



## HOMES & HERITAGE

A premium location with an outstanding collection of two to five-bedroom homes, Greystoke is perfectly positioned to enjoy Northumberland's countryside and city connections.

Often described as Britain's best kept secret, Northumberland is steeped in character and history, with bustling market towns, picture-postcard villages and stunning countryside walks.

Each home at Greystoke enjoys generous garden sizes, with many benefitting from open country views offering families an outstanding combination of exclusive homes in a picturesque setting. The development itself encompasses

landscaped open space, echoing the ambiance of the surrounding area.

Greystoke is located on the outskirts of Ponteland, a vibrant town, home to a diverse blend of shops, pubs, restaurants and cafes allowing residents to enjoy rural life whilst being well connected to amenities.

As a family firm, Cussins are well-known throughout the region for the high-quality homes we create and our dedicated attention to detail throughout the build process and beyond. Greystoke offers families a combination of stylish homes, stunning surroundings and excellent connections to towns and the city.









## CONTEMPORARY ELEGANCE & STYLE

Homes at Greystoke are thoughtfully considered in every aspect to reflect and enhance their surroundings. Featuring heritage brick and sandstone, every property is positioned to take advantage of this spectacular location.

Built to the highest standards, homes at Greystoke combine the warm and welcoming charm normally associated with older properties, with state-of-the-art energy efficient build techniques. Interiors are exquisitely styled to Cussins' renowned high specification, offering luxurious fitted kitchens, contemporary bathrooms and refined modern detailing throughout.

This exceptional new development will feature two to five-bedroom house styles, each benefitting from a well-proportioned garden and a garage or private parking.



## COUNTRYSIDE & CONNECTIONS

Set on the outskirts of Ponteland, Greystoke offers a rarely found quality of life providing the best of all worlds.

Although Greystoke is nestled in beautiful countryside, it is only 5 miles from Ponteland's thriving town centre which offers an abundance of shops and restaurants as-well-as excellent connections to Newcastle International Airport and the vibrant city of Newcastle Upon Tyne.

The area is laced with a scenic labyrinth of footpaths, bridleways and cycle routes making it the ideal place for those who enjoy exploring. Or head east to the dramatic Northumberland coastline where sandy beaches combine with iconic castles, dunes and ruins to create awe-inspiring vistas.

All of this makes Greystoke an ideal base for those seeking an escape to the country whilst having a wide range of excellent facilities within easy reach.







LIVE AMONGST SOME  
OF THE FINEST LANDSCAPES  
IN THE REGION



## FOOD & LIFESTYLE

**A**n array of pubs, cafes and restaurants are all within easy reach of residents at Greystoke.

Drive just five miles south and you will meet Horton Grange Country House Hotel & Restaurant which is well recognised as one of the best restaurants in the area. Horton Grange sources the finest local ingredients and is the ideal destination for any meal, whether it be a cosy Afternoon Tea or a special celebration.

If you are looking for a hearty pub meal, you'll be spoilt for choice. Head to Stanington, just 4 miles away where you will find the Ridley Arms which is well-known for their food and family friendly atmosphere. Or drive just 5 miles to

Ponteland and you will find The Blackbird with its seasonal menu offering rustic, country pub favourites with a contemporary twist.

Ponteland offers a wide range of eateries, from the quaint Post Box Café to their popular Italian, Fratelli, as well as the sophisticated YOLO bar, and steak restaurant Tomahawk of Ponteland – there is something for everyone.

From Michelin starred restaurants to artisan cafes and local markets, you'll be spoilt for choice when choosing an eatery in Newcastle. The City also boasts an impressive arts and cultural heritage, with a range of theatres such as the Theatre Royal and Northern Stage and a superb selection of art galleries and museums.







IDEALLY PLACED TO ACCESS  
NORTHUMBERLANDS THRIVING  
CULINARY SCENE





▲ Morpeth - 7 miles  
◀ Whalton C of E Primary School - 3 miles  
◀ Kielder - 47 miles

▲ Prudhoe - 15 miles  
▼ Heddon-on-the-Wall - 10 miles  
◀ Hexham - 25 miles  
▼ Ponteland - 5 miles



Stannington - 4 miles ➤

# GREYSTOKE

PONTELAND, NORTHUMBERLAND

Newcastle Central Station ➡ - 12 miles ▲  
Newcastle - 12 miles ▲  
Newcastle International Airport ✈ - 6 miles ▲



## EDUCATION & INSPIRATION

Parents at Greystoke can relax in the knowledge that there are schools with excellent reputations available in the area. The Ofsted rated 'Outstanding' Whalton C of E Primary School is located just 4 miles from Greystoke in the quaint village of Whalton and takes children from reception through to year 6.

At the age of 11, pupils can transfer to Ponteland High School which has been rated 'Good' by Ofsted and offers Post16 education meaning pupils can continue their learning until year 13.

Kirkley Hall Zoological Gardens is a Nature and Wildlife park located just 2 miles from Greystoke

and is an educational facility as well as being open to the public. The Kirkley Hall Campus is Northumberland College's second largest campus offering courses in agriculture, arboriculture, a zoo with over 200 species of animal, equestrian centre and vast amounts of land and gardens all spread over a 400-acre site.

With its close proximity to the A696, both state and independent schools in Newcastle are easily accessible to residents at Greystoke. The city also has two highly respected universities – Newcastle University and Northumbria University.







## THE GREAT OUTDOORS & INDOORS

With being located in the heart of the countryside yet within easy access to the city, there's something for everyone at Greystoke. From walking and horse riding to clay pigeon shooting and fishing there are countless outdoor activities available on your doorstep.

The area is ideal for cyclists with a vast ribbon of rural roads or if you prefer four legs to two wheels, the Tilery Equestrian Centre is just a short drive away and offers an indoor and outdoor arena and horses to suit all ages and abilities.

Ponteland Rifle Range and Steve Smith's Shooting Ground are both in easy reach for shooting clays.

Head over to Higham Lakes for excellent trout fishing for both the fly and bait angler. Their three lakes are regularly stocked with rainbow brown, blue and golden trout.

For those with a competitive nature, Kirkley Cricket Club is just a short drive away and has Senior, Junior and Ladies teams.

Experience the area's history by visiting Belsay where you will be enchanted by Belsay's Grecian Hall architecture, medieval castle and thirty acres of outstanding gardens. Roam through the unique micro-climate of the Quarry Garden, enjoy the quirky open spaces around the Hall and castle and stop for a slice of cake at the tearoom.

There is a superb choice for golfers including Ponteland Golf Club, Morpeth's NE1 Golf Centre and Close House, the North-east's only PGA Golf Academy and home to Lee Westwood's 2 golf courses.

Matfen Hall also boasts a 36 hole golf course and spa facilities, ideal for a relaxing break or Go Ape's treetop adventure is ideal for a family day out.



# A RURAL RETREAT WITH URBAN CONNECTIONS

**G**reystoke is perfectly positioned to enjoy the very best of both rural and urban life. Located just a short drive away from Ponteland, the A1 and A69 providing excellent links to nearby towns, the city of Newcastle and Newcastle International Airport.

