

BURGHAM PARK GARDENS

BURGHAM, NORTHUMBERLAND





SOPHISTICATED SURROUNDINGS

Sitting in the heart of pretty Coquetdale, in the quaint hamlet of Burgham, Burgham Park Gardens is positioned to enjoy the very best of Northumberland's coast and countryside.

Burgham Park Gardens is an outstanding development of three, four and five-bedroom homes with stunning views of the Simonside Hills to the west and overlooking Burgham's Championship Parkland Golf Course.

Burgham truly offers the best of all worlds, sitting in the heart of Northumberland's finest countryside whilst being within easy reach of its sandy, dune-backed beaches as-well-as picture-postcard villages, towns and the vibrant city of Newcastle.

Cussins' exclusive development in Burgham has been designed to perfectly blend with its extraordinary surrounding, offering families and outstanding combination of stylish homes in a spectacular setting with traditional architectural features to stand the test of time.







CONTEMPORARY STYLE & ELEGANCE

Homes at Burgham Park Gardens have been designed to reflect and enhance Burgham's beautiful surroundings. A range of three, four and five-bedroom homes will be built to Cussins' renowned high standards in premium quality sandstone and heritage brick. Every property is positioned to take advantage of this spectacular location.

This latest distinguished development features 48 homes benefitting from generous plots, well-proportioned gardens, garages, and exclusive views of the Burgham Park Golf course.

Committed to building impressive homes in popular locations and ensuring that the developments we create complement their surroundings, with traditional styling to exteriors and contemporary interiors.

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



CONNECTIONS & COUNTRYSIDE

Burgham Park Gardens is an ideal base for those seeking an escape to the countryside, yet still within easy reach of nearby villages, towns, the coast and Newcastle City Centre.

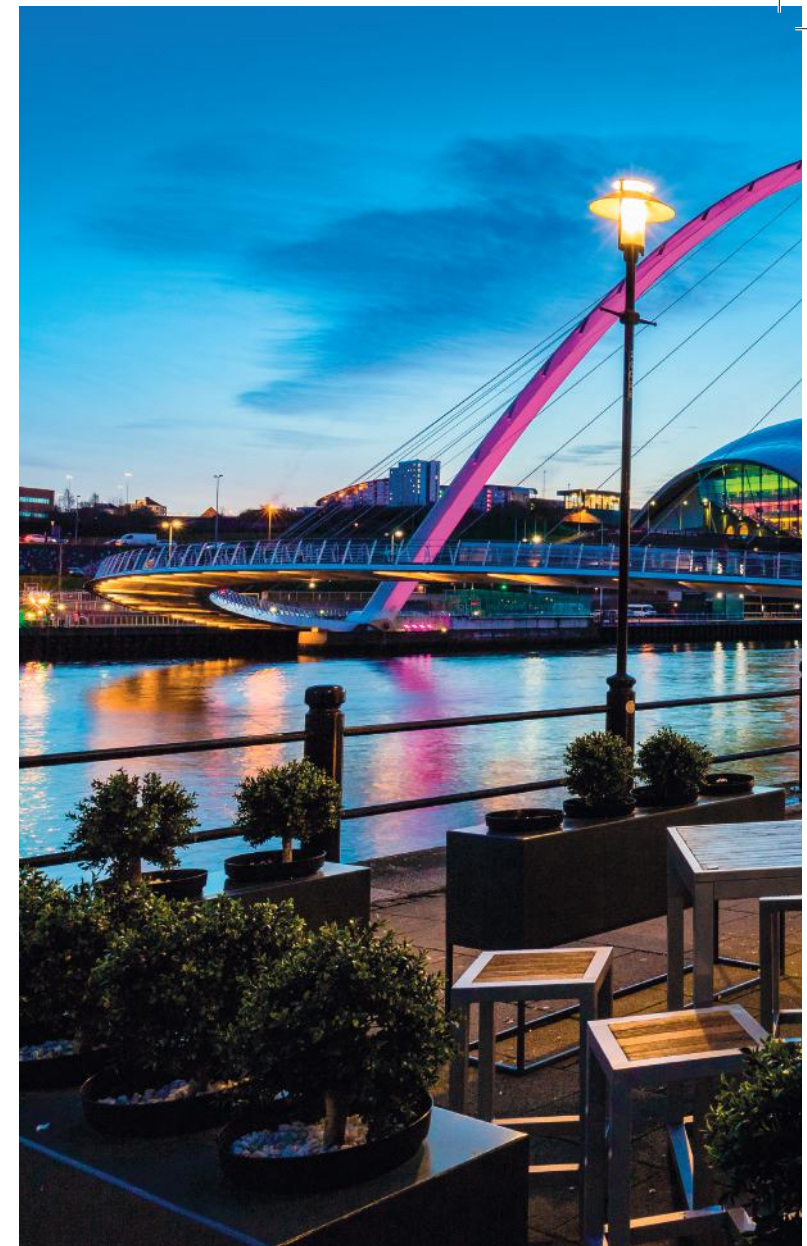
Access to the A1 couldn't be easier, with it being less than a one-minute drive away. Residents can head north to Alnwick in just 15 minutes; with its famous Castle and Gardens as well as the magnificent Treehouse, Alnwick offers an abundance of things to do.

