



Cottier Grange

gentoohomes



Cottier Grange







Cottier Grange

Cottier Grange is an exclusive collection of luxury homes set amongst beautiful woodland in the Tyne Valley, just 10 miles west of Newcastle City Centre.

Featuring a carefully selected collection of our 2, 3, 4 and 5 bedroom homes, Cottier Grange provides a great choice of homes to suit every lifestyle. Our thoughtfully designed house styles are finished to a high specification as standard, whilst also offering a range of upgrade options

to allow you to tailor your home. Externally, our beautiful homes create picturesque street scenes which complement the country park setting of our development.

Cottier Grange provides the pleasure of living in a beautiful home nestled amongst unique woodland surroundings, with the added comfort of knowing local amenities, popular neighbouring towns, villages and vibrant cities of the North are within easy reach.



Images for illustration purposes only. House style features and treatments may vary. Please consult your Sales Executive.



Cottier Grange

The best of both worlds



Cottier Grange provides the pleasure of living in a picturesque woodland setting without compromising on location. Situated just 10 miles west of Newcastle City Centre and within easy reach of the A695 and A1, you're free to explore the popular areas and attractions of the Tyne Valley from your new home.

Cottier Grange is surrounded by a range of local amenities and attractions, as well as leisure facilities including Prudhoe Golf Club, an 18-hole course just a stone's throw away.

Plus there's beautiful walks along the River Tyne, and the choice of spending your spare time visiting one of the nearby towns or idyllic villages which all have something unique to offer.

Alternatively, if you prefer to experience the buzz of the City, the excellent transport links including direct rail services to Newcastle can transport you there in just 20 minutes. If you do feel the need to venture further afield than the attractions of the Tyne Valley, Newcastle International Airport is less than 13 miles away from your new home.



Development Map - Phase 3C

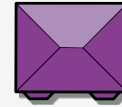


House Types

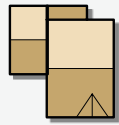
We build and design modern homes with you in mind



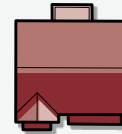
The Aydon (Discount Market Value)
2 bedroom home with private parking
Approximately 762 sq ft



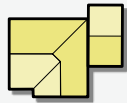
The Bamburgh
5 bedroom home with double garage
Approximately 1,835 sq ft



The Belsay (Discount Market Value)
3 bedroom home with single garage (plot specific)
Approximately 951 sq ft



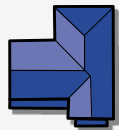
The Warkworth
5 bedroom home with double garage
Approximately 2,264 sq ft



The Langley
3 bedroom home with single garage
Approximately 1,044 sq ft



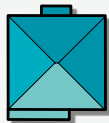
The Aydon (Affordable rented home)
2 bedroom home with private parking
Approximately 762 sq ft



The Bolam
4 bedroom home with integral garage
Approximately 1,276 sq ft



The Belsay (Affordable rented home)
3 bedroom home with private parking
Approximately 951 sq ft



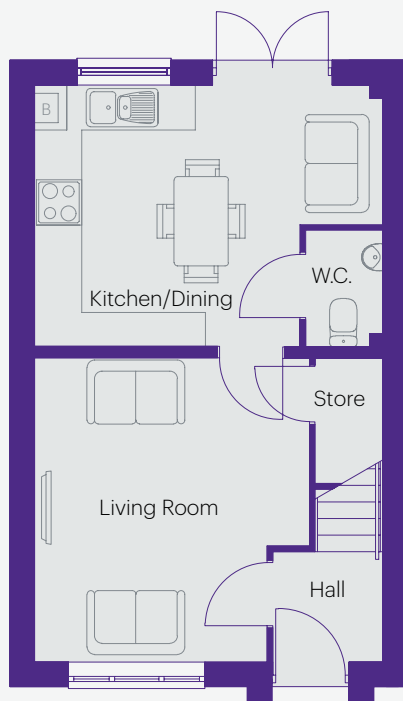
The Dilston 2
4 bedroom home with integral garage
Approximately 1,560 sq ft



