

LOCATION



Lionfields LAMBTON PARK



ROBERTSON
HOMES



An exclusive development
of 57 luxury four,
five and six bedroom homes.

This is an extraordinary opportunity for you to be an integral part of the estate community on a characteristically English country estate – a time-honoured tradition. Experience a unique lifestyle at Lionfields with 1,000 acres of historic park and woodland on your doorstep and panoramic views of Lambton Castle.

Anticipated as being the beating heart of the development at Lambton, Bowes Gate will be a thriving community hub with a traditional high street of around eight independent businesses which are expected to include a baker, delicatessen, butcher, grocer, estate farm shop, florist, pharmacy, convenience store and a hairdresser/beauty salon.



An exclusive development of 57 luxury homes IN THE PRESTIGIOUS LAMBTON PARK ESTATE

Explore the great outdoors with walks along the banks of the River Wear and take advantage of exclusive access to the Residential Area with nature walks, picnic areas and fire pits. Cycling trails, an adventure playground and rich wildlife can also be found at nearby Herrington Country Park.

Lionfields benefits from excellent transport links and great local amenities. Enjoy easy access to Newcastle, Durham and beyond via the A1(M) and A19. For everyday essentials there's a convenience store, post office, pharmacy, dentist and medical centre all within walking distance.

Close by the historic market town of Chester-le-Street offers a variety of shops, pubs and restaurants or for a full day of retail therapy take a trip to Metrocentre, one of the UK's largest indoor shopping centres, just 11.5 miles away.

For sporting enthusiasts, there's plenty of leisure amenities close by including Durham Cricket Club, Chester-le-Street Golf Club and the town's Amateur Rowing Club. Bannantyne Health & Fitness Club and the Riverside Sports Pavillion also offer a great choice of activities.



Located in the desirable country estate of Lambton Estate



1,000 acres of historic park and woodland on your doorstep including 15km of footpaths



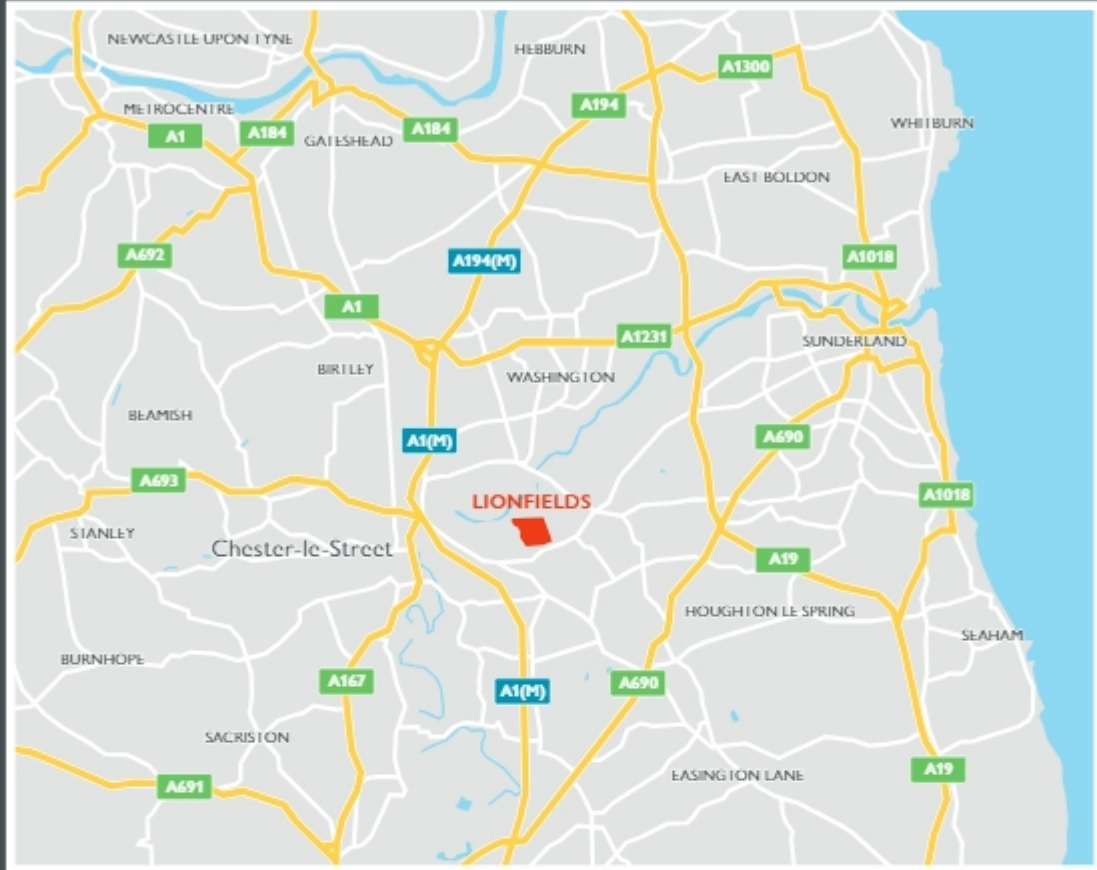
Excellent transport links via the A1(M) and A19 with easy access to Durham, Newcastle and Sunderland



