



CHARLES CHURCH



Trevelyan Grange

Morpeth | Northumberland



CHARLES CHURCH

Homes with a reputation for design and quality.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Charles Church defect cover
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings

Here to help.

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



Part Exchange

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



Home Change

Sell your current home with our support. We’ll take care of estate agent fees and offer expert advice to help get you moving.



Our star rating.

We’ve been awarded a five star rating by the Home Builders Federation in their 2024 survey.



Our commitment to you.

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Charles Church Commitment. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of our commitment, we carry out comprehensive checks on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. Don't be shy though, you can always get in touch with us first if you have any issues.

Becoming part of the scenery.

While we may have over 60 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.

Always by your side.

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our two-year Charles Church warranty, which runs alongside a ten-year insurance-backed new homes warranty.



Trevelyan Grange

Morpeth | Northumberland



Key features:

- > Collection of two, three, four and five-bedroom homes
- > Great selection of local schooling
- > Plenty of local amenities
- > Good transport links

A warm welcome awaits you.

Trevelyan Grange is our collection of new homes in the vibrant market town of Morpeth. You'll find a selection of two, three, four and five-bedroom family homes – perfect if you're looking for your first home or need more space for a growing family.

Nestled on the banks of the River Wansbeck just over a mile from the A1, Morpeth is a sought-after place to live. The town has much going for it with its rich tapestry of heritage, history and attractive surroundings.

Trevelyan Grange boasts a range of expertly-designed two, three, four and five-bedroom executive homes. It's perfectly located close to the centre of the bustling market town and its wealth of amenities and facilities. These include restaurants and cafés selling delicious local produce, shops, health centres, well-regarded schools and excellent transport links.

Morpeth's Sanderson Arcade provides a great choice of shops in a lovely setting and the modern Wednesday market is just a stone's throw from the 13th century Chantry where you'll find the town's Bagpipe Museum and Northumbrian Arts and Craft Gallery. Also in the town centre you'll be able to enjoy the delights of Carlisle Park with its river boating, tennis courts, bowls and colourful gardens.

A good education for all.

For families with children, there is a great choice of local schools available. Both Abbeyfield County First School and The King Edward VI school and sixth form are less than one mile from Trevelyan Grange. Morpeth First School lies just 1.8 miles to the south and Pegswood Primary School is just 3.7 miles north east of the development.

With its great location, good transport links and stunning new homes, Trevelyan Grange is a fantastic place to call home.



Always in reach.

Transport couldn't be more convenient with Morpeth's railway station just a mile from Trevelyan Grange operating regular services to Newcastle, London King's Cross and Edinburgh. The nearby A1 also links to the south to Newcastle on Tyneside and to the north into Alnwick.



Approximate travel distance by car to:

- > Morpeth: 0.5 mile | 4 mins
- > Newbiggin-by-the-Sea: 9.8 miles | 18 mins
- > Newcastle International Airport: 17.9 miles | 23 mins
- > Newcastle-upon-Tyne: 18.1 miles | 24 mins
- > Alnmouth: 20.1 miles | 28 mins

Trevelyan Grange

KEY

- | | |
|---|---|
| ● The Telford | ● The Dobson |
| ● The Hanbury | ● The Raeburn |
| ● The Clayton Corner | ● The Vanburgh |
| ● The Romney | ● The Kingsley |
| ● The Holborn | ★ Shared Ownership |
| ● The Compton | |



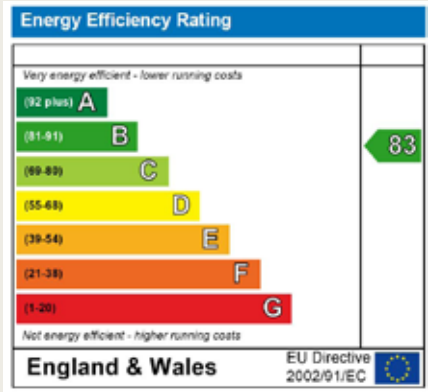
This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor.



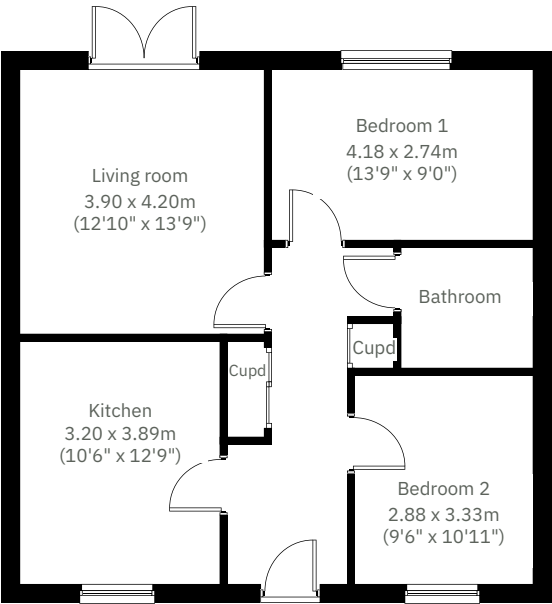
Telford



TWO BEDROOM HOME



Appealing to first-time buyers and those looking to downsize, the Telford has a front aspect kitchen and a rear facing living room with French doors opening into the garden. There are two nicely-proportioned bedrooms, a good-sized bathroom and two storage cupboards.

