



CHARLES CHURCH



The Woodlands

Newcastle upon Tyne | North East



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 warranty
- ✓ 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



Our star rating.

We’ve been awarded a five star rating by the Home Builders Federation in their 2023 survey.

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.



Deposit Boost

With Deposit Boost we could help you borrow less and secure a more competitive mortgage rate on your first home.



Bank of Mum and Dad

If a family member is able to help out with the purchase of your first home, we’ll thank them with a gift of £2,000.*



Armed Forces/Key Worker Discount

If you’re a key worker or member of the armed forces you could get a £500 discount for every £25,000 you spend on a new Charles Church home.



Deposit Unlock

First-time buyers and existing homeowners can buy a house with just a 5% deposit.



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 inspections of all key build stages 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. We're happy to hear from you at any point however, so always contact us 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 ponds, and work with ecologists to protect the landscape and biodiversity.

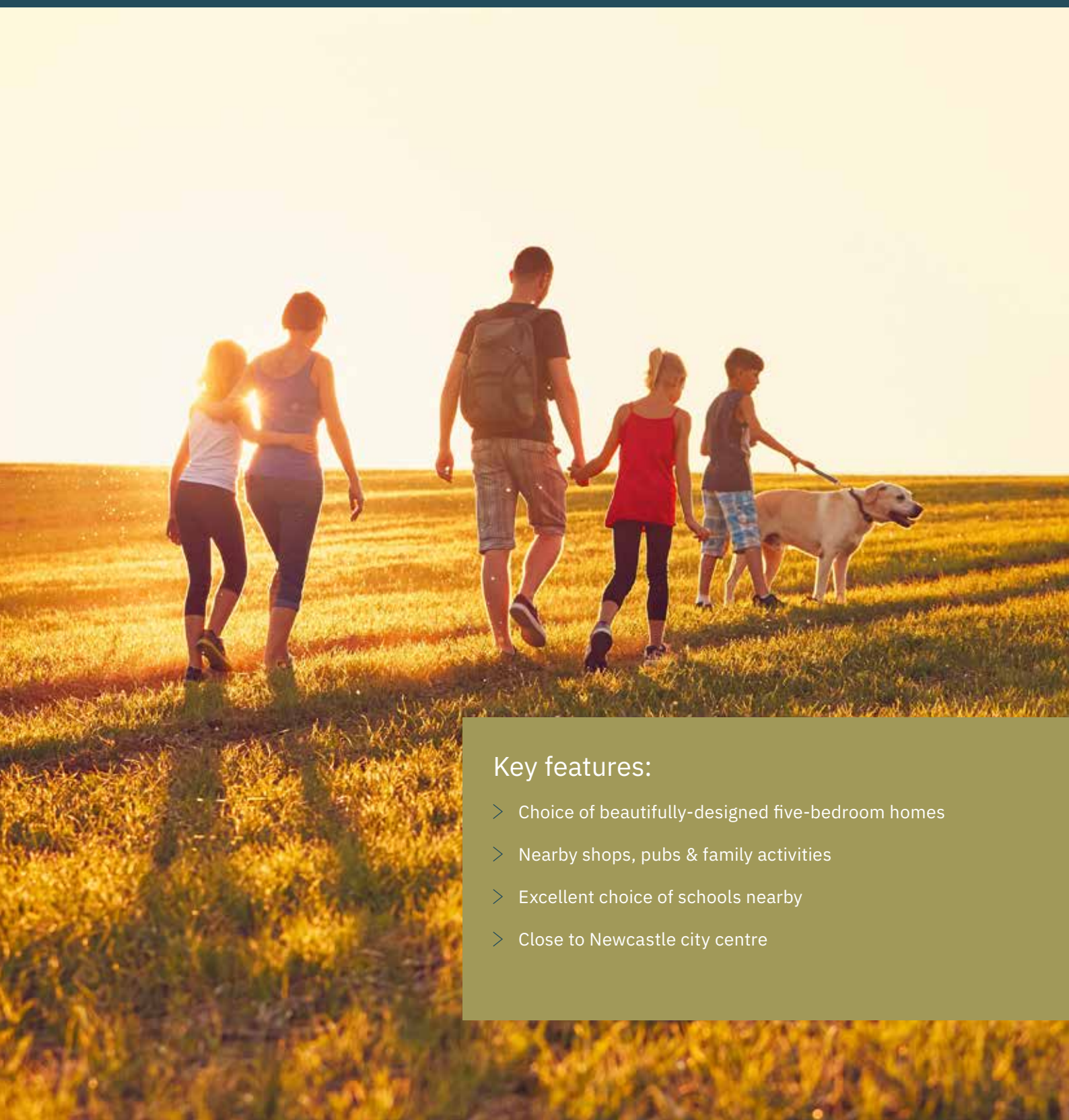
Always by your side.

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.