The Aydon

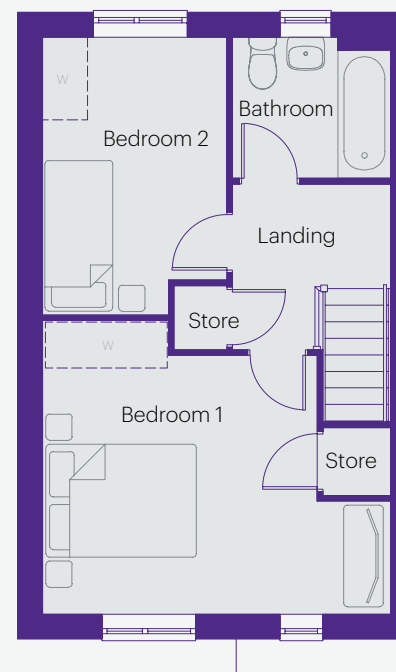
2 bedroom family home with private parking

Approximately 762 sq ft



Ground floor dimensions

Living Room	3.64m x 4.03m	11' 11" x 13' 3"
Kitchen/Dining	4.62m x 3.48m	15' 2" x 11' 5"
Hall	1.46m x 1.46m	4' 9" x 4' 9"
W.C.	1.1m x 1.6m	3' 7" x 5' 3"



First floor dimensions

Bedroom 1	4.62m x 3.89m	15' 2" x 12' 9"
Bedroom 2	2.43m x 3.69m	8' 0" x 12' 1"
Bathroom	2.1m x 1.88m	6' 11" x 6' 2"

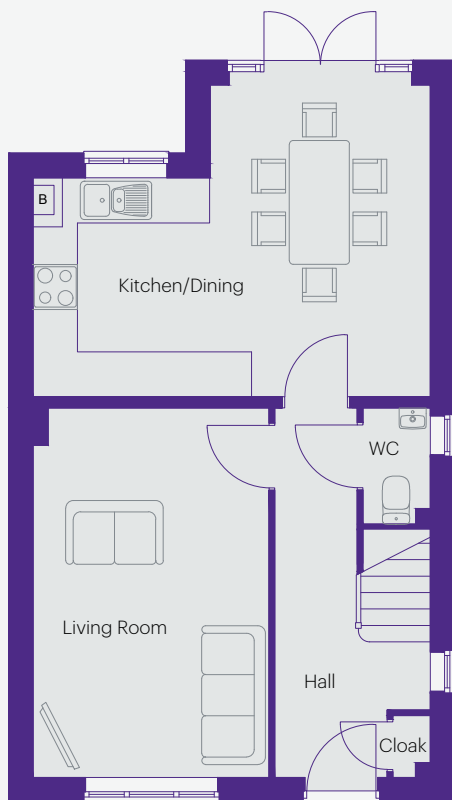
Please note The Aydon is a DMV home. Eligibility criteria applies.



The Belsay

3 bedroom family home with single garage (plot specific)

Approximately 951 sq ft



Ground floor dimensions

Living Room	3.13m x 4.93m	10' 3" x 16' 2"
Kitchen/Dining	5.3m x 4.16m	17' 5" x 13' 8"
Hall	2.08m x 4.93m	6' 10" x 16' 2"
W.C.	0.89m x 1.60m	2' 11" x 5' 3"



First floor dimensions

Bedroom 1	3.17m x 3.44m	10' 5" x 11' 3"
En-Suite	2.31m x 1.1m	7' 7" x 3' 7"
Bathroom	2.04m x 1.9m	6' 8" x 6' 3"
Bedroom 2	2.71m x 3.28m	8' 11" x 10' 9"
Bedroom 3	2.5m x 2.28m	8' 2" x 7' 6"

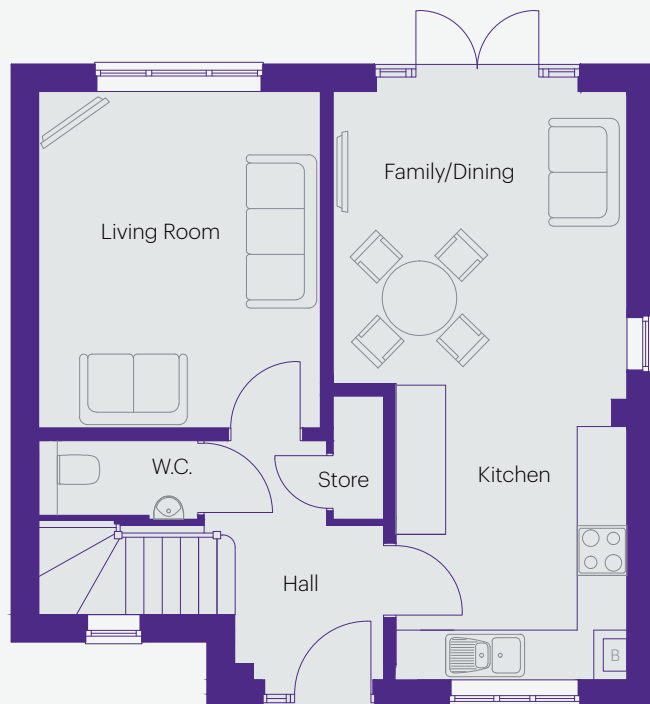
Please note The Belsay is a DMV home. Eligibility criteria applies.



