



Thoughtfully designed,
and beautifully landscaped.

Wynyard Homes has built a strong reputation for excellence in both design and the high standards applied to all of their developments. A prime residential location, exciting elevational treatments, an exemplary quality of finish, and beautiful landscaping are the hallmarks of a Wynyard Homes development.

The interiors provide contemporary living spaces that flow effortlessly, and connect with the exterior space to the rear.

Our aim is to make the process of purchasing a new home an enjoyable one, and because of our experience, we are able to carefully co-ordinate and assist you through the entire process. Past clients frequently ask to be updated on new developments, confirming a consistently high level of customer satisfaction.

In the heart of Northumberland.

The Fairways is the latest development from Wynyard Homes, and set in the very heart of Northumberland within easy reach of the areas' glorious sandy beaches and stunning countryside. There are sixteen luxury two, four and five bedroomed detached homes. This important development has been meticulously planned to offer outstanding accommodation, with each property carefully designed with a stone and slate finish to give a contemporary take on the vernacular architecture.



A unique opportunity.

Nestled within Alnwick Golf Club, The Fairways provides a unique opportunity to own a new luxury home in this established residential area. The Golf Club was created in 1907 and was built on mature parkland, offering spectacular views of the Capability Brown designed local countryside, which extends to the sea. Picturesque Alnwick is one of the region's most sought after locations.





Alnwick is surrounded by the wonderful Northumberland countryside and twenty miles of stunning coastline. With the beautiful Alnwick Gardens on its doorstep, and easy access to the town's modern amenities, The Fairways is perfect for those who want the very best of both town and country lifestyles.

Vibrant town centre.

Modern amenities are all here with a choice of supermarkets, high street shops and boutiques. The town's historic market place remains a central active hub with weekly markets and farmers markets. The vibrant town centre is complemented by cobbled pavements and stone houses, a real fusion of modern life and history.

Within a 30 mile drive of Alnwick golfers can find thirteen courses to choose from. To the south of the town, a modern leisure centre can be found, while the wider area boasts football, cricket,

and rugby clubs, together with opportunities for rock climbing, water sports, cycling, horse riding, and rambling. For theatre and art lovers, Alnwick has a playhouse and arts centre where regular productions and performances can be enjoyed. Visit Barter Books and you'll find one of the largest second-hand bookshops in Europe located in the Victorian Alnwick Railway Station.

Perfectly placed, and well connected.

Located off the main A1 road, Alnwick boasts superb transport links with Newcastle and Edinburgh within easy reach. Edinburgh is approximately 1hr 10mins via the main East Coast rail and approximately 3hr 45mins to London via nearby Alnmouth from Alnwick Station. Here, a weekday service of 15 trains a day run north to Edinburgh with 13 trains a day to London. Newcastle Airport is only 45 minutes by car, for those who want to travel further afield.