## PONTELAND (5 MILES)

Situated only 8 miles northwest of Newcastle and only a couple of miles from Newcastle International Airport, Ponteland offers stunning Northumberland countryside living whilst boasting excellent links to the A1 and A69.



## MORPETH (7 MILES)

Northumberland's historic county town offers stylish shopping and a rich heritage. Every year, the town plays host to the Morpeth Gathering, with street performances, parades, reenactments and traditional music. Regular markets sell hand baked bread, homemade fudge and locally reared meat and game.



## KIELDER (47 MILES)

Kielder, home to northern Europe's largest man-made lake and England's largest forest, feels gloriously remote but is easily reachable for a day's walking, cycling or sailing, or to indulge in some star gazing under the darkest night skies in England.



**GREYSTOKE**  
PONTELAND, NORTHUMBERLAND

## HEXHAM (25 MILES)

With its imposing abbey, fantastic shopping, regular market and award-winning restaurants as well as cinema, theatre and family friendly attractions, the Tyne Valley hub of Hexham is a short drive away.





### TYNEMOUTH (19 MILES)

You can live in the heart of the countryside, but be at the coast in less than an hour, either at Tynemouth, renowned for its surfing, or at the start of the Northumberland coastal route in Cresswell or Druridge Bay.



### JESMOND (13 MILES)

Jesmond is a fashionable, leafy suburb with a wide variety of eclectic boutiques, cafes and restaurants and 19th century park of Jesmond Dene.



### METROCENTRE (14 MILES)

One of the best out of town shopping centres anywhere in the country, the intu MetroCentre, with its shops, restaurants, cinema and bowling is only half an hour away. Ideal for rainy days!



### NEWCASTLE (12 MILES)

Famous for its bridges, nightlife and family-friendly attractions, Newcastle is easily reached by road or rail, whether you are commuting to work or visiting one of the city's many award winning museums, galleries and restaurants.







ALL OUR HOMES  
ARE PROTECTED BY A  
10 YEAR WARRANTY





# LOCATION, STYLE & PEACE OF MIND

## TEN REASONS TO MAKE GREYSTOKE YOUR HOME

ONE

Set in the heart of rural Northumberland, with its unspoilt villages, country pubs, spectacular views, riverside and hill walks plus countryside activities.

TWO

Stylish homes with a beautiful blend of traditional character and modern build techniques.

THREE

Breathtaking views and mature trees give Greystoke a feeling of exclusivity.

FOUR

Interiors styled to Cussins' renowned high specification, offering luxury fitted kitchens and contemporary bathrooms.

FIVE

Within easy commuting distance to Ponteland, Morpeth and Newcastle to enjoy a relaxed pace of life but still work in local towns and the city.

SIX

Each home benefits from generous garden sizes with many enjoying open countryside views.

SEVEN

Access to a range of highly regarded schools, colleges and universities.

EIGHT

Just five miles from the vibrant town of Ponteland with an array of shops, pubs, restaurants and cafes.

NINE

Characterful homes built by award-winning family-run builder with a well-deserved reputation for quality.

TEN

For peace of mind, all our homes are protected by a 10-year warranty.





## QUALITY & EXPERTISE

### WHY CHOOSE CUSSINS?

Ever since the first Cussins home was built in the 1920s, our name has become synonymous with superb build quality and style. It's a reputation we're very proud to hold.

Our diverse portfolio of prestigious developments across the North East stands testament to the meticulous care and the attention-to-detail which goes into every project. And, we're devoted to continuing to raise the bar when it comes to quality standards.

Locations are carefully selected to ensure that our homes offer a secure long term investment for our buyers. All projects are individually designed by carefully selected architects, with meticulous care and attention applied during the planning phase. This ensures that on completion, our developments are enjoyable places to live and both complement and enhance the local area.

To maintain the high quality standards we are renowned for, we employ our own team of skilled craftsmen, many who have been with us most of their working career. Investing in high quality materials and energy efficiency ensure that our homes are cost effective to live in and continue to look good for many years to come.

The history of Cussins spans three generations and many thousands of happy homeowners. Although we are proud of this heritage, it is the continued commitment of our team to deliver premium quality, well designed homes that sets us apart.





# GREYSTOKE

PONTELAND, NORTHUMBERLAND









# GREYSTOKE

PONTELAND, NORTHUMBERLAND



- THE ROSE
- THE ORCHID
- THE ELDERFLOWER
- THE LAVENDER
- THE LILAC
- THE LILY
- THE FOXGLOVE
- THE BUTTERCUP
- THE POPPY

Please note some house styles contain variants. Please speak to a Sales Executive for plot specific drawings.



# GREYSTOKE

## PONTELAND, NORTHUMBERLAND

### SPECIFICATION

#### Premium Quality Professionally Designed Kitchens

- Wide range of contemporary and traditional doors, handles and worktops
- Glass splash-back available in a choice of colours
- Premium quality multifunction oven, extractor hood and four or five burner gas hob
- Integrated combination microwave and grill\*
- Integrated fridge freezer and dishwasher\*
- Built-in wine cooler\*
- Soft closing doors and drawers to kitchen
- Silestone work surfaces and upstands to kitchen and utility in five-bedroom homes

#### Luxurious Bathrooms & En-Suites

- Premium quality white sanitaryware fittings
- Shower mixer tap to bath with hand-held hair rinse
- Two and three-bedroom homes receive bath with standard bath filler, over-bath shower and shower screen
- En-suite & showers feature chrome-edged glass shower enclosures
- Half-height tiling to sanitaryware walls in bathrooms & en-suites. Full-height tiling to shower enclosures
- Brushed chrome trim to all half-height tiling
- Two splash-back tiles to sink in downstairs WC
- Chrome heated towel rail
- Soft close toilet seat

#### Interior & Exterior Finishes

- Feature oak five panel vertical doors with lacquer / varnish finish
- High efficiency, low maintenance UPVC windows

- Black composite front door with five-point locking
- Oak hand rail and caps to stairs
- Fitted wardrobes to master bedroom in five-bedroom homes
- White emulsion finish to ceilings, walls & white satin finish to woodwork
- Molded skirting boards and architraves

#### Lighting, Heating & Electrical

- Low energy white LED downlights throughout
- LPG Energy efficient boiler
- Brushed chrome electrical sockets and switches throughout
- TV points to lounge, family room and master bedroom
- Telecom points to reception room and master bedroom
- Slimline media plate to lounge, including: 3 single sockets, 1 TV point and 1 CAT 6 data point
- CAT 6 cabling to telecom points
- External lighting to front door
- Power and lighting to garage where applicable
- Loft and exterior wall insulation

#### Security, Safety & External Features

- NHBC 10 Year Home Warranty
- Paved terrace area to rear gardens
- Cedar up and over garage doors where applicable
- External socket and tap to rear garden
- Landscaping / turf to front garden
- Smoke detectors
- Block paved drive
- Doorbell

\* Not available in house-styles sold on the Affordable Scheme. Speak to a Sales Executive for individual house-style specifications.

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# THE ROSE

FIVE BED HOME

GREYSTOKE  
PONTELAND, NORTHUMBERLAND



Five bedroom detached family home with feature bay windows and garage.

