



willow farm

PHASE ONE

A STUNNING DEVELOPMENT OF 2, 3 AND 4 BEDROOM HOMES

WILLOW FARM • CHOPPINGTON • NORTHUMBERLAND



Ascent Homes

EXCEPTIONAL THROUGHOUT





welcome to your new home...

Ascent Homes is passionate about creating high-quality houses, perfect for your next home. Each development location is carefully selected in the most striking locations, from beachfront tranquillity to contemporary urban living to idyllic rural settings, all chosen to complement our unique homes which seamlessly enhance their individual surroundings.

As well as being passionate about the quality of its homes, Ascent has an experienced and dedicated team of specialists who will ensure the home buying process is as smooth and stress-free as possible.

What truly sets Ascent apart is the passion and dedication it holds for the communities in which it operates, utilising local labour and craftsmen for more than 70% of its work, ensuring all developments have a genuine positive impact upon those who live in and around them before they are even complete.



Ascent Homes

EXCEPTIONAL THROUGHOUT

WILLOW FARM



willow farm

Willow Farm offers an exclusive opportunity to live in the heart of South East Northumberland. Combining modern and luxury, these two, three and four bedroom homes present buyers with a truly unique new home.

Each spacious home is exquisitely styled inside and out with high end specification, finishings and a balanced use of space.





7 MINUTES TO CHOPPINGTON
PRIMARY SCHOOL



12 MINUTES TO A1 FOR NORTH
AND SOUTH CONNECTIONS



3.8 MILES (10 MINUTES) DRIVE
TO CAMBOIS BEACH



15 MILES (25 MINUTES) DRIVE TO
NEWCASTLE CITY CENTRE



WILLOW FARM



everything is close at hand...

Choppington is situated a short distance south-east of Morpeth and north of Bedlington. Surrounded by nature and wildlife, there are numerous parks, woodlands and outdoor areas to explore in and around the village. The Choppington Community Woods is a fantastic green space which is home to a large variety of woodland birds and is perfect for those looking for relaxing family walks.

Choppington is also only a short drive from Northumberland National Park - another excellent space in which to relax and clear your mind.

Fans of coastlines and beaches will be pleased to discover that Cambois Beach - Choppington's nearest beach - is less than four miles away. Several other beaches, including Blyth Beach, Druridge Bay, Newbiggin-by-the-Sea Beach and Cresswell Beach, are just a short journey away.

Choppington is easily accessible by road, with Arriva Bus running a selection of services in and out of the town centre. With buses to surrounding areas such as Morpeth, Ashington and Cramlington all easily available, there's plenty to explore.

Morpeth is a market town and home to both Northumberland County Zoo and Wallington Hall, which combines a historic house, rolling hills and walled gardens. For a fun and cultural day out, Ashington is home to the Woodhorn Museum which brings Northumberland's proud mining heritage to life, in addition to an ever-changing contemporary arts and event programme. You can also hop on a bus to experience the bright lights of Newcastle City Centre, which is just 25 minutes away.

The main East Coast railway link between Edinburgh (journey time approximately 1hr 15mins) and London (journey time approximately 3hr 30mins) runs via the nearby Morpeth Station. Glasgow can be reached in around 2hr 30mins. For those wanting to travel further afield, Newcastle Airport is just over 20 minutes away by road.



WILLOW FARM

siteplan

PHASES ONE

NORTH





- THE IVY 2 bed
- THE BIRCH 2 bed
- THE PRIMROSE 3 bed
- THE HOLLY 3 bed
- THE MAPLE 3 bed
- THE PEONY 3 bed
- THE DUNE 3 bed
- THE OAK 4 bed
- THE HAVEN 4 bed
- THE WILLOW 4 bed
- THE ELDER 4 bed
- THE GRANARY 4 bed

sample specification

KITCHEN

- Fitted kitchens in a choice of colours and choice of doors, 40mm worktop and matching up-stand
- Drawers and doors featuring soft close technology
- Integrated stainless steel oven and gas hob
- Integrated Fridge/Freezer
- Stainless steel 1 1/2 bowl sink & mixer tap
- Stainless steel splash back
- Connections and plumbing for washing machine and dishwasher

BATHROOMS AND EN-SUITES

- Contemporary white fitted sanitary-ware
- A large range of stylish Porcelanosa tiles to choose from as well as upgrade options available
- Shower trays with contemporary shower enclosure doors
- Full height tiling to the shower and half tiling around the bath as standard to the bathroom and en-suite
- Chrome tile trims
- W/C with soft close system
- Extractor to bathroom, en-suite and cloaks/WC

HEATING

- Chrome ladder style heated towel radiators to bathroom and en-suite
- White panelled radiators to all remaining rooms

LIGHTING AND ELECTRICAL

- Sealed chrome ceiling down-lighters included as standard in kitchens and wet rooms
- TV points in living room as well as bedrooms 1 and 2
- Satellite connection point as well as ample sockets for your TV/media unit in living rooms
- Electrical upgrades available including chrome sockets subject to build stage
- Mains supplied smoke alarms
- Power and light to garage (plot specific)

INTERNAL

- Neutral soft white emulsion throughout
- Contemporary chunky satin/polished chrome door furniture
- Modern composite front door with double glazed panel and multi locking point
- Modern profile white ladder internal door
- Carbon monoxide detector
- Additional electrical items and upgrades available as optional extras subject to build stage on request
- Flooring choices available as an optional extra

EXTERNAL

- Double glazed, energy efficient windows
- Soft outside lighting to front and rear doors
- Landscaped external areas including turf to front and rear gardens
- Patio area to rear external doors
- Block paving to driveways
- Doorbell to front door fitted as standard
- Outside tap fitted as standard to rear garden
- Single up and over garage steel door

Upgrade packages available at an additional cost.