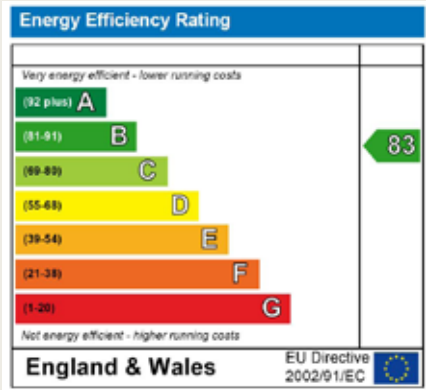


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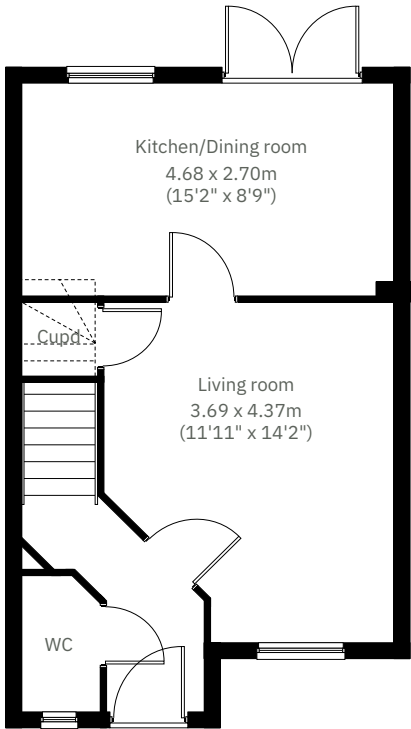
Hanbury



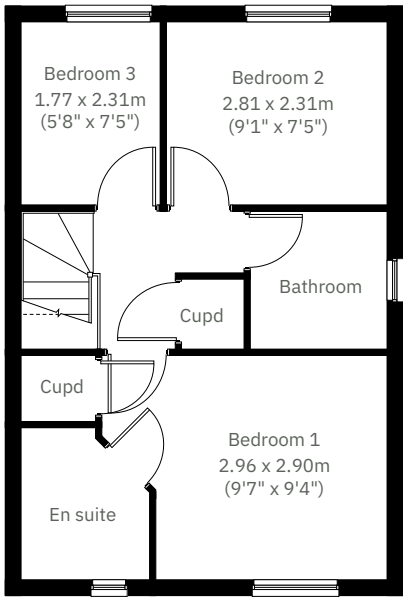
➤ THREE BEDROOM HOME



The popular Hanbury is a three-bedroom family home featuring a bright and modern open plan kitchen/dining room with French doors leading into the garden. The downstairs WC, three handy storage cupboards and en suite to bedroom one mean it ticks all the boxes for practical family living.



Ground floor



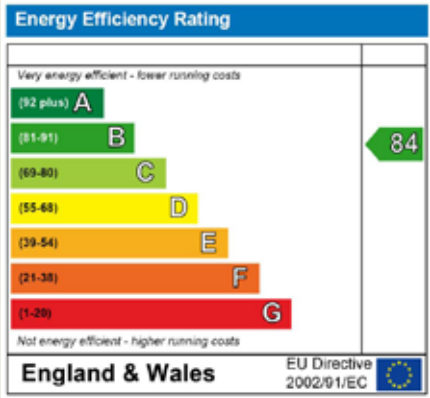
First floor

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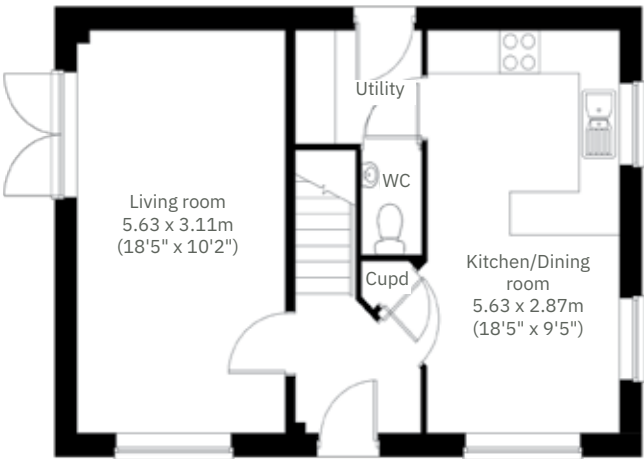
Clayton Corner