The Langley

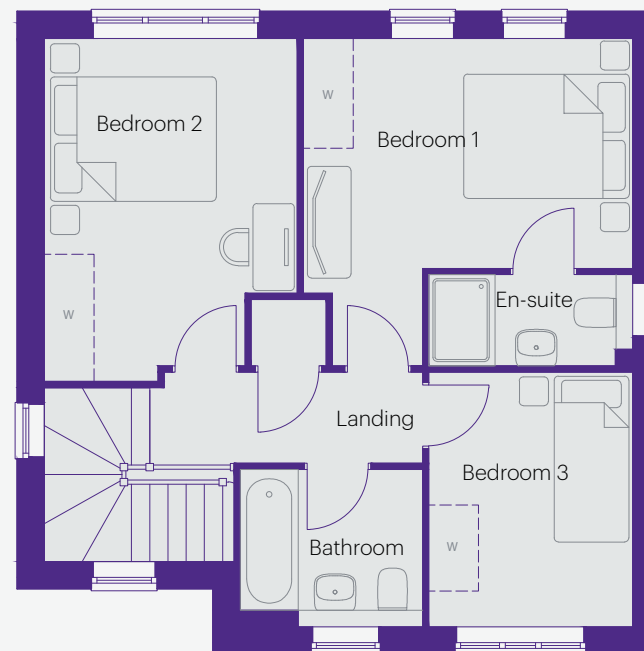
3 bedroom family home with single garage

Approximately 1,044 sq ft



Ground floor dimensions

Living Room	3.4m x 3.96m	11' 2" x 13' 0"
Kitchen	2.79m x 3.58m	9' 1" x 11' 9"
Family/Dining	3.55m x 3.52m	11' 8" x 11' 7"
Hall	1.71m x 2.99m	5' 7" x 9' 10"
W.C.	1.92m x 1.05m	6' 4" x 3' 5"



First floor dimensions

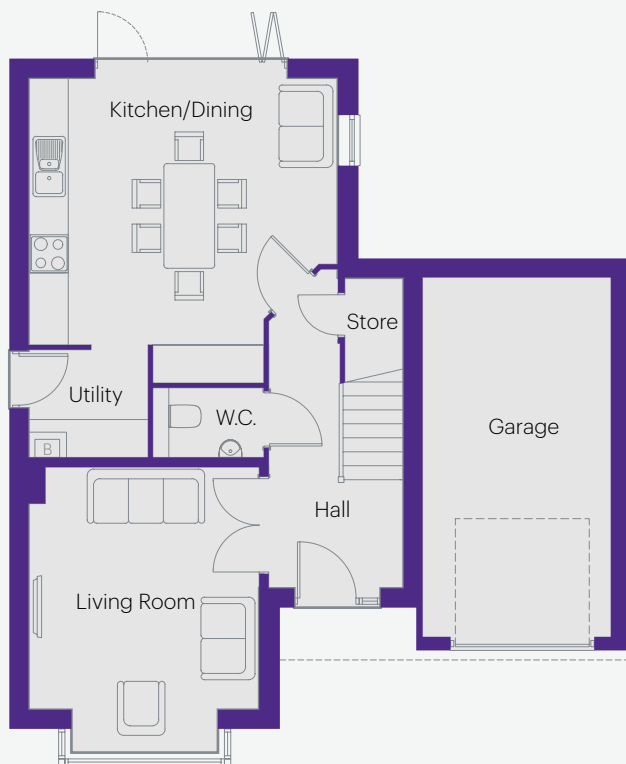
Bedroom 1	3.96m x 2.75m	13' 0" x 9' 0"
Bedroom 2	3.05m x 3.93m	10' 0" x 12' 11"
Bedroom 3	2.45m x 3.08m	8' 0" x 10' 1"
Bathroom	2.2m x 1.9m	7' 3" x 6' 3"
En-Suite	2.45m x 1.1m	8' 0" x 3' 7"



