



Find your sanctuary at

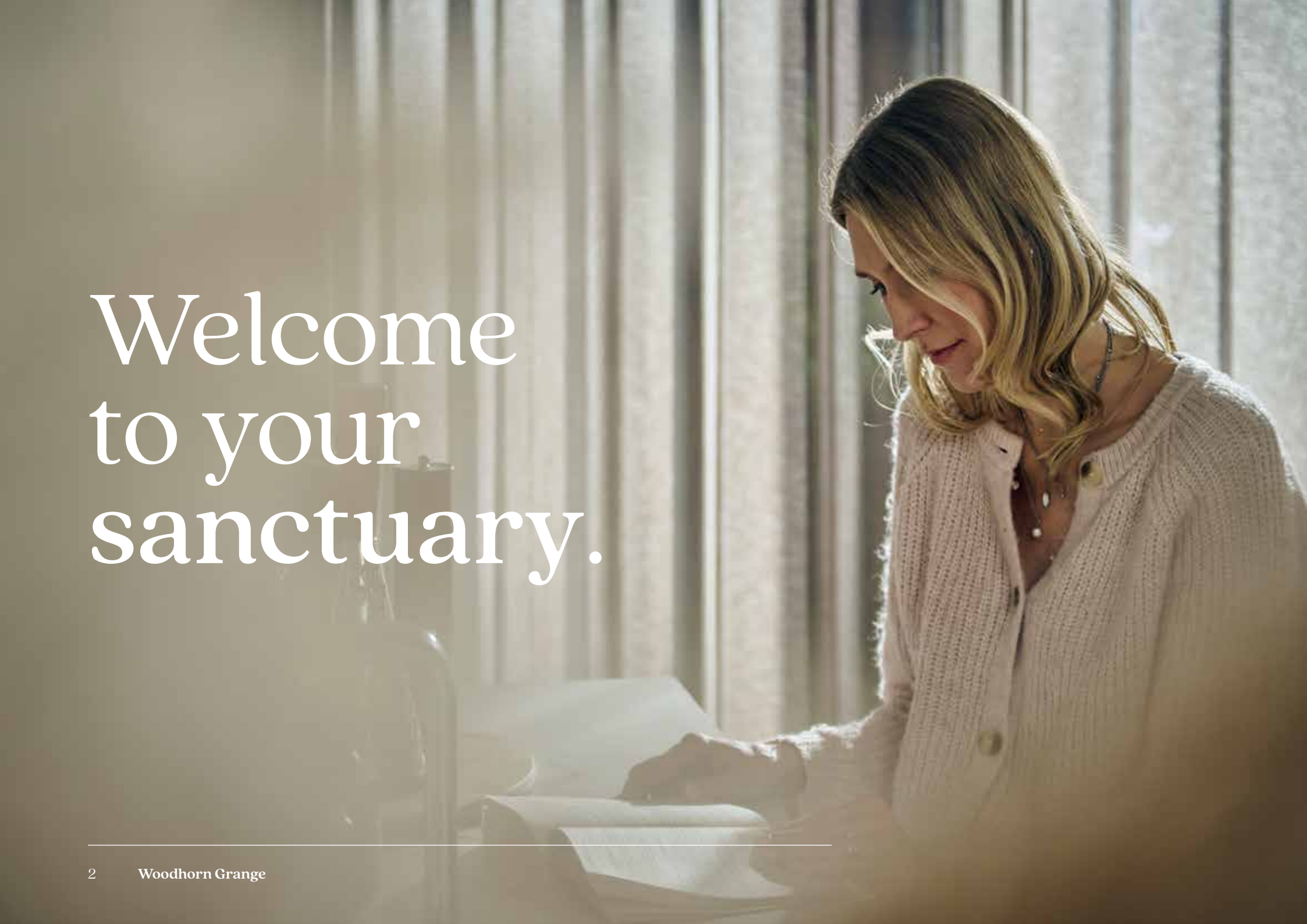
Woodhorn Grange Phase 2

Ashington, Northumberland

4 & 5 bedroom homes



Charles Church



Welcome
to your
sanctuary.

At Charles Church,
we know what
makes a house
a home. It's a
feeling of comfort,
belonging
and connection.

Set in the popular town of Ashington,
Northumberland, Woodhorn Grange is
Charles Church's latest collection of stunning
four and five-bedroom homes.



Building your world since 1965.

We've been creating exceptional homes for over 60 years, evolving from a small family-run business in the South East to one of the UK's leading premium housebuilders. Today, with locations across the country, we continue to deliver high-quality homes and customer service to our ever-growing Charles Church community.

We pride ourselves on building desirable homes with high specification inside and out, in sought-after locations using a mix of traditional and modern techniques.

A pleasure in everyday living

Every Charles Church home is designed to make everyday living a pleasure. Carefully considered layouts that can flex and adapt to how you live your life – it's your sanctuary after all.

Every touch, every turn

High quality specification comes as standard, so every surface you touch, every switch you flick, every handle you turn, and every door you close makes you feel reassured, comforted, safe and relaxed.

A sense of place

Finding somewhere we can call home is about more than bricks and mortar, it's about a sense of place and of belonging, too. Well-designed street scenes, gardens and green open spaces will evolve naturally over time, embedding your Charles Church home deeper into its landscape with each year that passes.