Fantastic shopping and leisure amenities at Metrocentre, just 11 miles away



AREA LOCATION



LIONFIELDS, LAMBTON PARK, CHESTER-LE-STREET, COUNTY DURHAM, DH3 4DS



**ROBERTSON
HOMES**

REGIONAL OFFICE
LEVEL 6, WEST TOWER, BALTIC PLACE, SOUTH SHORE ROAD,
GATESHEAD NE8 3AE

robertsonhomes.co.uk

DEVELOPMENT



Lionfields
LAMBTON PARK



ROBERTSON
HOMES



Lionfields Development Layout



4 BEDROOM HOMES

- Guimard
4 bedroom home
PLOTS 4, 6, 28 & 53
- Leonardo Garden Room
4 bedroom home
PLOTS 10, 18, 30, 33, 49, 55 & 57

5 BEDROOM HOMES

- Mackintosh Garden Room
5 bedroom home
PLOTS 21, 34, 37, 43 & 50
- Mitchell Garden Room
5 bedroom home
PLOTS 2, 25, 26, 35, 36 & 47
- Murray Garden Room
5 bedroom home
PLOTS 5, 11, 14, 15, 19, 20, 23, 29, 31 & 32
- Nasmyth Garden Room
5 bedroom home
PLOTS 7, 8, 24, 27, 44, 45, 52 & 56

6 BEDROOM HOMES

- Mitchell Grand
6 bedroom home
PLOTS 9, 38, 42 & 51
- Nasmyth Grand
6 bedroom home
PLOTS 17 & 41
- Stewart Garden Room
6 bedroom home
PLOTS 1, 3, 12, 13, 16, 22, 39, 40, 46, 48 & 54



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SPECIFICATION



Lionfields
LAMBTON PARK



ROBERTSON
HOMES



Our attention
to detail extends to
every finish, fitting and
appliance



Robertson Homes have been building fine family homes for over fifty years, and over that half century we've gained a wealth of experience.

Today we continue to insist on old-fashioned quality and craftsmanship while designing and building thoroughly modern homes. That care and attention to detail extends to the exceptional specification that comes as standard with your new Robertson home. We offer a huge choice of finishes so you can create a unique space that reflects your taste and personality. Our suppliers include some of the world's most desirable and trusted brands.