The Woodlands

Newcastle upon Tyne | North East



Key features:

- > Choice of beautifully-designed five-bedroom homes
- > Nearby shops, pubs & family activities
- > Excellent choice of schools nearby
- > Close to Newcastle city centre

An idyllic setting with much to offer.

The Woodlands is located in the much sought-after Newcastle Great Park, north west of Gosforth. With Newcastle city centre just under 6 miles away and a nature reserve right on your doorstep, it's the ideal balance between countryside tranquillity and busy city living.

The Woodlands is an exclusive development of beautiful five-bedroom homes. A relatively new suburb, Newcastle Great Park has become one of the most desirable places to live in the North East, and offers a sustainable community set between the areas of Gosforth, Fawdon, Kingston Park and Hazlerigg. Along with over 1,500 high quality homes, the area is home to office spaces, a primary school, nursery, and community centre with sports pitches and play areas. In addition, over half of the 1200 acres is being landscaped and has delivered significant biodiversity, drainage and public access improvements.

Living at The Woodlands you'll be within easy reach of local amenities. Kingston Park is just 5 minutes away by car, and offers a great range of retail outlets such as Matalan, TK Maxx and Tesco Extra. Even closer to home, Newcastle Great Park has its own town centre with a Morrisons supermarket, convenience store, takeaway, pharmacy and coffee shop.

One of the primary aims of Newcastle Great Park is to provide an alternative to those looking to move out of Newcastle and into the surrounding towns. That said, you'll still be just a 15-minutes drive from the vibrant heart of the city and all that it has to offer, from fabulous shopping and dining options to great entertainment, arts and culture.

With a true sense of community and a balance of city and country living, The Woodlands could be your perfect place to call home.



Always in reach.

- > Access to the A1 and A19 is convenient and easy and the development is served by excellent transport connections with a range of dedicated public transport options, including a bus service and park and ride facility, as well as public transport service links to Regents Centre metro station. For those looking to travel further afield, Newcastle International Airport is only a 10-minute drive from the development.



Approximate travel distance by car to:

- > Newcastle International Airport: 4.4 miles
- > Newcastle upon Tyne: 5.8 miles
- > Metrocentre: 7.3 miles
- > Whitley Bay: 10.4 miles
- > South Shields: 15.2 miles

The Woodlands

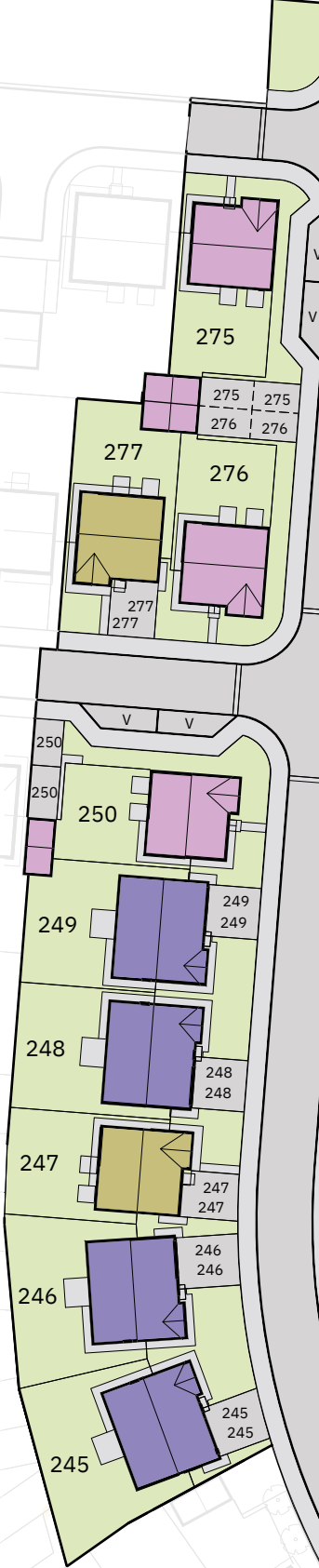
Site plan



KEY

-  The Strand (5)
-  The Harley (5)
-  The Holborn (5)
-  The Marylebone (5)
-  The Broadhaven (5)
-  The Bond (5)
-  The Compton (5)
-  The Portland (5)

(5) indicates number of bedrooms



CHARLES CHURCH



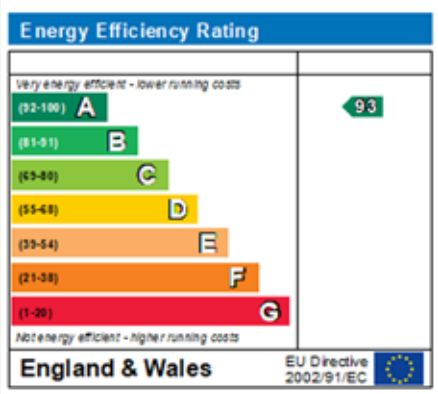
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The Strand