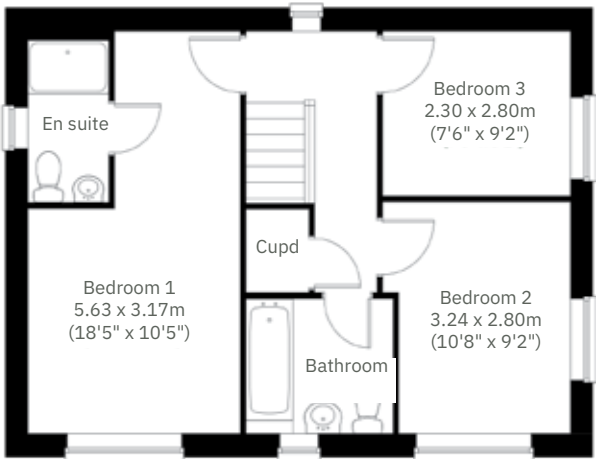
> **THREE BEDROOM HOME**



The popular Clayton Corner is a three-bedroom family home with bright and modern open plan kitchen/dining room. The bright living room has French doors leading into the garden and there's a handy utility. The two storage cupboards and en suite to bedroom one mean it ticks all the boxes for practical family living.



Ground floor



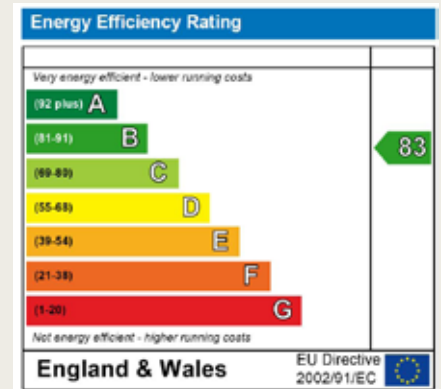
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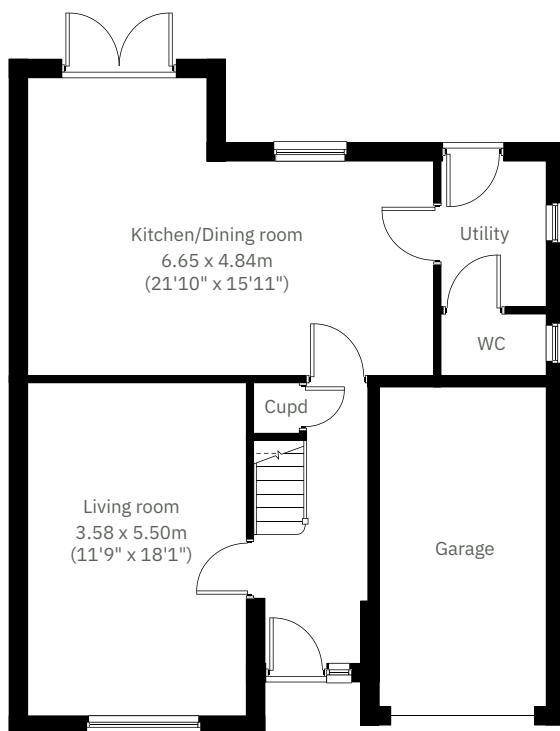
Romney



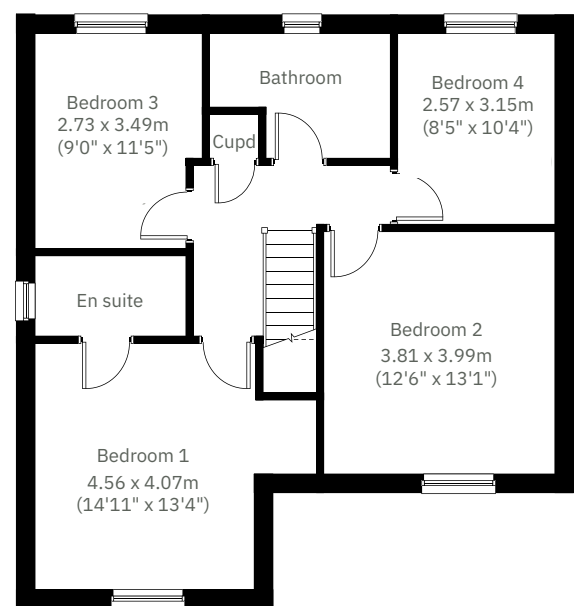
FOUR BEDROOM HOME



A thoughtfully-designed four-bedroom home with much to offer, The Romney is popular with families. The bright and modern open plan kitchen/dining room with French doors leading into the garden is ideal for entertaining and family meals. The handy downstairs WC, utility and cupboard take care of everyday storage. Plus there's an en suite to bedroom one, a family bathroom and integral garage.