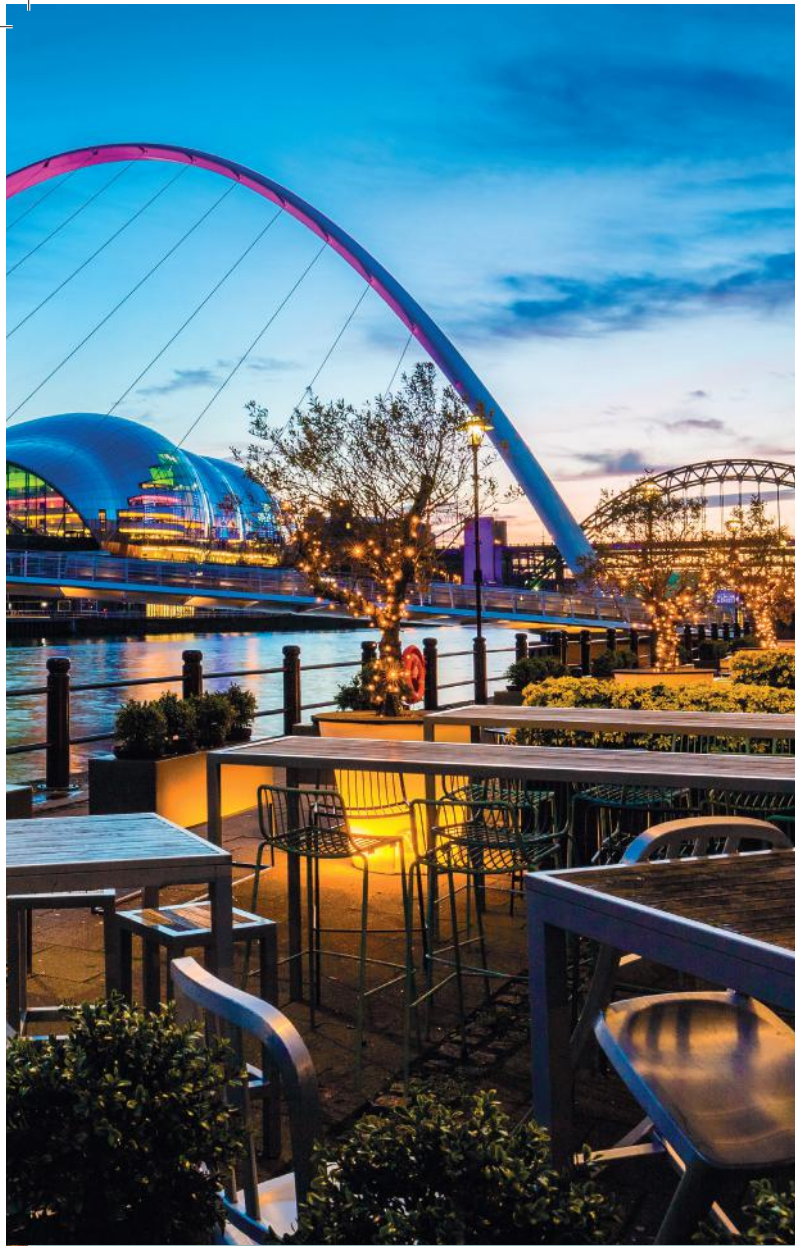
To the south you will find the vibrant market town of Morpeth, 15 minutes away, with its upmarket boutiques, shops and restaurants and riverbank walks. Or if you're looking for the buzz of a city, Newcastle City Centre is a 30-minute drive from Burgham Park Gardens.

The quaint and leafy village of Felton is just a short drive or walk away and is well-known for its artisan coffee shop, The Running Fox and the award-winning bar and restaurant, The Northumberland Arms.

Travel 5 minutes west and you'll meet the historic village of Longhorsley which borders the River Coquet, where pretty streets are complimented by traditional churches dating back to 1688 and 1841 as well as the local pub, The Shoulder of Mutton.

Drive to Druridge Bay & Country Park in just 18 minutes where you can enjoy the dune-backed beaches and magnificent sunrises.





LIVE AMONGST SOME
OF THE FINEST LANDSCAPES
IN THE REGION



FOOD & LIFESTYLE

Burgham is within easy reach with a wide variety of pubs, restaurants, cafes and activities.

For those seeking a country pub or cosy bar, The Northumberland Arms in Felton can provide just that. With intimate and relaxed dining, enjoy freshly prepared food made from the finest local ingredients that offers a memorable food experience every time. With both The Shoulder of Mutton and The Cook and Barker Inn just a short drive away, residents will be spoilt for choice for local gastro pubs.

Or if you're looking for a delicious and generous afternoon tea, head to the Running Fox, an artisan café located in both Felton and Longframlington.

Morpeth is a shoppers and food lovers dream, with its Sanderson Arcade hosting 27 high-street names and some of the North East's specialist retailers, as well as coffee shops and Barluga, offering delicious modern British

cuisine and extensive wine and cocktail lists. Morpeth is also home to the ever-popular Italian restaurant, Lollo Rosso where diners can experience delicious food along with live music. Whether you're looking for Greek, Indian, Thai or classic British pub food, Morpeth has it all.