SEE MORE ON THE SPECIFICATION HERE:





the ivy

2 BEDROOMS

OVERALL 63.35 M² | 682 FT²

To the front of the ground floor of this property is a modern fitted kitchen, complete with dining area. To the rear is large living space, complete with patio doors opening out to the rear aspect. On the first floor are two double bedrooms and a spacious family bathroom.





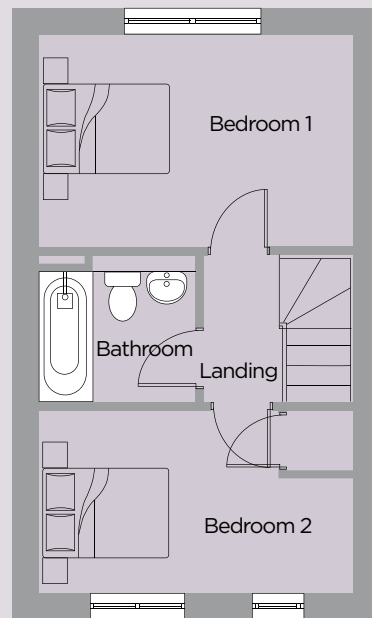
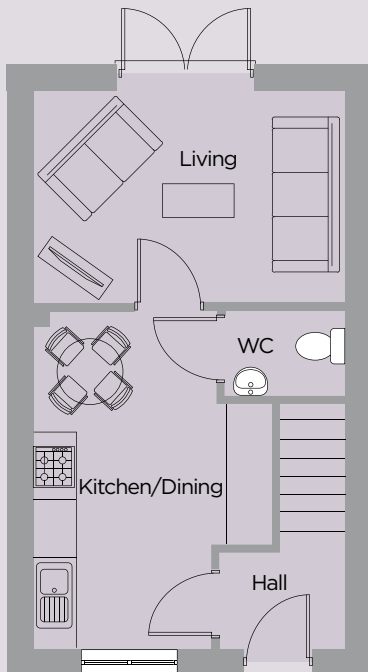
the ivy

2 BEDROOMS

OVERALL 63.35 M² | 682 FT²

Ground	Metric (m)	Imperial
Living	4.19 x 2.84	13'8" x 9'3"
Kitchen / Dining	3.19 x 4.51	10'5" x 14'9"

First	Metric (m)	Imperial
Bed 1	4.19 x 2.84	13'8" x 9'3"
Bed 2	4.19 x 2.46	13'8" x 8'0"
Bathroom	1.96 x 2.09	6'5" x 6'10"



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the birch

2 BEDROOMS

OVERALL 63 M² | 678 FT²

A central hallway opens up to a spacious kitchen-lounge with French doors. To the right and left are two double bedrooms



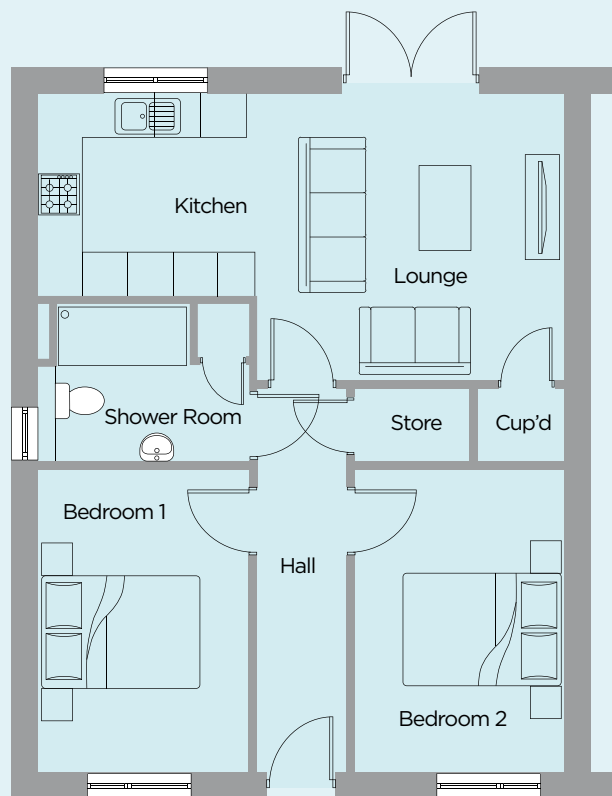


the birch

2 BEDROOMS

OVERALL 63 M² | 678 FT²

	Metric (m)	Imperial
Living / Kitchen	7.04 x 3.85	23'1" x 12'7"
Bed 1	2.85 x 4.05	9'4" x 13'3"
Bed 2	2.83 x 4.05	9'3" x 13'3"



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the peony

3 BEDROOMS

OVERALL 87.8 M² | 946 FT²

Open plan living with a spacious living room leading into a modern kitchen-diner to the rear of the property and patio doors leading onto the garden.

Upstairs features two double bedrooms, one with en-suite, a single bedroom and a family bathroom.