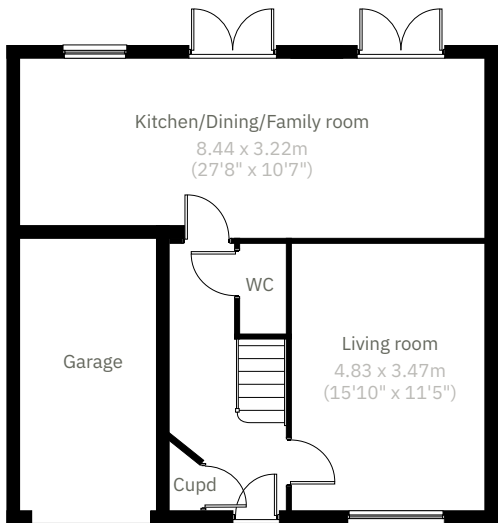


THE STRAND

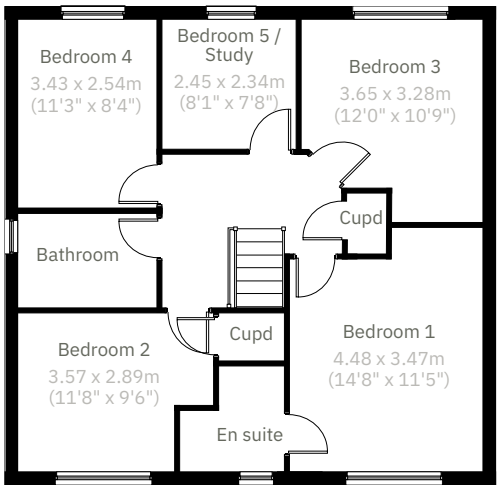
5 bedroom home



The Strand is a stunning five-bedroom detached home. The open plan kitchen/dining/family room has double French doors leading onto the garden. There's also a spacious front aspect living room, integral single garage and downstairs WC. The first floor benefits from five bedrooms - bedroom one with an en suite - a large family-sized bathroom and a handy storage cupboard.



Ground floor



First floor

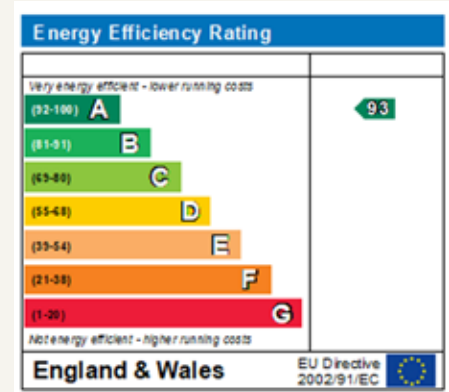
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The Harley

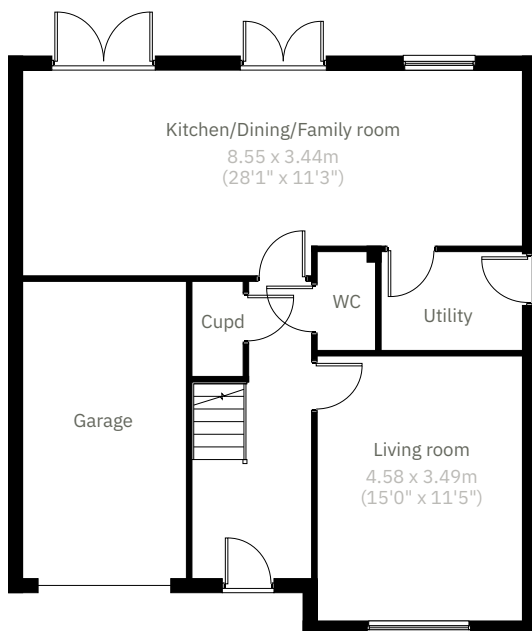


THE HARLEY

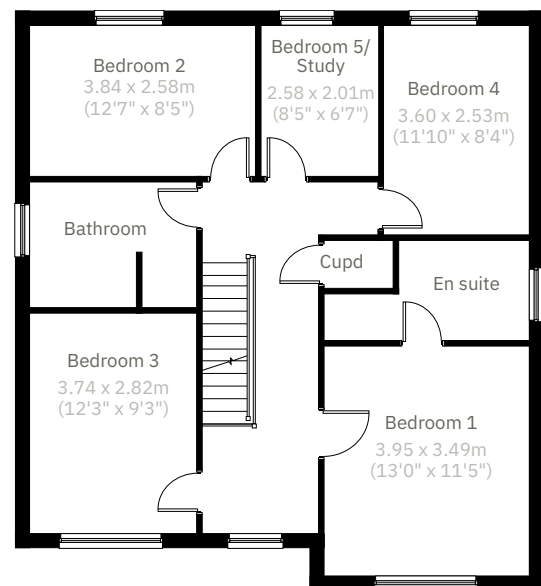
5 bedroom home



Spacious, modern-living at its best, the Harley is a five-bedroom home that comes complete with a downstairs WC, utility room, separate front aspect living room and a spacious open plan kitchen/dining/family room - the perfect place to entertain family and friends. Upstairs there are five bedrooms, a family bathroom with modern fixtures and fittings and an en suite to bedroom one.



