Beauford Park

WITTON GILBERT



HOMES *by* CARLTON

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WELCOME TO

Beauford Park

An exclusive collection of 3, 4 and 5-bedroom homes, perfectly placed in Witton Gilbert, only 4 miles from Durham city centre.

Please note that all images, plans, elevations, dimensions, finishes, specifications and layouts are for illustration purposes only and can be changed by us at any time. They are not to be relied upon and do not form part of any contract or constitute a warranty. Any dimensions given should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please consult with the Sales Adviser in respect of individual properties.



The Guildford, The Chelmsford and The Chelmsford at Beauford Park (l-r)

For illustration purposes only

Beautifully designed kitchens

For illustration purposes only



Perfectly placed only 4 miles from Durham







Beauford Park is situated in the charming village of Witton Gilbert, just four miles from desirable Durham city.

This wonderful community of 29 beautifully designed homes is close to all village amenities and an excellent range of shopping and leisure is easily accessible in nearby Durham city and at a selection of retail parks and traditional market towns.

The magnificent city of Durham doesn't just offer all the city amenities you could need, but also proudly boasts Durham Cathedral and Castle. This UNESCO World Heritage Site overlooks the history-filled, cobbled streets, perfect for exploring and packed with charming shops, pubs and cafes.

Close to connections to all major road links and with drive times of under an hour to the region's major towns and cities, Beauford Park offers a perfectly placed home.



- Durham Station
  4 miles *(8 minutes)*
- Newcastle International Airport
  21 miles *(44 minutes)*
- Teesside International Airport
  28 miles *(48 minutes)*
- Durham city centre
  4 miles *(8 minutes)*
- Sunderland
  11 miles *(25 minutes)*
- Newcastle city centre
  16 miles (31 minutes)
- MetroCentre, Gateshead
  16 miles *(27 minutes)*
- Seaham Beach
  17.9 miles *(33 minutes)*
- Derwent Reservoir
  16.8 miles *(30 minutes)*









Eat Well, Live Well

Living in Witton Gilbert means that when you're looking to go out for a bite to eat, you have the choice of a traditional pub and restaurant on the doorstep, or all the excellent eateries Durham city and the surrounding areas have to offer.

The Traveller's Rest in Witton Gilbert serves a fantastic selection of food and drinks everyday as well as an inviting steak night on Thursday's and delicious Sunday lunches.

Close by in Durham city there's an array of restaurants and cafés to choose from – such as Rio Brazilian Steakhouse, Coarse and Shaheens Indian – and in the nearby towns and villages you're spoilt for choice for fabulous country pubs and outstanding takeaways.