Where sustainability matters

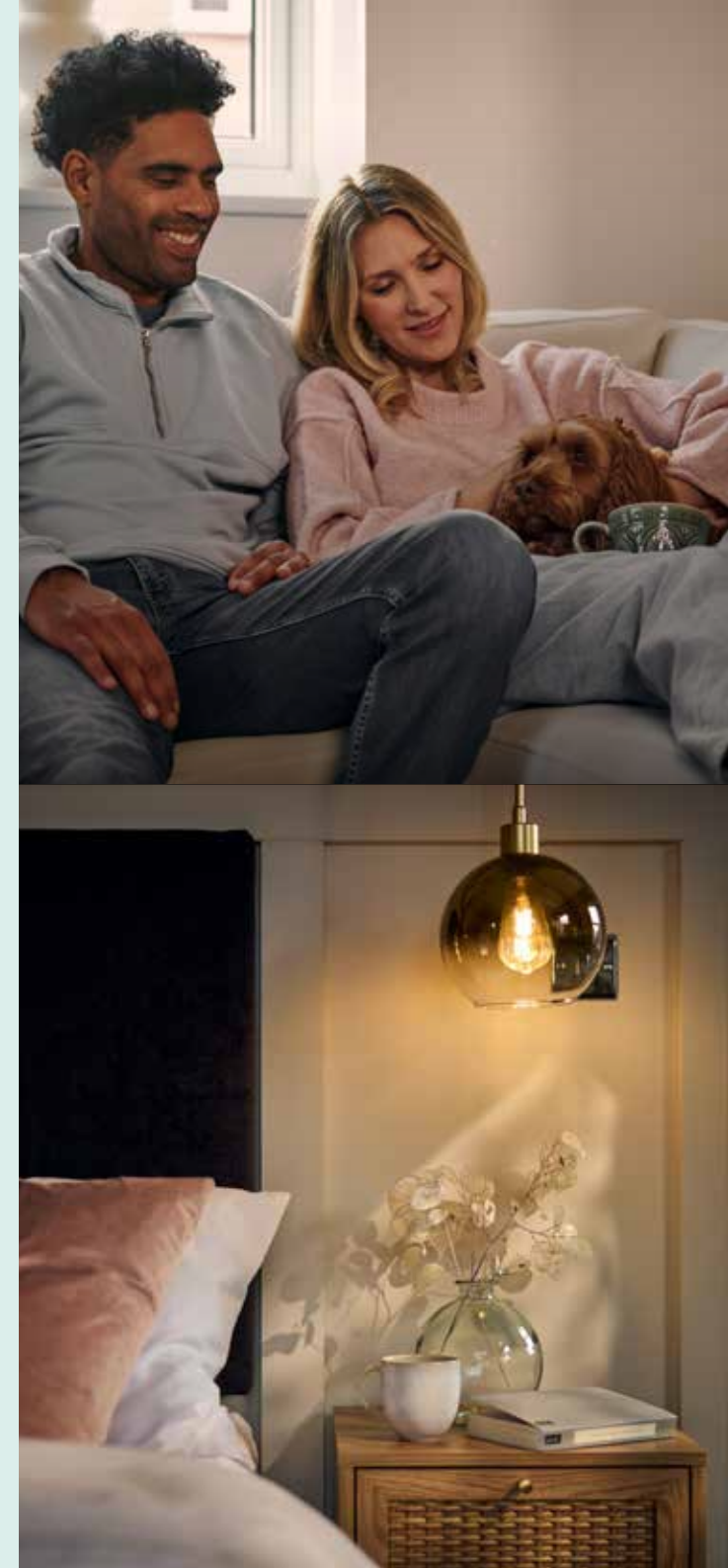
The Government's Code for Sustainable Homes guides how we design and build our developments and our homes, while our exacting standards and attention to detail create homes where quality, style and energy efficiency are given equal importance.

5-star customer satisfaction

We're proud to carry the distinction of a 5-star customer satisfaction rating from the Home Builders Federation, meaning over 90% of our homebuyers would recommend us to a friend.

Building your sanctuary

Ready to find your sanctuary? We're here for you.



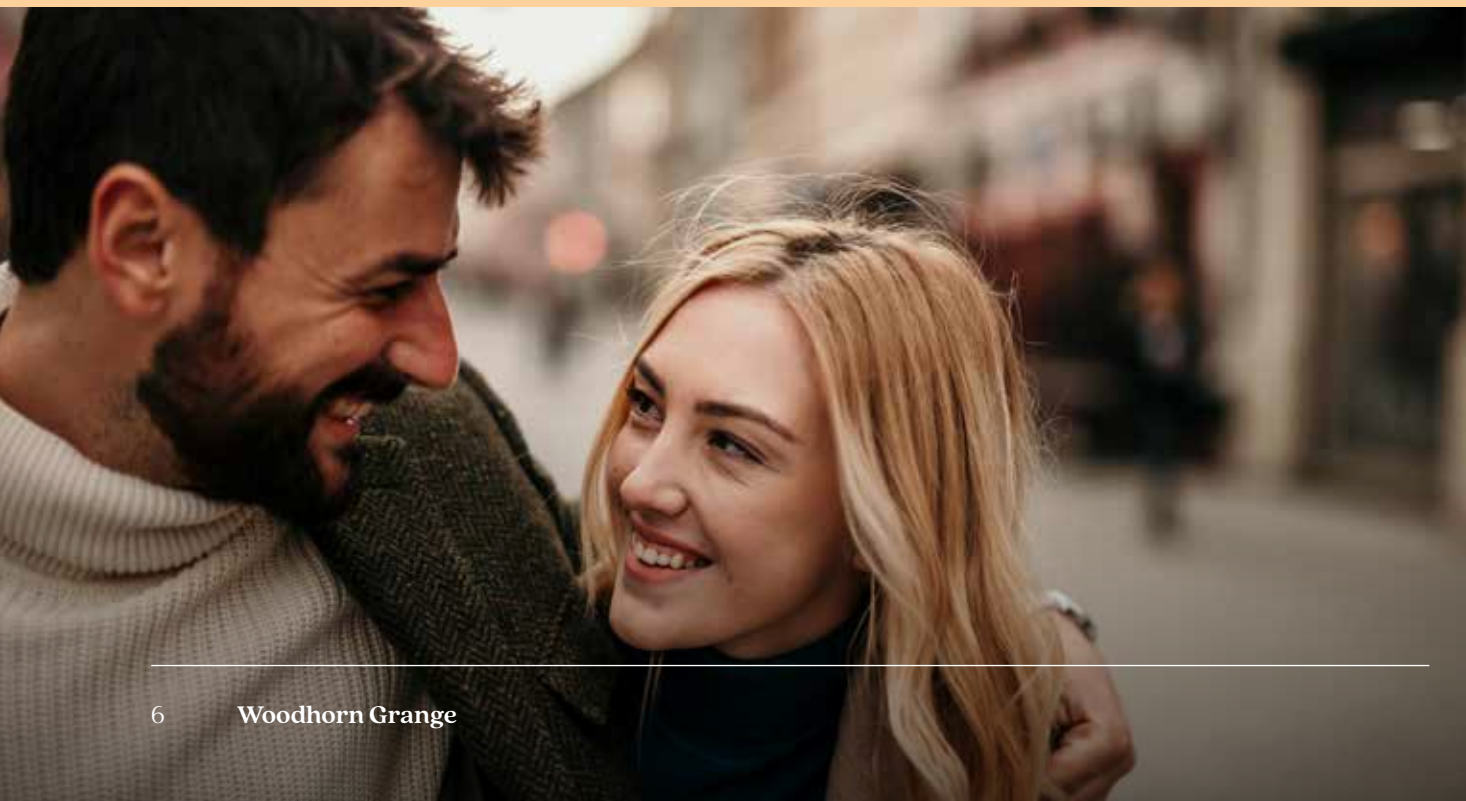


Our dedication
goes beyond
building houses.
We craft spaces
where you can
thrive.