FAIRWAYS



PHASE TWO

THE WOOD
 2 BEDROOMS - DETACHED DOUBLE GARAGE
 PLOTS: 5 | 8

THE FAIRWAY
 4 BEDROOMS - ATTACHED SINGLE GARAGE
 PLOT: 9

THE GREENSIDE
 4 BEDROOMS - ATTACHED DOUBLE GARAGE
 PLOTS: 2 | 7 | 12 | 14

THE STABLEFORD
 4 BEDROOMS - DETACHED DOUBLE GARAGE
 PLOTS: 4 | 11 | 13

THE GILLIGAN
 5 BEDROOMS - DETACHED DOUBLE GARAGE
 PLOTS: 1 | 3 | 6 | 9 | 10 | 15

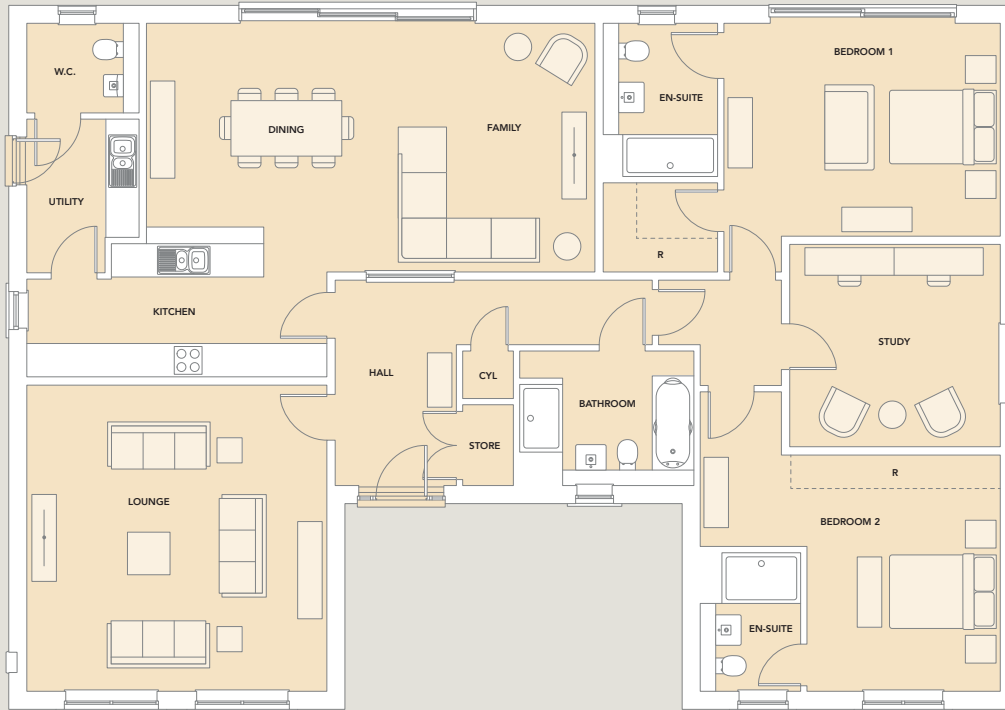
THE WOOD



This beautifully designed two bedroom detached bungalow benefits from large doors to the rear that fill the property with natural light, creating a seamless link between the

garden area and its generous interior space. The accommodation comprises two large bedrooms, both with luxuriously appointed en-suites, a fully-fitted bathroom,

lounge, kitchen/dining/family space, and a study – all leading off the very spacious entrance hall.