The Bolam

4 bedroom family home with integral garage

Approximately 1,276 sq ft



Ground floor dimensions

Living Room	3.61m x 3.80m	11' 10" x 12' 6"
Kitchen/Dining	4.85m x 4.19m	15' 11" x 13' 9"
Utility	1.85m x 1.69m	6' 1" x 5' 7"
W.C.	1.74m x 1.14m	5' 9" x 3' 9"
Hall	2.10m x 5.01m	6' 11" x 16' 5"
Garage	2.96m x 5.66m	9' 9" x 18' 7"



First floor dimensions

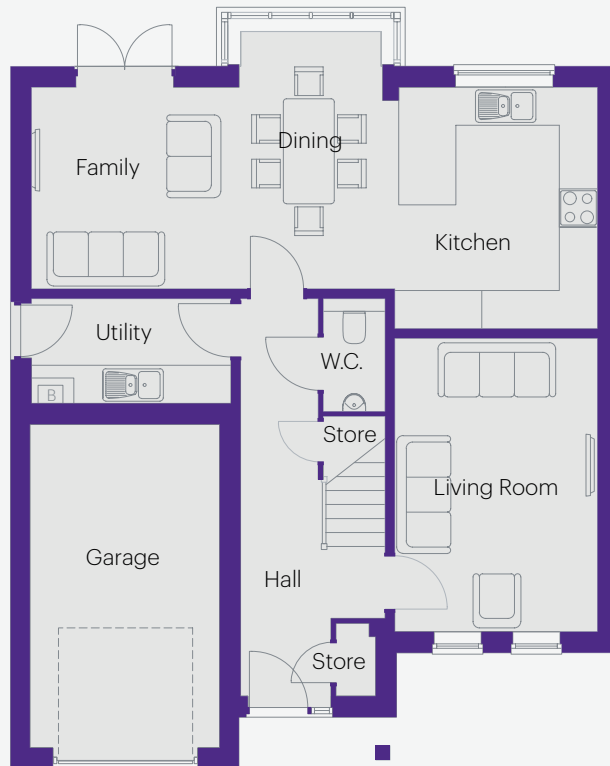
Bedroom 1	3.17m x 3.66m	10' 5" x 12' 0"
En-Suite	3.17m x 1.10m	10' 5" x 3' 7"
Bathroom	2.80m x 2.29m	9' 2" x 7' 6"
Bedroom 2	3.61m x 3.21m	11' 10" x 10' 6"
Bedroom 3	2.66m x 4.24m	8' 9" x 13' 11"
Bedroom 4	2.10m x 3.06m	6' 11" x 10' 0"



The Dilston 2

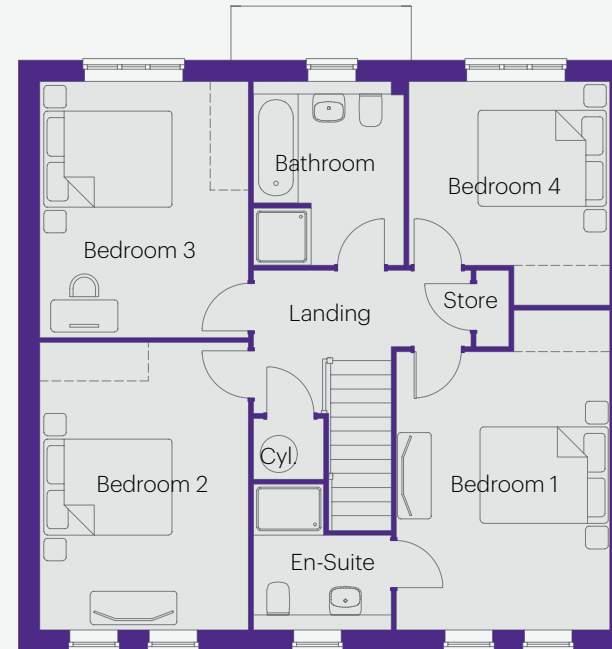
4 bedroom family home with integral garage

Approximately 1,560 sq ft



Ground floor dimensions

Living Room	3.19m x 4.69m	10' 6" x 15' 5"
Kitchen/Dining	5.64m x 3.72m	18' 6" x 12' 2"
Family	3.26m x 3.1m	10' 8" x 10' 2"
Hall	2.27m x 6.32m	7' 5" x 20' 9"
W.C.	0.98m x 1.78m	3' 3" x 5' 10"
Utility	3.14m x 1.72m	10' 4" x 5' 8"
Garage	2.99m x 5.09m	9' 10" x 16' 8"