With a legacy of building homes that combine timeless design, fine craftsmanship, and modern living, we're committed to building more than just houses.

Homes personalised to you, built to the highest standards. Fashioned and fitted with luxurious touches to enhance your lifestyle. Each detail tailored to elevate your every day, be it working, relaxing or entertaining.

Discover
your happy
place.



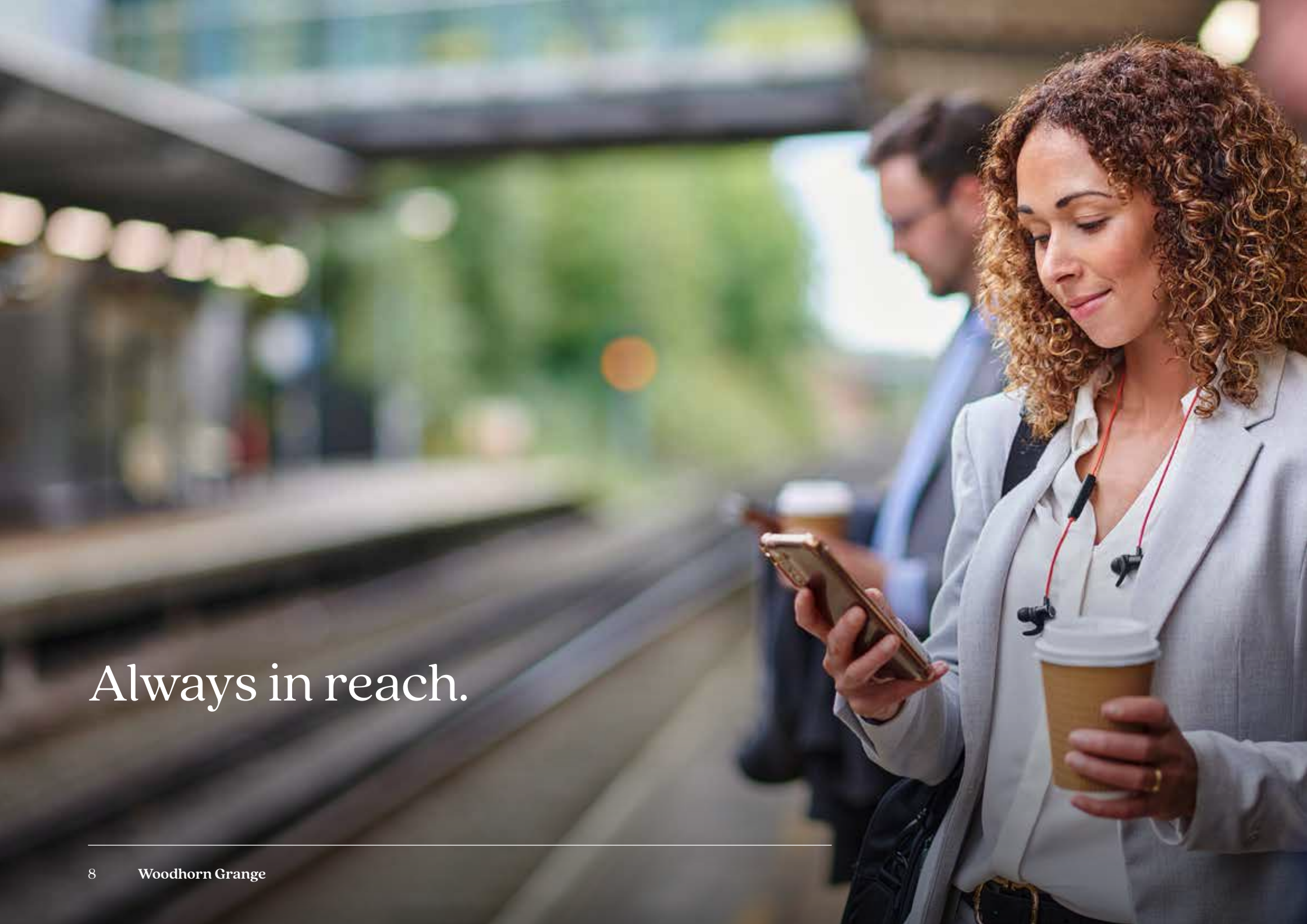
Woodhorn Grange. The perfect place to live and grow.

Woodhorn Grange is a stunning collection of energy-efficient 4 and 5-bedroom homes. Set within a thriving community, the coast, the country and transport links are at your fingertips.

Ashington is a large town hosting a variety of shops, eateries, bars and supermarkets. Seven miles away, the historic market town of Morpeth is a bustling and friendly place with a wide range of amenities including independent shops and leisure facilities. Of course, for all the offerings of a large city you could venture to Newcastle city centre, a journey which takes around half an hour.

Our homes will also benefit from electric car charging points and bike storage, giving you a great base for an active and eco-friendly lifestyle.



A woman with curly hair, wearing a light grey blazer and a red lanyard with a small black device, is looking down at a smartphone in her right hand. She is also holding a brown paper coffee cup with a white lid in her left hand. In the background, a man in a blue suit is also looking at a smartphone. They are standing on a train platform with tracks and a blurred background of greenery and lights.

Always in reach.

Travel by **foot** from Woodhorn Grange



	●	
Supermarket	○	5 minutes
Queen Elizabeth II Country Park	○	5 minutes
Wansbeck General Hospital	○	5 minutes
Woodhorn Museum	○	10 minutes
Leisure Centre	○	30 minutes

Travel by **car** from Woodhorn Grange



	●	
Ashington	○	5 minutes
Newbiggin-by-the-Sea	○	6 minutes
Morpeth	○	16 minutes
Newcastle upon Tyne	○	33 minutes

Travel by **train** from Woodhorn Grange



	●	
Newcastle upon Tyne	○	30 minutes
Sunderland	○	60 minutes
Berwick	○	90 minutes

For your convenience, travel times are sourced from Google Maps and are provided as a guide. Actual journey times may vary due to traffic and other factors.