Alnwick hosts regular markets offering the freshest local produce direct from the supplier. With its quaint cobbles and historic panorama, Alnwick offers a fantastic shopping experience with craft shops, art galleries and well-established high street names all nestling next to each other.

Regular markets offer the freshest local produce straight from the supplier. The Treehouse Restaurant in Alnwick Garden is a magical venue, whilst Di Sopra Restaurant offers family friendly Italian cuisine; The Dirty Bottles Taproom & Smokehouse offers contemporary dining in iconic surroundings.





IDEALLY PLACED TO ACCESS
NORTHUMBERLANDS THRIVING
CULINARY SCENE

◀ Rothbury - 10.5 miles

- ◀ Newcastle - 24 miles
- ▼ Morpeth - 10 miles
- ▼ Morpeth Train Station ⇌ 10.1 miles



BURGHAM PARK GARDENS
BURGHAM, NORTHUMBERLAND

EDUCATION & INSPIRATION

Families at Burgham Park Gardens can relax in the knowledge that there is a good choice of schools. Both Felton Church of England First School and Longhorsley First School have been rated 'Good' by Ofsted and are less than a 10-minute drive away.

For high school education, there is the 'Outstanding' The King Edward VI School in Morpeth or the Duchess Community High School in Alwick.

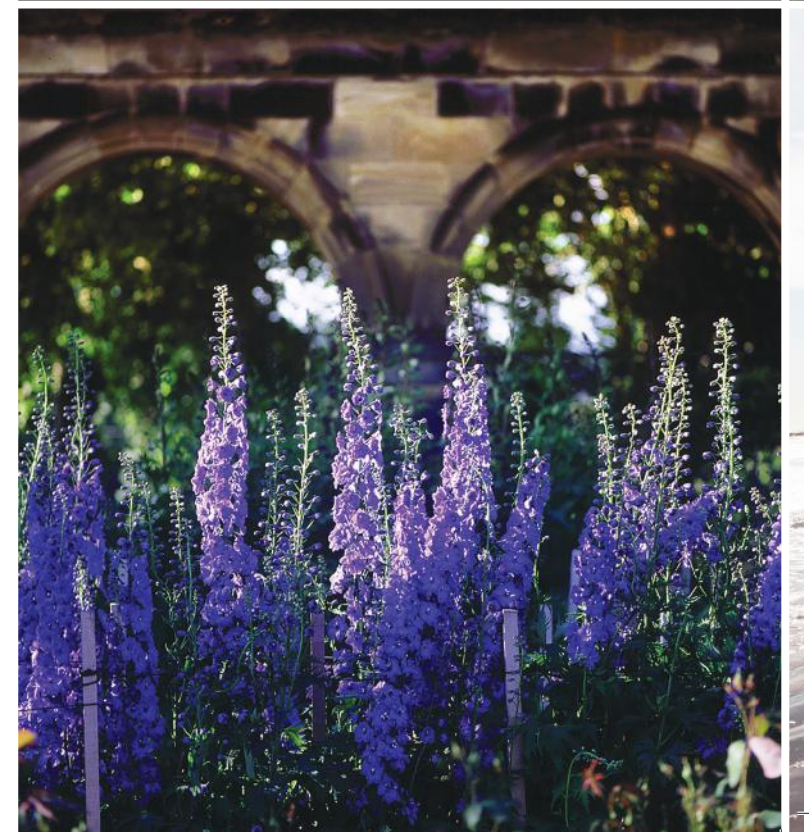
Newcastle offers two highly respected universities – Newcastle University and Northumbria University just a 30-minute drive.

When school's out for the holidays, there is plenty to keep the whole family entertained. Take a walk on the wild side at Northumberland Country Zoo, just 4 minutes away in Felton, with its array of exotic and native animals.

Burgham International Horse Trials takes place in the Summer months, just across the road from Burgham Park Gardens. Enjoy watching some of the world's best equestrians competing and indulge in a spot of retail therapy whilst you're there.

Take a trip to Alwick, home to the Duke and Duchess of Northumberland, Alwick Castle was thrust into the limelight as Harry Potter's Hogwarts. Next door, The Alwick Garden holds visitors spellbound with its grand cascade and children's interactive water features.

Alwick Playhouse is host to a year-round programme of drama, comedy, film, dance and music while Hulme Park offers countryside walks on the edge of town. You may even spot the resident herd of red deer.





THE GREAT OUTDOORS & INDOORS

Whether your passion is walking, golfing, horse riding, cycling, birdwatching or a lazy picnic in the countryside, you'll find the perfect place in Burgham and its surroundings.

Labelled "the best place for walking in the country" by Country Walking Magazine, Northumberland is criss-crossed by routes that are ideal for leisurely Sunday afternoon strolls, as-well-as more testing hill treks for more serious hikers.

Beaches here make for unforgettable riding experiences, whilst for cyclists, the Coast and

Castles route is one of the most scenic on two wheels, taking in Bamburgh Castle and Holy Island.

Keen golfers are spoilt for choice at Burgham Park Gardens with Burgham Championship Parkland Golf Course and Club on your doorstep, along with Linden Hall Golf and Country Club just 8 minutes away.

For rainy days, both Morpeth's Riverside Leisure Centre and Alnwick's Willowburn Sports and Leisure Centre offer well equipped gyms, swimming pools and exercise classes.