First floor dimensions

Bedroom 1	3.25m x 4.97m	10' 8" x 16' 4"
En-Suite	2.27m x 2.38m	7' 5" x 7' 10"
Bedroom 2	3.17m x 4.44m	10' 5" x 14' 7"
Bedroom 3	3.2m x 4.00m	10' 6" x 13' 1"
Bedroom 4	3.12m x 3.5m	10' 3" x 11' 6"
Bathroom	2.40m x 2.89m	7' 10" x 9' 6"

Images shown are for illustration purposes only. House style features and finishes may vary and dimensions are approximate. Please consult official paperwork with your Sales Executive.



The Warkworth

5 bedroom family home with double garage

Approximately 2,264 sq ft



Ground floor dimensions

Living Room	3.84m x 6.31m	12' 7" x 20' 8"
Kitchen	3.57m x 4.72m	11' 9" x 15' 6"
Family	3.56m x 4.18m	11' 8" x 13' 8"
Dining	3.5m x 5.81m	11' 6" x 19' 1"
Study	3.57m x 3.01m	11' 9" x 9' 11"
Hall	3.1m x 4.74m	10' 2" x 15' 7"
W.C.	1.14m x 1.81m	3' 9" x 5' 11"
Utility	2.35m x 1.81m	7' 9" x 5' 11"



First floor dimensions

Bedroom 1	3.53m x 3.61m	11' 7" x 11' 10"
Dressing Room	3.48m x 1.45m	11' 5" x 4' 9"
En-Suite 1	3.48m x 1.92m	11' 5" x 6' 4"
Bedroom 2	2.99m x 4.27m	9' 8" x 14' 0"
En-Suite 2	3.47m x 1.1m	11' 5" x 3' 7"
Bedroom 3	3.84m x 3.45m	12' 7" x 11' 4"
Bedroom 4	3.56m x 3.67m	11' 8" x 12' 0"
Bedroom 5	2.42m x 3.21m	7' 11" x 10' 6"
Bathroom	2.13m x 2.5m	7' 0" x 8' 2"

Cottier Grange

Specification

2 Bed	3 Bed		4 Bed		5 Bed	
Aydon*	Belsay*	Langley	Bolam	Dilston 2	Bamburgh	Warkworth

Kitchen Features

Fully fitted kitchen in a choice of colours and styles	•	•	•	•	•	•	•
Soft-close doors	•	•	•	•	•	•	•
40mm thick worktops in a choice of colours with matching upstand and stainless steel splashback behind hob	•	•	•	•	•	•	•
Integrated single electric fan-assisted oven	•	•	•	•	•	•	•
Integrated 4 zone induction hob	•	•	•	•	•	•	•
Stainless steel chimney extractor hood	•	•	•	•	•	•	•
Integrated fridge/freezer							
Integrated dishwasher							
1½ bowl stainless sink and drainer	•	•	•	•	•	•	•
Chrome mixer taps	•	•	•	•	•	•	•
White low voltage downlighters in ceiling (not dining)	•	•	•	•	•	•	•
Kitchen upgrade packages are available - please ask your Sales Executive for a copy of our guide							

Bathroom Features

Main bathroom and en-suite (where applicable) with white contemporary style sanitaryware	•	•	•	•	•	•	•
Main bathroom thermostatic bath filler, shower attachment and glass screen	•						
Main bathroom electric shower over bath and glass screen							
Main bathroom chrome hair rinse attachment over bath		•	•	•	•	•	•
Main bathroom - ceramic half-height tiling to sanitaryware walls	•	•	•	•	•	•	•
En-suite - half-height tiling to sanitaryware walls and full-height to shower cubicle		•	•	•	•	•	•
Thermostatic shower in en-suite		•	•	•	•	•	•
Extra tiling to wall and floor areas							
Chrome tile trim							
White towel rails fitted to main bathroom and en-suite (where applicable)	•	•	•	•	•	•	•
Chrome towel rails fitted to main bathroom and en-suite (where applicable)							
Low voltage downlighters in ceiling to bathroom and en-suite (where applicable)	•	•	•	•	•	•	•
Upgrade options for wall/floor tiling							