Homes WITHOUT COMPROMISE



AEG and Zanussi
appliances



Laufen Sanitaryware, Hansgrohe
Taps, Hammonds Wardrobe



Stylish fitted kitchens by
Symphony



Designer tiles from
Porcelanosa



Personalise your home
with a range of colours
and finishes

HOME SPECIFICATION

		GLIMMARD	LEONARDO GARDEN ROOM	MACKINTOSH GARDEN ROOM	MITCHELL GARDEN ROOM	MITCHELL GRAND	NASHMYTH GARDEN ROOM	NASHMYTH GRAND	MURRAY GARDEN ROOM	STEWART GARDEN ROOM	
KITCHEN	Units	By Symphony Kitchens in a range of colours*		*	*	*	*	*	*	*	
	Worktops	22mm laminate in a range of colours*		*	*	*	*	*	*	*	
		Upstand to match main worktop (95mm)*		*	*	*	*	*	*	*	*
	Sink & tap	Stainless steel 1½ bowl sink with drainer with Chrome mixer tap		*	*	*	*	*	*	*	
	Appliances	Induction hob - 600mm wide 4 zone with extractor by AEG		*	*	*	*	*	*	*	*
		Induction hob - 800mm wide 5 zone with extractor by AEG		*	*	*	*	*	*	*	*
		Induction hob - 830mm wide 4 zone with extractor by AEG		*	*	*	*	*	*	*	*
		Stainless Steel single Oven and Microwave in tall unit by AEG		*	*	*	*	*	*	*	*
		Fully Integrated Dishwasher by ZANUSSI		*	*	*	*	*	*	*	*
		Fully Integrated Fridge/Freezer by ZANUSSI		*	*	*	*	*	*	*	*
Electrics	Washing machine space and plumbing under worktop		*	*	*	*	*	*	*	*	
	Mechanical extract fan RESPONSE by Vent Axia		*	*	*	*	*	*	*	*	
	All switchplates and sockets to kitchens to be brushed chrome		*	*	*	*	*	*	*	*	
	Brushed Chrome Multi-point switch system to Kitchen for Fridge / Freezer / Dishwasher / Hob**		*	*	*	*	*	*	*	*	
	Under unit lighting		*	*	*	*	*	*	*	*	
	Low voltage chrome downlighters		*	*	*	*	*	*	*	*	
UTILITY	Units	By Symphony kitchens in a range of colours*		*	*	*	*	*	*	*	
	Worktops	22mm laminate in a range of colours*		*	*	*	*	*	*	*	
		Upstand to match main worktop (95mm)*		*	*	*	*	*	*	*	*
	Sink & tap	Stainless steel single bowl sink with drainer and chrome mixer tap		*	*	*	*	*	*	*	
	Appliances	Washing machine space and plumbing under worktop		*	*	*	*	*	*	*	*
Tumble dryer space and associated wiring		*	*	*	*	*	*	*	*		
Electrics	Low voltage chrome downlighters		*	*	*	*	*	*	*	*	
	Mechanical extract fan RESPONSE by Vent Axia		*	*	*	*	*	*	*	*	
CLOAKROOM	Basin & tap	LAUFEN VAL slimline basin with tap by HANSGRÖHE		*	*	*	*	*	*	*	
	WC	LAUFEN PRO Original WC with white slimline soft close seat		*	*	*	*	*	*	*	
		LAUFEN PRO back to wall pan with white slimline soft close seat, concealed cistern and dual flush reef plate		*	*	*	*	*	*	*	*
	Tiles	Porcelanosa half height wall tiling to W.H.B. wall*		*	*	*	*	*	*	*	
	Electrics	Downlighters		*	*	*	*	*	*	*	*
Batten light fitting		*	*	*	*	*	*	*	*		
	Mechanical extractor fan RESPONSE by Vent Axia		*	*	*	*	*	*	*	*	
BATHROOM	Basin & tap	LAUFEN VAL slimline basin with tap by HANSGRÖHE		*	*	*	*	*	*	*	
	WC	LAUFEN PRO back to wall pan with white slimline soft close seat, concealed cistern and dual flush reef plate		*	*	*	*	*	*	*	
	Bath	CARRON Profile acrylic bath (1700 x 750mm) with side panel and shower set by HANSGRÖHE		*	*	*	*	*	*	*	*
		Thermostatic shower by HANSGRÖHE		*	*	*	*	*	*	*	*
	Shower	Shower door by MERLYN		*	*	*	*	*	*	*	*
		JT FUSION 40 shower tray		*	*	*	*	*	*	*	*
Tiles	Full height tiling to shower enclosure and half height tiling to sanitaryware (choice subject to construction stage) with flat edge brushed chrome tile trim*		*	*	*	*	*	*	*	*	
Electrics	IP65 rated waterproof low voltage chrome downlighters		*	*	*	*	*	*	*	*	
	Mechanical extractor fan RESPONSE by Vent Axia		*	*	*	*	*	*	*	*	
EN-SUITE 1	Basin & tap	LAUFEN VAL slimline basin with tap by HANSGRÖHE		*	*	*	*	*	*	*	
	Vanity unit	LAUFEN under basin vanity unit*		*	*	*	*	*	*	*	
	WC	LAUFEN PRO back to wall pan with white slimline soft close seat, concealed cistern and dual flush reef plate		*	*	*	*	*	*	*	*
		Thermostatic shower HANSGRÖHE		*	*	*	*	*	*	*	*
	Shower	Shower door by MERLYN		*	*	*	*	*	*	*	*
		JT FUSION 40 shower tray		*	*	*	*	*	*	*	*
Tiles	Full height tiling to shower enclosure and half height tiling to sanitaryware (choice subject to construction stage) with flat edge brushed chrome tile trim*		*	*	*	*	*	*	*	*	
Electrics	IP65 rated waterproof low voltage chrome downlighters		*	*	*	*	*	*	*	*	
	Mechanical extractor fan RESPONSE by Vent Axia		*	*	*	*	*	*	*	*	
EN-SUITE 2 & 3**	Basin & tap	LAUFEN VAL slimline basin with tap by HANSGRÖHE		*	*	*	*	*	*	*	
	WC	LAUFEN PRO back to wall pan with white slimline soft close seat, concealed cistern and dual flush reef plate		*	*	*	*	*	*	*	
	Shower	Thermostatic shower HANSGRÖHE		*	*	*	*	*	*	*	*
		Shower door by MERLYN		*	*	*	*	*	*	*	*
		JT FUSION 40 shower tray		*	*	*	*	*	*	*	*
		Full height tiling to shower enclosure and half height tiling to sanitaryware (choice subject to construction stage) with flat edge brushed chrome tile trim*		*	*	*	*	*	*	*	*
Electrics	IP65 rated waterproof low voltage chrome downlighters		*	*	*	*	*	*	*	*	
	Mechanical extractor fan RESPONSE by Vent Axia		*	*	*	*	*	*	*	*	

*Colour options are subject to build stage **Where applicable ***All fittings are white †Refer to drawings for position ††Refer to drawings for elevational detail †††Refer to development layout for colour/position



MORE SPACE, MORE LIGHT, MORE COMFORT.



Our homes come with superior specification included as standard, but we know you may want to make some changes to make your home special to you, that's why we've developed a wide range of finishing touches for you to choose from.