Entrance hall leads to a well-proportioned living room and separate dining room with walk-in bay window.

Spacious, open-plan, kitchen and family area with bi-fold doors leading to the rear terrace and garden.

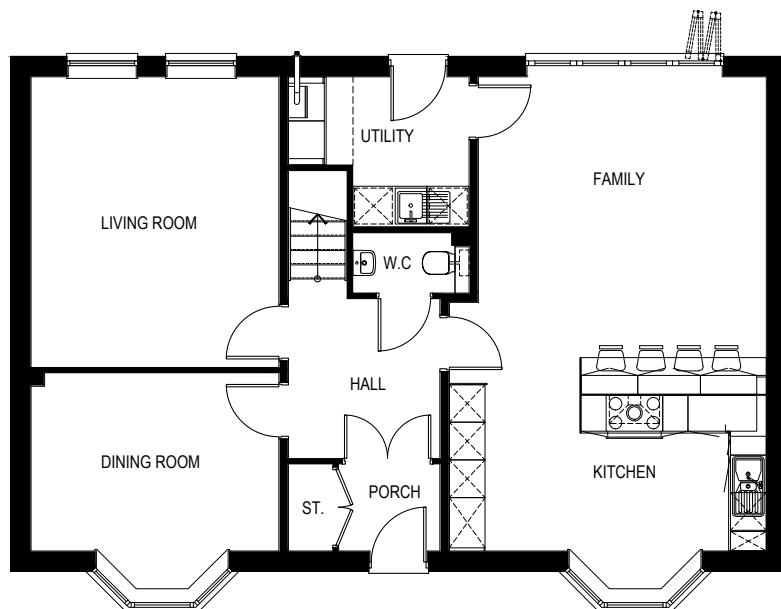
Contemporary fitted kitchen with integrated appliances. Separate utility plumbed for a washing machine. Ground floor W.C off the hallway.

First floor offers a generous master bedroom with dressing room option, and double shower en-suite. Four further bedrooms, one with double shower en-suite and a family bathroom.

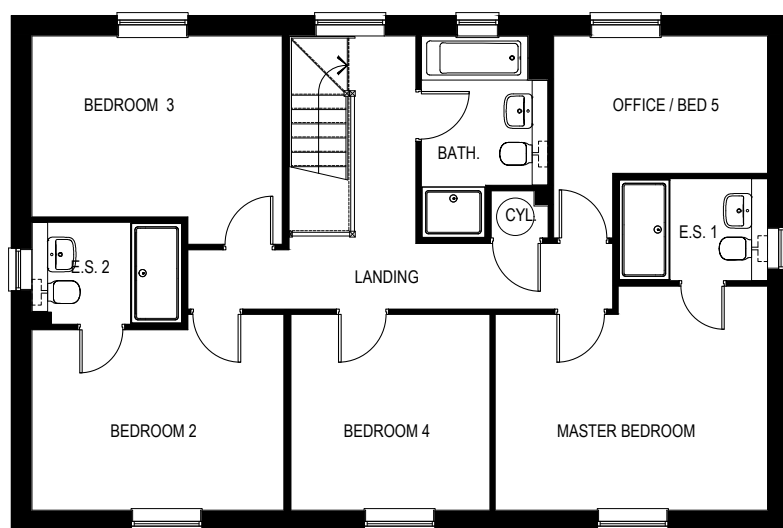
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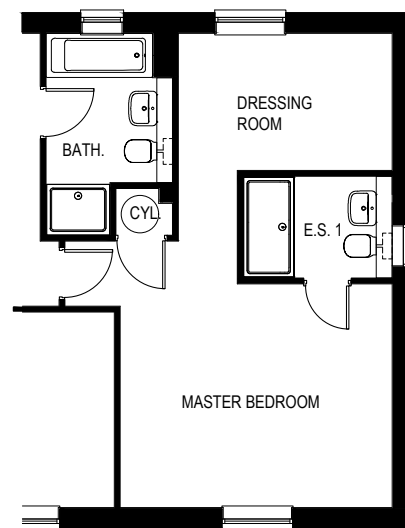




GROUND FLOOR



FIRST FLOOR



FIRST FLOOR  
DRESSING ROOM  
OPTION

#### GROUND FLOOR

Living Room	3950mm x 4625mm / 13'0" x 15'2"
Kitchen	5050mm x 3958mm / 16'7" x 13'0"
Family	4587mm x 3594mm / 15'1" x 11'10"
Dining Room	3950mm x 2834mm / 13'0" x 9'4"
Utility	2878mm x 2391mm / 9'5" x 7'10"
W.C.	1850mm x 960mm / 6'1" x 3'2"

#### FIRST FLOOR

Master Bedroom	4331mm x 3564mm / 14'3" x 11'8"
En-suite 1	2373mm x 1620mm / 7'9" x 5'3"
Bedroom 2	4010mm x 2869mm / 13'2" x 9'5"
Bedroom 3	3983mm x 3313mm / 13'1" x 10'10"
En-suite 2	2394mm x 1620mm / 7'10" x 5'3"
Bedroom 4	3164mm x 3114mm / 10'5" x 10'3"
Bedroom 5/Office	3403mm x 2182mm / 11'2" x 7'2"
Bathroom	2015mm x 3213mm / 6'7" x 10'7"

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# THE ORCHID

FIVE BED HOME

GREYSTOKE  
PONTELAND, NORTHUMBERLAND



Five bedroom family home with block paved drive leading to integral garage.

Spacious entrance hall leading to generous living room and separate snug.

Contemporary fitted kitchen, dining and family area to the rear with integrated kitchen appliances and bi-fold doors leading to rear terrace and garden.

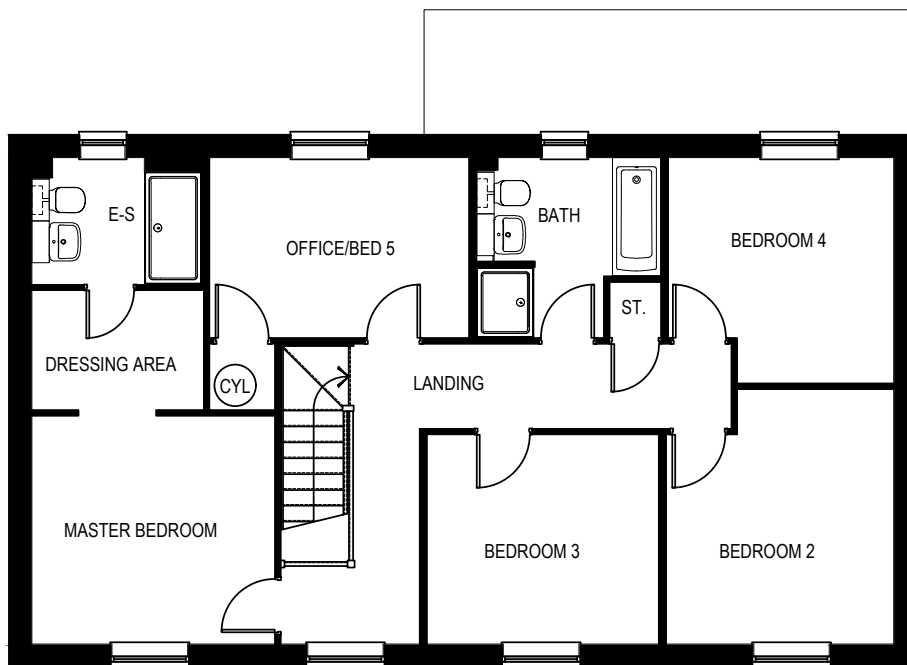
Ground floor study, WC and utility plumbed for washing machine.