Ground floor



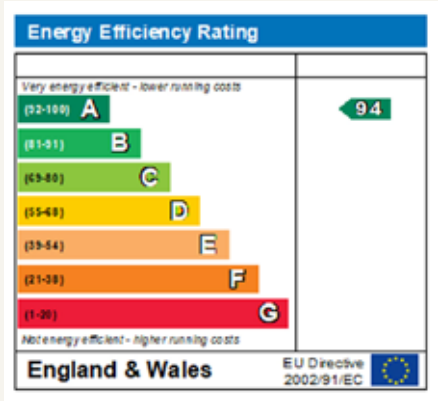
First floor

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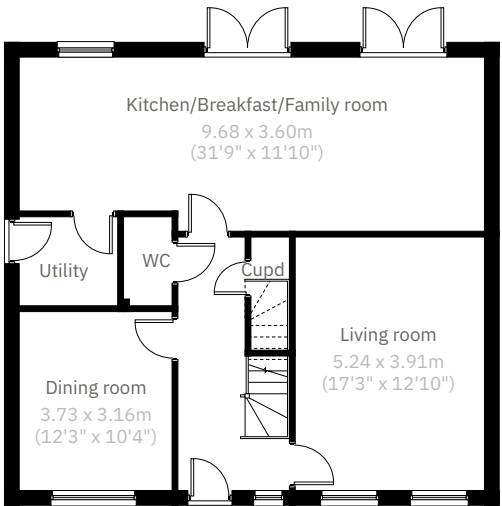
The Holborn



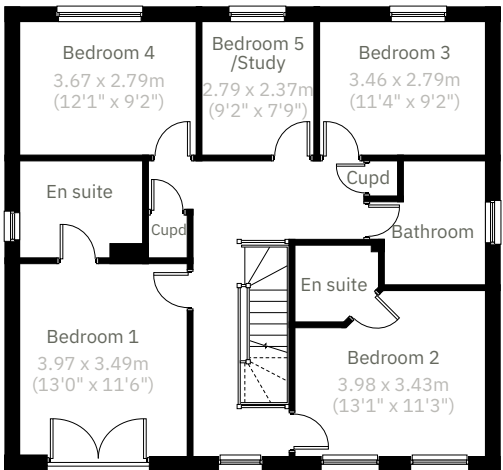
THE HOLBORN
5 bedroom home



The Holborn is a five-bedroom home designed for modern family living. The kitchen/breakfast/family room features double French doors leading out to the rear garden. Plus the separate living room offers all of your entertainment needs. A storage cupboard located in the hallway provides practical storage, and there's a separate dining room. The first floor features five generously-proportioned bedrooms and a family bathroom. Bedrooms one and two both benefit from en suites, and bedroom five can be used as a study.



Ground floor



First floor

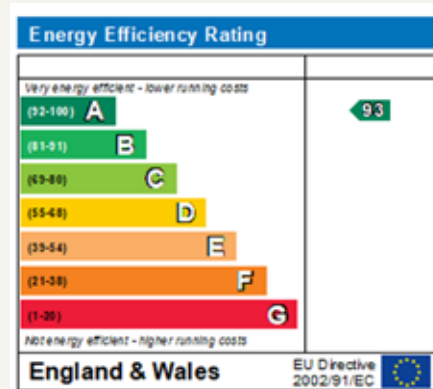
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The Marylebhone