A RURAL RETREAT WITH URBAN CONNECTIONS

Burgham is well placed just off the A1 with excellent access to Morpeth, Alnwick and Newcastle. Or take the train from nearby Morpeth station, where there are excellent rail links to Newcastle and the Metro Centre to the south and Berwick and Edinburgh to the north.

ALNMOOUTH (13 MILES)

Alnmouth boasts one of Northumberland's best beaches, along with an array of restaurants, art galleries and a main line train station. Golfers can tee-off at the village's golf course, chosen as one of the UK's hidden gem courses by Golf Monthly magazine.



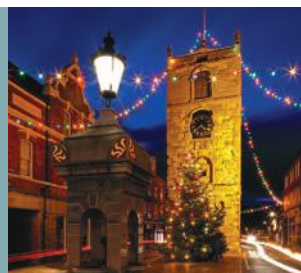
LONGFRAMLINGTON (6.5 MILES)

Longframlington sits at the heart of Coquetdale, perfectly positioned to enjoy the best of Northumberland's coast and countryside. Set around a village green, Longframlington is home to a village hall which hosts a packed calendar of events.



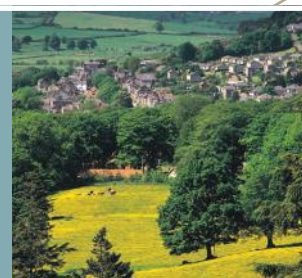
MORPETH (10 MILES)

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



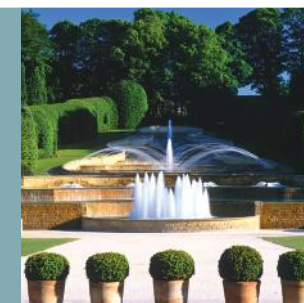
ROTHBURY (10.5 MILES)

This picturesque village, in the beautiful Coquet Valley, enjoys a packed annual events programme. There are festivals dedicated to food, walking, art and music. The Rothbury Traditional Music Festival takes place every July.



ALNWICK (12.2 MILES)

A bustling town in the lee of a magnificent castle, Alnwick was described as the Best Market Town in the country by Countrylife magazine and it's annual food festival places it as one of the top ten places for gastronomic activity. Alnwick Garden, with the world's largest treehouse, is amongst the most visited attractions in the North East of England, along with Alnwick Castle and Barter Books.



WARKWORTH (10 MILES)

Ancient, picturesque and unspoilt, Warkworth is built on a rocky spur within a tight loop of the River Coquet. Spend the day visiting 15th century Warkworth Castle before taking a rowing boat out on the river.



NEWCASTLE AIRPORT (24 MILES)

Choose from over 80 destinations direct from the North East's largest airport Newcastle International Airport. Only a 30-minute drive direct to the airport travelling is made easy.



NEWCASTLE (24.2 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.



AMBLE (11 MILES)

The development of a modern marina has brought new life to this thriving fishing port. Eat award-winning fish and chips at the harbour while watching the fishermen bring in their catch or board a wildlife-watching boat trip to Coquet Island.



BAMBURGH (28 MILES)

With an imposing castle which can be seen for miles around, Bamburgh has one of the finest, award-winning beaches in Northumberland. A picture postcard village, designated an Area of Outstanding Natural Beauty, it has a selection of superb restaurants and tea rooms, a wonderful deli and an art studio.



SIMPLY THE BEST ... A PLACE OF SUPERLATIVES

In 2018, Alnwick was named one of the best places to live in the UK by The Times and has won a clutch of awards in recent years. Countryfile magazine described it as the Best Market Town in the Country while nearby Alnmouth Golf Club was named one of the top "hidden gem" courses in the UK by Golf Monthly magazine.

After the introduction of Alnwick's popular food festival, the town was named among the top 10 places for "gastronomic activity" in the country, by the BMW1 Series Good Food Ride.

Alnwick boasts the world's largest treehouse at The Alnwick Garden which is among the most visited attractions in the North East along with nearby Wallington Hall, Cragside, and Barter Books.



ALL OUR HOMES
ARE PROTECTED BY A
10 YEAR WARRANTY



LOCATION, STYLE & PEACE OF MIND

TEN REASONS TO MAKE BURGHAM PARK GARDENS YOUR HOME

- ONE A stunning location overlooking Burgham Parkland Golf Course
- TWO Homes with a beautiful blend of traditional character and modern build techniques
- THREE At the heart of Northumberland's most spectacular coast and countryside
- FOUR Within easy commuting distance to Newcastle meaning you can enjoy a relaxed pace of life but still work in the city
- FIVE Breath-taking views and mature trees give Burgham Park Gardens a feeling of exclusivity
- SIX Interiors are styled to Cussins' renowned high specifications, offering luxury fitted kitchens and contemporary bathrooms
- SEVEN Cussins is an award-winning, family-run builder with a well-deserved reputation for quality
- EIGHT Northumberland was chosen as 'the best place for walking in the country' by Country Walking Magazine
- NINE With Alnwick Castle and Garden, Cragside and Wallington Hall nearby, Burgham Park Gardens is within easy reach of the most visited attractions in the North East
- 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.