GROUND FLOOR

Hallway
5.7m x 3.7m

Living Room
5.4m x 5.5

WC
2.0m x 1.6m

Utility
2.8m x 2.0m

Study
3.7m x 3.8m

Kitchen / Dining / Family
8.1m x 4.5m /
5.4m x 1.9m

Bathroom
3.1m x 2.4

Bedroom One
3.8m x 5.0m

Robes One
2.1m x 1.6m

En-suite One
2.8m x 2.1m

Bedroom Two
4.3m x 3.5m

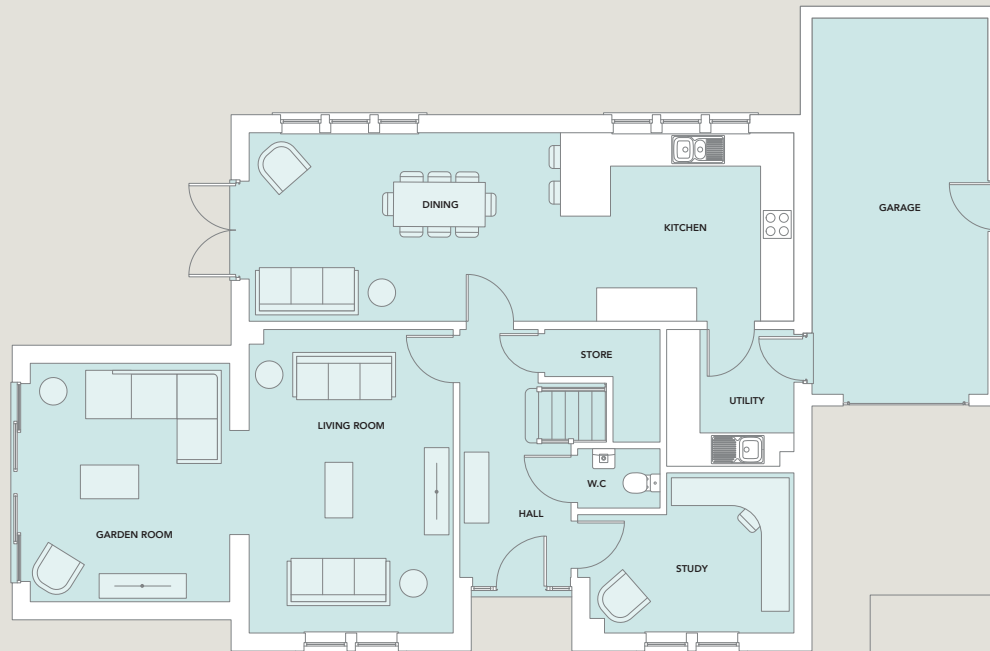
En-suite Two
2.5m x 1.8m

Please note that floor plans and dimensions are taken from architectural drawings and are intended for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. The overall dimensions are usually stated and there may be projections into these. With our continual improvement policy, we constantly review our designs and specifications to ensure we deliver the best product to our customers. Computer-generated images are not to scale and are for guidance only. Elevational / roof variants of specific plots may vary from those shown. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes, please ask our sales adviser.

A beautiful 4 bedroom home with single garage. The internal entrance porch opens into a spacious hall which leads to a WC and study to one side and a large lounge to

the other leading to a beautiful garden room. To the rear there is a fully-fitted luxury kitchen and dining area with utility. On the first floor, the spacious landing leads to the

primary bedroom which features a luxuriously appointed en-suite, with three further spacious bedrooms, along with a fully-fitted family bathroom.

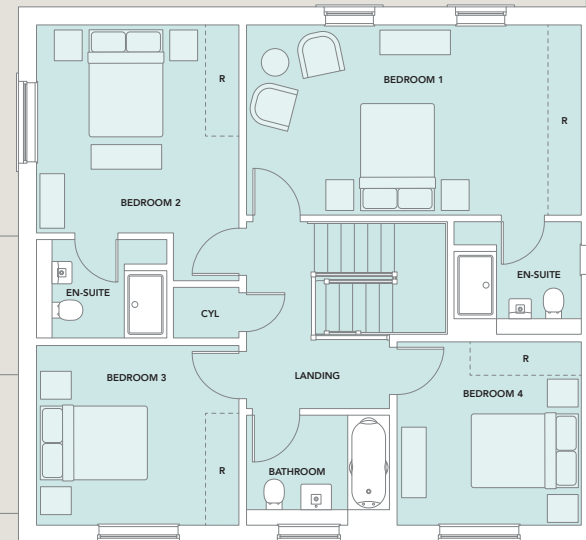


GROUND FLOOR

Garden Room 4.3m x 3.6m	Hallway 4.5m x 2.0m	Utility 2.3m x 2.5m
Dining / Kitchen 9.8m x 3.4m	Study 2.9m x 3.7m	
Living Room 5.5m x 3.7m	WC 1.5m x 1.1m	

FIRST FLOOR

Bedroom One 6.0m x 3.4m	En-suite Two 2.3m x 1.8m	Bathroom 2.6m x 2.0m
En-suite One 2.3m x 2.0m	Bedroom Three 3.5m x 2.5m	
Bedroom Two 3.7m x 3.8m	Bedroom Four 3.3m x 3.3m	



