



# Chester Grange

PELTON FELL, COUNTY DURHAM

A warm welcome to Chester Grange. Located in the historical County Durham, Chester Grange offers an exclusive collection of 2, 3, and 4 bedroom new homes in a range of styles.

**Taylor**  
Wimpey

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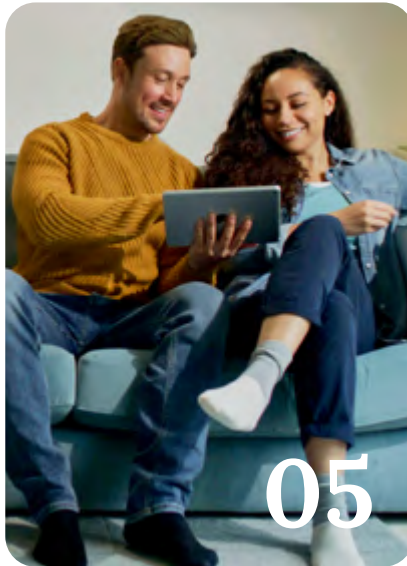
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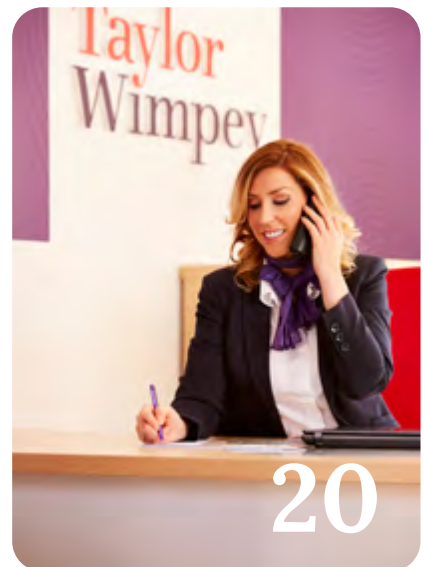
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# Welcome to Chester Grange

Chester Grange is ideally located in Pelton Fell on the outskirts of Chester-le-Street. The historic market town is less than 2 miles away yet the development is surrounded by areas of green space, ideal for those who want an active lifestyle but equally enjoy rural tranquillity.



[View the site plan](#)



# Life in County Durham

The delightful village of Pelton Fell is located just a short distance from Chester-le-Street. Within the village you will find a quaint local shop, state-of-the-art community centre, and family-run luxury hotel and bar bistro.

Residents of Pelton Fell enjoy easy access to all local amenities, reachable in a 10-minute walk. Here you can relax within the peaceful village life without compromising on the convenience of modern services.

Local countryside



Angel of the North



The historic city of Durham



Watch development video





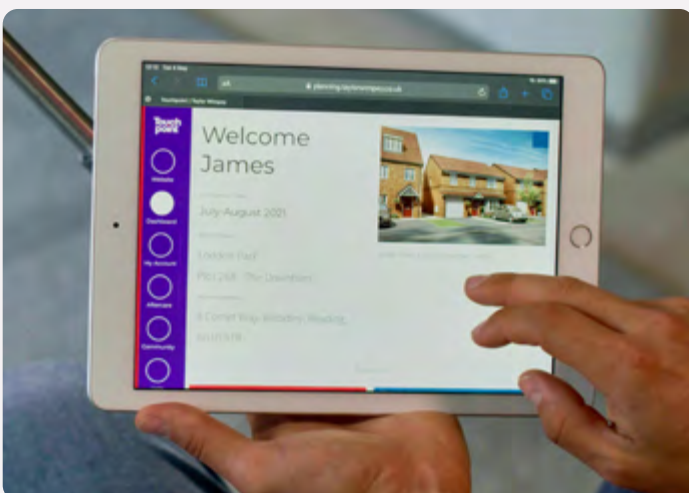
# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting gives your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

# Specification of our houses

Kitchen & Utility	
A choice of kitchens from our Standard range.	✓
Units and worktops and upstand in accordance with drawings	✓
Lighting to wall units - to match wall	✓
Onda 1.5 bowl stainless steel inset sink with Pura tap	✓
Onda single bowl stainless steel inset basin with waste & monobloc	✓
Pura tap to utility room (where applicable)	✓
Zanussi stainless steel integrated 4 burner gas hob	✓
Electrolux Integrated cooker hood	✓
Zanussi stainless steel integrated electric eye level built in double oven (Aldenham house types have built under single ovens)	✓
Utility room units and worktops in accordance with drawings	✓
Standard sockets and switches as indicated on working drawings - white	✓
Living room	
Single TV socket - white	✓
Double telecom socket - white	✓
Standard sockets and switches as indicated on working drawings - white	✓
Bathroom	
Free standing sanitary ware - white	✓
Chrome single mixer basin tap	✓
Ceramic wall tile splash back to basin and two-course tiling to bath to main bathroom Chrome pillar bath taps	✓
En-suite (where applicable)	
Free standing sanitary ware - white	✓
White shower tray to en suite (as per drawings)	✓
Chrome with clear glass shower door to en suite (including side panel where applicable)	✓
Ceramic wall tile splash back to sink	✓
Ceramic wall tiles - full height to cubicle walls	✓
Thermostatic valve shower	✓
Central heating/hot water system	
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Mains pressure hot water system providing plumbing free roof space	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓

✓ = Standard features. \* = Only apply for the following plots; **Plots 13-17.**

† = Electric Car Charging point will be wall or post mounted depending on plot.