BURGHAM PARK GARDENS








BURGHAM, NORTHUMBERLAND



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-  THE BUTTERCUP
-  THE LILY II
-  THE JASMINE
-  THE LAVENDER
-  THE ORCHID
-  THE VIOLET
-  THE ROSE

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



THE BUTTERCUP

THREE BED HOME

BURGHAM PARK GARDENS
BURGHAM, NORTHUMBERLAND



Three-bedroom home with private parking.

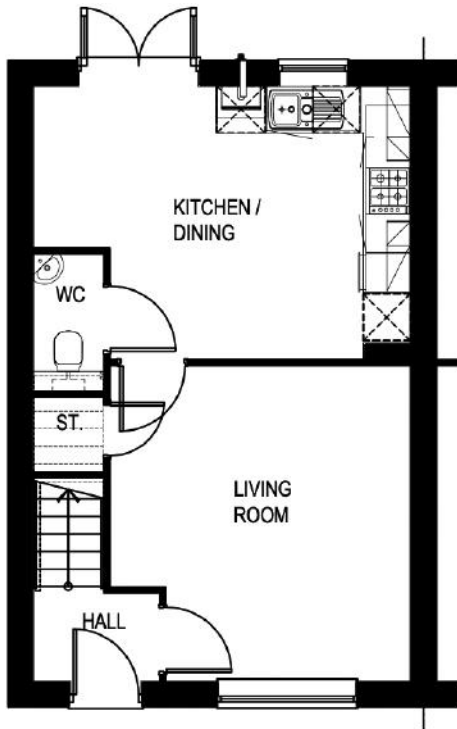
The entrance hall leads to the living room and through to an open-plan kitchen/dining area.

French doors lead to the rear patio and garden. Ground floor W.C.

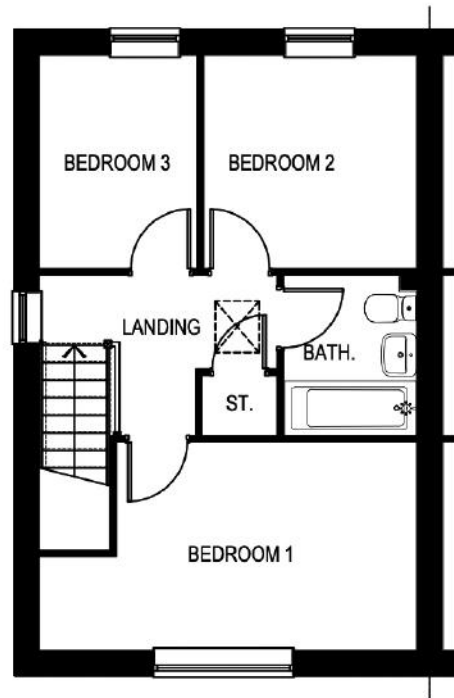
The first floor boasts three bedrooms and a family bathroom.



Please note some house styles contain variants.
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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

Bedroom 1	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 LILY II

FOUR BED HOME

BURGHAM PARK GARDENS
BURGHAM, NORTHUMBERLAND



Four-bedroom detached, double-fronted family home with porch, garage and private parking.

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.

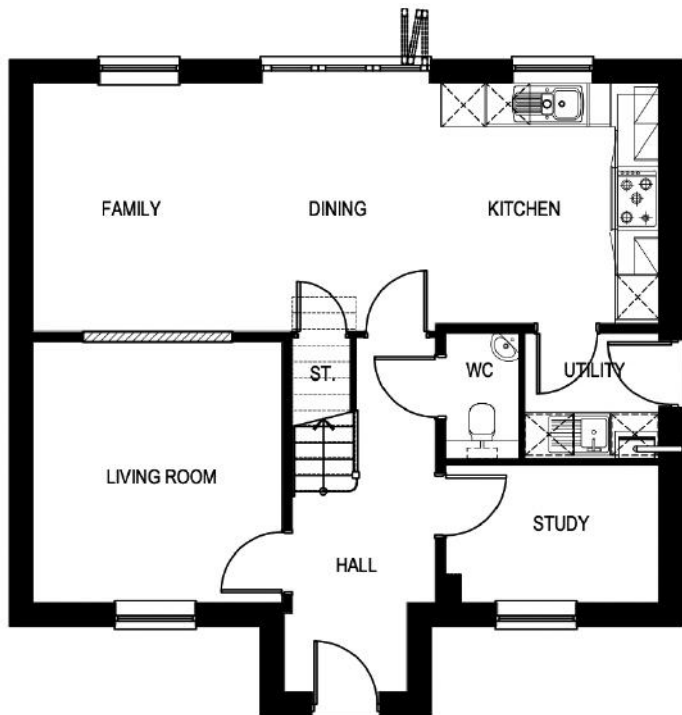
Contemporary fitted kitchen with integrated appliances, a separate utility plumbed for a washing machine. Ground floor W.C.

Generous first floor master bedroom with shower en-suite.