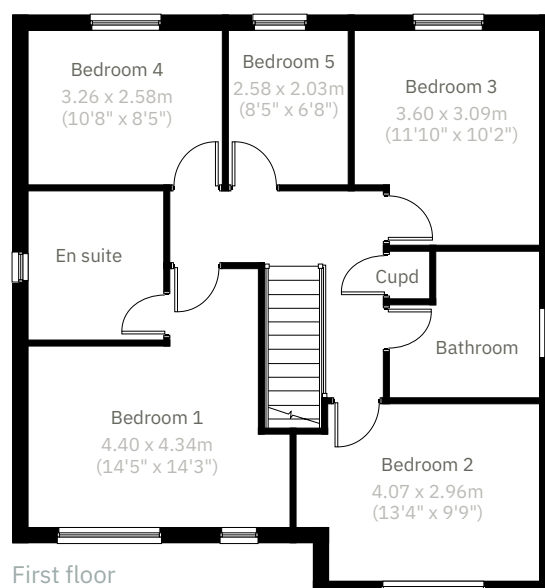
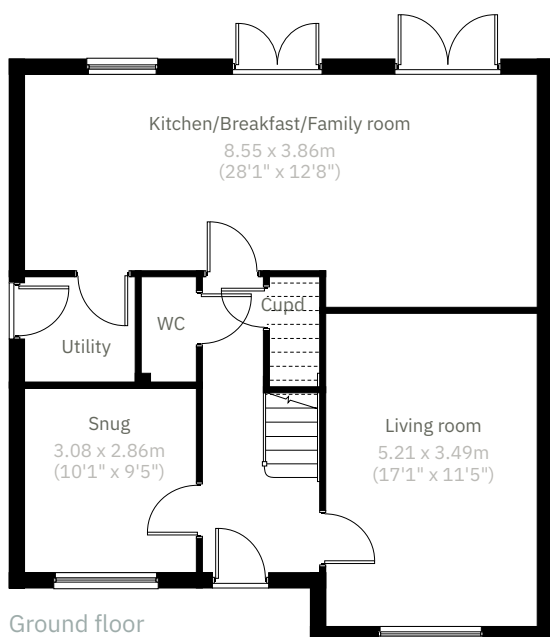


THE MARYLEBONE

5 bedroom home



The Marylebhone is a spacious and stylish family home with an open plan kitchen/breakfast/family room at its heart. The front aspect living room and separate snug mean you have all the space you need, plus the handy cupboard and utility room are ideal for day-to-day storage. Upstairs you'll find a roomy en suite to bedroom one, four further bedrooms and an additional storage cupboard. .



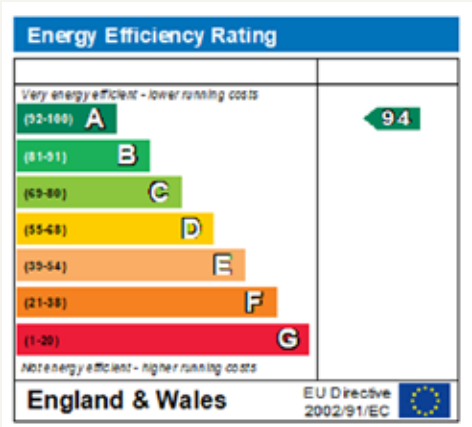
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The Broadhaven

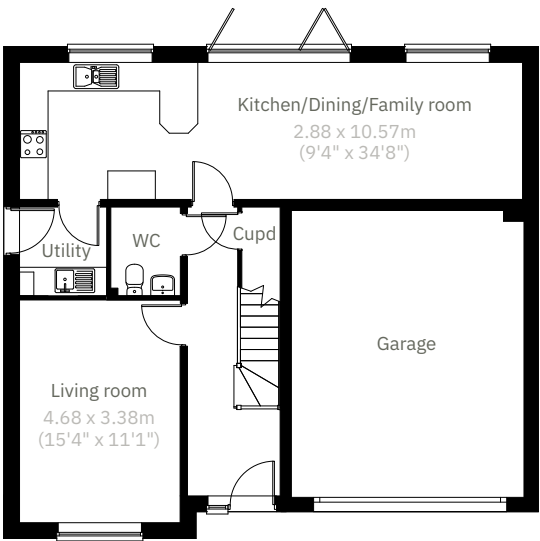


THE BROADHAVEN

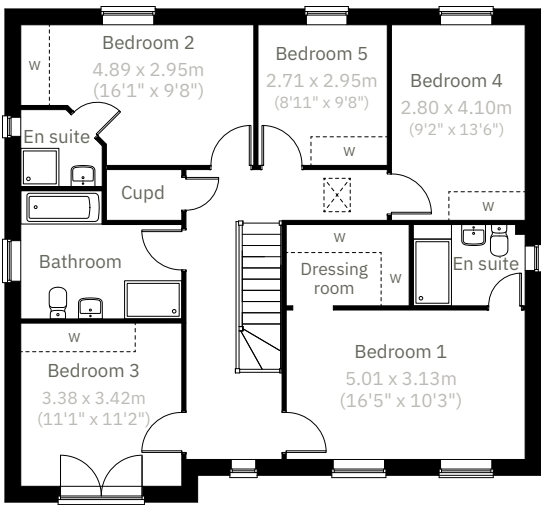
5 bedroom home



The Broadhaven features an open plan kitchen/dining/family room with bi-fold doors leading to the garden; a spacious living room, utility room with outside access and a convenient downstairs WC. The first floor holds all five bedrooms and a family bathroom with modern fixtures and fittings. Bedroom one features an en suite and dressing room whilst bedroom two also enjoys an en suite. The integral double garage is a fantastic feature, too.



