



**STABLE**  
PARK SQUARE



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## THE DEVELOPMENT

Located in the heart of the desirable village of Whickham, is this luxury new development of four detached houses situated to the edge of the lovely Chase Park. The properties will be positioned on a private road and all will benefit from lovely garden sites.

Chase Park is a wonderful green space which offers walks, play areas, the Grade II listed windmill, skate park and tennis courts, and is well loved by the local community.

Stable Park Square is the first development by Linnel Homes, an exciting new regional development company established by leading residential and construction experts.

Having previously been contracted to deliver popular residential development schemes for several developers across Tyneside, as well as the Tyne Valley, Linnel Homes are perfectly suited to transform this unique luxury housing scheme in the heart of Whickham, the very village where the company have their own roots.

# HISTORY

Steeped in history, Whickham played an important part in the mining history of the North East and during the early 18th century, wealthy families were purchasing land around the village green within Whickham. Chase Park was the largest of these private estates and the original house, Whickham House, was built in 1750 by Thomas Rawling, an expert in coal boring.

The stables and coach house were an expensive status symbol during the time and was lived in by many keen racehorse owners. In the 1860s the house was rented by G. Forster, whose horse Underhand won the Northumberland Plate three times in the 1850s.

In 1914 the house was changed to its new name of The Chase and during World War I and II was used to house gas masks and as a personnel cleansing station. Following this the house went into disrepair and was demolished in 1959, leaving only the stable block behind.

Image: Underhand, Winner Of The Northumberland Plate, With Aldcroft Up, Mr. A. Biggs, Mr. J. Fobert (Trainer) And Mr. G. Foster (Owner) (1860)



# LOCATION

Situated within the bustling village of Whickham, this central site offers homeowners the chance of purchasing a unique property close to Front Street with its wide range of amenities including public inns, cafes, restaurants and shops. There is also outstanding local schooling with a range of primary and secondary schools providing a high standard of education.

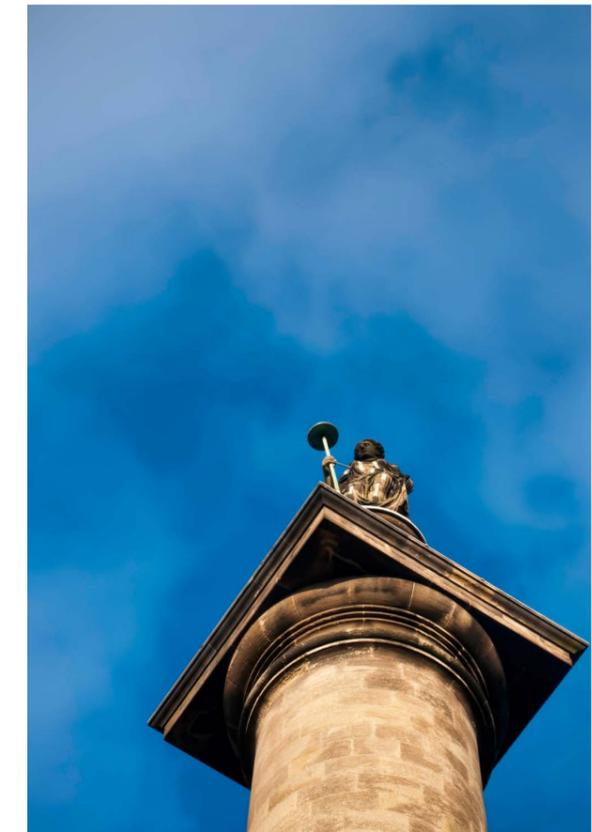
For the golf enthusiasts, Whickham Golf Club is nearby with its 18 hole golf course and clubhouse.

Newcastle City Centre is a 15 minute drive away, with its wide range of shops, restaurants and nightlife, but if you're wanting something

closer to home, the famous shopping centre, the Metrocentre is nearby and offering further shops, restaurants and cinema. There is also the Team Valley Trading Estate, offering further retail shopping.