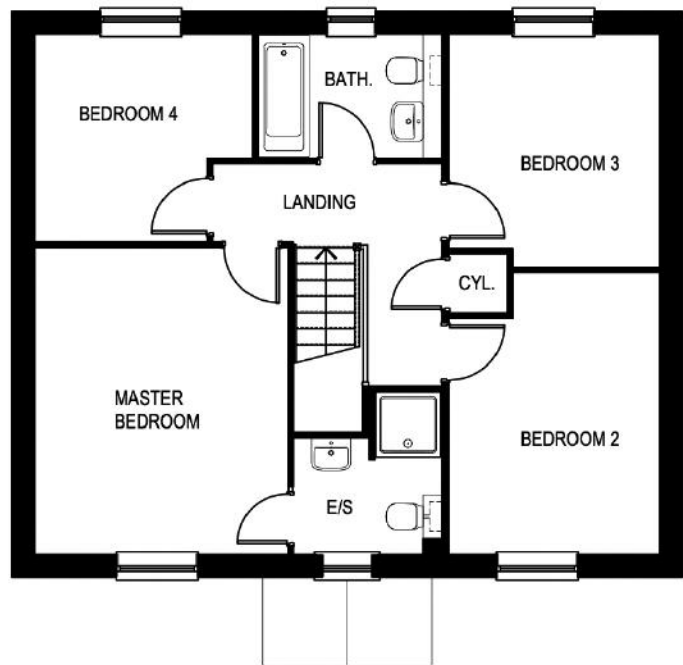
Three further bedrooms and family bathroom.

Please note some house styles contain variants.
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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	2950 mm 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 JASMINE

FOUR BED HOME

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Four-bedroom, double-fronted family home with block paved drive leading to garage and parking spaces.

The ground floor entrance hall leads to the living room with dual aspect and French doors to the rear patio and garden.

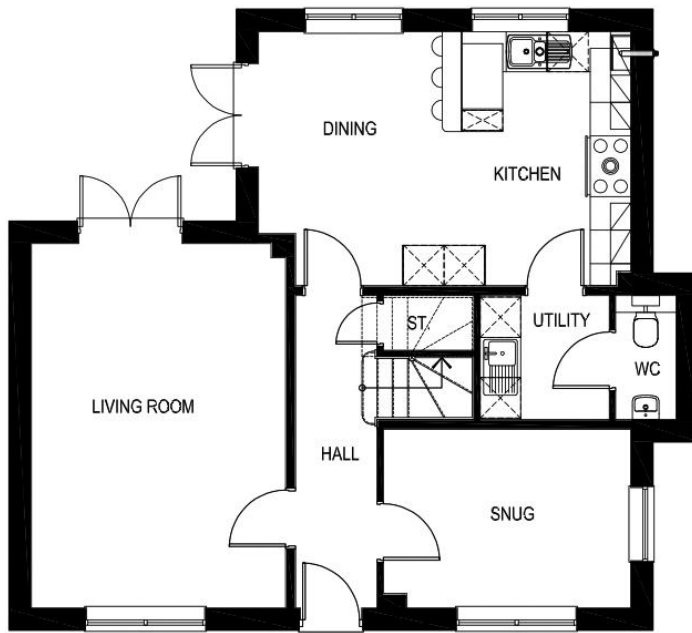
Open-plan, contemporary kitchen and dining area with integrated appliances and further French doors to the rear garden. Ground floor study.

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

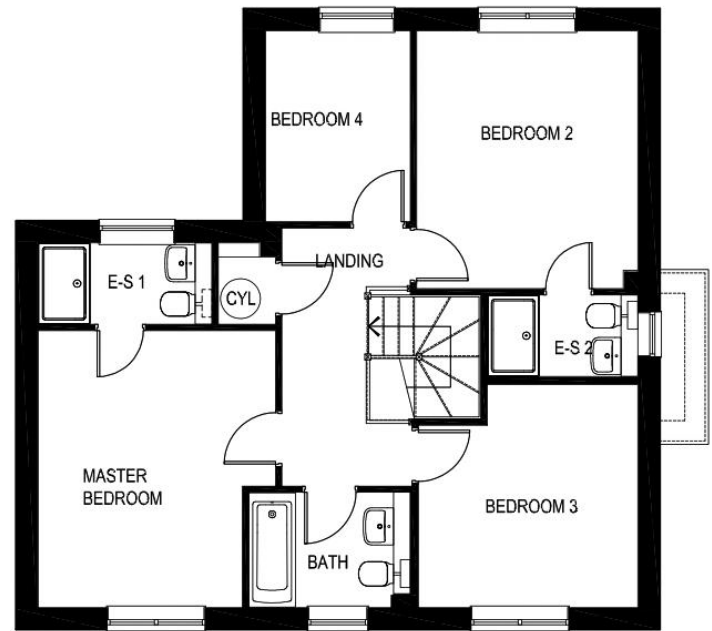
The first floor offers a generous master bedroom with a double shower en-suite. Bedroom two with double shower en-suite and further two bedrooms and a family bathroom.