First floor offers a generous master bedroom with dressing area and double shower en-suite. Four further bedrooms with family bathroom offering both a bath and shower enclosure.

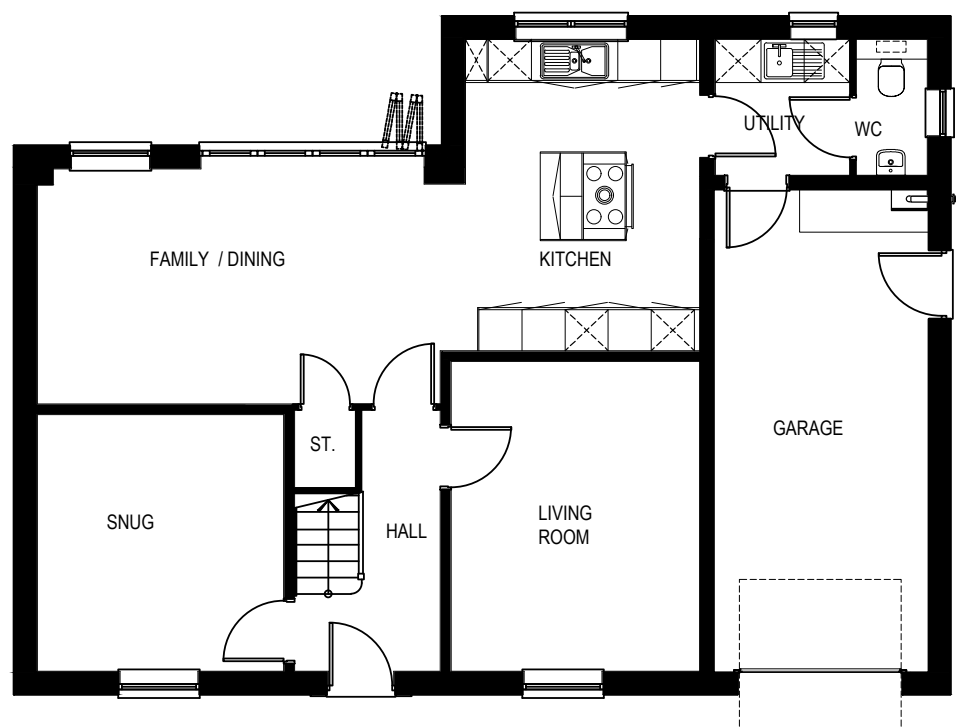
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GROUND FLOOR



FIRST FLOOR

#### GROUND FLOOR

Living Room	3462mm x 4309mm / 11' 4" x 14' 2"
Kitchen	3261mm x 4331mm / 10' 8" x 14' 3"
Family/Dining	5963mm x 3271mm / 19' 7" x 10' 9"
Snug	3432mm x 3570mm / 11' 3" x 11' 9"
Utility	1870mm x 1890mm / 6' 6" x 6' 2"
W.C.	986mm x 1890mm / 3' 3" x 6' 2"

#### FIRST FLOOR

Master Bedroom	3490mm x 3275mm / 11' 5" x 10' 9"
Dressing Area	2465mm x 1709mm / 8' 1" x 5' 7"
En-suite	2441mm x 1820mm / 8' 0" x 5' 11"
Bedroom 2	3268mm x 3657mm / 10' 9" x 12' 0"
Bedroom 3	3321mm x 3006mm / 10' 11" x 9' 10"
Bedroom 4	3236mm x 3240mm / 10' 7" x 10' 8"
Bedroom 5/Office	3721mm x 2588mm / 12' 2" x 8' 6"
Bathroom	2641mm x 2588mm / 8' 8" x 8' 6"

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# THE ELDERFLOWER

FIVE BED HOME

GREYSTOKE  
PONTELAND, NORTHUMBERLAND



Five bedroom double fronted family home with block paved drive leading to garage.

Ground floor entrance hall leads to living room with dual aspect, walk-in bay window and french doors to rear terrace and generous garden.

Spacious dining room with walk-in bay window.

Open-plan, contemporary kitchen and family area with integrated appliances and further french doors to the rear garden.

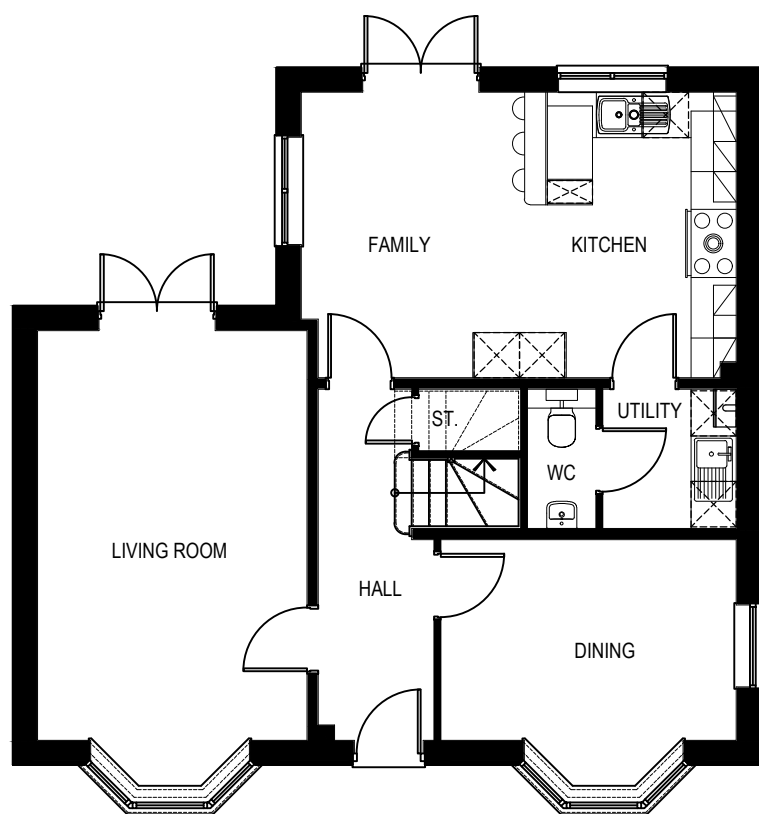
Separate utility plumbed for washing machine and ground floor WC.

First floor offers a generous master bedroom with shower en-suite. Four further bedrooms and a family bathroom.

