



# BRUNTON WOODS

## Brunton Woods – country living only minutes from the city



**B**runton Woods' location, situated on the edge of the desirable suburb of Gosforth, is quite simply superb. The development of just seven architect designed family homes, each featuring spacious private gardens, offers discerning homebuyers rarely found exclusive country style living - yet uniquely, only minutes from the centre of Newcastle upon Tyne.

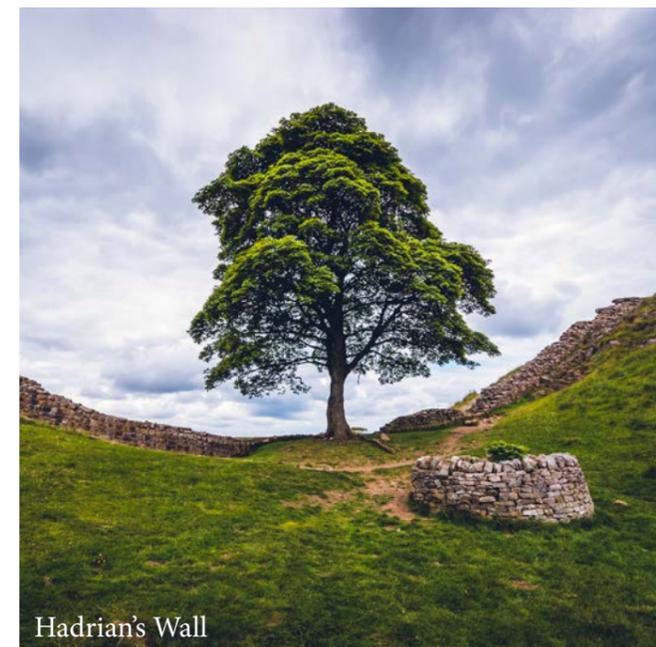
Nestling in woodland and set in landscaped grounds, Brunton Woods' private drive accesses through mature trees from a quiet country lane, The location and design concept is quite exceptional. Countylife's architectural team in concert with the City of Newcastle planning department have carefully created an outstanding solution to the development of the site. Seven spacious beautifully designed homes, set within their landscaped gardens echo the grace and style of a bygone era while respecting their rural setting by carefully capturing details of the location's building heritage.

From Brunton Woods' splendid location, transport links are excellent. Newcastle city metro's nearest station, only a few minutes' drive away, gives easy hassle-free access to city centre shopping and its mainline railway station. From there London can be reached in less than 3 hours. The airport, offering frequent domestic and international services is only 10 minutes drive away.

Gosforth, sitting on the northern edge of Newcastle, boasts a variety of interesting shops, supermarkets and restaurants and is arguably the city's most desirable suburb. Its centre is a short drive from Brunton Woods. A little further, Newcastle itself is the regional capital. It is home to internationally renowned rugby and football clubs while being equally well known as a cultural centre with its many historic buildings, theatres, museums and the world class Sage performing arts centre. The city is exceptionally served by the quality of its educational establishments. Newcastle boasts many highly regarded state and private schools catering from nursery age to 6th form and at further education level, its two universities rank amongst the very best in the UK and are complemented by a number of colleges. Newcastle upon Tyne is a busy thriving metropolis providing every service one would expect from such a major regional centre.

From Brunton Woods just about every imaginable leisure activity is within easy reach. Newcastle's concert halls, cinemas, theatres and sports venues present top class entertainment in international standard locations. Outdoor activities are exceptionally well catered for too, and for the keen golfer, the area abounds with courses to suit all from Championship standard to those with more modest ambitions. A little further afield Northumberland's glorious coast and countryside with its numerous ancient castles, Cheviot Hills and Hadrian's Wall offer incomparable outdoor options.

Brunton Woods offers a lifestyle and location quite simply unparalleled in the region.