Ground floor



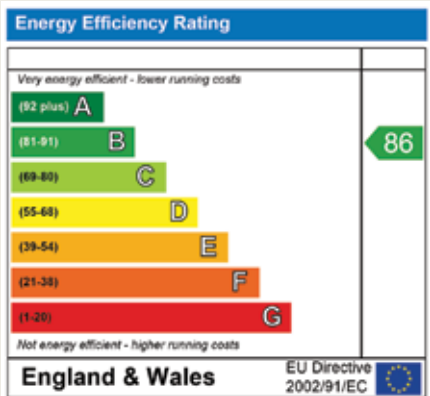
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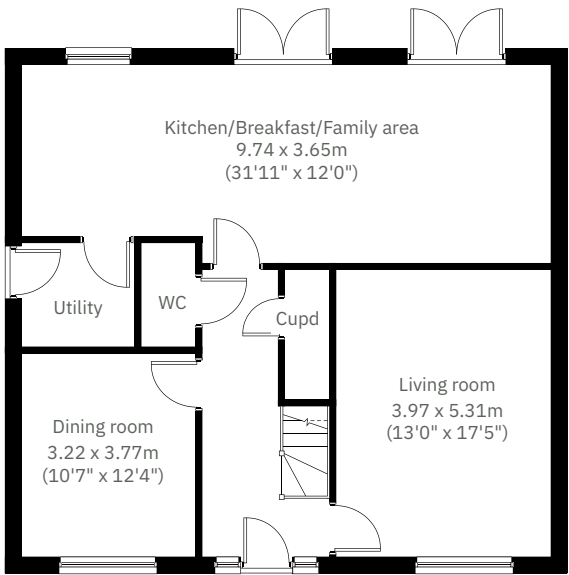
The Holborn



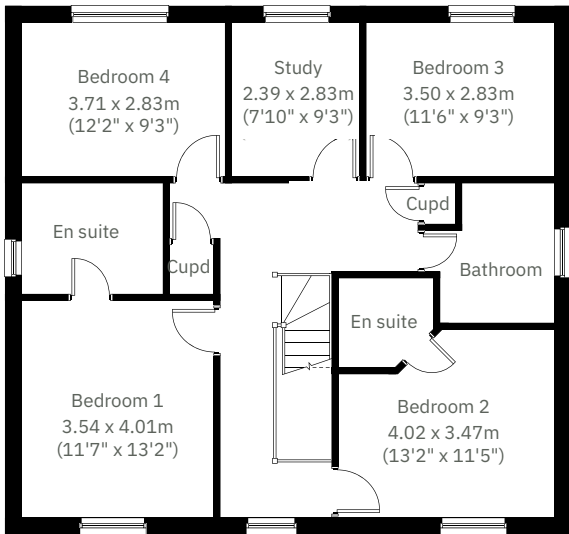
> **FOUR BEDROOM
HOME**



The Holborn is a stunning four-bedroom family home. It features a bright kitchen/breakfast/family area with double doors leading out to the rear garden, making it ideal for entertaining. There's a separate living room and dining room, plus storage, a WC and a utility room. The first floor features four generously-proportioned bedrooms, a separate study and a family bathroom. Bedrooms one and two are both en suite.



Ground floor



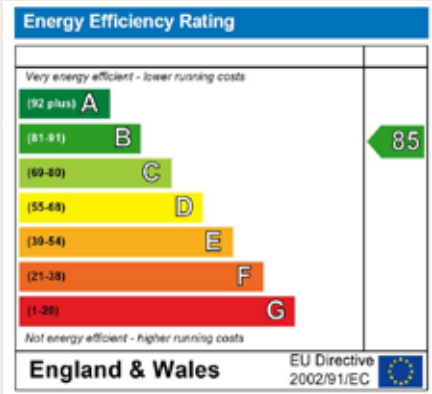
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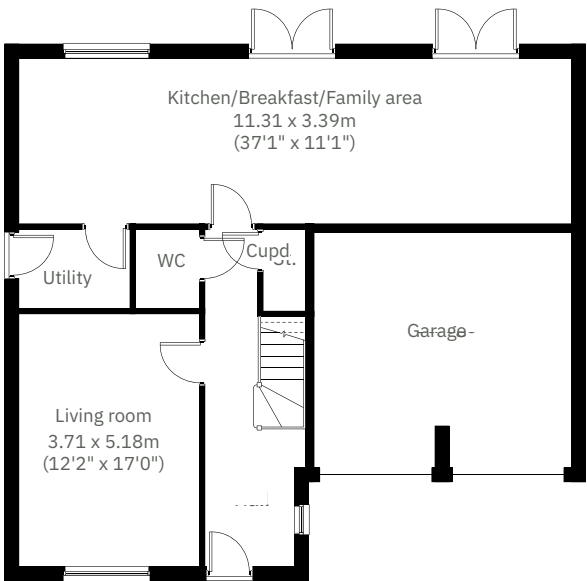
The Compton