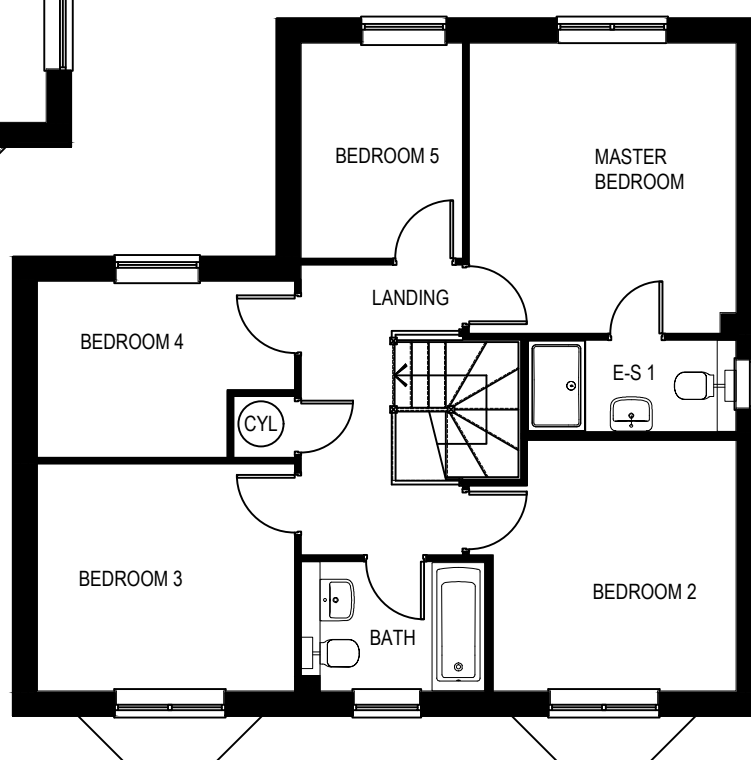
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GROUND FLOOR



FIRST FLOOR

#### GROUND FLOOR

Living Room	3525mm x 5415mm / 11'7" x 17'9"
Kitchen/Family	5752mm x 3775mm / 18'10" x 12'5"
Dining	3905mm x 2650mm / 12'10" x 8'8"
Utility	1790mm x 1840mm / 5'10" x 6'0"
W.C.	900mm x 1840mm / 2'11" x 6'0"

#### FIRST FLOOR

Master Bedroom	3530mm x 3832mm / 11'7" x 12'7"
En-suite 1	2758mm x 1210mm / 9'1" x 4'0"
Bedroom 2	3211mm x 3313mm / 10'6" x 10'10"
Bedroom 3	3395mm x 3000mm / 11'2" x 9'10"
Bedroom 4	3395mm x 2322mm / 11'2" x 7'7"
Bedroom 5	2130mm x 2840mm / 7'0" x 9'4"
Bathroom	2424mm x 1710mm / 7'11" x 5'7"

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# THE LAVENDER

FOUR BED HOME

GREYSTOKE  
PONTELAND, NORTHUMBERLAND



Four bedroom, double fronted family home with front porch and block paved drive leading to garage.

Ground floor entrance hall leads to well-proportioned living room and study.

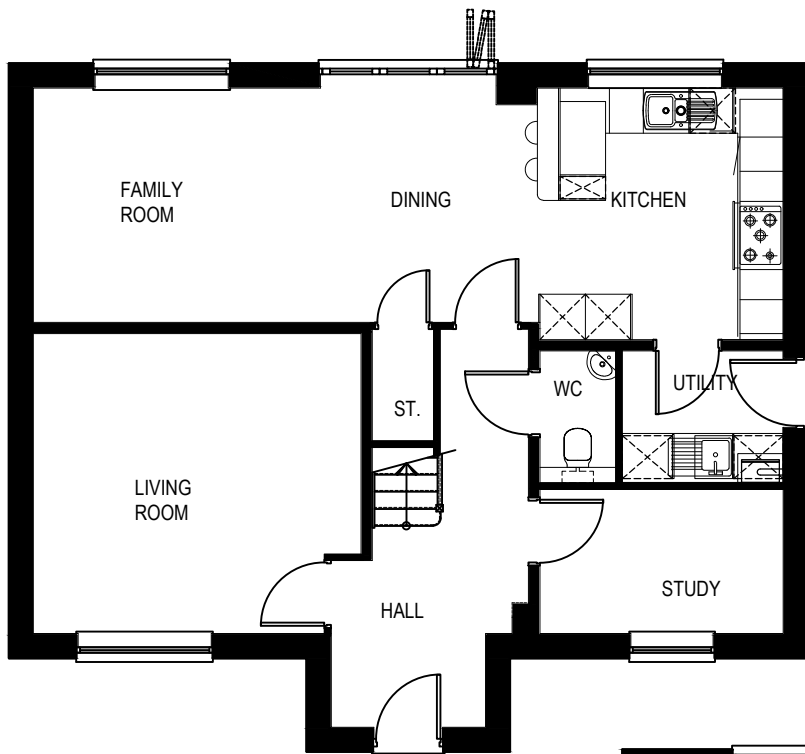
Spacious open-plan kitchen, dining and family area with integrated appliances and bi-fold doors to rear terrace and garden.

Separate utility plumbed for washing machine and ground floor W.C

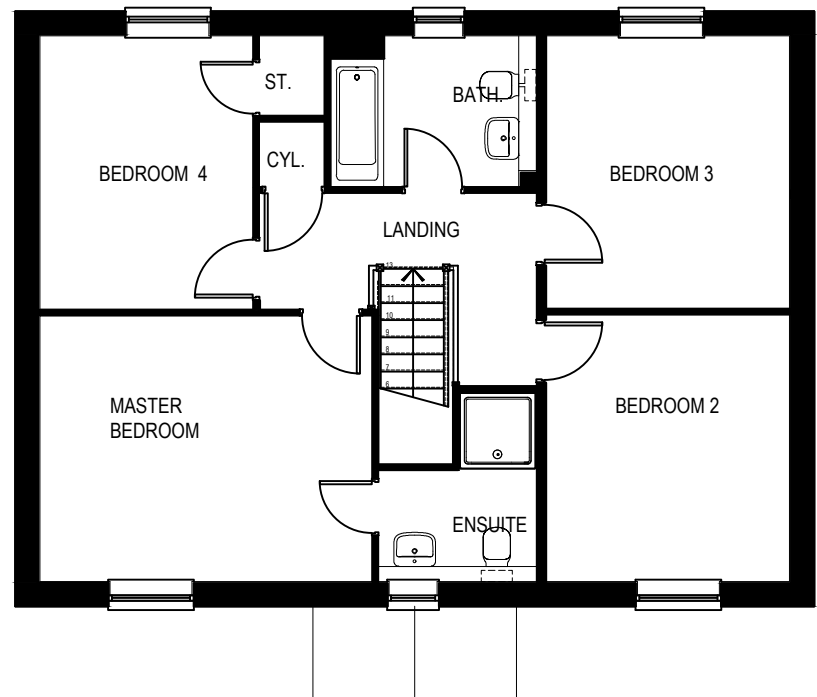
Generous first floor master bedroom with shower en-suite. Three further double bedrooms and a family bathroom.

Please note some house styles contain variants.  
Please speak to a Sales Executive for plot specific drawings.