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# Specification of our houses

Electrical features	
Power points in line with NHBC requirements	✓
TV socket to lounge and bedroom one (if indicated on service layout)	✓
Master telephone socket to lounge	✓
High-Speed Broadband	✓
One double socket in kitchen to incorporate USB charging points	✓
Light and power socket to garages within curtilage area (site layout dictates)	✓
Finishing touches	
White emulsion to walls	✓
White pre-finished internal doors with chrome handles	✓
PVCu double glazed windows	✓
PVCu French doors to rear	✓
Black pre-finished GRP front entrance door, c/w UPVC frame insulated, with three point locking system and chrome handles, chrome effect letter plate, door viewer and security chain in high performance door set with various glazing options	✓
White pre-finished GRP back door	✓
Garage (where applicable)	
Double electrical socket (where in plot curtilage)	✓
Batten light point to ceiling (where in plot curtilage)	✓
Electrical sockets and switches to all garages (in plot curtilage)	✓
External features	
Block paved driveway (when within the plot curtilage)	✓
Landscaped front garden (to approved landscape drawing)	✓
Turf to rear	✓
Door bell hard wired & fitted to front door	✓
External front light and wiring for rear	✓
PV Solar panels on selected plots*	✓
Electric Car Charging 7kw wall/post mounted point on selected plots**	✓
Triple glazed windows on selected plots*	✓
Other features	
NHBC warranty against structural defects for a ten year period following the date of build completion	✓
A range of optional upgrades are available, subject to build stage	✓



**Find out more**

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# Our homes

[→](#) 3 bedroom homes



[→](#) 4 bedroom homes



[→](#) View the site plan



# The Aldenham

3 BEDROOM HOME, TOTAL 967 sq ft / 89.8m<sup>2</sup>



## GROUND FLOOR

### Lounge max.

4.32m x 3.18m 14' 2" x 10' 5"

### Kitchen

3.00m x 2.96m 9' 10" x 9' 9"

### Dining

3.10m x 2.62m 10' 2" x 8' 7"



## FIRST FLOOR

### Bedroom 1 max.

3.17m x 4.10m 10' 5" x 13' 6"

### Bedroom 2 max.

3.57m x 2.99m 11' 9" x 9' 10"

### Bedroom 3 max.

2.68m x 2.99m 8' 9" x 9' 10"



Discover more about this home



View our current availability

\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. 74038 TWNE/February 2023.





# The Gosford

3 BEDROOM HOME, TOTAL 866 sq ft / 80.5m<sup>2</sup>



## GROUND FLOOR

**Lounge max.**

4.26m × 3.69m      14' 0" × 12' 1"

**Kitchen/Dining**

4.72m × 2.87m      15' 6" × 9' 5"



## FIRST FLOOR

**Bedroom 1 min.**

2.96m × 2.83m      9' 9" × 9' 4"

**Bedroom 2**

3.30m × 2.63m      10' 10" × 8' 8"

**Bedroom 3 max.**

3.55m × 2.00m      11' 8" × 6' 7"



**Discover more about this home**



**View our current availability**

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# The Dadford

3 BEDROOM HOME, TOTAL 753 sq ft / 69.9m<sup>2</sup>



## GROUND FLOOR

**Lounge/Dining** max.

4.38m × 4.36m      14' 5" × 14' 4"

**Kitchen**

3.37m × 2.23m      11' 1" × 7' 4"



## FIRST FLOOR

**Bedroom 1**

4.15m × 2.40m      13' 7" × 7' 10"

**Bedroom 2**

3.61m × 2.40m      11' 10" × 7' 10"

**Bedroom 3**

2.77m × 1.87m      9' 1" × 6' 2"



**Discover more about this home**



**View our current availability**

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# The Eynsham

4 BEDROOM HOME, TOTAL 1,334 sq ft / 123.9m<sup>2</sup>



## GROUND FLOOR

### Lounge

5.59m x 3.32m 18' 4" x 10' 11"

### Kitchen

2.98m x 2.50m 9' 10" x 8' 3"

### Breakfast/Family area

2.98m x 2.60m 9' 10" x 8' 7"

### Dining

2.98m x 2.96m 9' 10" x 9' 9"



## FIRST FLOOR

### Bedroom 1 max.

3.90m x 4.59m 12' 10" x 15' 1"