Find your sanctuary at
Woodhorn Grange.

Woodhorn Grange site plan.

4 Bedroom Homes

-  The Cullen
-  The Hastings
-  The Landcombe
-  The Hollicombe
-  The Seacombe

5 Bedroom Homes

-  The Broadhaven



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

Discover a
home you
adore in
every detail.







Cullen

4-bed detached home



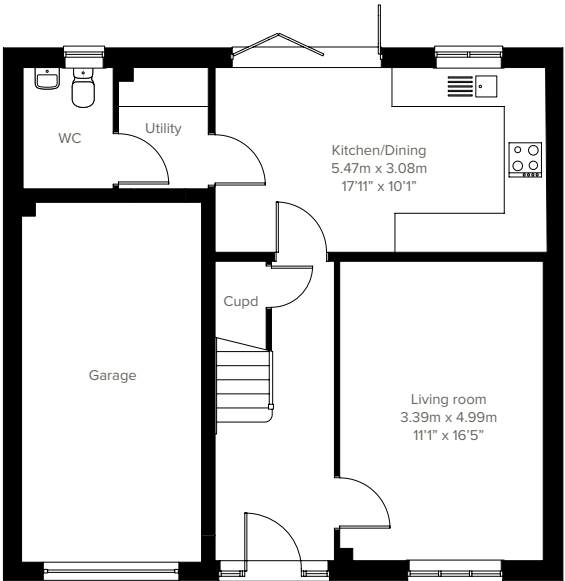
Features

-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  1 x Study
-  Integral garage
-  EV charging point

Four bedrooms, two bathrooms and a study are a good start for a new family home. The Cullen adds an integral garage, a kitchen/dining room with bi-fold doors to the garden and a peaceful separate living room to the living accommodation. This appealing new home gives you work-at-home flexibility, an optional guest bedroom, or simply space for the family to grow into.

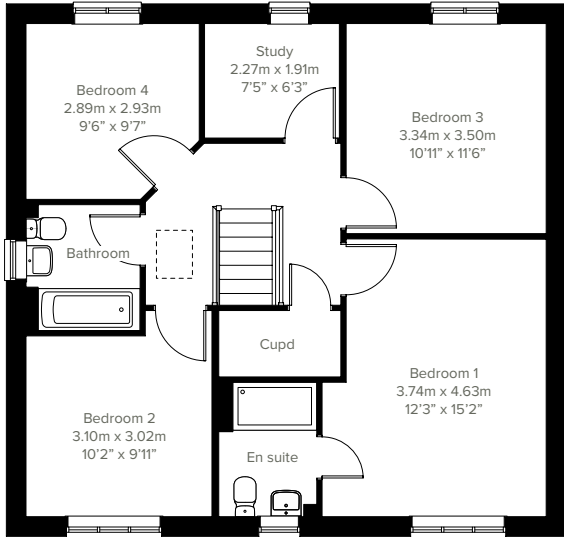


B [91]
Energy
Efficiency Rating



Ground floor

Kitchen/Dining room	5.47 x 3.08m
Living room	4.99 x 3.39m



First floor

Bedroom 1	4.63 x 3.74m
Bedroom 2	3.10 x 3.02m
Bedroom 3	3.50 x 3.34m
Bedroom 4	2.93 x 2.89m
Study	2.27 x 1.91m

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Hastings

4-bed detached home



Features

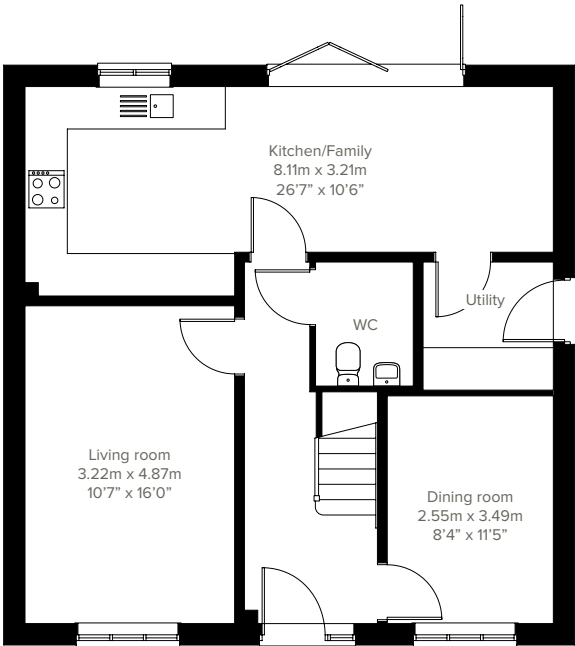
-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  1 x Study
-  EV charging point

If your work-life balance includes hybrid working, the Hastings is a new home with the flexibility of a home office, plus a separate living room and dining room. That still leaves four bedrooms, a separate study and two bathrooms to suit growing family life. An open-plan kitchen/family room has the bonus of bi-fold doors to the garden, making this a lovely inside-outside space to enjoy. The separate garage that comes with the house is another bonus.