GROUND FLOOR



FIRST FLOOR

#### GROUND FLOOR

Living Room	4332mm x 3965mm / 14'3" x 13'0"
Kitchen/Dining	6547mm x 3100mm / 21'10" x 10'11"
Family Room	3217mm x 4346mm / 10'8" x 10'2"
Study	2174mm x 2776mm / 10'7" x 6'3"
W.C.	900mm x 1600mm / 3'3" x 5'8"
Utility	2127mm x 1739mm / 7'0" x 5'8"

#### FIRST FLOOR

Master Bedroom	4389mm x 3512mm / 14'5" x 11'6"
En-suite	2056mm x 2360mm / 6'9" x 7'9"
Bedroom 2	3209mm x 3524mm / 10'6" x 11'7"
Bedroom 3	3209mm x 3598mm / 10'6" x 11'10"
Bedroom 4	2814mm x 3610mm / 9'3" x 11'10"
Bathroom	2713mm x 1990mm / 8'11" x 6'6"

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# THE LILAC

FOUR BED HOME

GREYSTOKE  
PONTELAND, NORTHUMBERLAND



Four bedroom detached, double fronted, family home with garage.

Ground floor entrance hall leading to well-proportioned living room and study with walk-in bay windows.

Spacious open-plan family, dining and kitchen area with bi-fold doors leading to rear terrace and garden.

Contemporary fitted kitchen with integrated appliances. Separate utility plumbed for a washing machine.

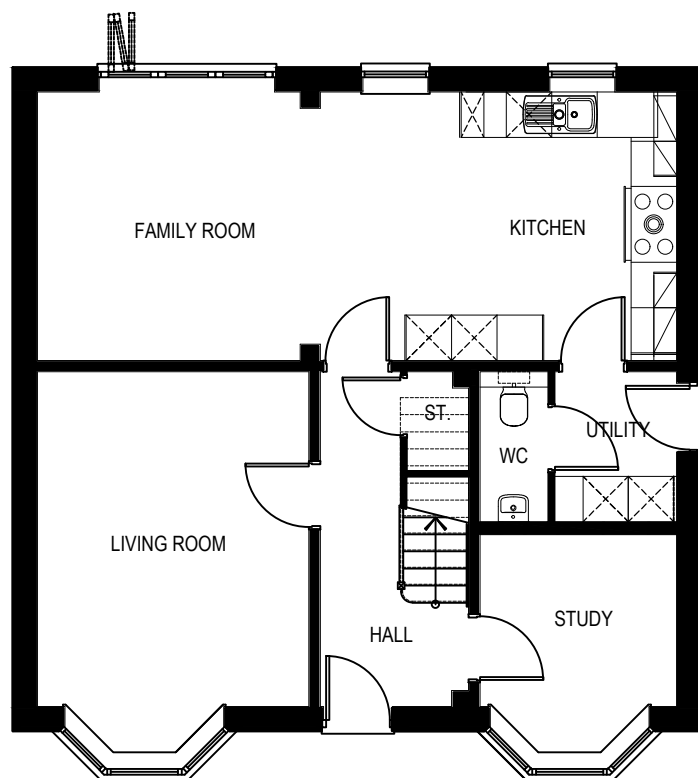
Ground floor WC and storage cupboard.

Generous first floor master bedroom with double shower en-suite.

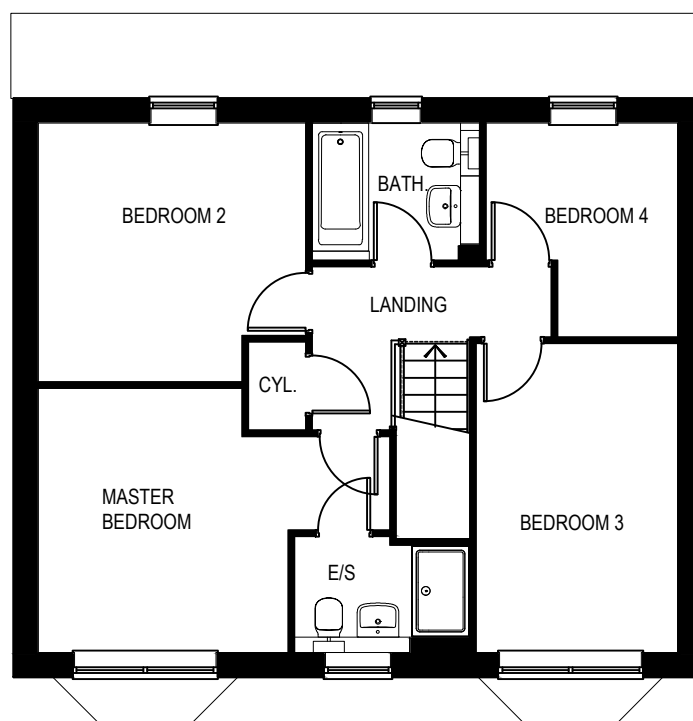
Three further bedrooms and a family bathroom.

Please note some house styles contain variants.  
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GROUND FLOOR



FIRST FLOOR

#### GROUND FLOOR

Living Room	3590mm x 4425mm / 11' 9" x 14' 6"
Kitchen/Family	8452mm x 3550mm / 27' 9" x 11' 8"
Study	2600mm x 2273mm / 8' 6" x 7' 6"
Utility	1607mm x 1982mm / 5' 3" x 6' 6"
W.C.	900mm x 1982mm / 2' 11" x 6' 6"

#### FIRST FLOOR

Master Bedroom	4644mm x 3488mm / 15' 3" x 11' 5"
En-suite	2310mm x 1530mm / 7' 7" x 5' 0"
Bedroom 2	3534mm x 3418mm / 11' 7" x 11' 3"
Bedroom 3	2657mm x 4082mm / 8' 9" x 13' 5"
Bedroom 4	2527mm x 2825mm / 8' 3" x 9' 3"
Bathroom	2205mm x 1810mm / 7' 3" x 5' 11"

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# THE LILY

FOUR BED HOME

GREYSTOKE  
PONTELAND, NORTHUMBERLAND



Four bedroom detached, double fronted, family home with garage.

Ground floor entrance hall leading to well-proportioned living room and study.

Spacious open-plan family, dining and kitchen area with bi-fold doors leading to rear terrace and garden.

Contemporary fitted kitchen with integrated appliances. Separate utility plumbed for a washing machine.