the peony

3 BEDROOMS

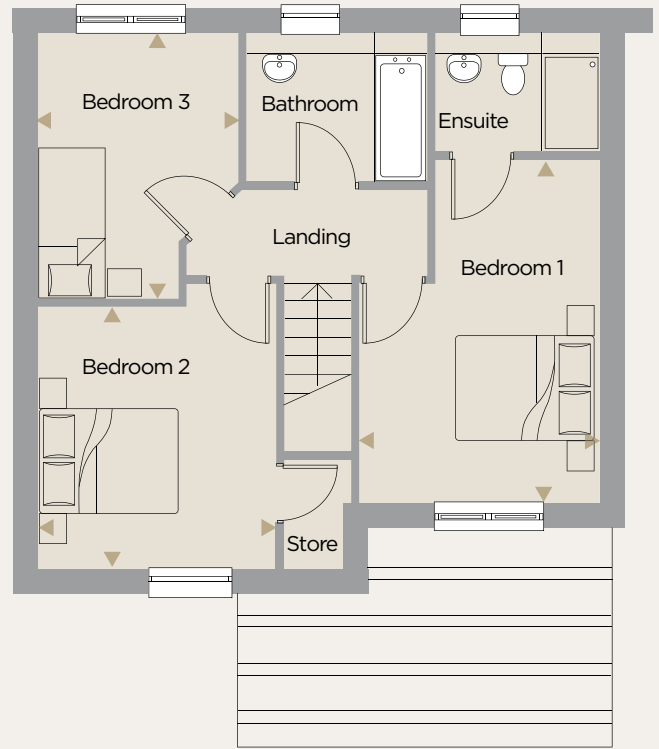
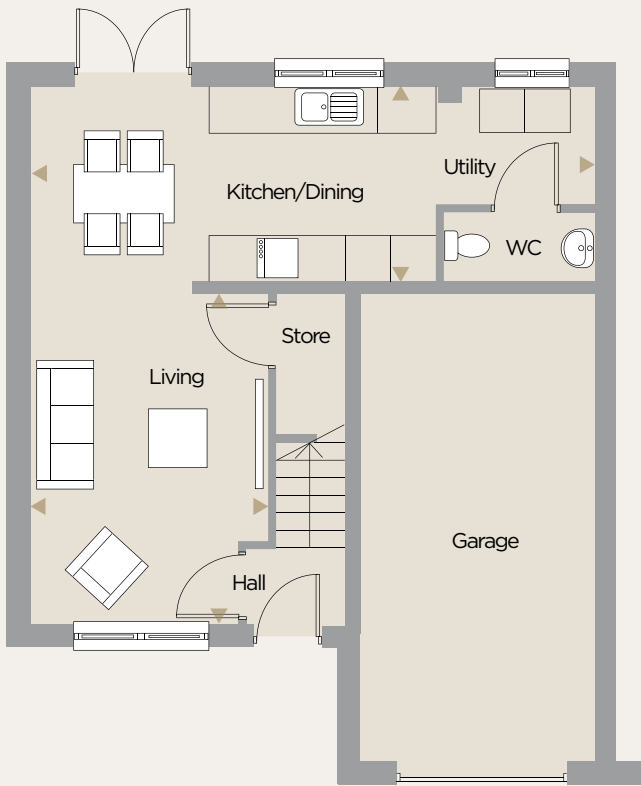
OVERALL 87.8 M² | 946 FT²

Ground	Metric (m)	Imperial
Living	3.19 x 4.39	10'5" x 14'4"
Kitchen / Dining	7.47 x 2.61	24'6" x 8'6"

Measurements taken between ◀ ▶

First	Metric (m)	Imperial
Bed 1	3.22 x 4.56	10'6" x 14'11"
En-suite	2.21 x 1.61	7'3" x 5'3"
Bed 2	3.19 x 3.52	10'5" x 11'6"
Bed 3	2.69 x 3.55	8'9" x 11'7"
Bathroom	2.47 x 2.00	8'1" x 6'6"

Measurements taken between ◀ ▶



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the primrose

3 BEDROOMS

OVERALL 100.10M² | 1077 FT²

To the front of the ground floor of this three-storey property is a modern fitted kitchen, complete with dining area.

To the rear is a large living space, featuring bi-fold doors opening out to the rear aspect.

On the first floor are two double bedrooms and a large family bathroom. Upstairs to the top floor of the property is the master bedroom, featuring a dressing space and en-suite.





the primrose

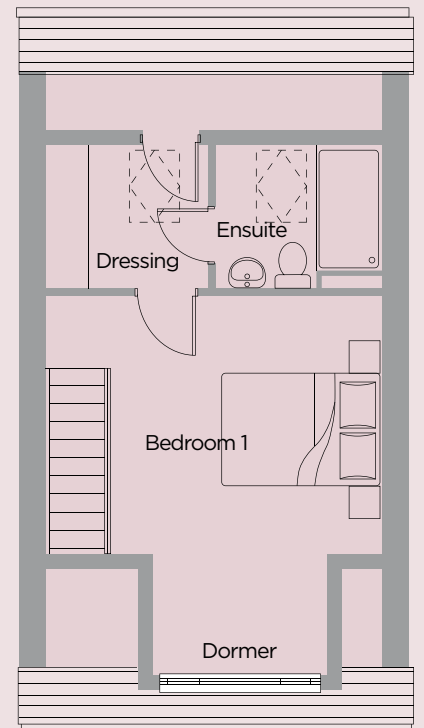
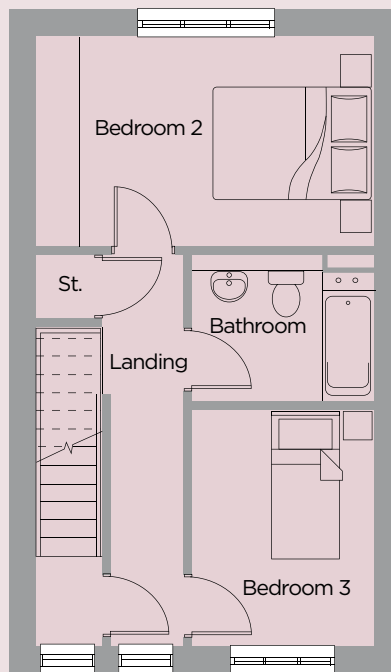
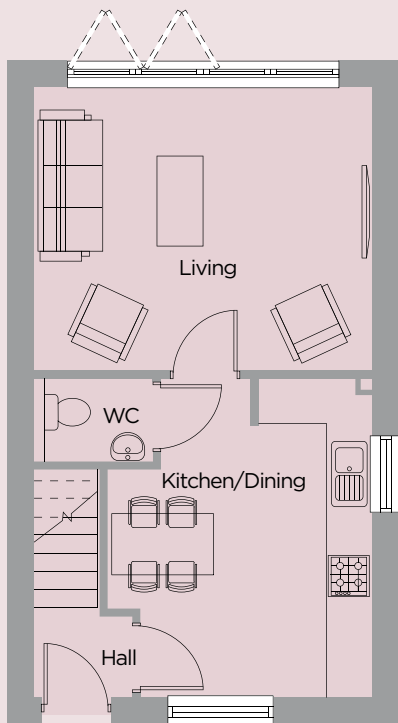
3 BEDROOMS