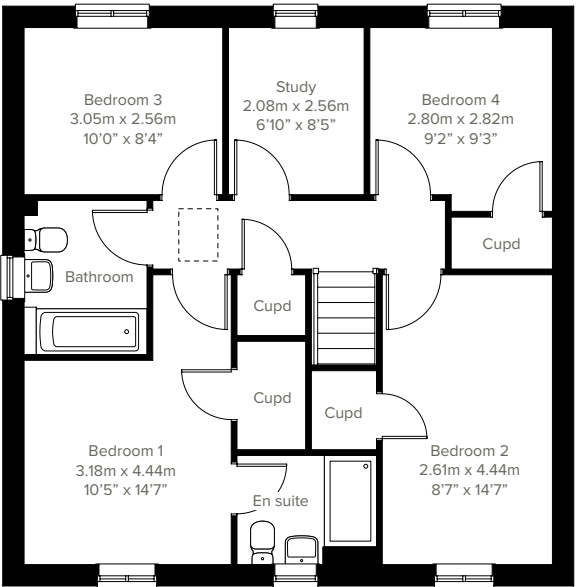
B [91]

Energy
Efficiency Rating



Ground floor

Kitchen/Family room	8.11 x 3.21m
Living room	4.87 x 3.22m
Dining room	3.49 x 2.55m



First floor

Bedroom 1	4.44 x 3.18m
Bedroom 2	4.44 x 2.61m
Bedroom 3	3.05 x 2.56m
Bedroom 4	2.82 x 2.80m
Study	2.56 x 2.08m

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Landcombe

4-bed detached home



Features

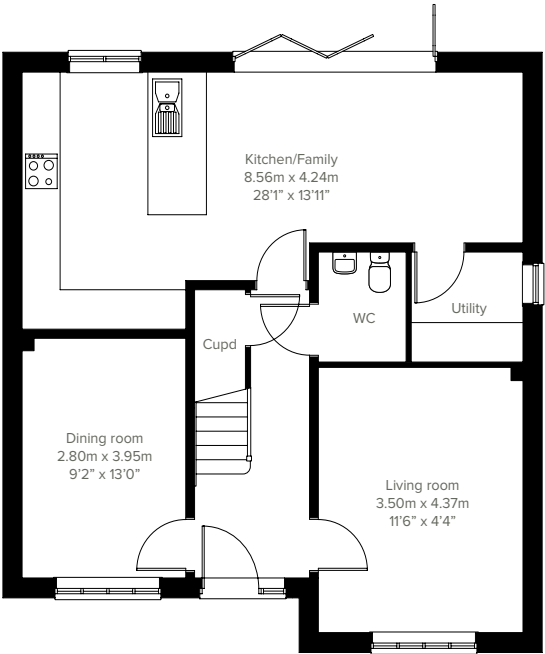
-  4 x Bedrooms
-  1 x Bathroom
-  1 x En suite
-  1 x Study
-  Single garage
-  EV charging point

The Landcombe has the contemporary features of an open-plan kitchen/family room and bi-fold doors to the garden, and the traditional features of a separate living room and dining room. It offers the perfect balance for family life and for entertaining. The first-floor layout includes four bedrooms, a bathroom, en suite and a study.



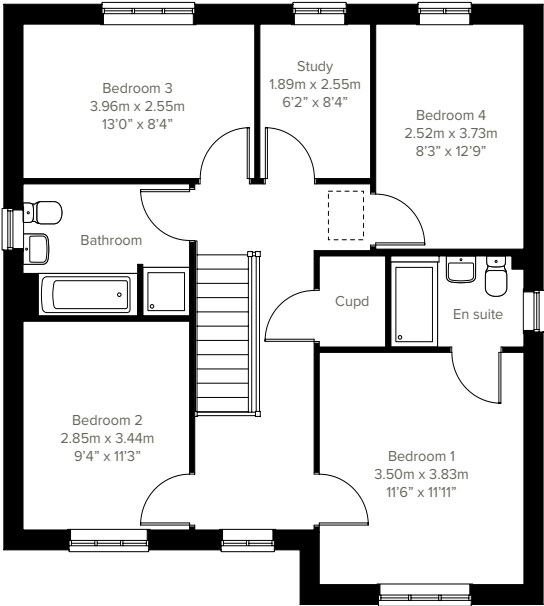
B [91]

Energy
Efficiency Rating



Ground floor

Kitchen/Family room	8.56 x 4.24m
Living room	4.37 x 3.50m
Dining room	3.95 x 2.80m



First floor

Bedroom 1	3.83 x 3.50m
Bedroom 2	3.44 x 2.85m
Bedroom 3	3.96 x 2.55m
Bedroom 4	3.73 x 2.52m
Study	2.55 x 1.89m

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Hollicombe

4-bed detached Home



Features

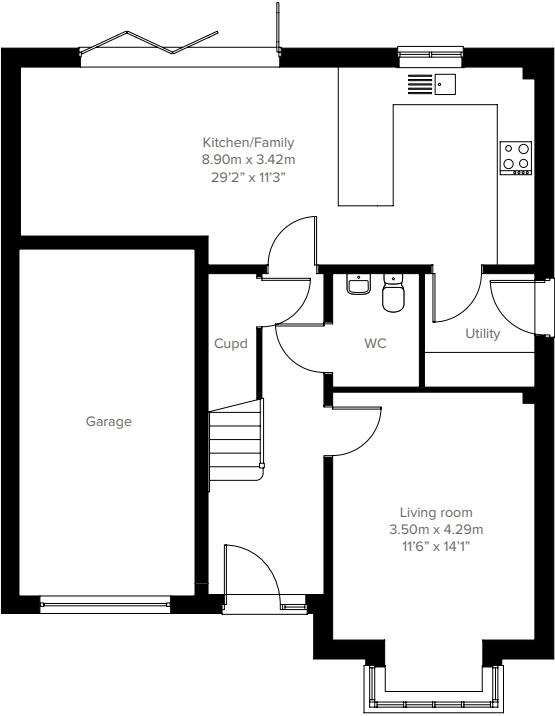
-  4 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  EV charging point
-  Integral garage

This good-looking four-bedroom, three-bathroom new home has an attractive bay window at the front, and fabulous bi-fold doors leading from the open-plan kitchen/family room to the garden at the back. The integral garage and the utility room with outside access are two convenient and practical features that are part of the appeal of the Hollicombe as a family home.