Ground floor



First floor

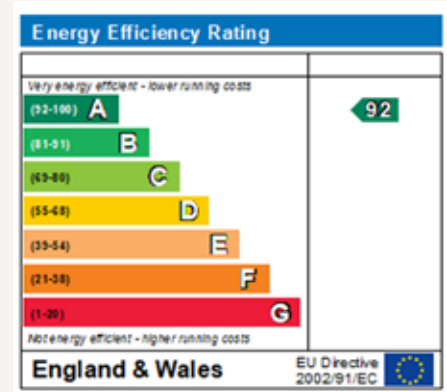
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The Bond

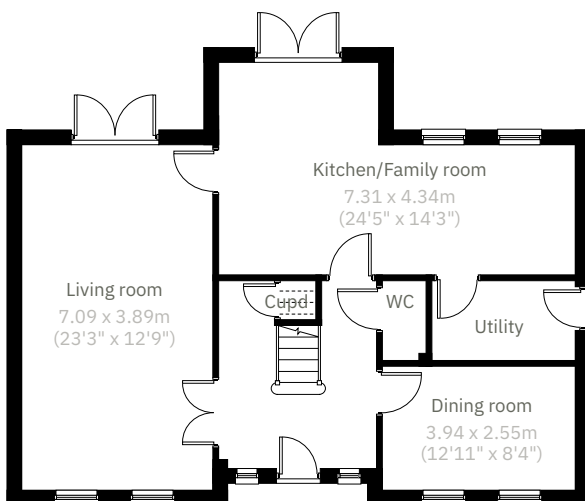


THE BOND

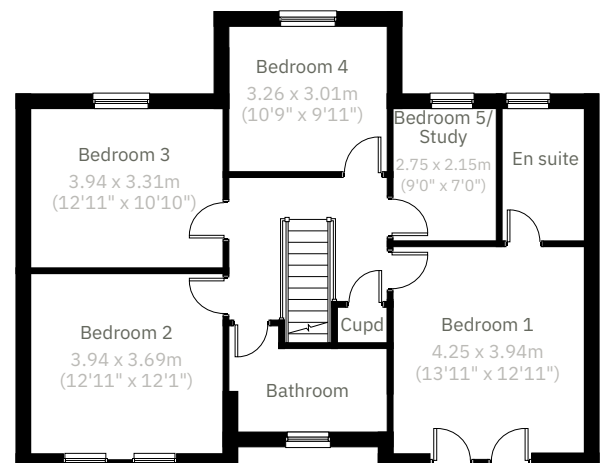
5 bedroom home



The Bond is a stunning five-bedroom detached family home, offering flexible and modern accommodation throughout. The ground floor has a spacious and impressive entrance hall with a staircase to the center. Off the hall is a large kitchen/family room with French doors giving access to rear garden. The kitchen leads to the utility which also has outside access. There is a generous separate dual front aspect living room which also enjoys French doors opening out to the rear garden. Upstairs are five good-sized bedrooms and a family bathroom, with bedroom one benefiting from an en suite.



Ground floor



First floor

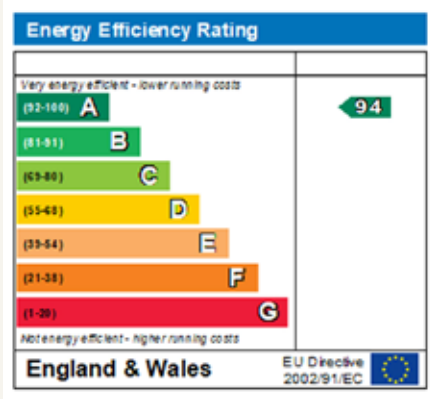
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The Compton