OVERALL 100.10M² | 1077 FT²

Ground	Metric (m)	Imperial
Living	4.53 x 3.74	14'10" x 12'3"
Kitchen / Dining	3.53 x 4.29	11'6" x 14'0"

First	Metric (m)	Imperial
Bed 2	4.53 x 2.80	14'10" x 9'2"
Bed 3	2.46 x 3.19	8'0" x 10'5"
Bathroom	2.46 x 1.97	8'0" x 6'5"

Second	Metric (m)	Imperial
Bed 1	4.53 x 4.50	14'10" x 14'9"
En-suite	2.26 x 1.82	7'4" x 5'11"
Dressing	2.20 x 1.82	7'2" x 5'11"



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the maple

3 BEDROOMS

OVERALL 90.12 M² | 970 FT²

A hallway leads through to the kitchen-diner and then onto a spacious living room to the rear of the property, with patio doors leading onto the garden.

Upstairs features two double bedrooms, one with ensuite, a single bedroom and a family bathroom.





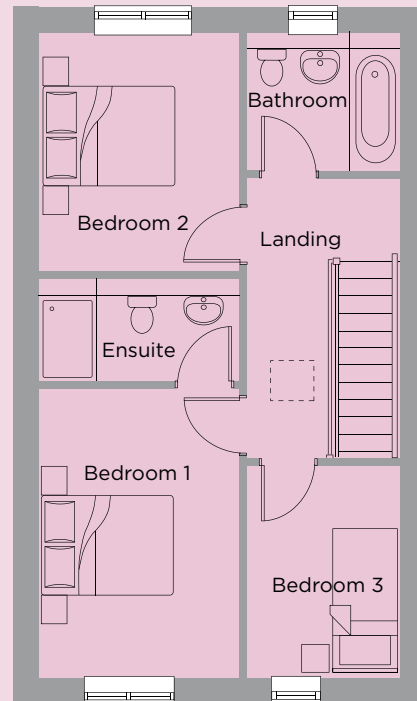
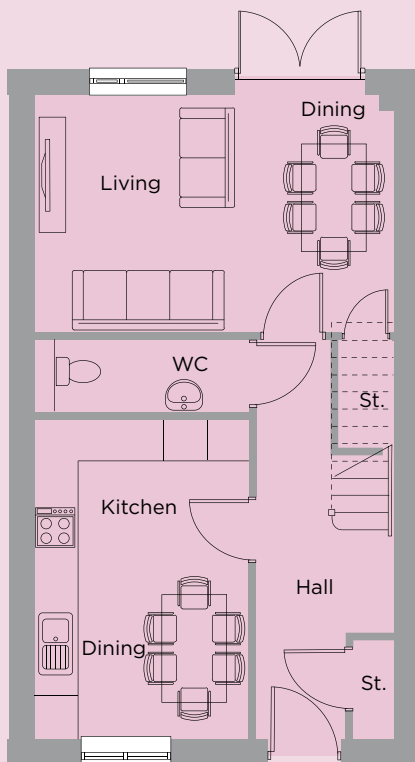
the maple

3 BEDROOMS

OVERALL 90.12 M² | 970 FT²

Ground	Metric (m)	Imperial
Living	5.07 x 3.35	16'7" x 10'11"
Kitchen / Dining	3.03 x 4.49	9'11" x 14'8"

First	Metric (m)	Imperial
Bed 1	2.86 x 4.07	9'4" x 13'4"
Bed 2	2.86 x 3.37	9'4" x 11'0"
Bed 3	2.13 x 2.99	6'11" x 9'9"



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the dune

3 BEDROOMS

OVERALL 92.06 M² | 990 FT²

A central hallway opens up the property, leading onto a spacious living room and modern fitted kitchen-diner, with bi-fold doors opening into the garden.

Upstairs are two double bedrooms, one with en-suite, a single bedroom and large family bathroom.





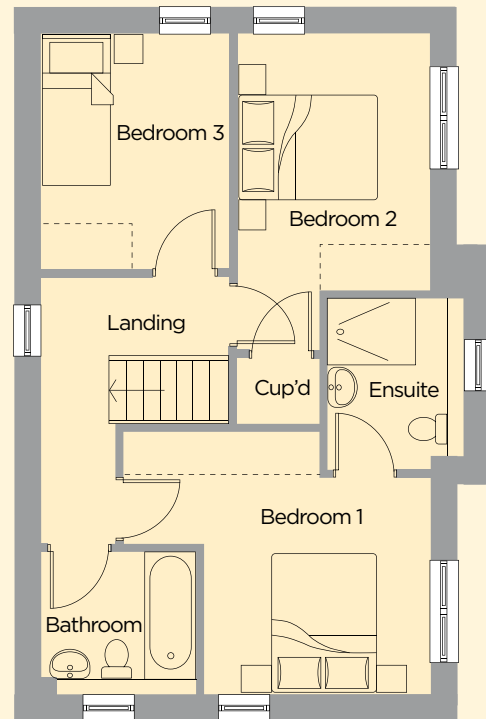
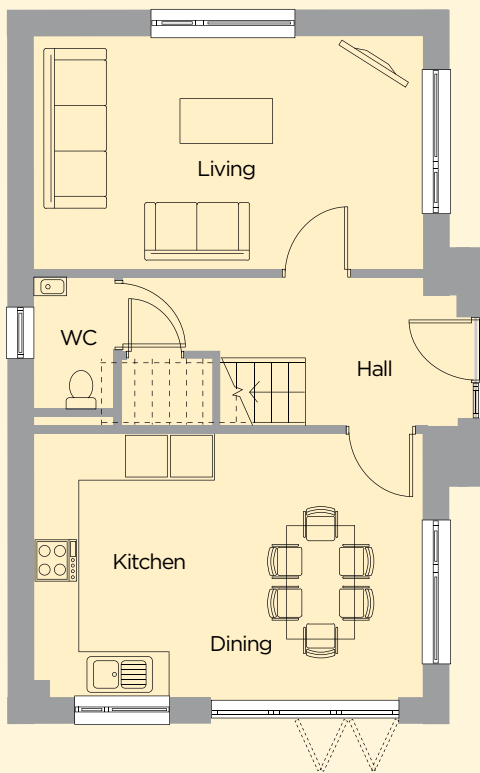
the dune