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GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room	3775mm x 5415mm / 12' 5" x 17' 9"
Kitchen/Dining	5528mm x 3775mm / 18' 2" x 12' 5"
Snug	3675mm x 2650mm / 12' 1" x 8' 8"
Utility	1917mm x 1840mm / 6' 3" x 6' 0"
W.C.	900mm x 1840mm / 2' 11" x 6' 0"

FIRST FLOOR

Master Bedroom	3525mm x 4112mm / 11' 7" x 13' 6"
En-suite 1	2582mm x 1210mm / 8' 6" x 4' 0"
Bedroom 2	3283mm x 3832mm / 10' 9" x 12' 7"
Bedroom 3	3259mm x 3313mm / 10' 8" x 10' 10"
En-suite 2	2235mm x 1210mm / 7' 4" x 4' 0"
Bedroom 4	2152mm x 2839mm / 7' 1" x 9' 4"
Bathroom	2400mm x 1710mm / 7' 10" x 5' 7"

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THE ORCHID

FIVE BED HOME

BURGHAM PARK GARDENS
BURGHAM, NORTHUMBERLAND



Five-bedroom family home with block paved drive leading to the integral garage and parking spaces.

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

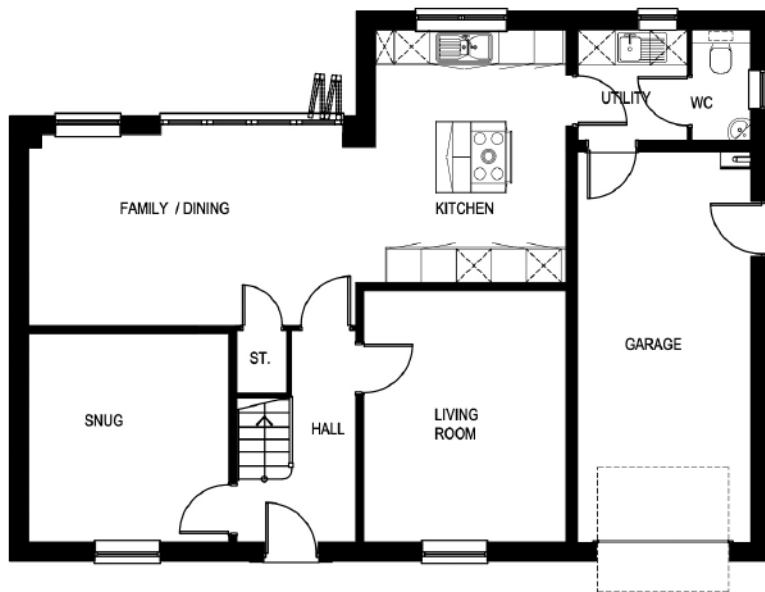
Contemporary fitted kitchen and family, dining, and family area to the rear with integrated kitchen appliances and bi-fold doors leading to rear patio and garden.

Ground floor study, W.C. and utility plumbed for washing machine.

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

Please note some house styles contain variants.
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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"
Garage	2998mm x 6732mm / 9' 10" x 22' 1"

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"
Bedroom5/Office	3721mm x 2588mm / 12' 2" x 8' 6"
Bathroom	2641mm x 2588mm / 8' 8" x 8' 6"

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THE VIOLET

FIVE BED HOME

BURGHAM PARK GARDENS
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Three-storey, five-bedroom family home with block paved drive leading to a garage and parking spaces.

Spacious entrance hall leading to the generous living room with walk-in bay window. Ground floor study, W.C. and utility plumbed for washing machine.

Open-plan contemporary fitted kitchen, dining, and family area with integrated appliances and bi-fold doors leading to rear patio and garden.

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

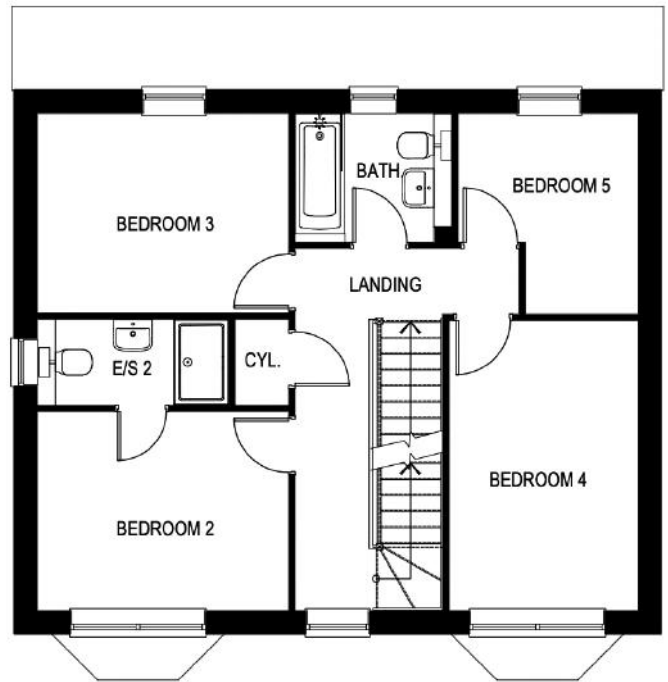
Generous master bedroom to the second floor with a walk-in dressing area leading to the bathroom.