Nestling in woodland and set in private landscaped grounds, these properties offer perfect family homes

Situated in a quiet, tranquil setting yet within easy commuting distance of the city



**B**runton Woods' meticulously designed homes offer 2 individual floor plans with their own unique elevational treatment. Countylife's architects have cleverly blended a mix of random stone with Northumbria cottage brickwork to give the development its own individuality whilst blending seamlessly with the style of the charming ex farmhouses on Brunton Lane. Natural slate roofs, stone detailing and high performance traditional style windows reinforce the elegant architecture which is further complemented by professionally designed landscaped and garden areas. Brick and stone boundary walls, timber gates and estate fencing give a pleasing continuity of design to the whole development.

The traditional external design treatment belies the cutting edge construction technology of these high quality new homes. Highly engineered structural components afford exceptional standards of insulation, minimise running costs and provide an excellent base for superior quality internal surface finishes. To complement the carefully engineered contemporary structure, Countylife offers the most up to date top quality internal finish and fittings as standard. And to further complete the individuality of their new home, clients are offered the choice of a wide variety of floor, wall and cabinetry finish options.

As befits properties of this quality all rooms are generously proportioned with their style further enhanced by the added luxury of high ceilings and windows. Living areas feature extra height ceilings to add to their spacious feel and bi-fold doors access directly onto private terraces and balconies - extending indoor space to provide an opportunity for summer alfresco dining and entertaining.

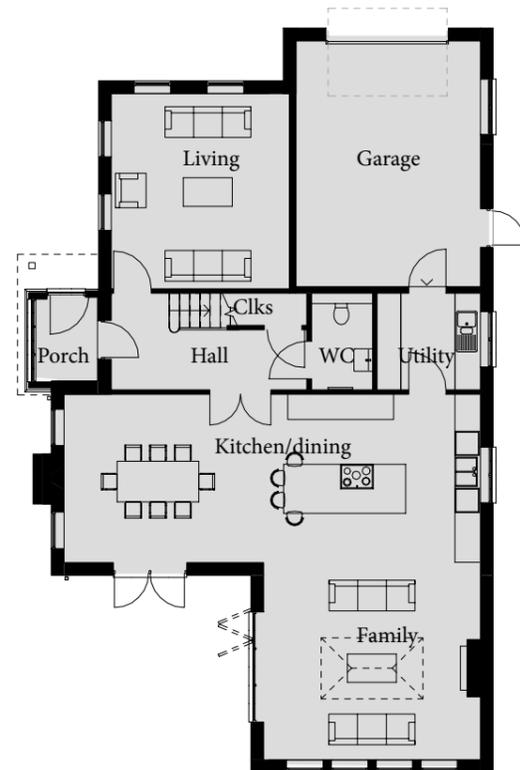
To complete the superior individuality and unique quality of Brunton Woods, beautifully landscaped grounds provide a superb and impressive entry to the development. In addition, our planners have ensured that each house benefits from private south facing spaces for gardening, relaxation and entertaining.

Bi-fold doors to the rear add a contemporary twist to the Edwardian-inspired front façades