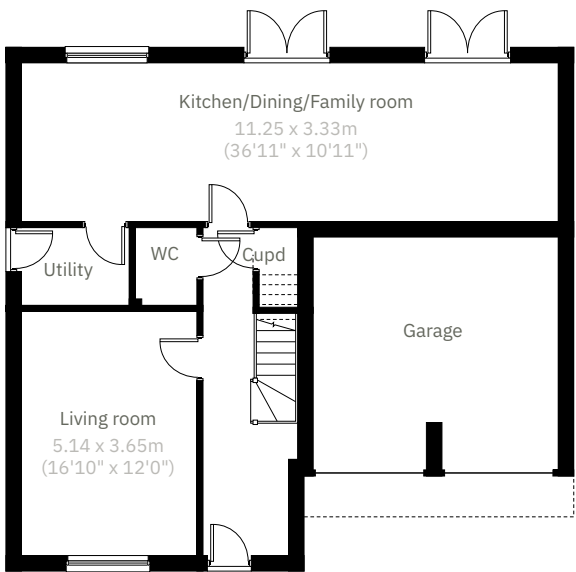


THE COMPTON

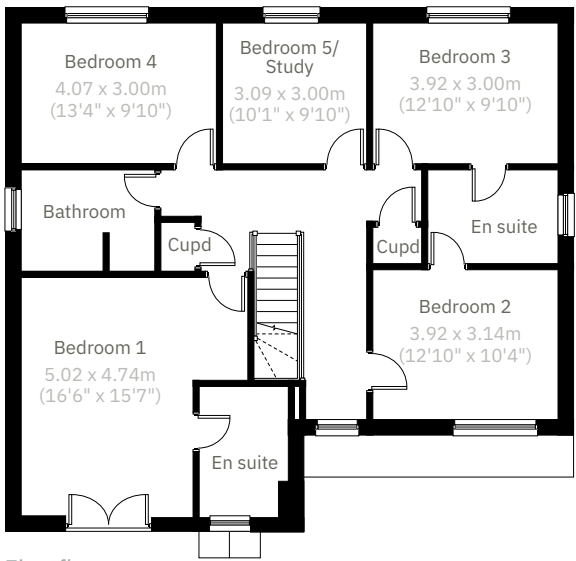
5 bedroom home



The Compton is a five-bedroom home designed for modern family living. The kitchen/dining/family room features double French doors leading out to the rear garden. The separate living room offers all of your entertainment needs. A storage cupboard located in the hallway provides practical storage. Also on the ground floor is a WC and a separate utility room with outside access. The first floor features five generously-proportioned bedrooms and a family bathroom. Bedroom one has an en suite whilst bedrooms two and three feature a Jack and Jill en suite.



Ground floor



First floor

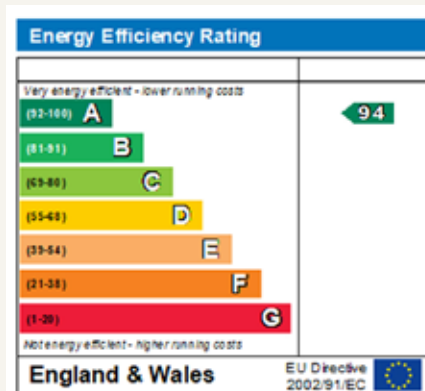
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The Portland

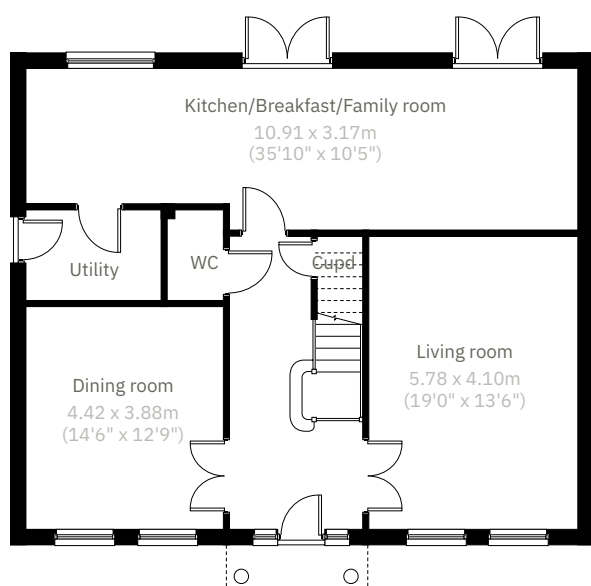


THE PORTLAND

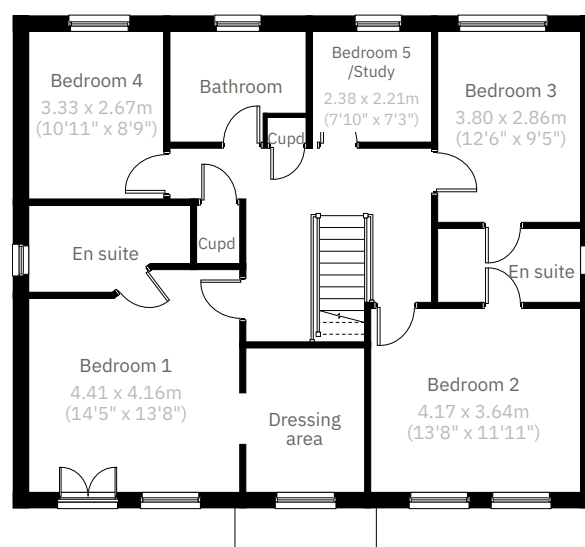
5 bedroom home



The Portland is a five-bedroom detached home with an open plan kitchen/breakfast/family room which has access via double French doors to the rear garden. There's a spacious living room, separate dining room, and a utility room. On the first floor there are the five bedrooms (bedroom five can also be used as a study). Bedroom one has an en suite and a dressing area and bedrooms two and three share a Jack and Jill en suite.



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 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.