Setting Standards. Protecting Homeowners



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GATESHEAD NE8 3AE

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GUIMARD 4 BEDROOM HOME



Lionfields
LAMBTON PARK



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GUIMARD 4 BEDROOM HOME

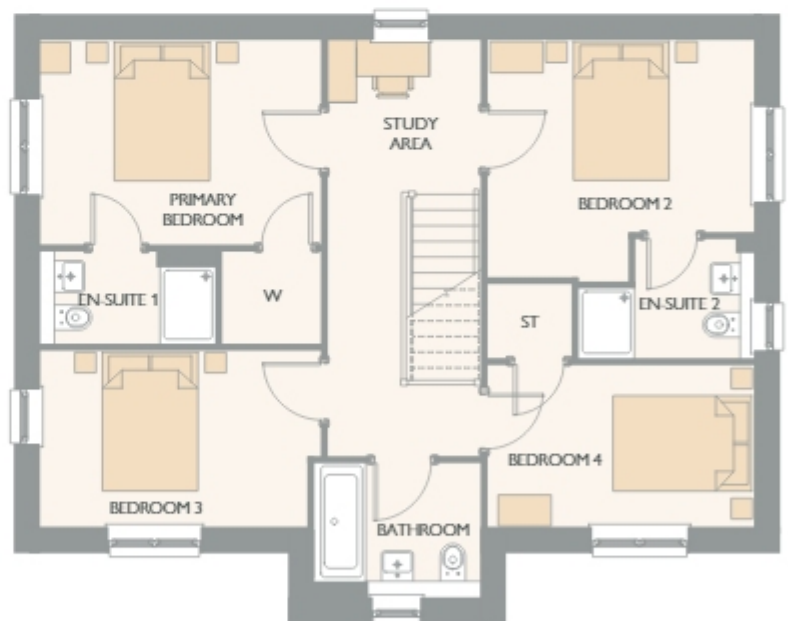
GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	3812 x 3175	12' 6" x 10' 5"
KITCHEN	3813 x 3370	12' 6" x 11' 1"
FAMILY ROOM	3813 x 3630	12' 6" x 11' 11"
DINING	3825 x 3813	12' 7" x 12' 6"
UTILITY	2388 x 1852	7' 10" x 6' 1"
WC	2019 x 1238	6' 7" x 4' 1"



FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	4036 x 2937	13' 3" x 9' 8"
EN-SUITE 1	2524 x 1324	8' 3" x 4' 4"
BEDROOM 2	3827 x 2759	12' 7" x 9' 1"
EN-SUITE 2	2524 x 1710	8' 3" x 5' 7"
BEDROOM 3	4036 x 2537	13' 3" x 8' 4"
BEDROOM 4	3827 x 2380	12' 7" x 7' 10"
BATHROOM	2388 x 1932	7' 10" x 6' 4"



Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. All dimensions are shown as maximum, often taken to doorways. Bedroom dimensions include wardrobes where applicable. Wet room dimensions include showers and/or baths. Kitchen dimensions, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance). We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. *Air Source Heat Pump.

LEONARDO GARDEN ROOM 4 BEDROOM HOME



Lionfields
LAMBTON PARK



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LEONARDO GARDEN ROOM 4 BEDROOM HOME