3 BEDROOMS

OVERALL 92.06 M² | 990 FT²

Ground	Metric (m)	Imperial
Living	5.18 x 3.08	16'11" x 10'1"
Kitchen / Dining	5.18 x 3.52	16'11" x 11'6"

First	Metric (m)	Imperial
Bed 1	4.08 x 3.52	13'4" x 11'6"
En-suite	1.84 x 2.31	6'0" x 7'6"
Bed 2	2.59 x 3.41	8'5" x 11'2"
Bed 3	2.52 x 3.14	8'3" x 10'3"
Bathroom	2.08 x 1.95	6'9" x 6'4"



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the oak

4 BEDROOMS

OVERALL 128.11 M² | 1378 FT²

This stunning home is opened up by a central hallway, with a living room to the front of the property perfect for entertaining. To the rear is the heart beat of the house - a large modern kitchen with an open dining and family areas. An integral garage completes the downstairs.

Upstairs are four double bedrooms, one with en-suite, one with a walk in wardrobe and a large family bathroom.





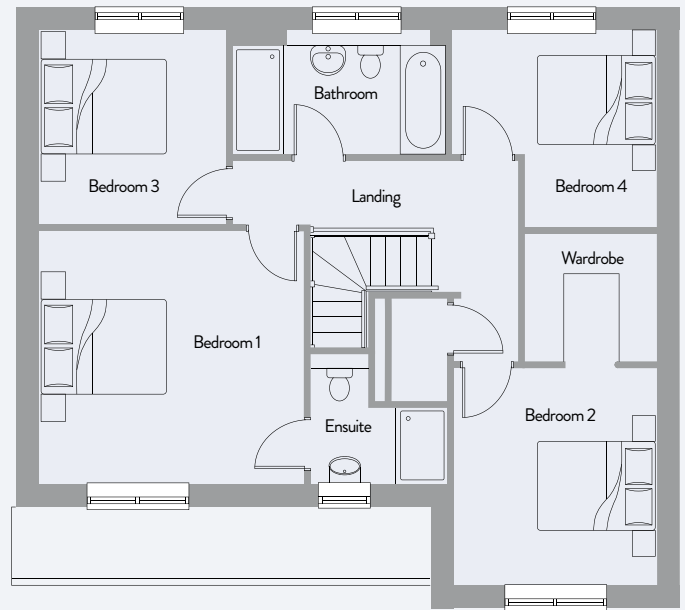
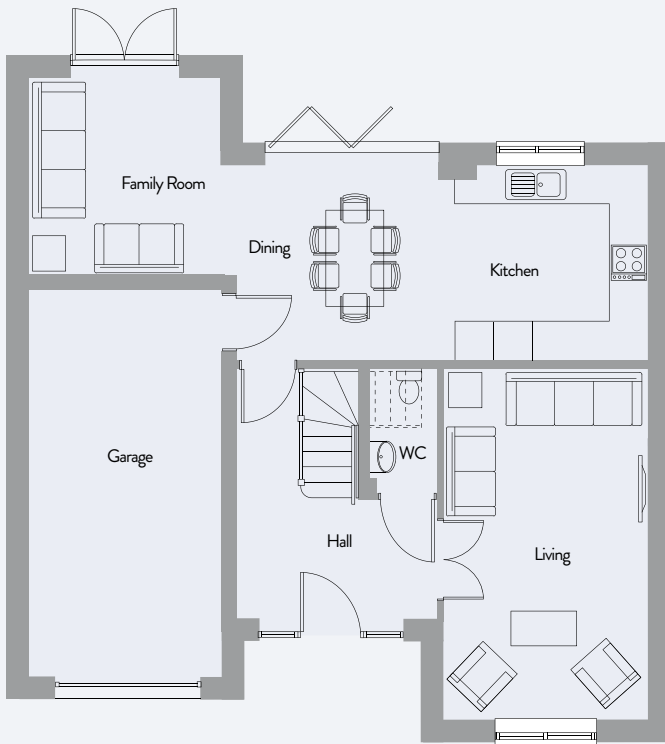
the oak

4 BEDROOMS

OVERALL 128.11 M² | 1378 FT²

Ground	Metric (m)	Imperial
Living	3.22 x 5.49	10'6" x 18'0"
Kitchen / Dining	6.49 x 3.07	21'3" x 10'0"
Family	3.18 x 3.14	10'5" x 10'3"
Hall	3.21 x 3.92	10'6" x 12'10"

First	Metric (m)	Imperial
Bed 1	4.17 x 3.97	13'8" x 13'0"
Ensuite	2.16 x 2.06	7'1" x 6'9"
Bed 2	3.21 x 3.42	10'6" x 11'2"
Wardrobe	2.09 x 2.00	6'10" x 6'6"
Bed 3	2.95 x 3.05	9'8" x 10'0"
Bed 4	3.25 x 3.19	10'7" x 10'5"
Bathroom	3.30 x 1.96	10'9" x 6'5"



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the haven

4 BEDROOMS

OVERALL 124.53 M² | 1340 FT²

The ground floor of this three-storey home offers a living room to the front and a spacious kitchen-diner with bi-fold doors to the rear.

The first floor comprises two double bedrooms, one with en-suite, a single bedroom and a family bathroom.