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THE FAIRWAY



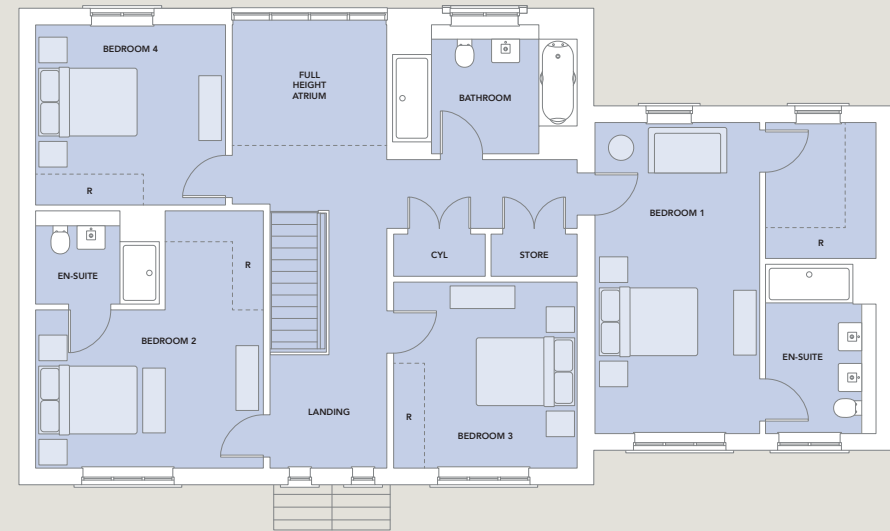
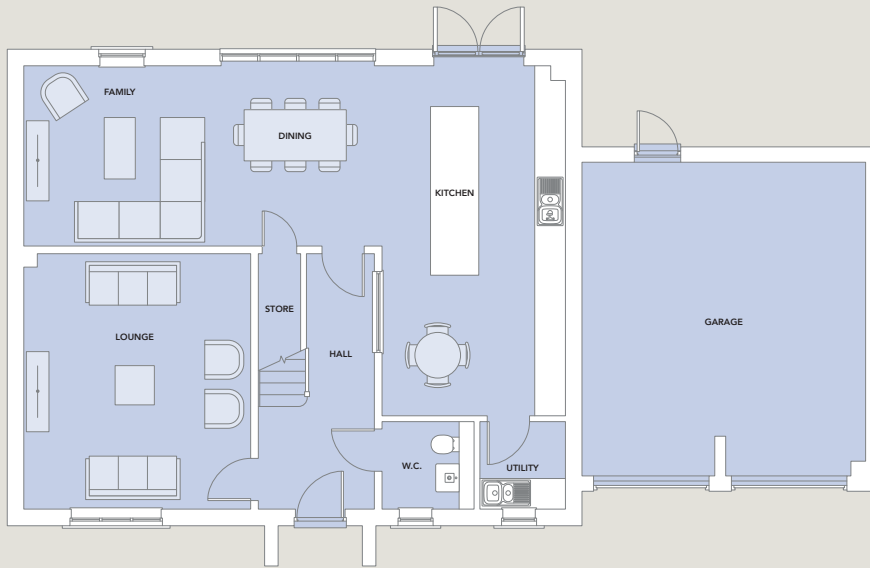
THE GREENSIDE



A stunning 4 bedroom detached home with integral double garage. The internal entrance porch leads into a spacious hall. There is a WC to one side and a large lounge to the other. To the rear is an open plan

kitchen, family, and dining room leading to a utility. The first floor is served by a generous landing and airy atrium. The primary bedroom features a luxury appointed en-suite, with three further

spacious double bedrooms, one with an en-suite, along with a fully-fitted family bathroom complete with bath and a separate double shower.



GROUND FLOOR

Lounge 4.4m x 5.0m	WC 1.8m x 1.7m	Kitchen / Dining / Family 10.6m x 3.5m
Hallway 2.3m x 5.0m	Utility 1.7m x 1.7m	

FIRST FLOOR

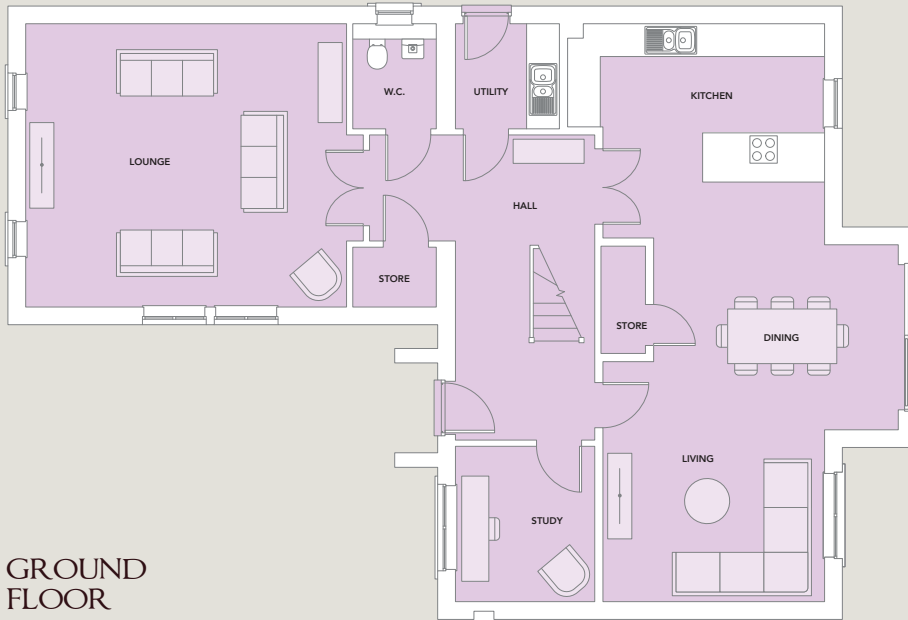
Bedroom One 6.7m x 3.2m	En-suite One 2.2m x 3.3m	En-suite Two 1.9m x 2.5m	Bathroom 3.6m x 2.6m
Robes One 2.2m x 2.7m	Bedroom Two 4.5m x 3.1m	Bedroom Three 3.6m x 3.7m	
	Robes Two 1.9m x 2.0m	Bedroom Four 3.7m x 3.5m	