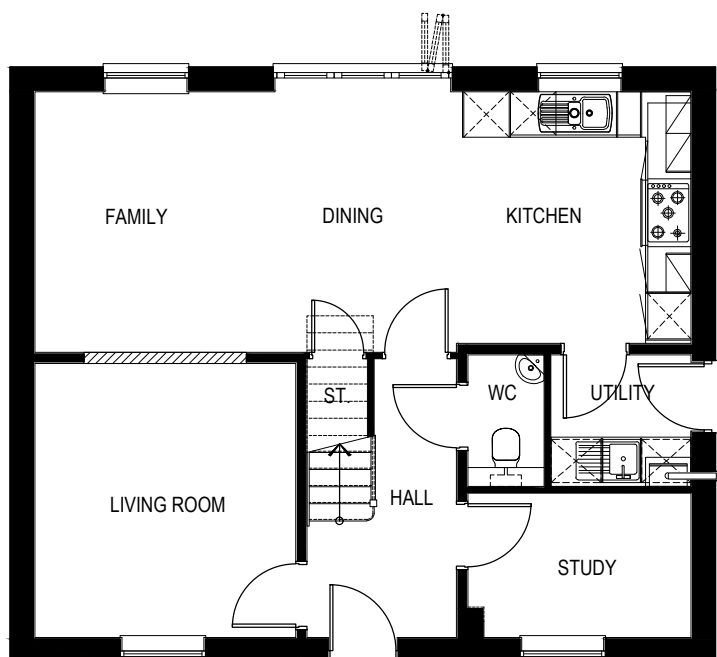
Ground floor WC and storage cupboard.

Generous first floor master bedroom with shower en-suite.

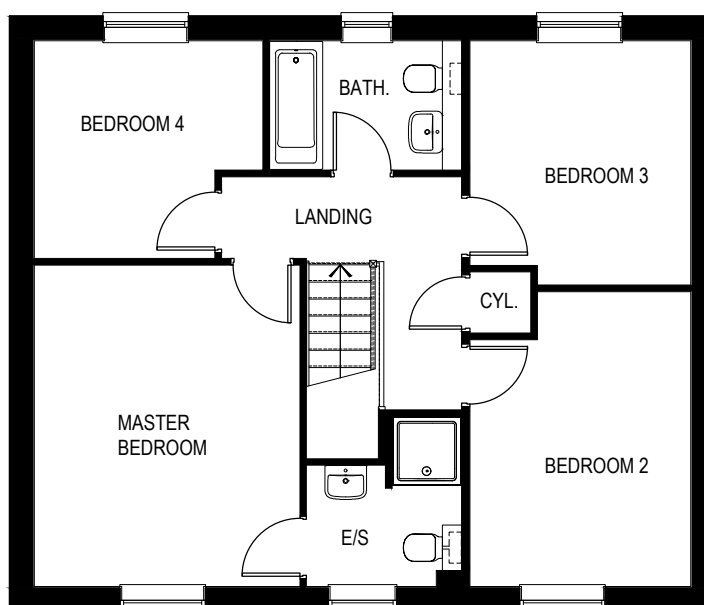
Three further bedrooms and a family bathroom.

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GROUND FLOOR



FIRST FLOOR

#### GROUND FLOOR

Living Room	3450mm x 3621mm / 11' 4" x 11' 11"
Family/Dining	5577mm x 3444mm / 18' 4" x 11' 4"
Kitchen	3100mm x 3328mm / 10' 2" x 10' 11"
Study	2950mm x 1905mm / 9' 8" x 6' 3"
Utility	1850mm x 1739mm / 6' 1" x 5' 8"
W.C.	1007mm x 1739mm / 3' 4" x 5' 8"

#### FIRST FLOOR

Master Bedroom	3507mm x 4247mm / 11' 6" x 13' 11"
En-suite	2043mm x 2246mm / 6' 8" x 7' 4"
Bedroom 2	2917mm x 3897mm / 9' 7" x 12' 9"
Bedroom 3	2917mm x 3225mm / 9' 7" x 10' 7"
Bedroom 4	3033mm x 2875mm / 9' 11" x 9' 5"
Bathroom	2533mm x 1707mm / 8' 4" x 5' 7"

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# THE FOXGLOVE

FOUR BED HOME

GREYSTOKE  
PONTELAND, NORTHUMBERLAND



Four bedroom home with integral garage.

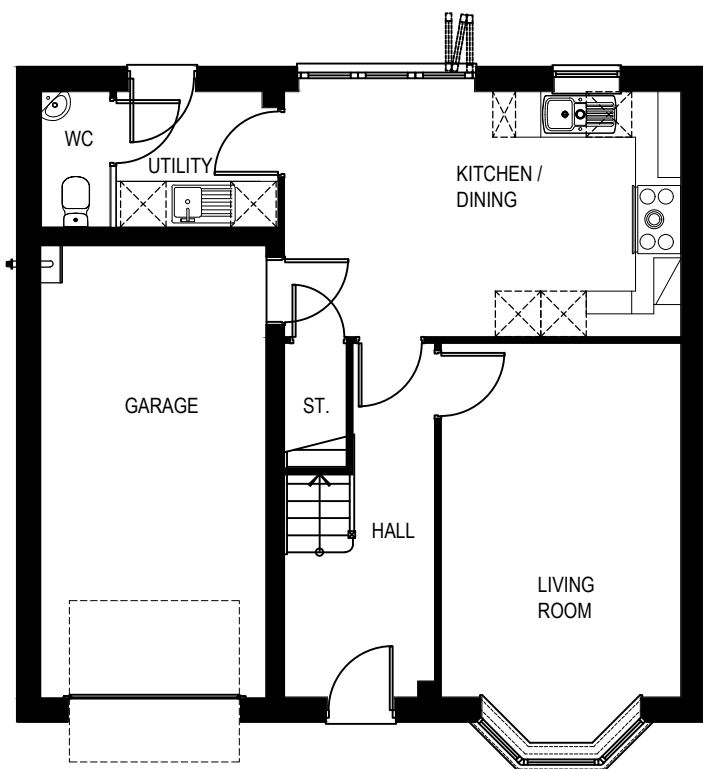
Ground floor entrance hall leads to generous living room with walk-in bay window.

Open plan kitchen and dining area to the rear with integrated appliances and access to utility, WC and garage. Bi-fold doors lead to rear terrace and garden.

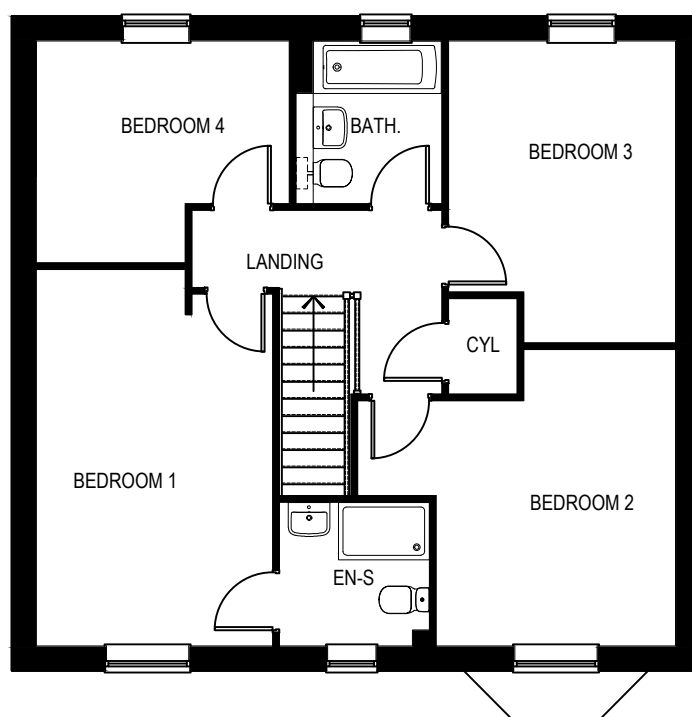
First floor offers master bedroom with double shower en-suite. Two further double bedrooms, one single bedroom and family bathroom.