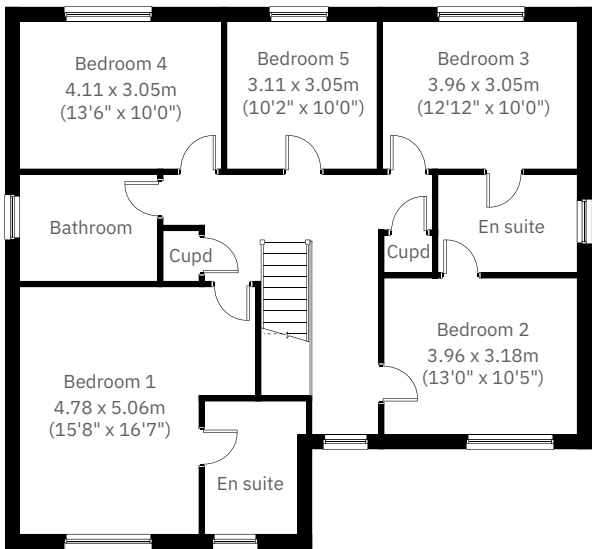
FOUR BEDROOM HOME



The Compton is a five-bedroom home designed for modern family living. Its features include a wonderful kitchen/ breakfast/family area with double French doors leading out to the garden. A separate living room, storage cupboard, WC, utility room and double integral garage complete the ground floor. The first floor features five generously-proportioned bedrooms, two storage cupboards and a family bathroom. The bedroom one benefits from an en suite, while bedrooms two and three have a Jack and Jill en suite.



Ground floor



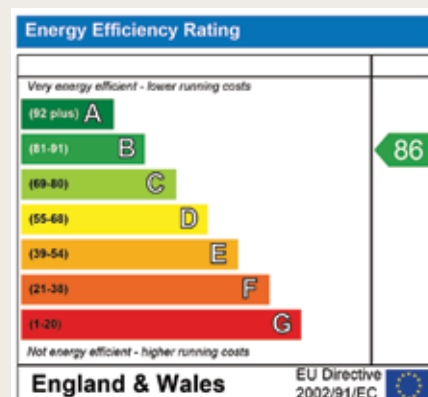
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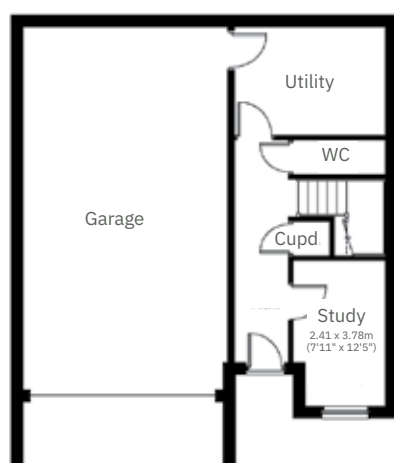
Dobson



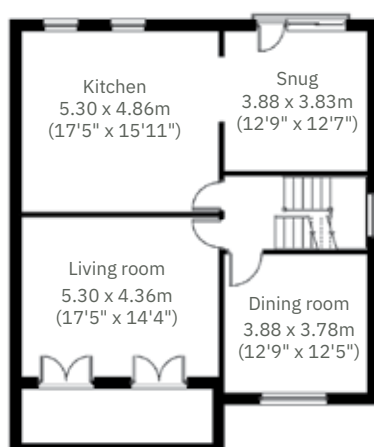
FOUR BEDROOM HOME



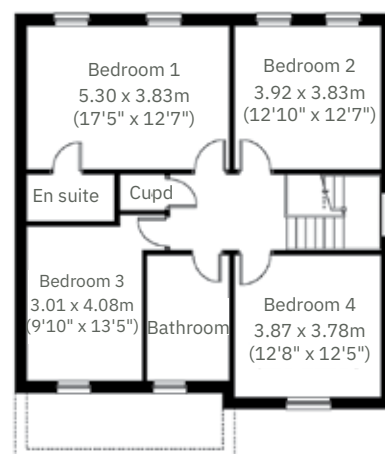
The Dobson is an impressive three-storey townhouse with flexible living space to suit modern families. This four-bedroom family home has a practical ground floor including a utility, study and downstairs WC. The first floor consists of a spacious open plan kitchen/snug, living room with balcony and dining room. The second floor is home to four bedrooms, with the bedroom one including an en suite, a family bathroom and storage cupboard.