There are plenty of opportunities for family days out nearby with the Gibside National Trust Site only 5 miles away, as well as Watergate Forest Park with its wonderful walks and haven for wildlife.

Most famous of all is the nearby attraction of Beamish Museum, the world famous open air museum, bringing the history of the North East of England to life from 1820-1950. A great day out for all ages.





# HOUSE TYPE A

FOUR BEDROOM DETACHED HOME | 239 SQM / 2572 SQ FT  
STYLISH OPEN PLAN LIVING | 4 DOUBLE BEDROOMS | 3 BATHROOMS  
INTEGRAL SINGLE GARAGE | DRIVEWAY | WEST FACING REAR GARDEN



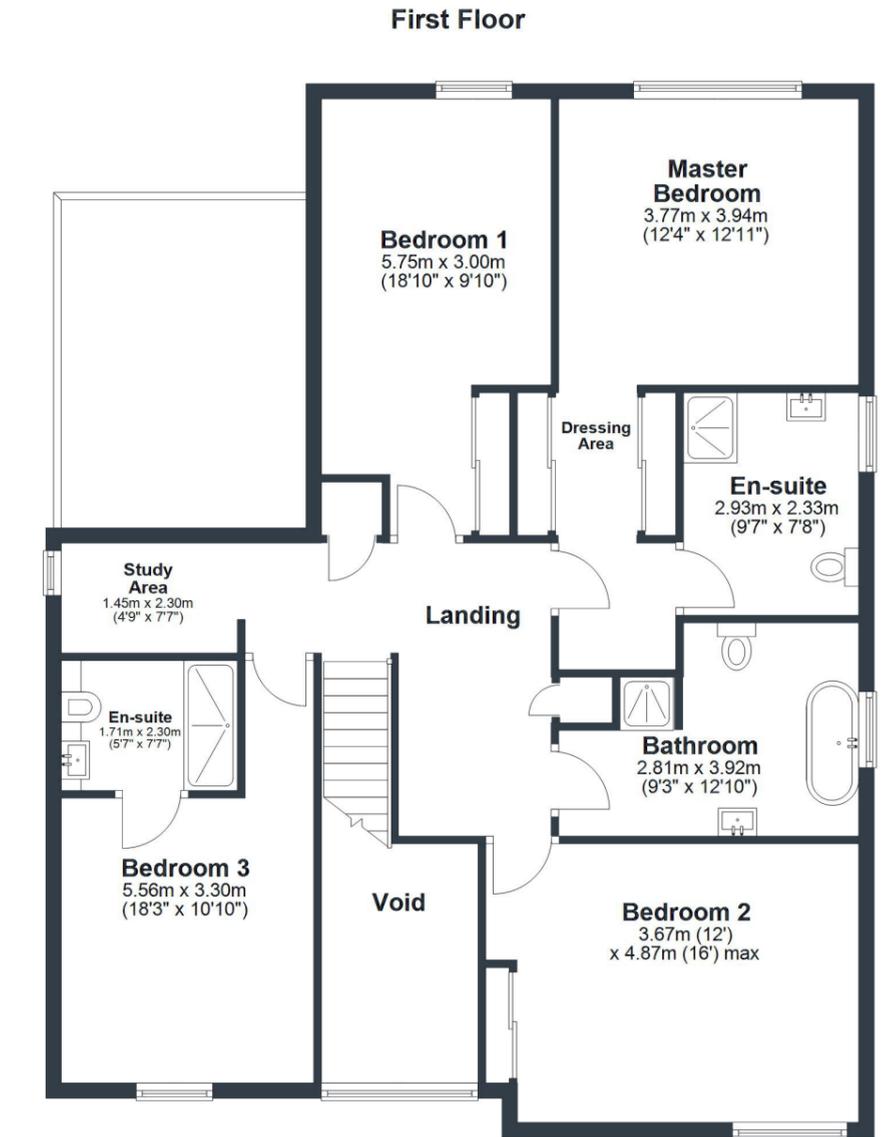
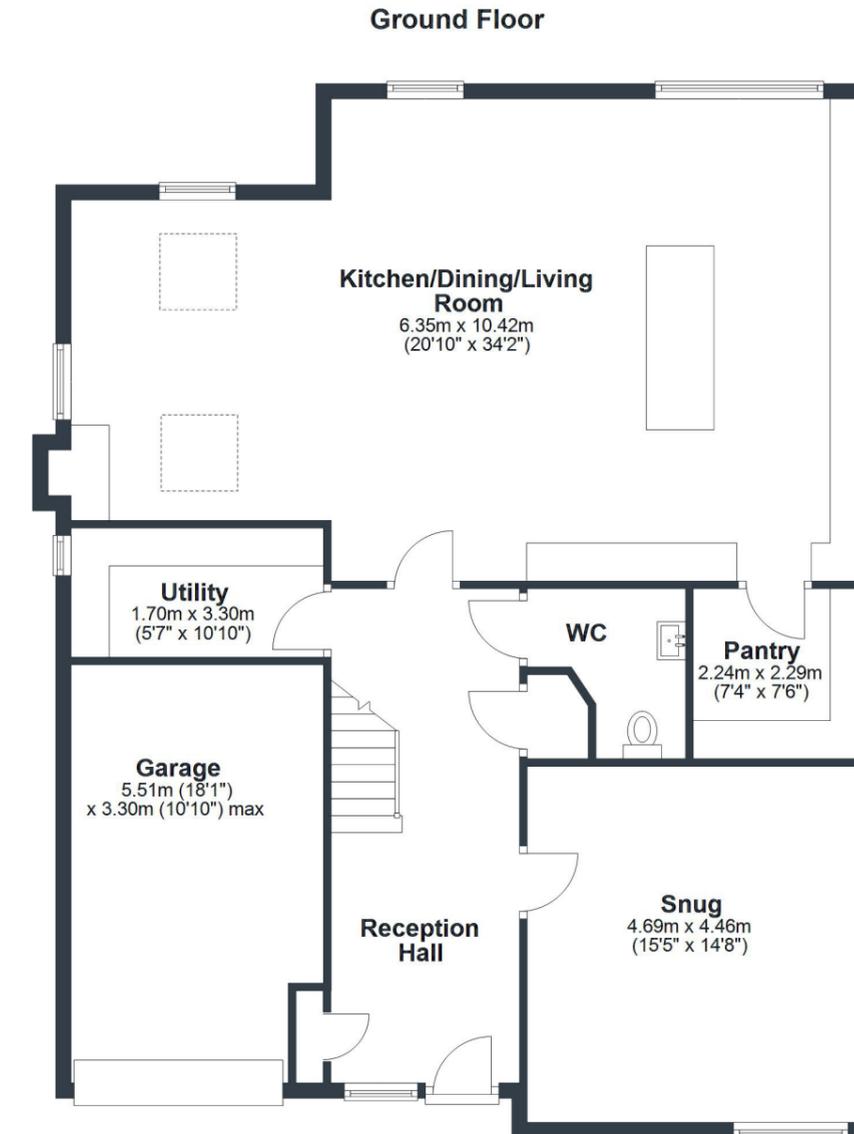
This executive stone built, family home features stunning architectural features and luxury internal finishes throughout.