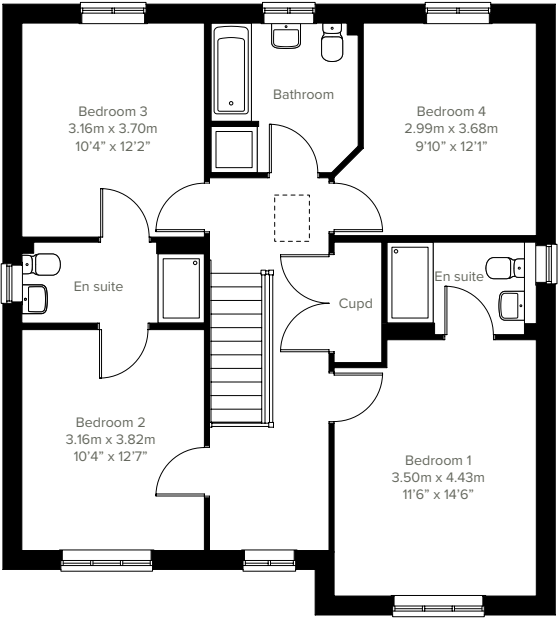
A [92]

Energy
Efficiency Rating



Ground floor

Kitchen/Family room	8.90 x 3.42m
Living room	4.29 x 3.50m



First floor

Bedroom 1	4.43 x 3.50m
Bedroom 2	3.82 x 3.16m
Bedroom 3	3.70 x 3.16m
Bedroom 4	3.68 x 2.99m

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Seacombe

4-bed detached Home



Features

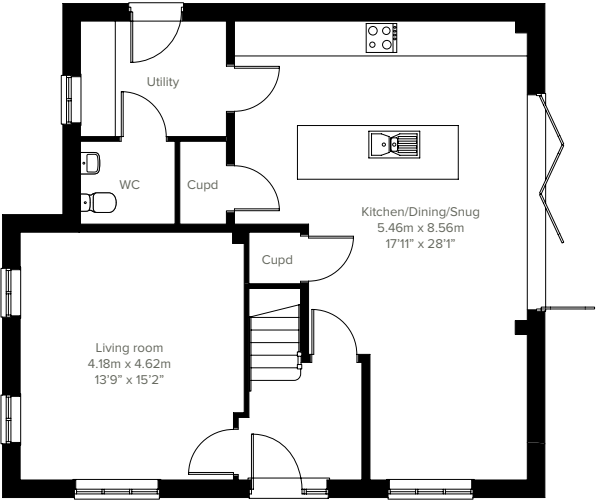
-  4 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Double garage and 2 x parking spaces
-  1 x Dressing room
-  EV charging point

The jewel in the crown of this four-bedroom detached family home is a huge open-plan kitchen/dining room that incorporates a snug, an island, and bi-fold doors to the garden. The Seacombe doesn't stop there. There's a separate living room, a utility room with outside access, three bathrooms, a dressing room to bedroom one, and a garage. This is a wonderful new home for all aspects of family life.



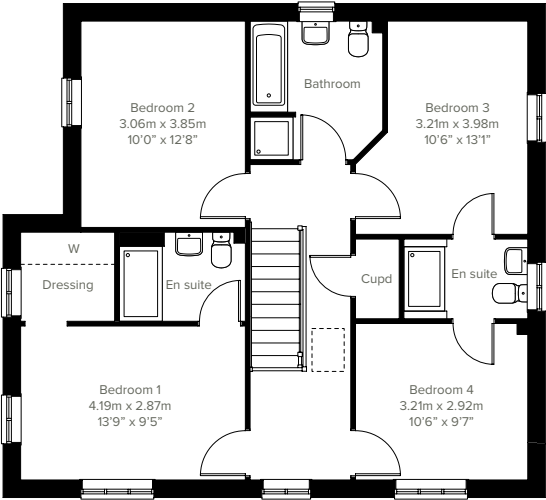
B [91]

Energy
Efficiency Rating



Ground floor

Kitchen/Dining/Snug	8.56 x 5.46m
Living room	4.62 x 4.18m



First floor

Bedroom 1	4.19 x 2.87m
Bedroom 2	3.85 x 3.06m
Bedroom 3	3.98 x 3.21m
Bedroom 4	3.21 x 2.92m

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Broadhaven

5-bed detached home



Features

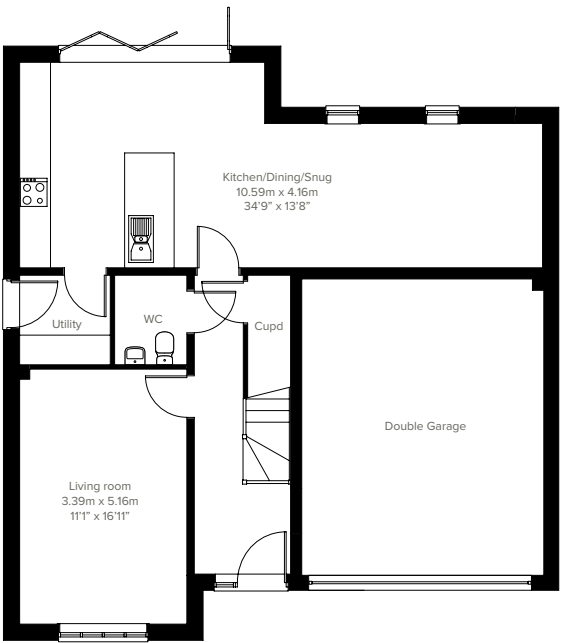
-  5 x Bedrooms
-  1 x Bathroom
-  2 x En suites
-  Double integral garage
-  1 x Dressing room
-  EV charging point

This five-bedroom, three-bathroom family home has the bonus of an integrated double garage. There’s still plenty of room for the rest of the ground floor accommodation, and bi-fold doors to the garden put the bright kitchen/dining/snug right at the heart of the home. Upstairs, the spacious bedrooms are accompanied by a family bathroom, two en suites and a dressing room to bedroom one.



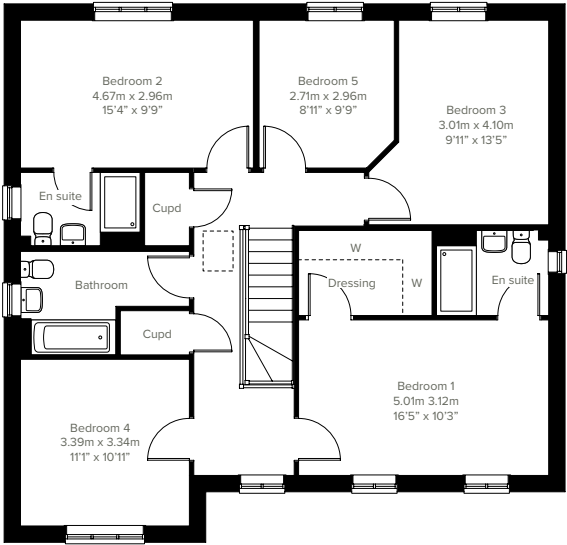
B [91]

Energy
Efficiency Rating



Ground floor

Kitchen/Dining/Snug	10.59 x 4.16m
Living room	5.16 x 3.39m



First floor

Bedroom 1	5.01 x 3.12m
Bedroom 2	4.67 x 2.96m
Bedroom 3	4.10 x 3.01m
Bedroom 4	3.39 x 3.34m
Bedroom 5	2.96 x 2.71m

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Specification.