Ground floor



First floor



Second floor

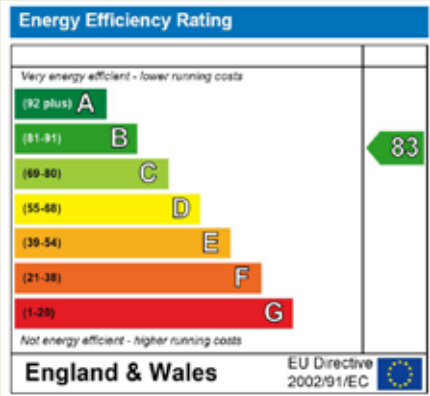
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Raeburn

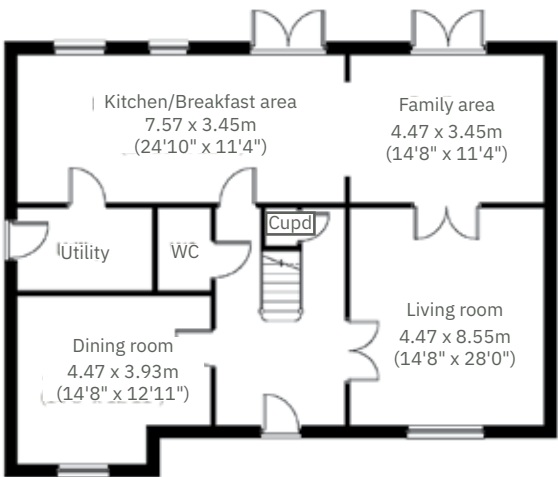


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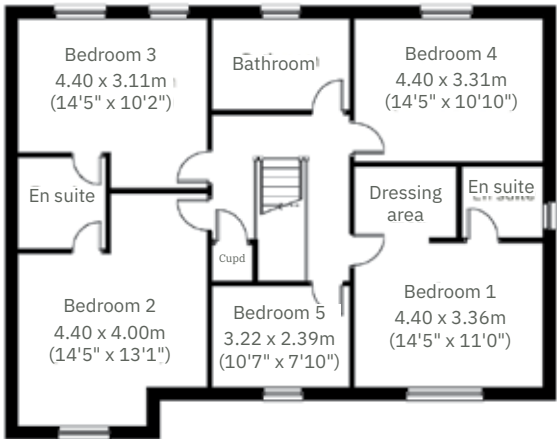
FIVE BEDROOM
HOME



The Raeburn is a superb five-bedroom detached home. The bright living room leads into the open plan kitchen/breakfast/family area with two sets of double doors - perfect for family life and entertaining. It's practical too, with a utility, WC and separate dining room and storage cupboard. Bedroom one has an en suite and dressing area. The spacious landing leads onto three further bedrooms - bedrooms two and three have a Jack and Jill en suite - a storage cupboard and the main family bathroom.



Ground floor



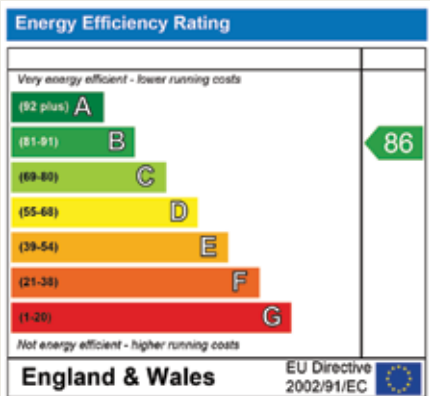
First floor

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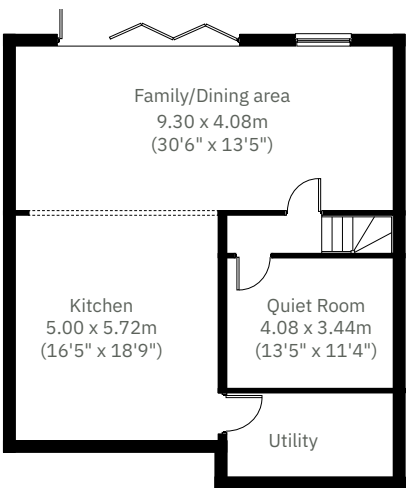
Vanburgh