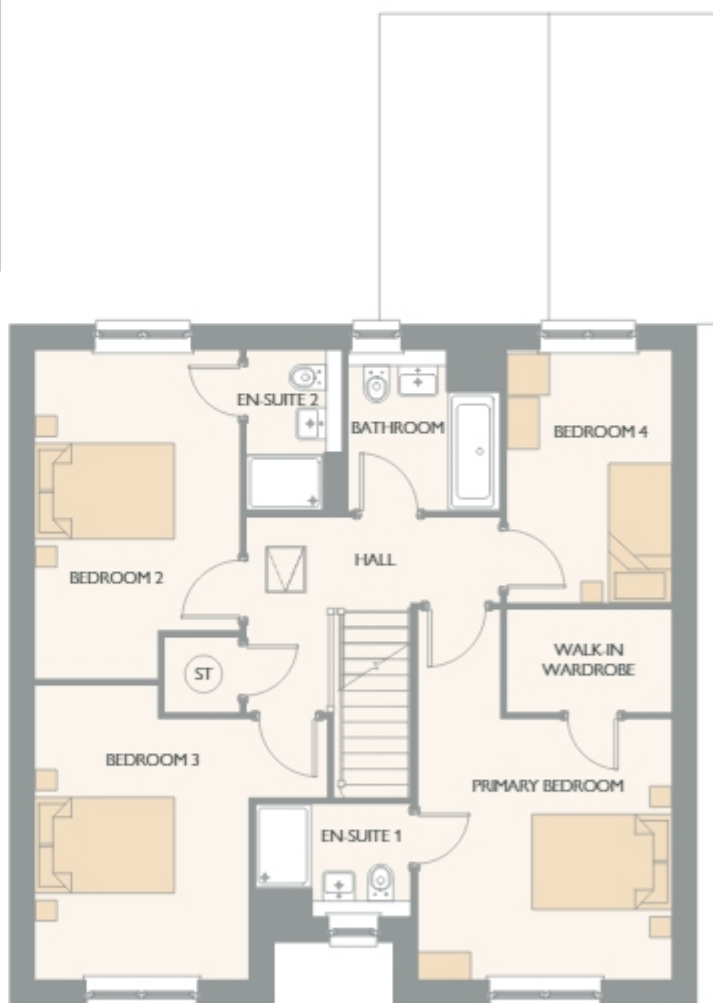


GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5751 x 3626	18' 10" x 11' 11"
KITCHEN	4083 x 3150	13' 5" x 10' 4"
DINING / FAMILY	5056 x 3150	16' 7" x 10' 4"
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
STUDY	3063 x 2777	10' 1" x 9' 1"
UTILITY	2345 x 1726	7' 8" x 5' 8"
WC	1883 x 1712	6' 2" x 5' 7"

FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5311 x 3636	17' 5" x 11' 11"
EN-SUITE 1	2223 x 1611	7' 4" x 5' 3"
BEDROOM 2	4721 x 2936	15' 6" x 9' 8"
EN-SUITE 2	2304 x 1364	7' 7" x 4' 6"
BEDROOM 3	4213 x 3063	13' 10" x 10' 1"
BEDROOM 4	3624 x 2361	11' 11" x 7' 9"
BATHROOM	2174 x 2304	7' 2" x 7' 7"



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MACKINTOSH GARDEN ROOM 5 BEDROOM HOME



Lionfields
LAMBTON PARK



MACKINTOSH GARDEN ROOM 5 BEDROOM HOME



GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	4851 x 3513	15' 11" x 11' 6"
KITCHEN	3529 x 3385	11' 7" x 11' 1"
DINING	5050 x 3529	16' 7" x 11' 7"
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
UTILITY	3542 x 1727	11' 7" x 5' 8"
WC	2215 x 1313	7' 3" x 4' 4"

FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5098 x 3513	16' 9" x 11' 6"
EN-SUITE 1	2735 x 2179	9' 0" x 7' 2"
BEDROOM 2	3685 x 3398	12' 1" x 11' 2"
EN-SUITE 2	2482 x 1250	8' 2" x 4' 1"
BEDROOM 3	3950 x 3032	13' 0" x 9' 11"
BEDROOM 4	3563 x 3555	11' 8" x 11' 8"
BEDROOM 5	3563 x 2821	11' 8" x 9' 3"
BATHROOM	2735 x 1932	9' 0" x 6' 4"



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MITCHELL GARDEN ROOM 5 BEDROOM HOME



Lionfields LAMBTON PARK



ROBERTSON
HOMES



MITCHELL GARDEN ROOM 5 BEDROOM HOME



GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5088 x 3963	16' 8" x 13' 0"
KITCHEN	3924 x 3663	12' 11" x 12' 0"
DINING / FAMILY	6263 x 3924	20' 7" x 12' 11"
GARDEN ROOM	3934 x 3513	12' 11" x 11' 6"
UTILITY	2349 x 1924	7' 8" x 6' 4"
WC	1906 x 1525	6' 3" x 5' 0"

FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5188 x 3963	17' 0" x 13' 0"
EN-SUITE 1	2686 x 1499	8' 10" x 4' 11"
BEDROOM 2	4338 x 3035	14' 3" x 10' 0"
EN-SUITE 2	2648 x 1324	8' 8" x 4' 4"
BEDROOM 3	4838 x 3013	15' 10" x 9' 11"
BEDROOM 4	3848 x 3486	12' 8" x 11' 5"
BEDROOM 5	3613 x 3167	11' 10" x 10' 5"
BATHROOM	2650 x 2499	8' 8" x 8' 2"



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MITCHELL GRAND 6 BEDROOM HOME



Lionfields
LAMBTON PARK



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MITCHELL GRAND 6 BEDROOM HOME