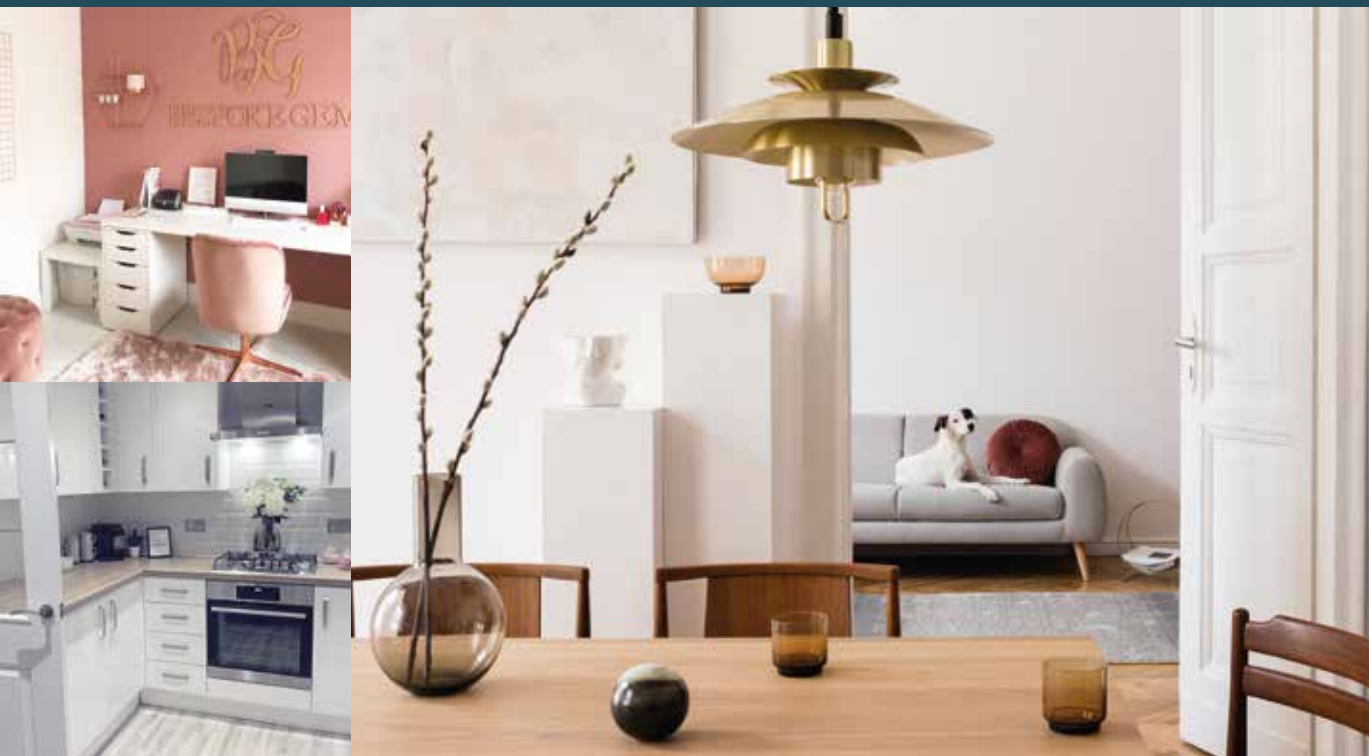
Specifications



- > uPVC double glazed windows
- > Block paved driveway
- > Solar panels
- > Front entrance light with PIR Sensor
- > Smooth finish ceilings
- > Polished chrome light switches to all downstairs except utility
Polished chrome sockets to hallway and kitchen
- > Downlighters to kitchen, bathroom and en suite(s)
- > White 5-panel doors
- > Gas central heating
- > TV point to living room only
- > Telephone point to living room applicable with FibreNest package
- > Chrome-effect ironmongery
- > Choice of kitchen units/worktop (subject to build stage)
- > Stainless steel hob and splash back as standard (glass & coloured are available as an upgrade)
- > Stainless steel single ovens x 2
- > Plumbing for washing machine
- > Waste water distribution system
- > I Life range sanitaryware
- > Choice of wall tiling (dependent on build stage)
- > Mira shower to en suite
- > Lockable windows
- > Hard wired smoke detector to each floor
- > Power and light to garage (within integral of plot)
- > 1.8-metre high fence
- > 10 year new homes warranty



#CharlesChurchLife



Charles Church

We're constantly amazed at the creativity and inventiveness of our homebuyers. From beautiful feature walls to stylish succulent displays, we love seeing how our customers transform their interior and exterior spaces.

You'll find lots of inspiring examples over on our Instagram page at [@charleschurchhomes](https://www.instagram.com/charleschurchhomes)



Snap. Share. Win.

Upload your own photos with the hashtag [#CharlesChurchLife](https://www.instagram.com/charleschurchhomes) and you could be the lucky winner that is chosen each month to receive a **£100** White Company voucher. We've included a few past winners on this page so you can check out the competition.

Visit our Instagram page for terms and conditions.

Good luck



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!
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support@fibrenew.com

Get connected today!

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

C:

D:

P:

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Registered in England no: 1182689

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