The second floor is dedicated solely to the master bedroom, featuring en-suite and separate storage space.





the haven

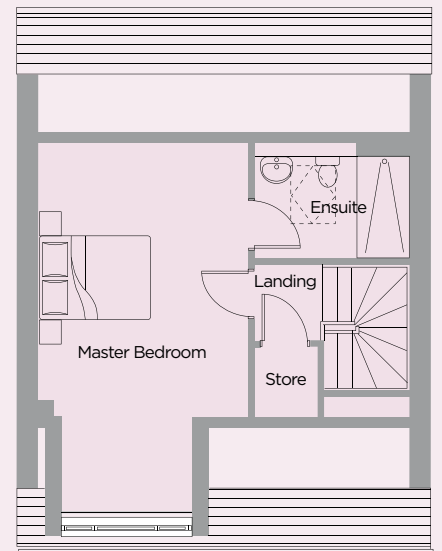
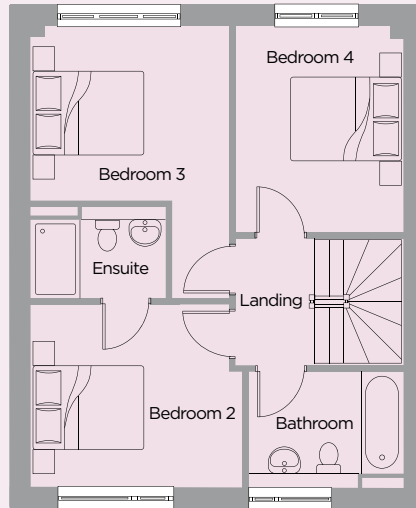
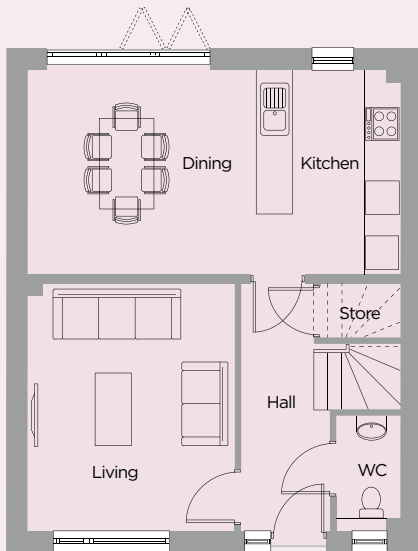
4 BEDROOMS

OVERALL 124.53 M² | 1340 FT²

Ground	Metric (m)	Imperial
Living	3.45 x 4.16	11'3" x 13'7"
Kitchen / Dining	6.19 x 3.39	20'3" x 11'1"
Hall	1.47 x 4.16	4'11" x 13'7"

First	Metric (m)	Imperial
Bed 2	3.53 x 3.05	11'6" x 10'0"
En-suite	2.26 x 1.55	7'4" x 5'1"
Bed 3	3.31 x 2.91	10'10" x 9'6"
Bed 4	2.81 x 3.43	9'2" x 11'3"
Bathroom	2.59 x 1.96	8'5" x 6'5"

Second	Metric (m)	Imperial
Bed 1	3.54 x 6.13	11'7" x 20'1"
En-suite	2.58 x 1.91	8'5" x 6'3"



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the willow

4 BEDROOMS

OVERALL 145.91 M² | 1570 FT²

The property is opened by a central hallway, leading onto a front-facing living room space and a contemporary kitchen-diner, and separate family area, with bi-fold doors bringing the outside in.

A utility and WC completes the floor.

A large landing space opens up onto four bedrooms, with the master featuring dressing room space and en suite, and a spacious family bathroom.





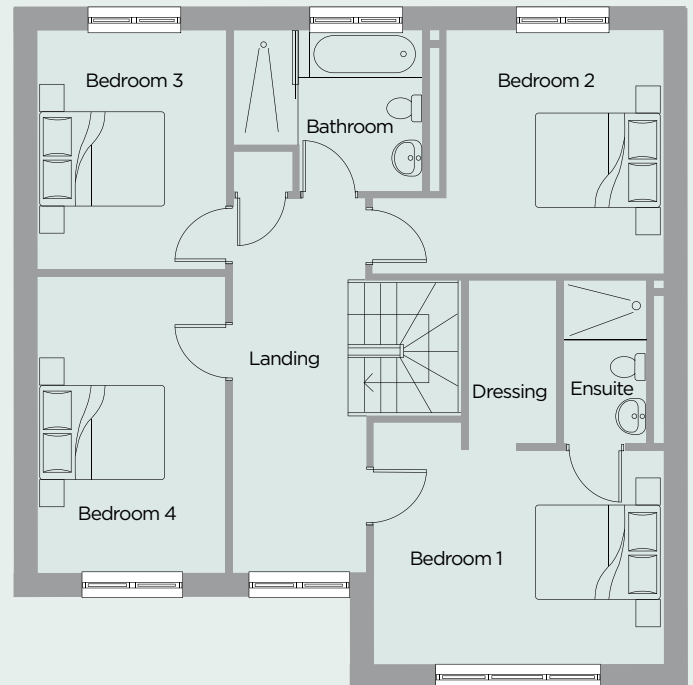
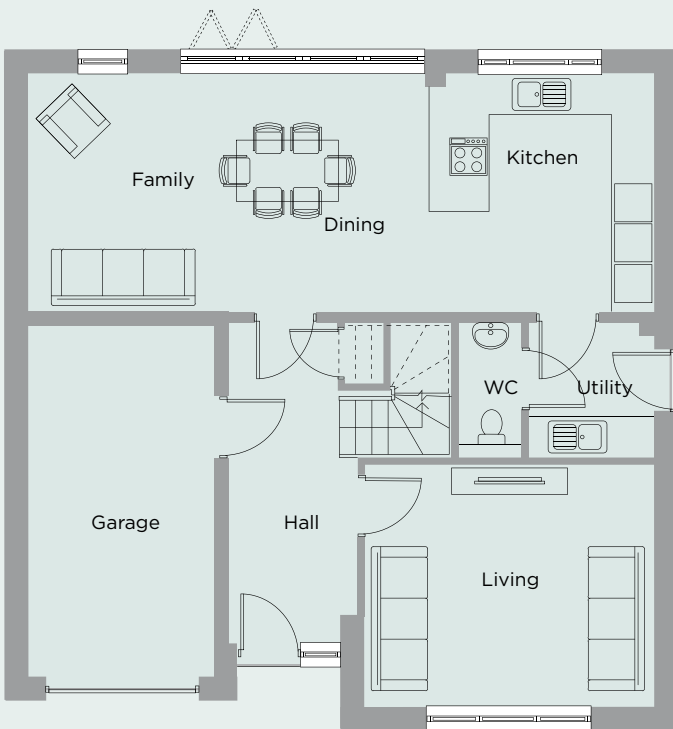
the willow