General

- White sockets and light switches throughout
- Chrome downlighters to kitchen, utility, WC, bathroom and en suite(s)
- Emulsion finish in soft white, off white or soft grey to walls and ceilings
- Oak veneer internal doors
- Chrome door handles
- Gas central heating
- Wireless Google Nest thermostat
- Wired Ring Doorbel
- UPVC double glazed lockable windows

Kitchen

- Choice of kitchen units/worktop (Harvard & Alta)
- Worktop upstand to kitchen and utility
- Soft close door and drawers
- 2x Built in single ovens*
- Induction hob*
- Integrated fridge/freezer*
- Integrated washer
- Integrated dishwasher*
- Built in microwave
- Built in coffee machine

*As per individual kitchen drawings.

Bathrooms and en suites

- Soft close toilet seat
- Contemporary style sanitaryware by Ideal
- Choice of wall tiling (dependent on build stage)
- Electric shower to family bathroom and en suite(s)
- Chrome towel radiators in main bathroom and en suite(s)

Exterior

- Outside tap
- Turf to the rear garden
- EV Charging point 7KWh Mode 3
- Rear and front gardens turfed
- Security chain to front door
- Smoke detectors to hall and landing
- CO² detector
- Power and light to garage
- 1.8-metre high fence
- Solar panels (please refer to your Sales Executive to confirm details)

Warranty

- 10 year new homes warranty





This is your
world, we
just built it.

Charles Church



10 reasons to buy a new home.



01. Cheaper bills.

Because new homes are designed with efficiency in mind – cost-effective heating systems, advanced insulation, double-glazed windows and doors – you'll start saving money on your energy bills from the moment you move in.

02. Moving schemes.

Think you can't afford to move home? Think again. From Part Exchange and Own New Rate Reducer to Armed Forces and Key Worker Discounts, there's a host of offers and incentives that make buying a brand new home a little bit easier.



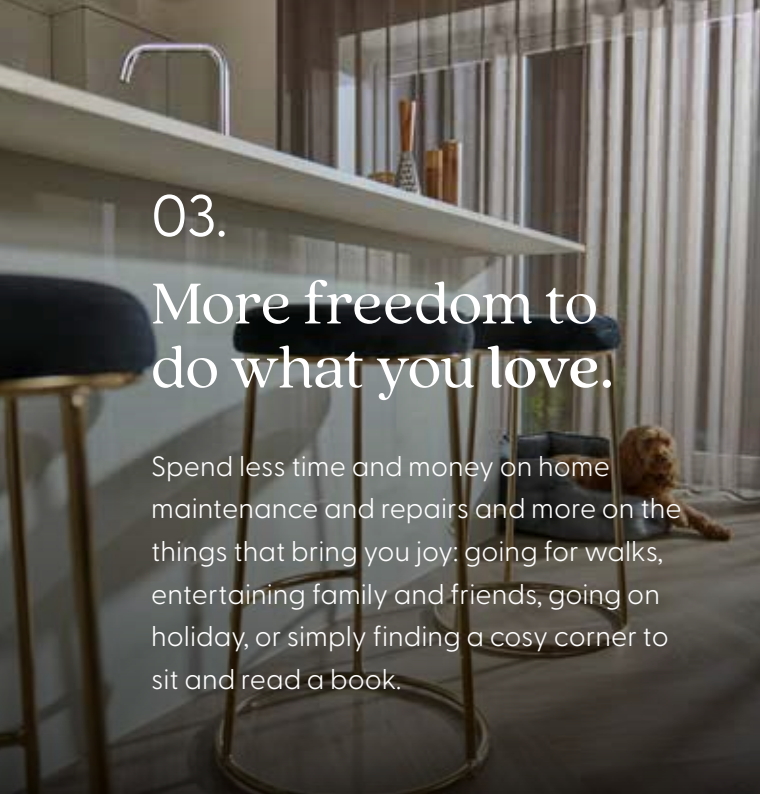
06. Peace of mind.

Your Charles Church home is backed by a 10-year new homes warranty, plus two-year Charles Church defects warranty. Should you need to make a claim, our Customer Care Team will be on hand to help.



07. Designed for modern living.

Considered, flexible room design and spaces that can be adapted for life how you choose to live it, now and in the future.



03.

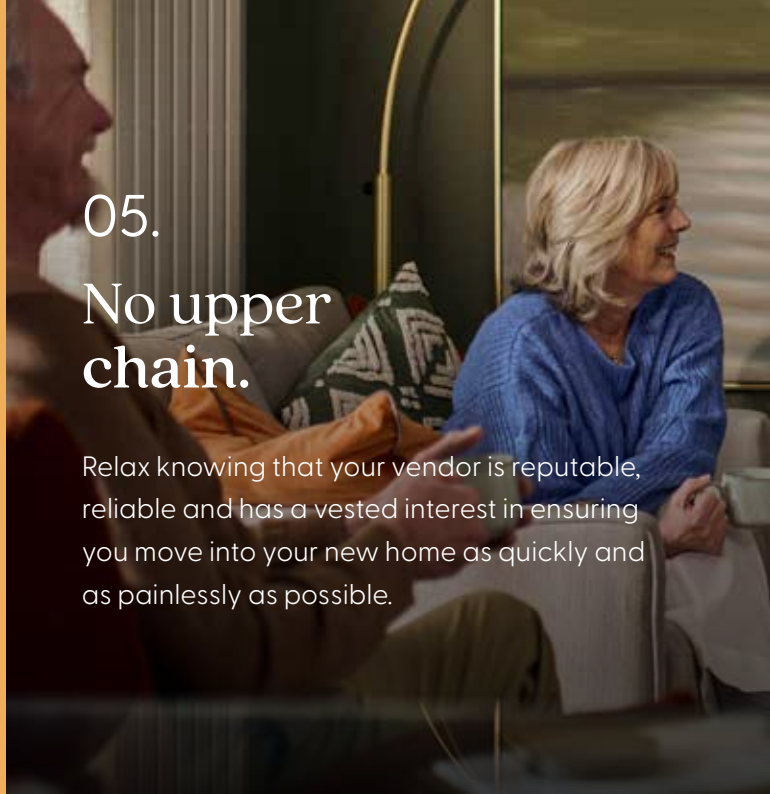
More freedom to do what you love.