Please note some house styles contain variants.  
Please speak to a Sales Executive for plot specific drawings.





GROUND FLOOR



FIRST FLOOR

#### GROUND FLOOR

Living Room	3165mm x 4672mm / 10' 5" x 15' 4"
Kitchen/Dining	5235mm x 3237mm / 17' 2" x 10' 7"
Utility	2131mm x 1785mm / 7' 0" x 5' 10"
W.C.	900mm x 1785mm / 2' 11" x 5' 10"

#### FIRST FLOOR

Master Bedroom	3124mm x 4978mm / 10' 13" x 16' 4"
En-suite	1977mm x 1900mm / 6' 6" x 6' 3"
Bedroom 2	4202mm x 3919mm / 13' 9" x 12' 10"
Bedroom 3	3000mm x 3990mm / 9' 10" x 13' 1"
Bedroom 4	3341mm x 2931mm / 11' 0" x 9' 7"
Bathroom	1925mm x 2150mm / 6' 4" x 7' 1"

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# THE BUTTERCUP

THREE BED HOME

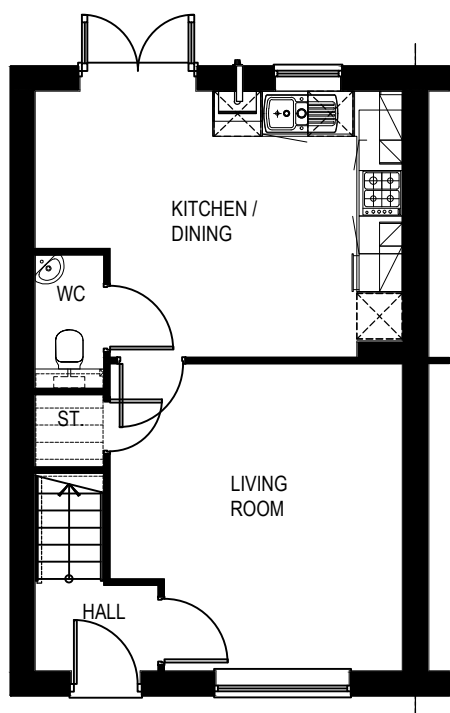
GREYSTOKE  
PONTELAND, NORTHUMBERLAND



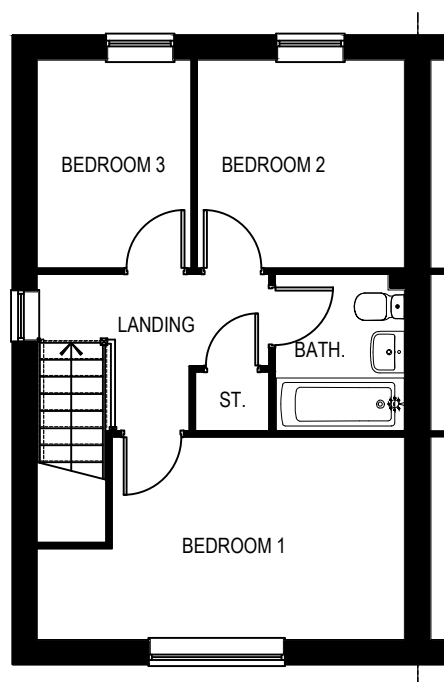
Three bedroom home with private parking.  
Entrance hall leads to living room and through to open plan kitchen and dining area.  
French doors lead to rear terrace and garden.  
Ground floor WC and storage cupboard.  
First floor boasts three bedrooms and a family bathroom.

Please note some house styles contain variants.  
Please speak to a Sales Executive for plot specific drawings.





GROUND FLOOR



FIRST FLOOR

#### GROUND FLOOR

Living Room	3859mm x 4055mm / 12' 8" x 13' 4"
Kitchen/Dining	4852mm x 3517mm / 15' 11" x 11' 6"
W.C.	900mm x 1755mm / 2' 11" x 5' 9"

#### FIRST FLOOR

Master Bedroom	4852mm x 2675mm / 15' 11" x 8' 9"
Bedroom 2	2734mm x 2745mm / 9' 0" x 9' 0"
Bedroom 3	2025mm x 2745mm / 6' 8" x 9' 0"
Bathroom	1705mm x 2059mm / 5' 7" x 6' 9"

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# THE POPPY

TWO BED HOME

GREYSTOKE  
PONTELAND, NORTHUMBERLAND



Two bedroom home with private parking.

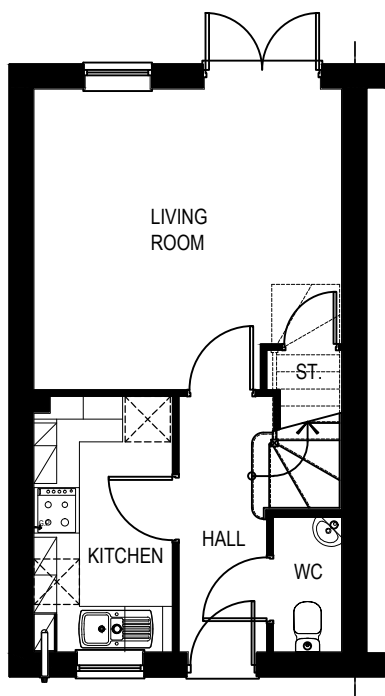
Hallway leading to kitchen and spacious living room with french doors opening out to the rear terrace and garden.

Ground floor WC and storage cupboard.

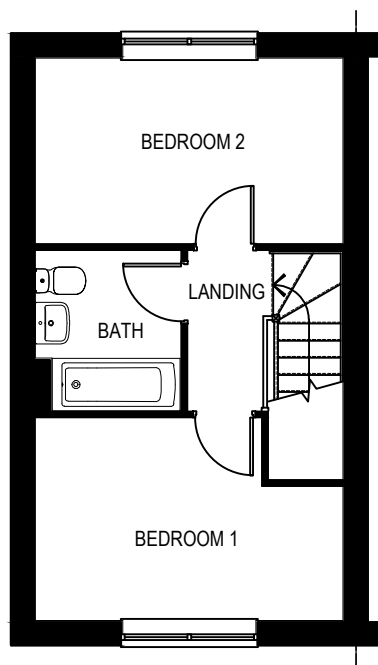
First floor offers two double bedrooms and family bathroom.

Please note some house styles contain variants.  
Please speak to a Sales Executive for plot specific drawings.





GROUND FLOOR



FIRST FLOOR

#### GROUND FLOOR

Living room	4065mm x 3972mm / 13' 4" x 13' 0"
Kitchen	1825mm x 3375mm / 6' 0" x 11' 1"
W.C.	900mm x 1775mm / 2' 11" x 5' 10"

#### FIRST FLOOR

Master bedroom	4065mm x 2681mm / 13' 4" x 8' 10"
Bedroom 2	4065mm x 2453mm / 13' 4" x 8' 1"
Bathroom	1920mm x 2120mm / 6' 4" x 6' 11"

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