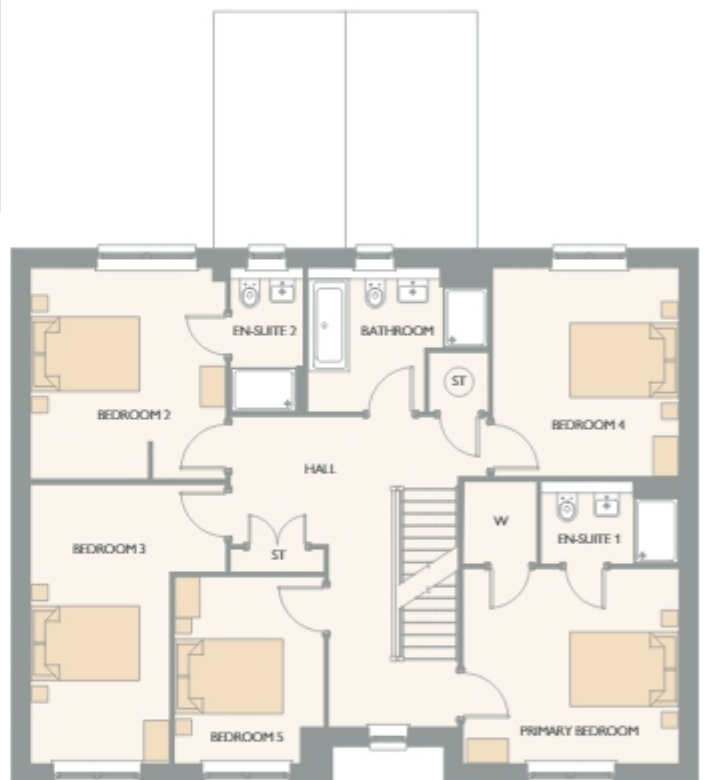


GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5088 x 3963	16' 8" x 13' 0"
KITCHEN	3924 x 3663	12' 11" x 12' 0"
DINING / FAMILY	6263 x 3924	20' 7" x 12' 11"
GARDEN ROOM	3934 x 3513	12' 11" x 11' 6"
UTILITY	2349 x 1924	7' 8" x 6' 4"
WC	1906 x 1525	6' 3" x 5' 0"

FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	3963 x 3588	13' 0" x 11' 9"
EN-SUITE 1	2524 x 1499	8' 3" x 4' 11"
BEDROOM 2	3886 x 3588	12' 9" x 11' 9"
EN-SUITE 2	2599 x 1324	8' 6" x 4' 4"
BEDROOM 3	5136 x 3588	16' 10" x 11' 9"
BEDROOM 4	3834 x 3418	12' 7" x 11' 3"
BEDROOM 5	3438 x 2749	11' 3" x 9' 0"
BATHROOM	3317 x 2644	10' 11" x 8' 8"



SECOND FLOOR

AREA	METRIC	IMPERIAL
BEDROOM 6	6186 x 4040	20' 4" x 13' 3"
HOME CINEMA	5805 x 4052	19' 1" x 13' 4"
EN-SUITE 3	2424 x 1969	7' 11" x 6' 6"



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MURRAY GARDEN ROOM 5 BEDROOM HOME



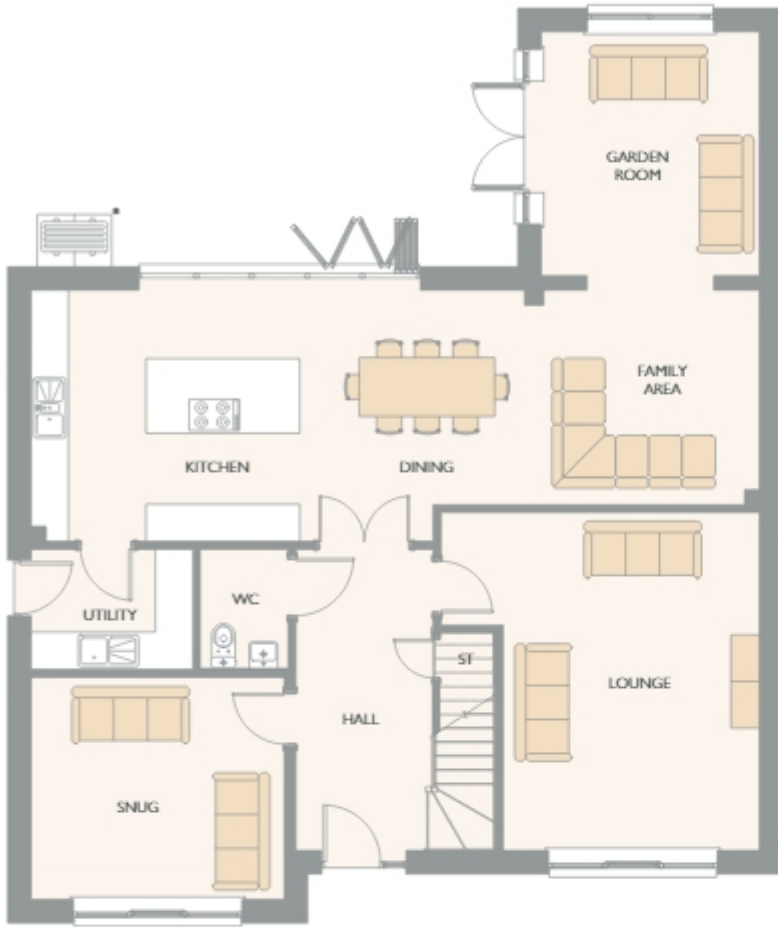
Lionfields LAMBTON PARK



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HOMES



MURRAY GARDEN ROOM 5 BEDROOM HOME



GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5444 x 5129	17' 10" x 16' 10"
KITCHEN	4612 x 4046	15' 2" x 13' 3"
DINING / FAMILY	7114 x 3456	23' 4" x 11' 4"
GARDEN ROOM	3934 x 3513	12' 11" x 11' 6"
UTILITY	2604 x 1937	8' 7" x 6' 4"
SNUG	4075 x 3581	13' 4" x 11' 9"
WC	1919 x 1416	6' 4" x 4' 8"

FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	3931 x 4138	12' 11" x 13' 7"
EN-SUITE 1	2830 x 2015	9' 3" x 6' 7"
BEDROOM 2	4139 x 3494	13' 7" x 11' 6"
EN-SUITE 2	2259 x 1711	7' 5" x 5' 7"
BEDROOM 3	4060 x 3491	13' 4" x 11' 5"
BEDROOM 4	4060 x 3372	13' 4" x 11' 1"
BEDROOM 5	4060 x 2545	13' 4" x 8' 4"
BATHROOM	4060 x 2014	13' 4" x 6' 7"



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NASMYTH GARDEN ROOM 5 BEDROOM HOME



Lionfields
LAMBTON PARK



ROBERTSON
HOMES



NASMYTH GARDEN ROOM 5 BEDROOM HOME



GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	6264 x 3738	20' 7" x 12' 3"
KITCHEN	4183 x 3424	13' 9" x 11' 3"
DINING / FAMILY	7655 x 3424	25' 1" x 11' 3"
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
UTILITY	3551 x 1654	11' 8" x 5' 5"
WC	2039 x 1705	6' 8" x 5' 7"

FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5426 x 3348	17' 10" x 11' 0"
EN-SUITE 1	2994 x 2134	9' 10" x 7' 0"
BEDROOM 2	4793 x 3919	15' 9" x 12' 10"
EN-SUITE 2	2520 x 1600	8' 3" x 5' 3"
BEDROOM 3	3738 x 2853	12' 3" x 9' 4"
BEDROOM 4	3132 x 3402	10' 3" x 11' 2"
BEDROOM 5	3402 x 2884	11' 2" x 9' 6"
BATHROOM	3738 x 1954	12' 3" x 6' 5"



Computer generated image shown overleaf. External finishes, landscaping and configuration may vary from plot to plot. Please refer to Sales Advisor for further details. All dimensions are approximate and should not be used for carpet sizes, appliance spaces, or furniture. Furniture not to scale and all positions are indicative. All dimensions are shown as maximum, often taken to doorways. Bedroom dimensions include wardrobes where applicable. Wet room dimensions include showers and/or baths. Kitchen dimensions, where open plan, are taken to breakfast bars/worktops. The largest measurement is noted first whether this be length or width. All sizes are deemed to be +/-50mm (construction industry tolerance). We operate a policy of continuous improvement and individual features such as kitchen and bathroom layouts, doors, windows, garages and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and do not constitute a contract, part of a contract or a warranty. *Air Source Heat Pump.

NASMYTH GRAND 6 BEDROOM HOME



Lionfields LAMBTON PARK



ROBERTSON
HOMES



NASMYTH GRAND 6 BEDROOM HOME



GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	6264 x 3738	20' 7" x 12' 3"
KITCHEN	4183 x 3424	13' 9" x 11' 3"
DINING / FAMILY	7655 x 3424	25' 1" x 11' 3"
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
UTILITY	3551 x 1654	11' 8" x 5' 5"
WC	2039 x 1705	6' 8" x 5' 7"

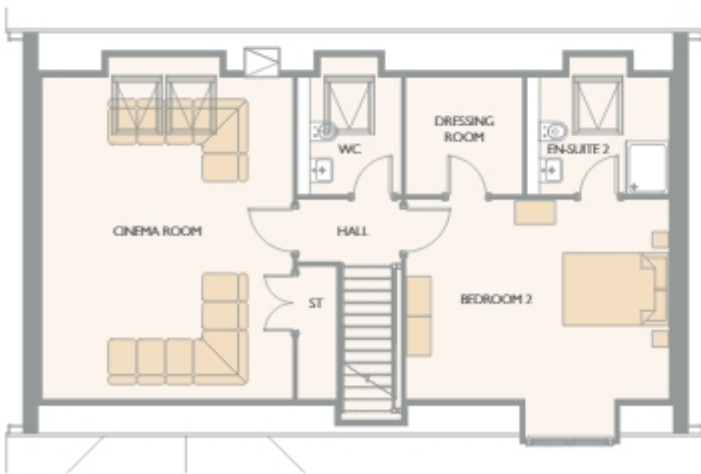
FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5426 x 3218	17' 10" x 10' 7"
EN-SUITE 1	3094 x 1800	10' 2" x 5' 11"
BEDROOM 3	5244 x 3319	17' 2" x 10' 11"
EN-SUITE 3	2520 x 1700	8' 3" x 5' 7"
BEDROOM 4	3424 x 3258	11' 3" x 10' 8"
BEDROOM 5	3424 x 3258	11' 3" x 10' 8"
BEDROOM 6	3738 x 2853	12' 3" x 9' 4"
BATHROOM	3738 x 1954	12' 3" x 6' 5"