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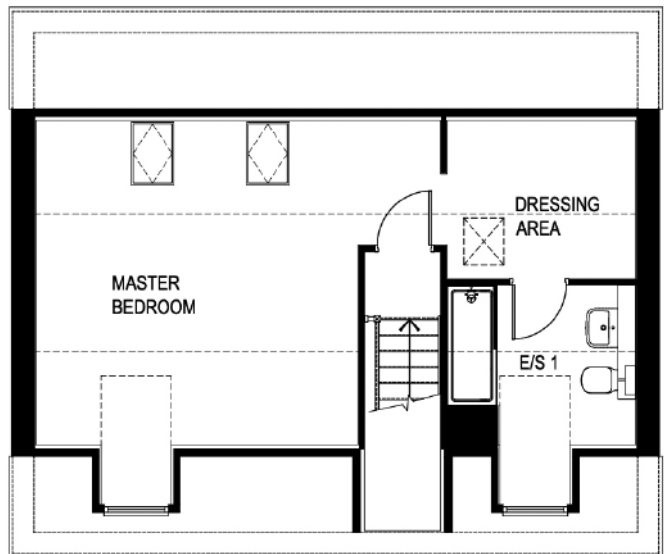




GROUND FLOOR



FIRST FLOOR



SECOND 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 2310mm / 8' 6" x 7' 7"
Utility	1607mm x 2022mm / 5' 3" x 6' 8"
W.C.	900mm x 2022mm / 2' 11" x 6' 8"

FIRST FLOOR

Bedroom 2	3534mm x 2799mm / 11' 7" x 9' 2"
En-suite	2691mm x 1210mm / 8' 10" x 4' 0"
Bedroom 3	3534mm x 2805mm / 11' 7" x 9' 2"
Bedroom 4	2657mm x 4082mm / 8' 9" x 13' 5"
Bedroom 5	2527mm x 2825mm / 8' 3" x 9' 3"
Bathroom	2205mm x 1810mm / 7' 3" x 5' 11"

SECOND FLOOR

Master Bedroom	4541mm x 4575mm / 14' 11" x 15' 0"
Dressing	2557mm x 2234mm / 8' 9" x 7' 4"
Bathroom 2	2657mm x 2247mm / 8' 9" x 7' 4"

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THE ROSE

FIVE BED HOME

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Five-bedroom detached family home with feature bay windows, garage, and private parking bays.

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

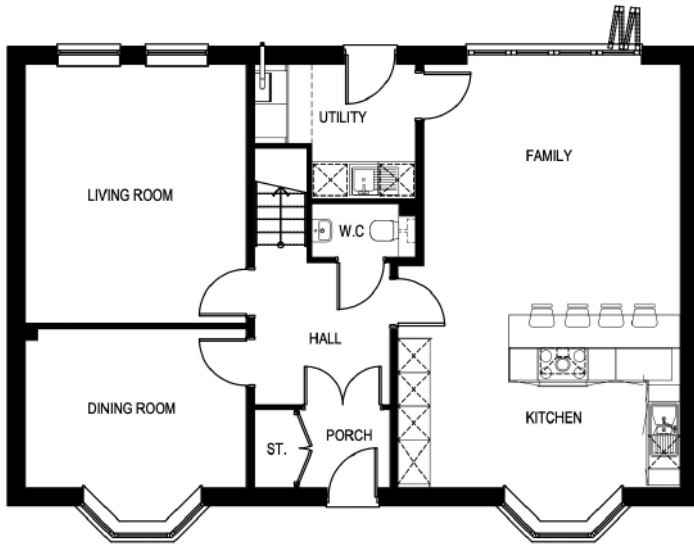
Spacious, open-plan, kitchen, and family area with bi-fold doors leading to the rear patio and garden.

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

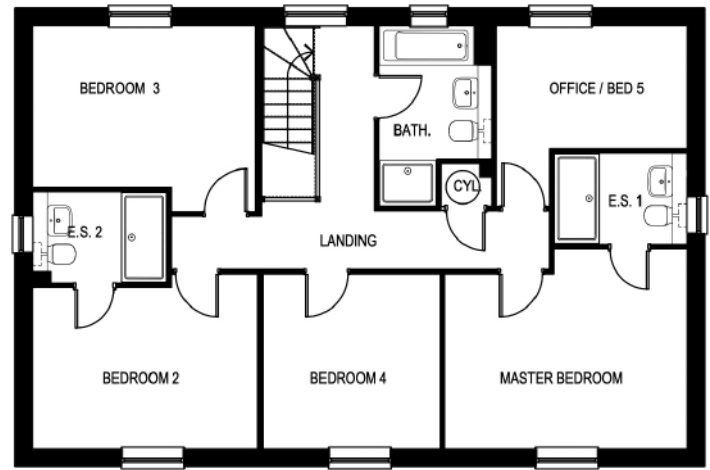
The first floor offers a generous master bedroom with a double shower en-suite. Four further bedrooms, one with a double shower en-suite and a family bathroom.

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GROUND FLOOR



FIRST FLOOR

GROUND FLOOR

Living Room	3950mm x 4625mm / 13' 0" x 15' 2"
Kitchen Area	5050mm x 3958mm / 16' 7" x 13' 0"
Family Area	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"

Dressing Room	3403mm x 2182mm / 11' 2" x 7' 2"
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FIRST FLOOR
DRESSING
ROOM OPTION

Information in this document is indicative and is intended to act as a guide only as to the finished product. Accordingly, due to Cussins policy of continuous improvement, the finished product may vary from the information provided. Kitchen & tiling choices may not be available depending on the stages of construction. These particulars should not be relied upon as accurately describing any of the specific matters described by any order under the Property Misdescriptions act 1991. This information does not constitute a contract or warranty.