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A beautiful 4 bedroom detached home with a detached double garage. The internal entrance porch leads into a spacious central hall, with doors leading to all rooms.

There is a large lounge to the side of the property and study and open plan kitchen and living area to the rear. The first floor comprises a primary bedroom which

features a luxuriously appointed en-suite. There are three further spacious bedrooms, one with en-suite, along with a fully-fitted family bathroom.



GROUND FLOOR

Living Room
5.9m x 5.8m

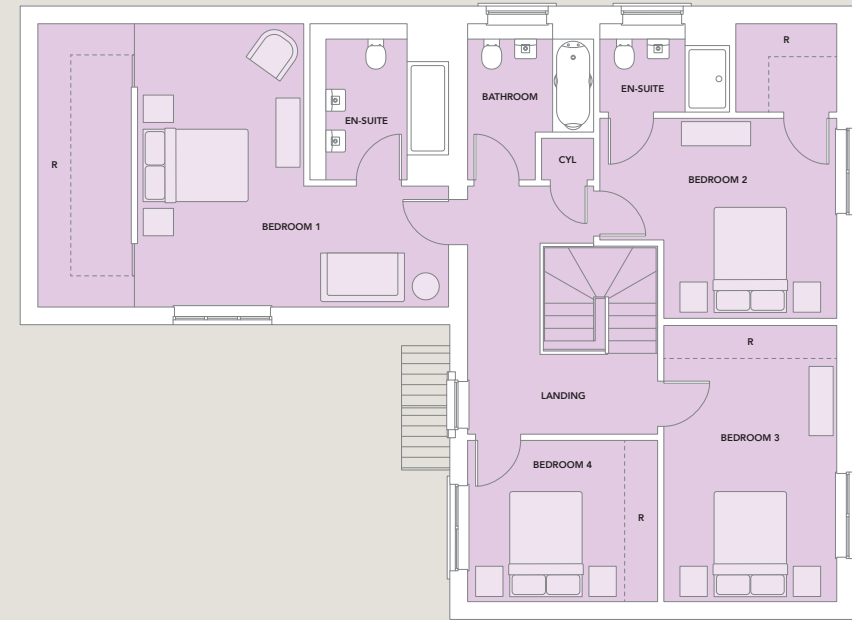
Study
2.6m x 2.9m

WC
1.9m x 1.5m

Kitchen / Dining / Family
10.6m x 4.1m

Utility
1.9m x 2.0m

Hallway
2.6m x 5.6m



FIRST FLOOR

Bedroom One
5.7m x 5.2m

Bedroom Two
3.7m x 4.4m

Bedroom Three
3.2m x 5.1

Robes One
1.7m x 5.2m

En-suite Two
2.4m x 1.6m

Bedroom Four
3.0m x 3.5m

En-suite One
2.5m x 2.8m

Robes Two
1.9m x 1.6m

Bathroom
2.3m x 2.9m

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THE STABLEFORD



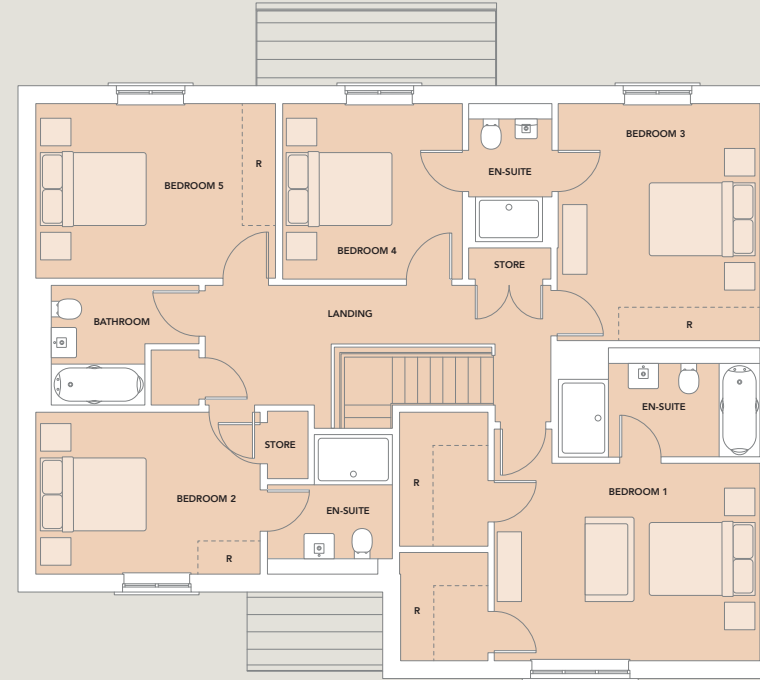
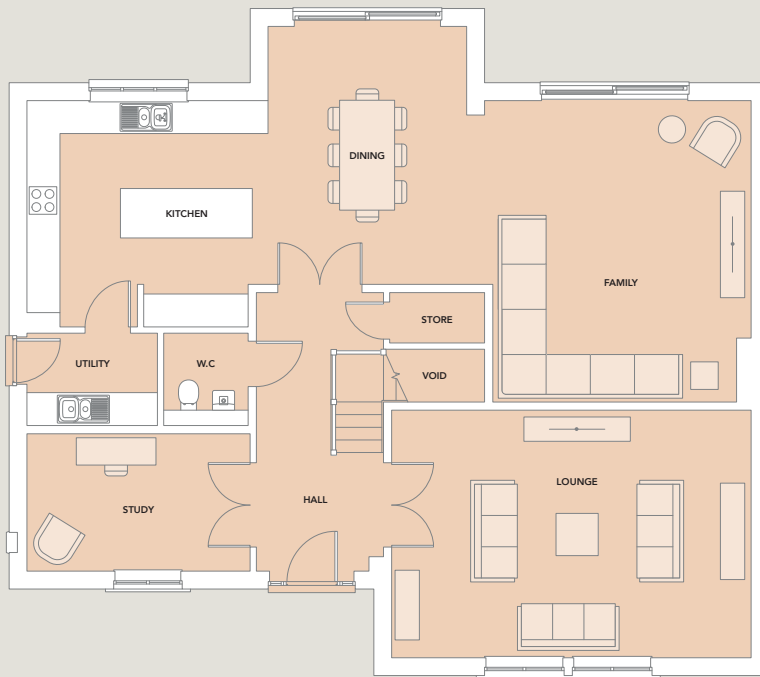
THE GILLIGAN