SECOND FLOOR

AREA	METRIC	IMPERIAL
BEDROOM 2	4962 x 4514	16' 3" x 14' 10"
CINEMA ROOM	6074 x 4725	19' 11" x 15' 6"
DRESSING ROOM	2186 x 2208	7' 2" x 7' 3"
WC	2208 x 1950	7' 3" x 6' 5"
EN-SUITE 2	2674 x 2208	8' 9" x 7' 3"



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STEWART GARDEN ROOM 6 BEDROOM HOME



Lionfields LAMBTON PARK



ROBERTSON
HOMES



STEWART GARDEN ROOM 6 BEDROOM HOME

GROUND FLOOR

AREA	METRIC	IMPERIAL
LOUNGE	5642 x 4065	18' 6" x 13' 4"
KITCHEN	4830 x 4046	15' 10" x 13' 3"
DINING / FAMILY	6895 x 4046	22' 7" x 13' 3"
GARDEN ROOM	3933 x 3513	12' 11" x 11' 6"
SNUG	4075 x 3591	13' 4" x 11' 9"
UTILITY	2667 x 1937	8' 9" x 6' 4"
WC	1919 x 1416	6' 4" x 4' 8"



FIRST FLOOR

AREA	METRIC	IMPERIAL
PRIMARY BEDROOM	5652 x 4075	18' 7" x 13' 4"
EN-SUITE 1	3715 x 1957	12' 2" x 6' 5"
DRESSING ROOM	3715 x 2003	12' 2" x 6' 7"
BEDROOM 2	4075 x 2600	13' 4" x 8' 6"
EN-SUITE 2	2550 x 1650	8' 4" x 5' 5"
BEDROOM 3	4258 x 2864	14' 0" x 9' 5"
BEDROOM 4	4258 x 3135	14' 0" x 10' 3"
EN-SUITE 3	2825 x 1712	9' 3" x 5' 7"
BEDROOM 5	4060 x 2787	13' 4" x 9' 2"
BEDROOM 6	4060 x 2788	13' 4" x 9' 2"
BATHROOM	4060 x 2132	13' 4" x 7' 0"



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Robertson Homes are a NHQC registered Builder



THE 10 PRINCIPLES OF THE NEW HOMES QUALITY CODE

Below is a nationally recognised code of standards and principles which we must always adhere to during your buying process.

1. FAIRNESS

Customers must be treated fairly throughout the home buying and after-sales process.

2. SAFETY

Works must be carried out and completed in accordance with all requisite Building Regulations and Requirements, as may be set out by a Building Safety Regulator or local authority, as applicable.

3. QUALITY

All works must be completed to a good quality standard in accordance with all applicable building and other standards and regulations as well as to the specification for the New Home and ensure that Legal Completion only takes place when a New Home is complete (as defined in section 2 of the Code).

4. SERVICE

Systems, processes and training of staff must be in place to meet the Customer Service Requirements of the New Homes Quality Code and not use high-pressure selling techniques to influence a Customer's decision to buy a New Home.

5. RESPONSIVENESS

Be clear, responsive and timely in responding to Customer issues by having in place a robust after-sales Service and effective Complaints process as required by the Code.

6. TRANSPARENCY

Provide clear and accurate information about the purchase of the New Home, including tenure and potential future committed costs such as those relating to Leasehold or Management Services.

7. INDEPENDENCE

Make sure that Customers are aware that they should appoint independent legal advisers when buying a New Home and that they have the right, as set out in the Code, to an independent Pre Completion Inspection before Legal Completion takes place.

8. INCLUSIVITY

Take steps to identify and provide appropriate support to Vulnerable Customers as well as to make the Code available to all Customers, including in appropriately accessible formats and languages.

9. SECURITY

Ensure that there are reasonable financial arrangements in place, through insurance or otherwise, to meet all obligations under the Code, including timely repayment of financial deposits when due and any financial awards made by a New Homes Ombudsman Service.

10. COMPLIANCE

Be subject to, co-operate and comply with the Requirements of the We want your journey with us to be as smooth and enjoyable as possible. However, in the unfortunate event that you do feel the need to complain, please follow the below link for our full complaints procedure.

11. COMPLAINTS PROCEDURE

Our committed teams work hard to ensure that each step of your journey with us delivers the Robertson standard.

Our aim is to deliver a quality of service that lives up to your expectations. Should you have any questions or concerns about Robertson Homes, or wish to make a complaint, please contact us straight away.

Our Complaints Procedure is designed to identify and resolve any issue you may have, efficiently and effectively.

HOW TO MAKE A COMPLAINT:

For our complete complaints process please visit:
robertsonhomes.co.uk/complaints-procedure/

Using the Robertson Homes complaints procedure does not affect your statutory rights.

REGIONAL OFFICE

LEVEL 6, WEST TOWER, BALTIC PLACE,
SOUTH SHORE ROAD, GATESHEAD NE8 3AE

robertsonhomes.co.uk