Electrical Features

Chrome front door bell	•	•	•	•	•	•	•
White electrical sockets/switch plates in all rooms	•	•	•	•	•	•	•
Socket with USB input to kitchen and master bedroom	•	•	•	•	•	•	•
Chrome sockets/switches							
Multi-media plate in living room with TV, telephone and data point	•	•	•	•	•	•	•
TV & data point to master bedroom	•	•	•	•	•	•	•
Low energy light bulbs to most rooms	•	•	•	•	•	•	•
Light and double electrical socket in garage (where applicable)		•	•	•	•	•	•

• Standard item

Available as an optional extra

Not available as an optional extra

Individual treatments, features and specifications may vary and are subject to change

*Discount Market Value home - eligibility criteria applies

Cottier Grange

Specification

2 Bed	3 Bed		4 Bed		5 Bed	
Aydon*	Belsay*	Langley	Bolam	Dilston 2	Bamburgh	Warkworth

Internal Features

Internal doors of 4 panel design with white gloss paint and polished chrome finish door handles	.	.	.	.	.	.	.
Upgrade on ironmongery and oak veneer doors							
Skirtings with white gloss paint	.	.	.	.	.	.	.
Ceilings, walls and woodwork finished in white	.	.	.	.	.	.	.
Gas central heating system with radiators throughout	.	.	.	.	.	.	.
Mains wired electric smoke detectors	.	.	.	.	.	.	.
Loft and exterior wall insulation	.	.	.	.	.	.	.

External Features

Stainless steel exterior wall light to front entrance	.	.	.	.	.	.	.
Sensor light to rear of the property							
1.8 metre high rear enclosure fencing and wall (where applicable) with 1.8 metre party wall fencing	.	.	.	.	.	.	.
Rotivated top soil to rear garden	.	.	.	.	.	.	.
Turf to rear garden							
Turf to front garden	.	.	.	.	.	.	.
Concrete paving around home	.	.	.	.	.	.	.
Electric garage door (where applicable)							
Outside tap	.	.	.	.	.	.	.
UPVC double glazed windows with locking system	.	.	.	.	.	.	.
UPVC French doors with locking system to ground floor	.	.	.	.	.	.	.
UPVC bi-folding doors with locking system to ground floor				.		.	.

Security Features

Front and rear doors with multi-point locking system	.	.	.	.	.	.	.
Front door restrictor and viewer	.	.	.	.	.	.	.
Intruder alarm with PIR detectors, external siren/strobe box							

Standard item

Available as an optional extra

Not available as an optional extra

Individual treatments, features and specifications may vary and are subject to change

*Discount Market Value home - eligibility criteria applies



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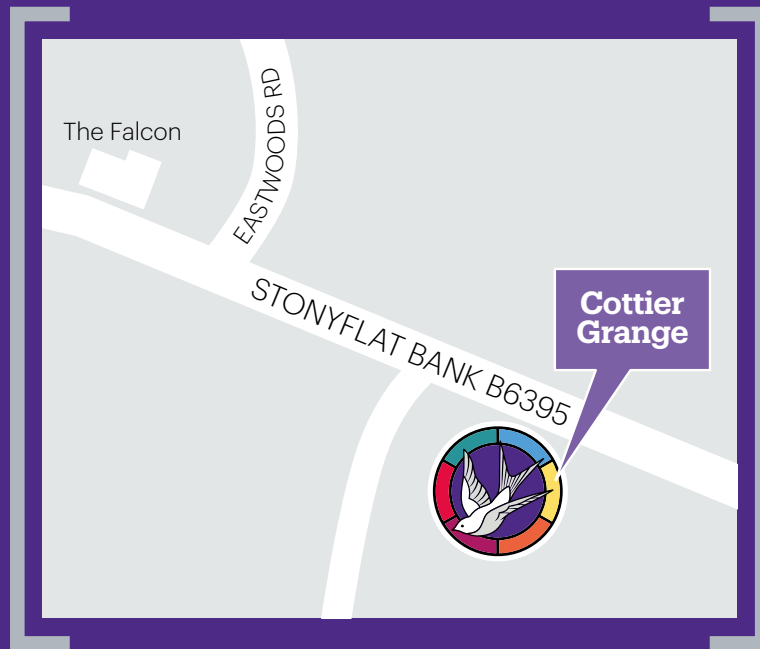
Marketing suite and
customer parking
ahead

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Cottier Grange

Cottier Grange is located off the B6395 in Prudhoe, NE42 5BS, just 10 miles west of Newcastle City Centre.

Email: cottiergrange@gentoohomes.com

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