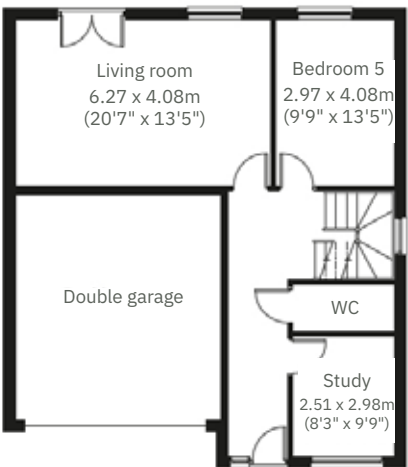
FIVE BEDROOM HOME



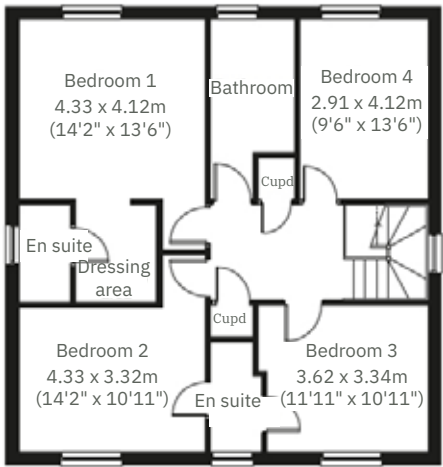
The Vanburgh is a lovely five-bedroom home featuring an open plan kitchen/family/dining room with French doors leading into the garden, a handy utility room and quiet room/snug. On the ground floor is a rear aspect living room, plus a separate study and bedroom. The first floor has four good-sized bedrooms, bedroom one with an en suite and dressing area, bedrooms two and three with a Jack and Jill en suite, two handy storage cupboards and the main family bathroom.



Lower ground floor



Ground floor



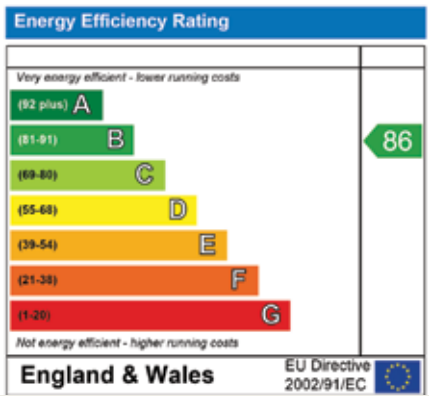
First floor

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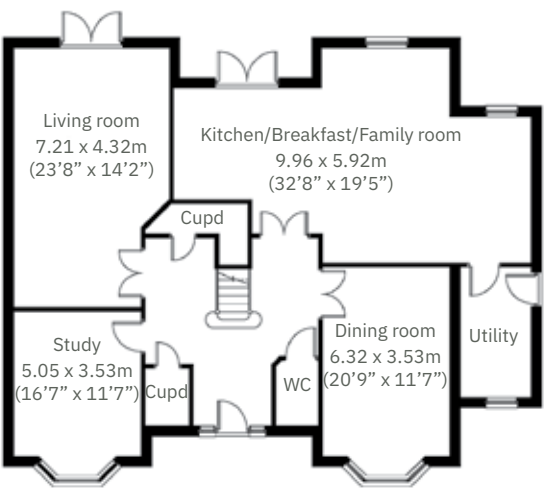
Kingsley



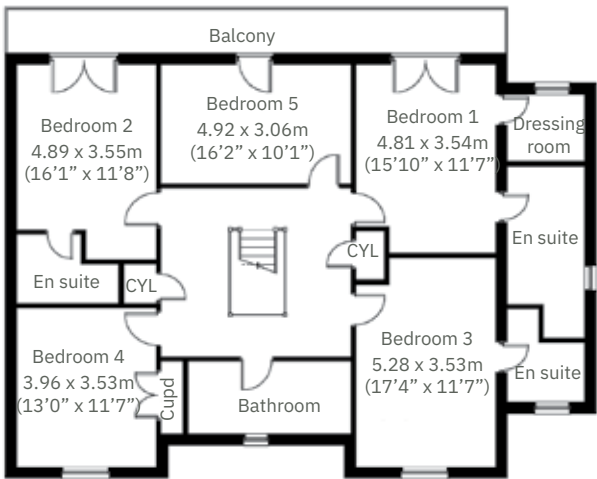
FIVE BEDROOM HOME



This stunning home is ideal for family life. The Kingsley is a five-bedroom home featuring an open plan kitchen/ breakfast/family room with French doors leading into the garden, a handy utility room, rear aspect living room, separate dining room and study plus under-stairs storage and a WC. The first floor has five good-sized bedrooms - three with en suites - the main family bathroom and a balcony spanning three bedrooms.



Ground floor



First floor

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Enhance your new home.



Whatever your aspirations, individual tastes or creative ideas our Select Options will help you enhance your beautiful new Charles Church home. It's your chance to create the dream home you've always wanted.

You want your new home to reflect your taste and personality. After all, that's how to feel truly comfortable in the most important place to you – your own home. We all dream of owning a home that reflects our individual tastes and personality. And at Charles Church we believe in giving every house buyer that special privilege. That's why we build an impressive range of house types beautifully designed for modern living.

But choosing a home to suit you down to the ground is only the start. Our Select Options range offers you the finest interior and exterior options so you can enhance it by adding or upgrading selected items from an extensive range. And you can be confident that each item has been carefully chosen to complement the style and immaculate finish of your new home.

The choice is all yours.