To the ground floor, the double height entrance hallway provides the perfect entrance and is equipped with cloakroom storage and wc, where there is also access to a cosy TV lounge/snug room to the front of the house. To the rear of the house is a breathtaking open plan space, complete with luxury Porcelanosa fully fitted kitchen. This room is the heart of the home, with excellent living and dining spaces, with doors leading to the private west facing garden. There is also a pantry and utility room/laundry, as well as an integral garage which provides parking for one car, with additional storage area.



To the first floor, the galleried landing leads to the master bedroom suite, a second double bedroom with en-suite, two further double bedrooms and family bathroom/wc. All bathrooms feature Porcelanosa tiling and Duravit sanitaryware, completed to the highest standards. There is also a fantastic study nook to the first floor landing, providing much needed home workspace.

Externally, there is a block paved double driveway, front landscaped garden areas with wildflower planting and paved pathways leading to the rear west facing garden with patio and lawned areas.

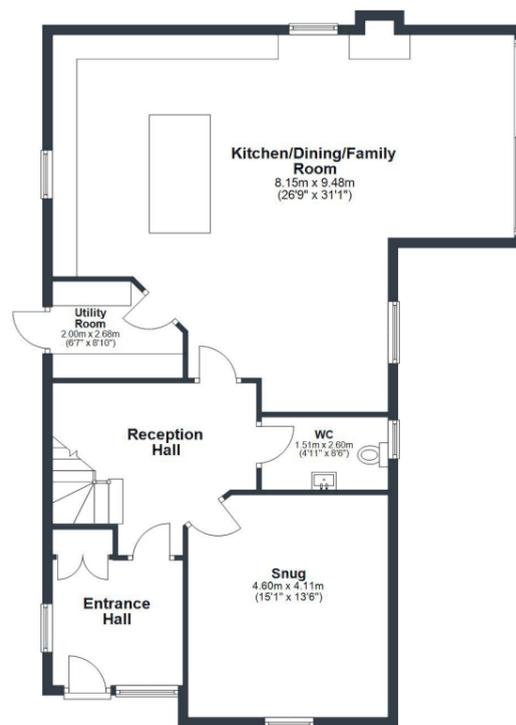


# HOUSE TYPE B

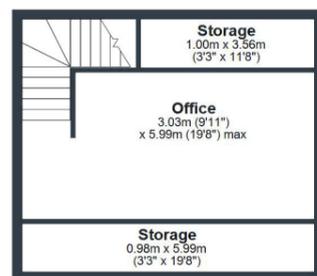
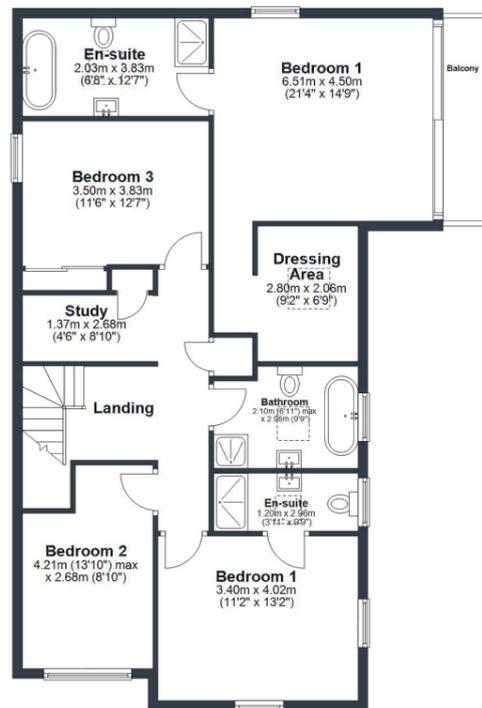
FOUR BEDROOM DETACHED HOME | 246 SQM / 2648 SQ FT | 3 BATHROOMS  
TWO STOREY GARAGE ANNEXE WITH GROUND FLOOR WC AND FIRST FLOOR OFFICE/STUDIO  
DRIVEWAY | WRAPAROUND WALLED GARDENS WITH SOUTH FACING ASPECT



Ground Floor



First Floor



A superb opportunity to purchase this one of a kind luxury home, positioned in the southerly corner of this exclusive development. This spectacular property features a welcoming entrance hallway with cloaks storage, leading through to an impressive dual height inner lobby with galleried staircase and ground floor wc. The TV lounge/ snug is positioned to the front of the home, and to the rear is an outstanding open plan living space with fully fitted Porcelanosa kitchen. This space provides plenty of space to dine and relax, and there is an additional utility room, great for families.