Spend less time and money on home maintenance and repairs and more on the things that bring you joy: going for walks, entertaining family and friends, going on holiday, or simply finding a cosy corner to sit and read a book.

04.

Everything is new.

New kitchen. New bathroom. New heating system. New paint. A brand new home means you can walk straight in and start living, secure in the knowledge that your property has been built and finished to the latest quality and efficiency standards.



05.

No upper chain.

Relax knowing that your vendor is reputable, reliable and has a vested interest in ensuring you move into your new home as quickly and as painlessly as possible.

08.

High spec as standard.

You'll feel the quality as soon as you walk through the front door. From the Silestone worktops and German appliances in the kitchen, to the chrome towel radiators in the bathroom and chrome sockets and light switches throughout. Everywhere you look and touch will feel just right.



09.

A fresh start.

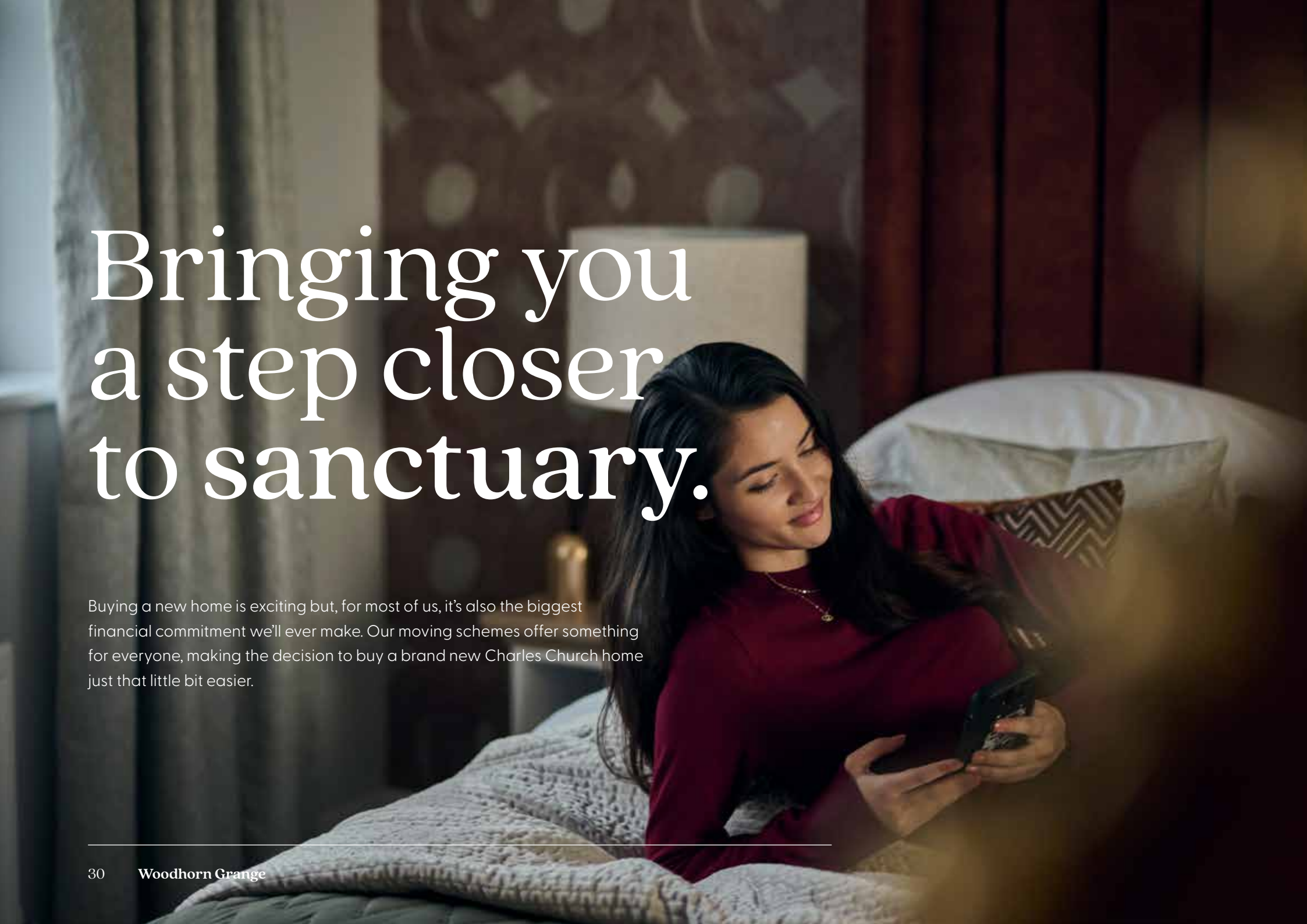
Forget stripping someone else's wallpaper, cleaning cupboards and painting skirting boards, a new home is clean and fresh, ready for you to move into and start living straightaway.

Charles Church

10.

Safe and secure.

Sleep well from day one, sound in the knowledge that you're protected by a burglar alarm, lockable windows, smoke detectors, fire retardant materials and security lighting.



Bringing you a step closer to sanctuary.

Buying a new home is exciting but, for most of us, it's also the biggest financial commitment we'll ever make. Our moving schemes offer something for everyone, making the decision to buy a brand new Charles Church home just that little bit easier.

Schemes available to help you move.



Part Exchange.

Break the chain and Part Exchange your current home for a brand new Charles Church home. No chain, no hassle.



Home Change.

We'll help you sell your home in three simple steps.
No agent valuation costs. No estate agent fees.
No hidden fees or paperwork.



Own New Rate Reducer.

Take advantage of lower interest rates and smaller monthly payments when you buy a Charles Church home with Own New Rate Reducer.



Woodhorn Grange Phase 2

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Our star rating

We've been awarded a five star rating by the Home Builders Federation in their 2025 survey.

Issue: April 2025 Ref: 470-327

Charles Church Developments Limited, Registered office: Charles Church House, Fulford, York YO19 4FE

Registered in England no: 1182689

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