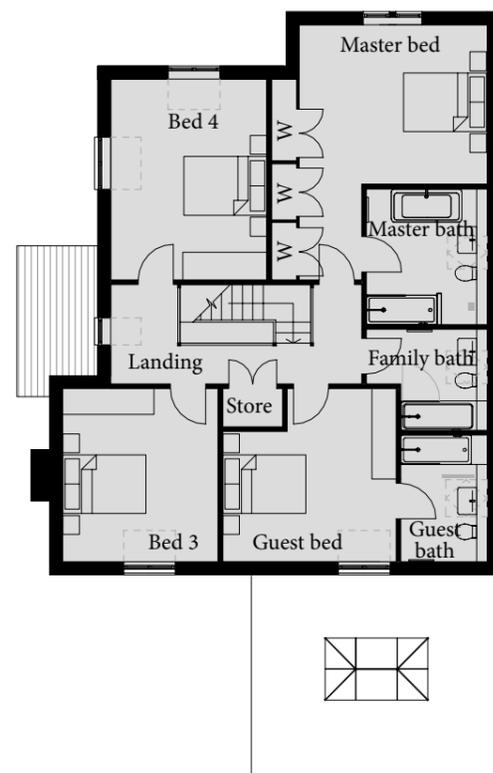
# The Elm

Porch	2.12m x 1.56m 6'11" x 5'1"
Hall	4.83m x 2.42m 15'10" x 7'11"
Living	4.81m x 4.4m 15'9" x 14'5"
Dining/ kitchen	10.25m x 4.15m 33'7" x 13'7"
Family	5.35m x 4.84m 17'6" x 15'10"
Utility	2.56m x 2.42m 8'4" x 7'11"
Garage	6.06m x 4.55m 19'10" x 14'11"
Master bed <i>plus</i>	4.55m x 3.83m 2.16m x 1.53m 14'11" x 12'6" <i>plus</i> 7'1" x 5'0"
Master bath	3.26m x 2.93m 10'8" x 9'7"
Guest bed	4.20m x 4.16m <i>max</i> 13'9" x 13'7" <i>max</i>
Guest bath	3.05m x 2.10m 10'0" x 6'10"
Bed 3	4.16m x 3.77m 13'7" x 12'4"
Bed 4	4.81m x 3.79m 15'9" x 12'5"
Family bathroom	2.93m <i>max</i> x 2.43m 9'7" <i>max</i> x 7'11"

## Ground



## First

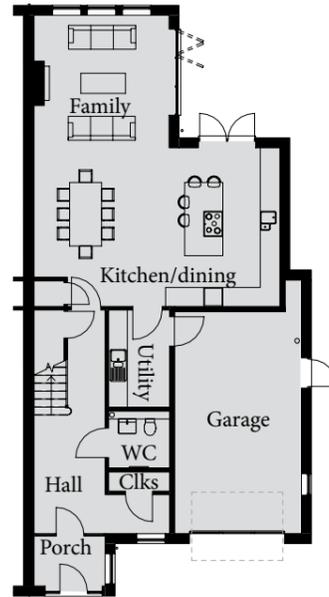


The Elm is a truly unique architect designed house. There is no other like it. On the ground floor, the living room and the dining / kitchen and family rooms offer spacious accommodation while taking full advantage of the south facing private gardens. Ground floor accommodation is completed with a fully fitted utility room with direct access to the oversized garage. On the first floor the master suite is complimented by the guest suite, two further double bedrooms and a family bathroom.