Your choices from the Select Options range collection include carpet, curtain and lighting packages; wardrobes, kitchen and bathroom upgrades; fixtures and appliances as well as a multitude of other popular fixtures and fittings. There are also Select Options for your garden so you can create a space which is practical, secure and stylish - somewhere to relax in from day one. So you can begin to see just how much you can personalise your home.

Choose from our extensive range of carefully-selected products and services from leading suppliers and manufacturers. We are one of the UK's major house builders, and with our buying power we can offer you our range of Select Options at highly competitive prices. What's more, it can all be done from the comfort and convenience of the marketing suite with experienced sales advisors on hand to help you.

Reserve early for more options.

Providing your property is at a suitable stage of construction, we'll be delighted to add the Select Options items that will make your home a place you can truly call your own. It's worth remembering, the earlier you reserve your home, the more Select Options choices you'll have available to you.

Adding items from our Select Options range means you get all of the benefits with none of the inconvenience. It makes home buying easier than ever because when you move in, all of those special details will have been taken care of for you. Then all you have to do is sit back and enjoy all the comforts of your new home right from day one. Your new, enhanced Charles Church home, styled by you, ready to move into.



Specifications



- UPVC double glazed windows. Mock-style Victorian sash windows to front only
- Tarmac drive
- Contemporary front light with PIR sensor and daylight cut off *
- Smooth finish ceilings
- Chrome finish light switches to all ground floor rooms, except utility. Chrome finish sockets to hallway and kitchen *
- Chrome downlighters to kitchen. White downlighters to main bathroom and main en suite *
- 4-panel doors in wood grain effect
- Gas central heating
- UPVC double glazed windows
- TV point to living room
- Aerial connection for TV
- Telephone point to living room
- Chrome-effect ironmongery
- Choice of kitchen units/worktop (subject to build stage)
- Stainless steel splash back as standard (glass & coloured are available as an upgrade)
- Stainless steel electric double oven *
- Integrated Fridge Freezer to Dobson, Raeburn, Vanburgh and Kingsley house types
- Plumbing for washing machine
- Stainless steel 4 ring gas hob as standard (4-zone ceramic is available as an upgrade)
- Contemporary style sanitary ware (Tempo Range)
- Choice of wall tiling (dependent on build stage)
- Mira Minimal thermostatic showers. Mira Vie electric showers
- Thermostatic radiator valves to bedrooms
- Burglar alarm *
- Doorbell to main front door *
- Lockable windows
- Security chain to front door
- Smoke detectors to hall and landing
- Power and light to garage (within integral of plot)
- 1.8-metre high fence
- 10 year new homes warranty

*** Not applicable to Telford, Hanbury and Clayton house types**







Your home, better connected
for a brighter future



Ultrafast 500Mb broadband is available
on this development.

FibreNest provides you with high-speed, totally unlimited
full-fibre broadband to your home, at great prices.



Choose the best package for you

We know every household is different, that's why we've put together six amazing packages to suit everyone's needs. From surfing the net on the sofa to binge-watching the latest box set, streaming music with friends to ruling the galaxy in the latest must-have game - we've got the service for you.



Scan me!
For packages & pricing.



0333 234 2220



support@fibre nest.com

Get connected today!

To sign up you will need your Unique Customer Reference.
Please ask your sales advisor for this:

C:

D:

P:



Top 10 reasons to buy a new home.



1 Save money on bills.

New homes are more efficient - cost-effective heating systems, insulation and double glazed windows and doors mean more pounds in your pocket from day one.

3 More time, money and freedom.

With less time-consuming maintenance or repairs to do at weekends you'll have the freedom and extra cash to enjoy your spare time doing the things you love best.

5 Everything's new.

From your efficient modern central heating system, through to secure windows and doors, you're making use of all the newest technology and the manufacturers' warranties that come with it.

7 Warranty.

All our new homes come with a two-year Charles Church defects warranty, plus a 10-year insurance backed new homes warranty.

9 Modern Living.

New homes are designed to use every inch of the space as effectively as is possible. Research shows that 17 per cent of living space in older properties often goes unused.

2 Great incentives.

There's a range of offers and promotions that can make it easier for you to buy your dream property including Part Exchange and Home Change.

4 A fresh start.

A new home offers you a completely blank canvas. Our homes come with fitted kitchens and bathrooms and depending on the stage of build, you have a choice of fittings and finishes.

6 No chain.

Buying a new home limits the chance of being caught in a time consuming and often disappointment ridden chain.

8 Security.

New homes are far safer and more secure than older buildings as many include security locks, security lighting, smoke alarms, fire doors (where applicable) and fire retardant materials.

10 High spec living.

When you buy a new Charles Church home you can expect a brand new fitted kitchen, bathroom suite, and in some cases an additional en-suite and dressing room.

Trevelyan Grange

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Registered in England no: 1182689

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