### Bedroom 2 max.

4.16m x 2.90m 13' 8" x 9' 6"

### Bedroom 3

3.14m x 2.71m 10' 3" x 8' 11"

### Bedroom 4

2.58m x 3.18m 8' 5" x 10' 4"



Discover more about this home



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# The Haddenham

4 BEDROOM HOME, TOTAL 1,460 sq ft / 135.6m<sup>2</sup>



## GROUND FLOOR

**Lounge** max.

5.62m x 3.44m

18' 5" x 11' 3"

**Kitchen/Dining**

6.34m x 3.30m

20' 9" x 10' 10"



## FIRST FLOOR

**Bedroom 1** max.

4.04m x 4.86m

13' 3" x 15' 11"

**Bedroom 2** max.

4.04m x 3.83m

13' 3" x 12' 7"

**Bedroom 3**

3.28m x 3.23m

10' 9" x 10' 7"

**Bedroom 4**

2.79m x 3.23m

9' 2" x 10' 7"



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# The Downham

4 BEDROOM HOME, TOTAL 1,244 sq ft / 115.5m<sup>2</sup>



## GROUND FLOOR

**Lounge max.**

5.27m × 3.18m      17' 4" × 10' 5"

**Kitchen/Dining**

7.94m × 2.98m      26' 1" × 9' 10"



## FIRST FLOOR

**Bedroom 1**

4.30m × 3.03m      14' 1" × 10' 0"

**Bedroom 2 max.**

3.51m × 3.28m      11' 6" × 10' 9"

**Bedroom 3**

3.55m × 3.03m      11' 8" × 10' 0"

**Bedroom 4**

2.62m × 2.53m      8' 7" × 8' 4"



[Discover more about this home](#)



[View our current availability](#)

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# The Bradenham

4 BEDROOM HOME, TOTAL 1,153 sq ft / 107.1m<sup>2</sup>



## GROUND FLOOR

### Lounge

4.64m x 3.43m 15' 3" x 11' 3"

### Kitchen/Breakfast

5.42m x 2.35m 17' 10" x 7' 9"

### Dining

2.87m x 2.35m 9' 5" x 7' 9"



## FIRST FLOOR

### Bedroom 1 max.

4.38m x 4.02m 14' 5" x 13' 2"

### Bedroom 2 max.

4.37m x 2.67m 14' 4" x 8' 9"

### Bedroom 3 max.

3.58m x 2.67m 11' 9" x 8' 9"

### Bedroom 4

3.32m x 2.40m 10' 11" x 7' 11"

[→ Discover more about this home](#)

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# The Shelford

4 BEDROOM HOME, TOTAL 1,378 sq ft / 128.0m<sup>2</sup>



## GROUND FLOOR

### Lounge

4.74m × 3.88m      15' 7" × 12' 9"

### Kitchen/Breakfast max.

8.10m × 3.34m      26' 7" × 10' 8"

### Study

2.64m × 2.10m      8' 8" × 6' 11"



## FIRST FLOOR

### Bedroom 1 max.

3.88m × 3.76m      12' 9" × 12' 4"

### Bedroom 2 max.

4.22m × 3.07m      13' 10" × 10' 1"

### Bedroom 3 max.

3.43m × 3.09m      11' 3" × 10' 2"

### Bedroom 4 max.

3.89m × 2.75m      12' 9" × 9' 0"



Discover more about this home



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# The Teasdale

4 BEDROOM HOME, TOTAL 1,290 sq ft / 119.8m<sup>2</sup>



## GROUND FLOOR

### Lounge

4.77m × 3.61m      15' 8" × 11' 10"

### Study

2.94m × 2.70m      10' 9" × 7' 2"

### Kitchen/Dining max.

5.81m × 3.07m      19' 1" × 10' 1"



## FIRST FLOOR

### Bedroom 1

3.67m × 3.57m      12' 1" × 11' 9"

### Bedroom 2 max/min.

4.06m/2.94m × 2.73m      13' 4"/9' 8" × 8' 11"

### Bedroom 3

2.83m × 2.71m      9' 4" × 8' 11"

### Bedroom 4

2.63m × 1.90m      8' 8" × 6' 3"



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# Ways to buy

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Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



## First time buyer?

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 Here's how we can help

## Existing home owner?

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 Here's how we can help



# Take your next step



Find your dream home  
on our website.



**Book an  
appointment to  
view our show homes.**



Take a virtual tour of  
our homes from the  
comfort of your sofa.



Have your questions  
answered by calling  
our sales executives on  
**0191 917 0646.**



Find out how we can  
get you moving with  
our buying schemes.



**Book an appointment**



**How to buy a home**



**CHESTER GRANGE** Land Off Blue House Bank, Pelton Fell, Chester-le-Street, County Durham, DH2 2NN

**CONTACT US ON 0191 917 0646**

## Taylor Wimpey

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