An imposing 5 bedroom detached home with detached double garage. The internal entrance porch leads into a spacious hall. Double doors off the hall lead to a large lounge to one side of the property and study

to the other. To the rear of the property is an open plan kitchen and dining area with added utility and store. The first floor comprises a principal bedroom which features a luxuriously appointed en-suite and his

and hers robes. There are four further spacious bedrooms, one with en-suite, and two sharing a jack and jill, along with a fully-fitted family bathroom.



GROUND FLOOR

Study 4.0m x 2.5m	Kitchen / Dining / Family 13.2m x 5.5m
Living Room 6.5m x 4.5m	Utility 2.4m x 1.7m
Hallway 5.0m x 2.3m	WC 1.7m x 1.5m

FIRST FLOOR

Bedroom One 4.8m x 3.8m	Robes One 2.4m x 1.6 / 2.0m x 1.6m	Bedroom Three 4.3m x 3.7m	Bedroom Five 4.4m x 3.2m
En-suite One 3.7m x 2.0m	Bedroom Two 4.0m x 2.9m	En-suite Three 2.5m x 1.5m	Bathroom 3.0m x 2.2m
	En-suite Two 2.1m x 2.6m	Bedroom Four 3.3m x 3.2m	

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Book your exclusive appointment to view our show home
and discuss your individual requirements.
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Protection for new-build home buyers

The Northumberland coastline stretches for 20 miles