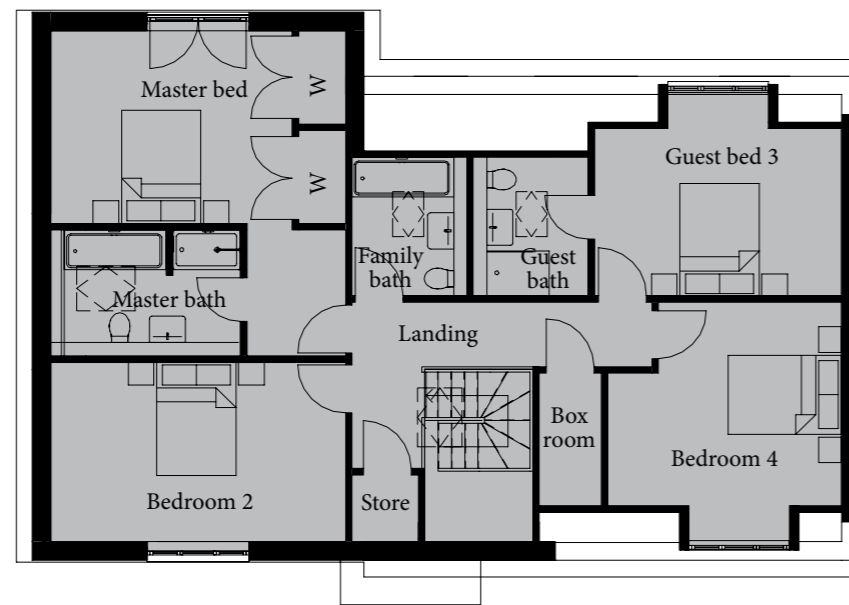
Family Bathroom 2.47m x 2.05m
 8'1" x 6'8"

Boxroom 2.37m x 1.10m
 7'9" x 3'7"

Ground



First



Development Layout



It's all in the detail – each item in our luxury specification has been carefully considered and hand picked by us



Development Location – NE61 6NB



External Features

- External walls in traditional brickwork and render
- Plain tile roofs
- High performance, double-glazed, UPVC windows
- Bi-fold doors
- Integral garage with electronically controlled door
- Landscaped front garden with turf to front and rear garden
- Private block paved driveway to each property
- Generous patio – ideal for alfresco dining and entertaining in the summer months.
- Natural stone-flagged pathways and steps
- Outside power point and tap
- External lighting to front and rear of property



Kitchen

- Choice of contemporary or traditional kitchen
- Choice of stone work surface
- Soft close drawers and doors
- Integrated stainless steel single fan oven
- Integrated stainless steel microwave/grill
- Integrated fridge freezer
- Gas hob
- Integrated dishwasher
- Integrated wine cooler
- Built in extractor
- Under unit lighting
- Concealed waste/recycling bins



Utility

- Choice of units
- Plumbing for washing machine
- Space for tumble dryer

Interior finishes

- Oak detailed staircase with painted spindles
- Internal oak doors with chrome hardware
- Painted skirtings and architraves
- Built in wardrobes in master bedroom

Electrical Features

- Energy efficient downlights and pendants
- LED downlighters to principal rooms and bathrooms
- Television (terrestrial and Sky+) points to principal rooms and master bedroom
- Telephone and data points to principal reception rooms and master bedroom
- Chrome sockets and switches throughout
- Dimmer controls to main living areas and hallways
- Backlit shower niches to master en-suite

The kitchen is the heart of the home
– we give you the tools to create your own from a blank canvas

Contemporary fittings blend with classic detailing
to create a timeless feel throughout

Bathrooms

- Modern white sanitary ware and contemporary chrome fittings
- Thermostatic wall mounted shower mixer control panel and fixed overhead cascade shower with separate handset to fully tiled shower enclosures
- Fitted storage to main bathrooms
- Half tiled bathrooms and en-suites
- Chrome heated towel rails
- Extract ventilation to all bathrooms
- Shaver sockets to all bathrooms
- Feature mirrors to all bathrooms

General

- 10 year Premier Guarantee Warranty
- 2 year customer care from Countylife Homes
- Fully painted garage with lighting and power points
- Energy efficient construction
- Security alarm with PIR door sensors and remote control
- External lighting to front and rear

Heating

- Gas fired central heating
- Under floor heating is provided to the ground floor rooms
- Radiators with individual thermostats to all other rooms (except bathrooms)
- Feature fire to living room

Management Company

- Maintenance of landscaped areas, roads, footpaths and drainage
- Maintenance of street lighting
- Communal electricity
- Reserve fund contribution



premier
guarantee

These properties are offered subject to availability. We 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.

We build stylish new homes which are more efficient, more comfortable and more economical to run

With our head office in Northumberland, Countylife specialises in individual developments at high quality locations throughout the North East of England. Our sites are carefully chosen for their desirable locations within easy access of areas of outstanding natural beauty, but close to the centres and amenities of village, town and city.



Our homes, whilst identifying with the architectural style of their location, combine traditional materials and modern technology to provide the ultimate in contemporary living.

With the highest possible quality specification in design and energy conservation, coupled with innovative floor plans and features, we build stylish new homes which are more efficient, more comfortable and more economical to run.

More interesting to look at – and to live in



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