4 BEDROOMS

OVERALL 145.91 M² | 1570 FT²

Ground	Metric (m)	Imperial
Living	4.27 x 3.57	14'0" x 11'8"
Kitchen	9.34 x 3.61	30'7" x 11'10"
Utility	1.88 x 2.03	6'2" x 6'7"

First	Metric (m)	Imperial
Bed 1	4.28 x 3.14	14'0" x 10'3"
Dressing	1.40 x 2.45	4'7" x 8'0"
En-suite	1.46 x 2.45	4'9" x 8'0"
Bed 2	3.30 x 3.61	10'9" x 11'10"
Bed 3	3.05 x 3.56	10'0" x 11'8"
Bed 4	3.05 x 4.36	10'0" x 14'3"
Bathroom	2.84 x 2.41	9'3" x 7'10"



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the elder

4 BEDROOMS

OVERALL 110.56 M² | 1190 FT²

The property is opened by a central hallway, leading onto a front-facing living room space and a contemporary kitchen-diner, with french doors bringing the outside in. A utility and WC completes the floor.

A large landing space opens up onto three double bedrooms, with the master featuring an en-suite, a single bedroom and a spacious family bathroom complete the upper floor.





the elder

4 BEDROOMS

OVERALL 110.56 M² | 1190 FT²

Ground	Metric (m)	Imperial
Living	3.98 x 4.59	13'0" x 15'0"
Kitchen / Dining	6.29 x 2.78	20'7" x 9'1"
Utility	1.75 x 2.78	5'8" x 9'1"

First	Metric (m)	Imperial
Bed 1	3.17 x 4.21	10'4" x 13'9"
Ensuite	3.17 x 1.52	10'4" x 4'11"
Bed 2	2.94* x 3.92	9'7" x 12'10"
Bed 3	2.94* x 3.37	9'7" x 11'0"
Bed 4	3.17 x 3.12	10'4" x 10'2"
Bathroom	2.31 x 1.98	7'6" x 6'5"

*Maximum Size



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the granary

4 BEDROOMS

OVERALL 118.88 M² | 1279 FT²

The ground floor of this stunning property comprises a large airy lounge with bi-fold doors, a separate dining room and a contemporary family kitchen-diner. Downstairs is completed by a utility room and storage space.

Upstairs boasts three double bedrooms, one with en-suite, a single bedroom and a family bathroom.





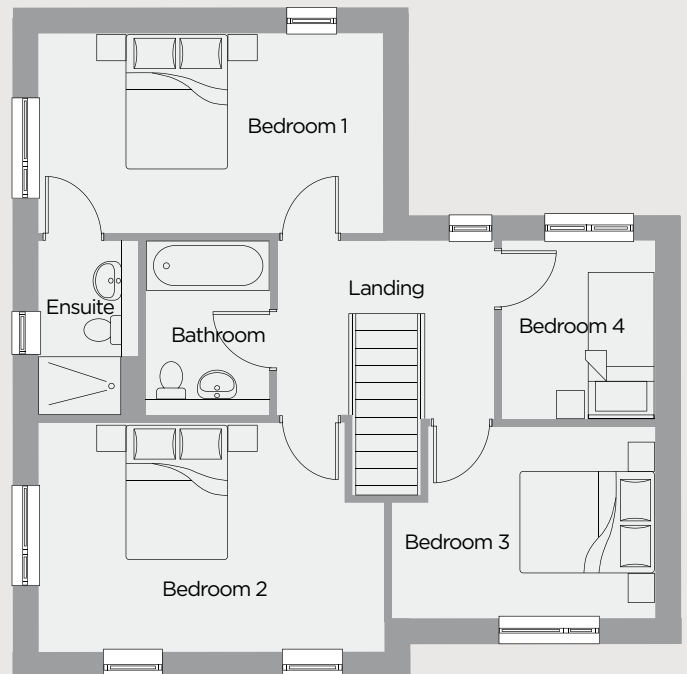
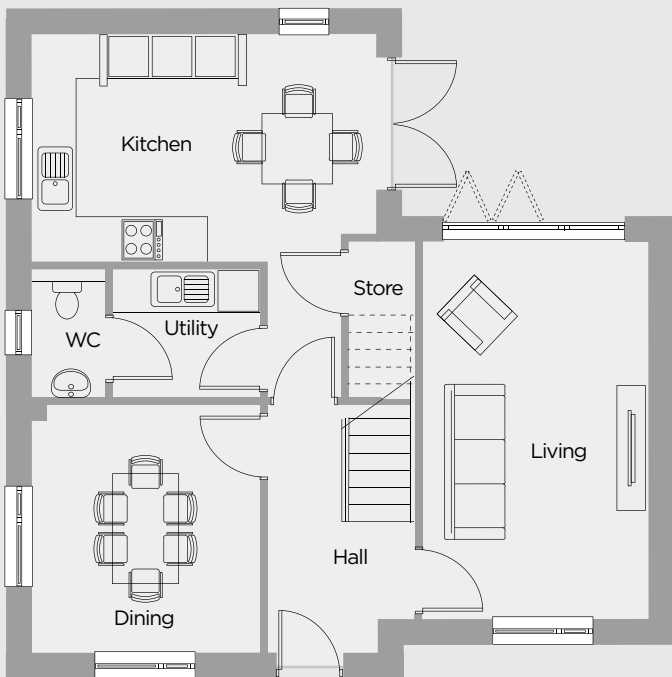
the granary