To the first floor there are four excellent double bedrooms. The master suite is the height of luxury, featuring a spacious dressing area, en-suite bathroom/wc and a south facing covered balcony overlooking the gardens and towards Chase Park. The second bedroom also benefits from an en-suite, where the two remaining double bedrooms share a



bathroom/wc. All bathrooms feature Porcelanosa tiling and Duravit sanitaryware, completed to the highest standards. There is also a fantastic study nook to the first floor landing, providing much needed home workspace.

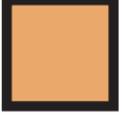
Externally, this property is truly unique. The gardens accessed via the open plan living space feature the original stone wall of the former stable block, which have been converted into patio terraces. There are wraparound gardens with wildflower planting and lawned areas, and a double block paved driveway.

The separate garage annexe is a two storey, multifunctional space designed to maximise potential use for home workers or for hobbies/ exercise. There is a ground floor garage providing off street parking, WC and stairs leading to a first floor office/studio.





# STABLE PARK SQUARE

-  PLOT 1 - HOUSE TYPE A
-  PLOT 2 - HOUSE TYPE A
-  PLOT 3 - HOUSE TYPE A
-  PLOT 4 - HOUSE TYPE B

# SPECIFICATION

Floor to ceiling height of 2.7 metres on the ground floor providing a light and spacious environment. Exterior doors are solid composite in anthracite with brushed stainless steel door hardware and mortice lock. Windows are contemporary slim line upvc double-glazed units finished externally in anthracite and white internally. Aluminium sliding doors off the kitchen to the garden. Garage doors feature a wood grain finish and are of a sectional roller design.

The development is served by mains water, electric and mains foul drainage. 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. This is to both private gardens and communal areas. 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.

## KITCHENS & UTILITY ROOMS

- Each property features a bespoke designer Porcelanosa kitchen.
- The kitchens include a range of base and wall units including full height larder cupboard and a variety of storage solutions. Work tops are Korion with a range of different splashbacks.
- Each kitchen will feature integrated AEG throughout including vented induction hobs, oven, combi microwave oven, dishwasher, full height fridge and full height freezer and stainless steel sinks and mixer taps.
- The kitchens also include feature lighting.
- The utility rooms all feature Porcelanosa furniture and include built in wall and base units with a variety of storage solutions, laminate worktops and a sink.
- All kitchens and utilities come with a 3 year warranty from the supplier.

## BATHROOMS, EN-SUITES & WCS

- Each bathroom, en-suite and WC to feature a bespoke interior designer scheme with wall and floor tiles by Porcelanosa. High Quality contemporary Duravit sanitaryware with Grohe fittings including concealed and wall mounted WC pans and sleek wall hung basins.
- Each bathroom, en-suite and WC are fully tiled. Shower areas fitted with low profile trays with sleek concealed thermostatic mixer valves.

## INTERNAL DOORS AND JOINERY

- Interior doors are to be contemporary solid or glazed depending on whereabouts within each property, with a painted finish and black nickel handles.
- All properties have wide tread feature staircases, with oak newel posts and handrails incorporating double height spaces.
- Deep timber skirting boards add a touch of grandeur to each room.

## INTERNAL DECORATION

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

## FLOOR FINISHES

- Tiled flooring will feature throughout the entrance hall, kitchen, utility room, bathrooms, en-suites and WCs. All remaining rooms will be fitted with luxury carpets.



### ELECTRICAL SPECIFICATION

- Numerous sockets to meet the demands of modern living shall be provided to each room, including ones with USB connection. Data 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.

### LIGHTING

- Each property will be fitted with a selection of LED concealed 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.
- Lutron controlled lighting throughout kitchen, hall, landing and master bedroom.

### HEATING AND HOT WATER

- Each property will be heated by an energy efficient high-performance Valent Air Source heat pump. Mison underfloor heating is provided to all rooms controlled through digital touchscreen individual thermostats. 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. Each property comes with a HIK Camera security system.

### CAR CHARGING

- Project EV intelligent car charging in every property.

### ATTENTION TO DETAIL

#### Exteriors, Interiors, Fittings & Fixtures

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

Externally the properties 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.

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

### STRUCTURAL WARRANTY

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



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