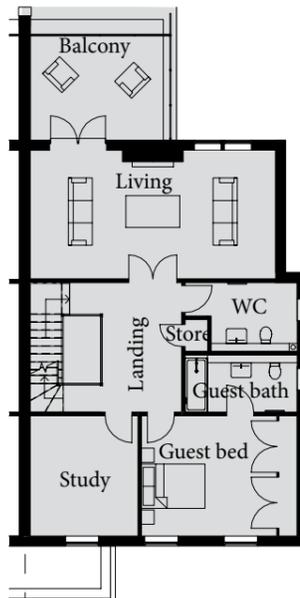
# The Oak

Porch	2.25m x 1.59m 7'4" x 5'2"
Hall	7.04m x 2.27m
plus	2.03m x 1.25m 23'1" x 7'5"
plus	6'7" x 4'1"
Dining/ Kitchen	7.78m x 5.02m 25'5" x 16'5"
Family	4.27m x 4.16m 14'0" x 13'7"
Utility	3.08m x 1.94m 10'1" x 6'4"
Garage	7.04m x 4.01m 23'1" x 13'1"
Living	7.78m x 4.07m 25'6" x 13'4"
Deck	4.27m x 3.31m 14'0" x 10'10"
Landing	4.10m x 2.56m 13'5" x 8'4"
Guest bed	4.28m x 3.81m 14'0" x 12'6"
Guest bath	3.55m x 1.82m 11'7" x 5'11"
Study/office	3.81m x 3.44m 12'6" x 11'3"
WC	3.55m <i>max</i> x 2.19m 11'7" <i>max</i> x 7'2"
Master bed	4.36m x 4.07m 14'3" x 13'4"
Master bath	3.39m x 2.63m 11'1" x 8'7"
Bedroom 3	4.92m x 3.56m 16'1" x 11'8"
Bedroom 4	3.56m x 3.44m 11'8" x 11'3"
Family bath	3.30m x 2.43m 10'9" x 7'11"

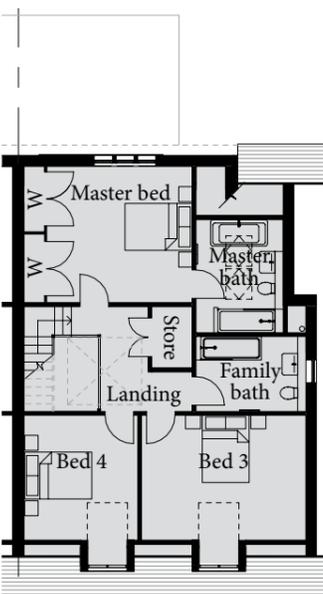
## Ground



## First

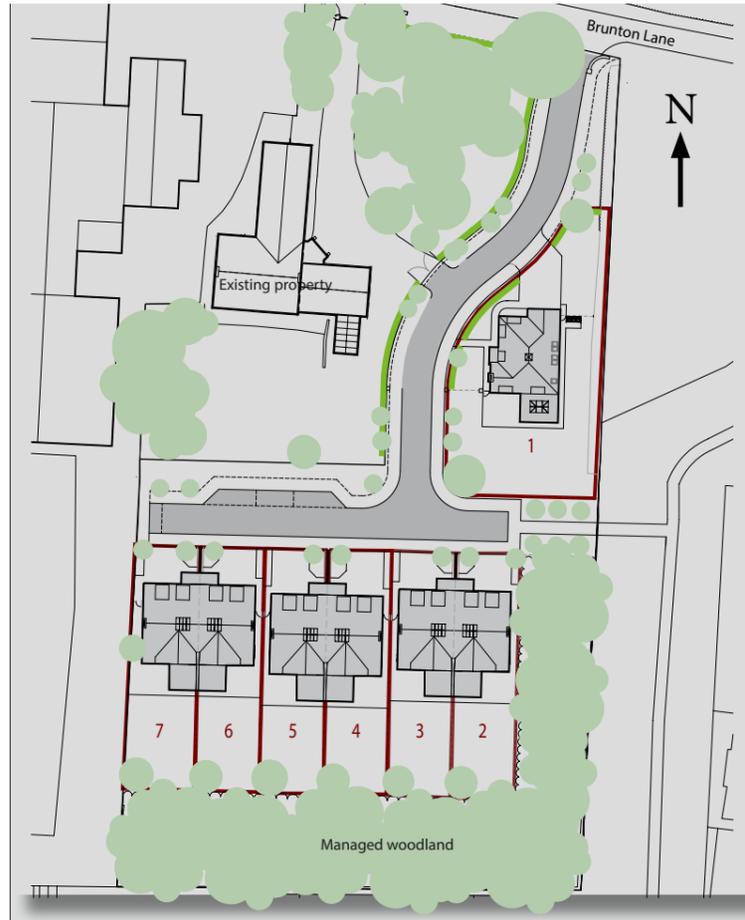


## Second



The Oak evokes the grand style and spaciousness of a fine Edwardian townhouse. On the ground floor the reception hall leads to a superb south facing kitchen dining and family area. To complete the accommodation, a fully fitted utility room gives direct access to an oversize garage. A magnificent south facing living room and deck span the full width of the first floor. There is also a study/office, a WC and the guest suite on this level. On the second floor the master suite is complimented by two double bedrooms and a family bathroom.