4 BEDROOMS

OVERALL 118.88 M² | 1279 FT²

Ground	Metric (m)	Imperial
Living	3.17 x 5.18	10'4" x 16'11"
Kitchen	4.84 x 3.10	15'10" x 10'2"
Utility	2.05 x 1.78	6'8" x 5'10"
Dining	3.18 x 3.42	10'5" x 11'2"

First	Metric (m)	Imperial
Bed 1	4.84 x 2.75	15'10" x 9'0"
En-suite	1.38 x 2.42	4'6" x 7'11"
Bed 2	4.83 x 3.10	15'10" x 10'2"
Bed 3	3.65 x 2.65	11'11" x 8'8"
Bed 4	2.17 x 2.45	7'1" x 8'0"
Bathroom	1.72 x 2.44	5'7" x 8'0"



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what's local...

Primary School

Choppington Primary School

Eastgate, Scotland Gate,
Choppington NE62 5RR
01670 823197

Mowbray Primary School

Stakeford Lane,
Choppington NE62 5HQ
01670 823198

Ringway Primary School

Ringway, Choppington NE62 5YP
01670 813463

Stakeford Primary School

East Ford Road,
Choppington NE62 5TZ
01670 812369

Secondary School

Ashington Academy

Green Ln, Ashington NE63 8DH
01670 812166

Bedlington Academy

Palace Rd, Bedlington NE22 7DS
01670 822625

St Benet Biscop Catholic Academy

Ridge Terrace,
Bedlington NE22 6ED
01670 822795

Dukes Secondary School

Academy Road,
Ashington NE63 9FZ
01670 816111

Bede Academy

Bede Academy, Sixth Ave, Blyth NE24 2SY
01670 545111

Local Authority

Northumberland County Council

County Hall,
Morpeth NE61 2EF

Police

Ashington Police Station

Lintonville Terrace, Ashington
NE63 9JX
01661 872555

Doctor

Bedlington Medical Group

Bedlingtonshire Medical Group, Glebe Rd,
Bedlington NE22 6JX
01670 822695

Dentist

Guidepost Dental Practice

3 The Square, Guide Post,
Choppington NE62 5BZ
01670 822060

Bedlingtonshire Dental Practice

30 E End Front St,
Bedlington NE22 5AA
01670 828402

Mydentist

32 Woodhorn Rd,
Ashington NE63 9AE
01670 855550

Post Office

Choppington Post Office

16 The Square, Guide Post,
Choppington NE62 5DA

Front Street News

20 Front Street, West,
Bedlington NE22 5UB
01670 823261

Supermarket

Londis

22 The Square, Guide Post,
Choppington NE62 5DA
01670 822074

Co-op Food - Choppington

38 The Square, Guide Post,
Choppington NE62 5DA
01670 823017

Morrisons

40 Choppington Rd,
Bedlington NE22 6JX
01670 825433

Lidl

Schalksmuhle Rd,
Bedlington NE22 6BP
0800 977 7766

Recreation

Ashington Leisure Centre

Lintonville Terrace,
Ashington NE63 9JY
01670 620200

Bedlington Leisure Centre

Tanglewood Cottage, Palace Rd,
Bedlington NE22 7DS

Morpeth Riverside Leisure Centre

New Market, Morpeth NE61 1PR
01670 620200





finding willow farm

Willow Farm is easily accessible from all directions.

FROM THE NORTH:

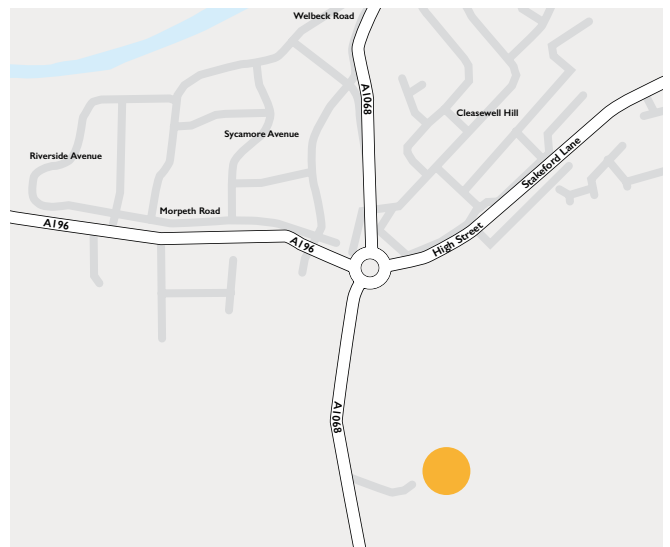
Take the A1 south to Northumberland, then follow the A197, A196 and A1068 to Choppington. Follow the A1068 south along South Parade, then take the first left and follow the signs for Willow Farm.

FROM THE WEST:

Take the A69 east to Tyne and Wear, then exit onto the A1 slip road to Morpeth/Airport/Jedburgh/A696. Follow the A1 north to junction 80, then take the A19/A1068/B1318 exit to Tyne Tunnel/Cramlington/Ashington/A189/Blyth/Seaton Burn. Continue on A1068/Fisher Lane to Choppington, then take the first right after Choppington Primary School and follow the signs for Willow Farm.

FROM THE SOUTH:

Head north on the M1/A1(M) to Leam Lane/A194 in Tyne and Wear, following signs for Tyne Tunnel/South Shields. Continue on Leam Lane/A194 to Choppington, then take the first right after Choppington Primary School and follow the signs for Willow Farm.







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Ascent Homes
EXCEPTIONAL THROUGHOUT

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