## Development Layout



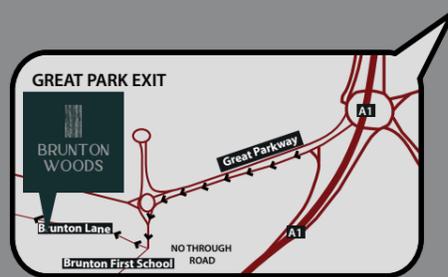
It's all in the detail – each item in our luxury specification has been carefully considered and hand picked by us



## Development Location NE13 9NT



- At the Great Park roundabout take the exit towards Sage
- At the next roundabout take the 1st exit towards Brunton First School
- After approximately 100m take the first right-hand turn onto Brunton Lane – The site is 200m on the left



## External Features

- External walls in random stone and traditional brickwork
- Slate 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 roof terrace and 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





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

### Heating

- Air source heat pump 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 family room



### 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 combination microwave/grill
- Integrated fridge freezer
- Ceramic 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
- Coffered ceiling to The Oak living room

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



### 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
- Electric underfloor heating to bathrooms and en-suites
- Extract ventilation to all bathrooms
- Shaver sockets to all bathrooms
- Feature mirrors to all bathrooms

## Electrical Features

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



## Management Company

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

## Luxury is standard at Brunton Woods

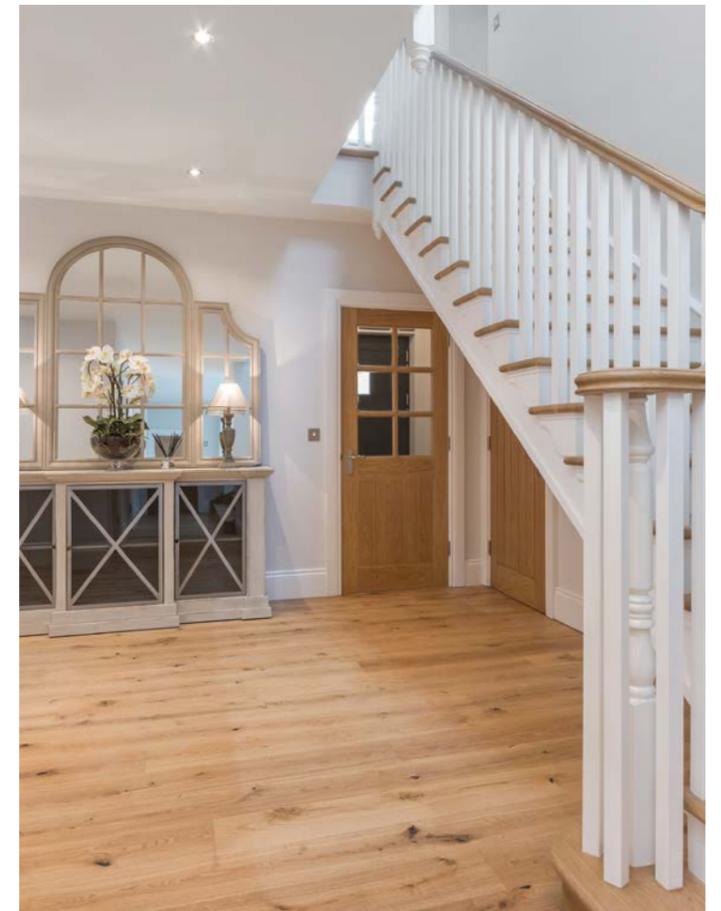


## General

- 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

\*The photographs on pages 11-15 are intended only to illustrate typical CountyLife specifications and interiors.

\*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.



Lighting is one of the most important features in your home – our layouts are carefully considered, making the most of each room

**premier**  
guarantee

## 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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