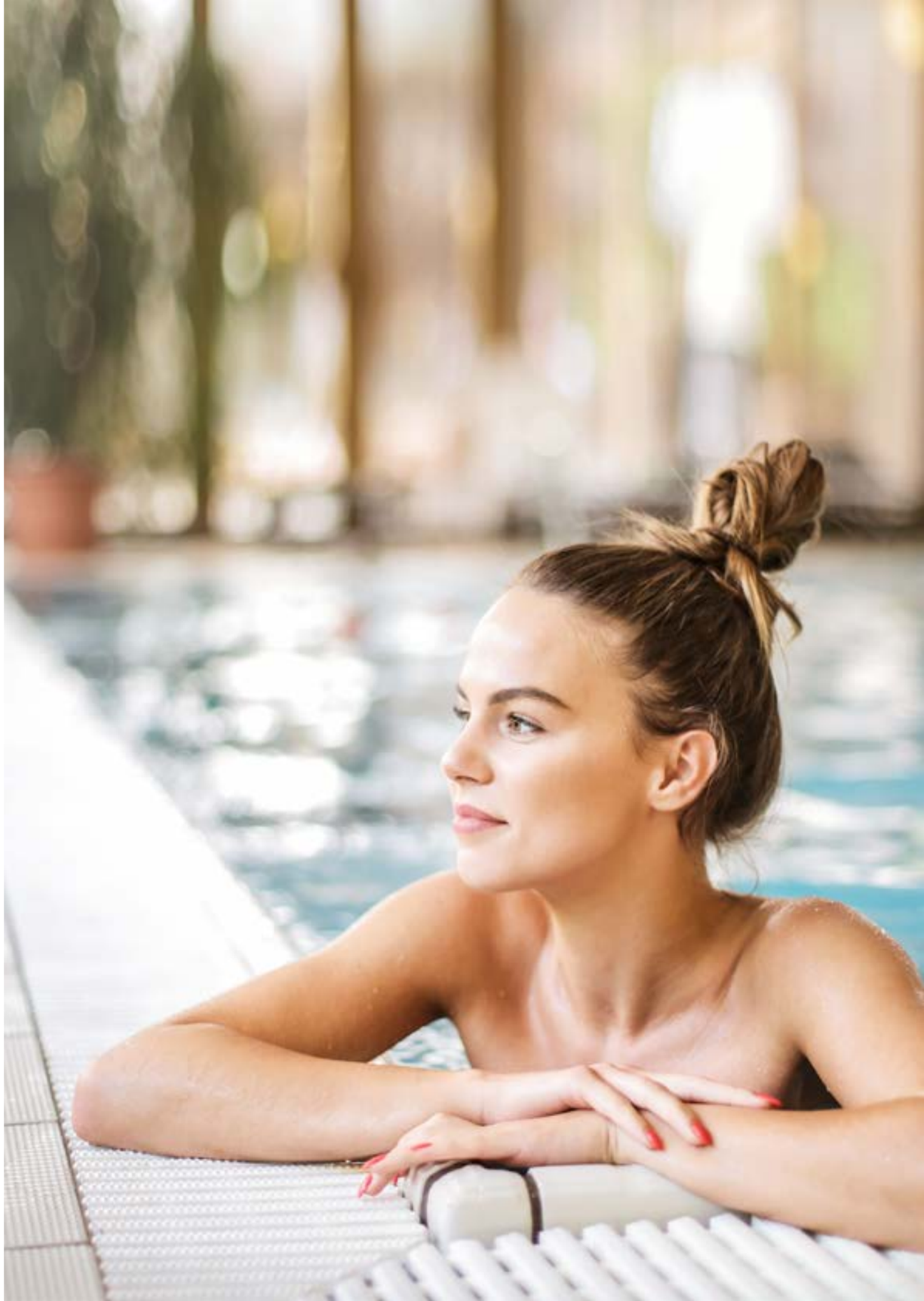


A Perfectly Balanced Lifestyle

There is a vast array of sport and leisure pursuits in County Durham and all are easily accessible from Witton Gilbert thanks to its excellent transport links.

For lovers of the outdoors and those looking for the perfect dog walking areas, you're spoilt for choice. Hardwick Park is one of the best country parks in the region and is an under 30 minute drive away from Witton Gilbert, boasting stunning woodland walks, nature trails and outdoor play areas for the kids.

If it's rest and relaxation you're looking for, you're in luck. Ramside Hall is a luxurious hotel and spa just a 15 minute drive away, and its ESPA spa features one of the largest hydrotherapy pools in the country, an outdoor infinity pool and a state-of-the-art gym. This wellness venue also has its own award-winning pan-asian restaurant, Fusion.





The Chelmsford and The Westminster at Beauford Park (l-r)

For illustration purposes only

Beauford Park

WITTON GILBERT

A beautifully designed development creating a community of 29 homes in a thoughtfully planned layout. Each property has front and back garden areas and there are additional green spaces making the surrounding environment calming and private.

You can find Beauford Park on the outskirts of Witton Gilbert, only 4 miles from Durham city centre.



HOMES *by* CARLTON

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Development Layout

THE WESTMINSTER
(4/5-bed detached)
Plot: 6

THE WINCHESTER
(5-bed detached)
Plot: 29

THE WESTBURY
(5-bed detached)
Plot: 11, 14, 15, 16, 17

THE GUILDFORD
(4-bed detached)
Plots: 1, 2, 10

THE CHELMSFORD
(4-bed detached)
Plots: 5, 7, 8, 9, 12, 27

THE HEREFORD
(5-bed detached)
Plots: 21

THE DORCHESTER
(5-bed detached)
Plots: 18, 28

THE CHESTER
(3-bed detached)
Plots: 13, 19, 20

THE SHREWSBURY
(3-bed semi-detached)
Plots: 25, 26

PLEASE NOTE

The following house types are not available for sale with Homes by Carlton. For further information please speak to the sales team.

THE LINCOLN
Plots: 3, 4

THE SALISBURY
Plots: 22, 23, 24

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House Types

We have a stunning selection of luxury homes perfect for any sized family.

5-Bedroom Collection



The Dorchester

5-bedroom detached house with separate double garage



The Hereford

5-bedroom detached house with double garage



The Winchester

5-bedroom detached house with double garage



The Westbury

5-bedroom detached house with double garage

4-Bedroom Collection



The Westminster

4/5-bedroom detached home with double garage



The Chelmsford

4-bedroom detached house. with single garage



The Guildford

4-bedroom detached house with single garage.

3-Bedroom Collection

The Chester

3-bedroom detached home with single garage



The Shrewsbury

3-bedroom semi detached house with off-street parking



All images are for illustration purposes only





The Hereford

The 5-bedroom, 3-storey Hereford offers exceptional living space for the whole family.

5-Bedroom | **3 Bathrooms/En-Suites** | **2484 sqft*** | **Double Garage**

**Square footage is approximate and is subject to change if required for building regulations compliance.*

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Ground Floor

LOUNGE
3.63 x 4.95 [11' - 9" x 16' - 3"]

FAMILY
4.16 x 3.04 [13' - 6" x 10' - 0"]

KITCHEN/DINER
5.65 x 5.64 [18' - 5" x 18' - 5"]

UTILITY
3.64 x 2.02 [11' - 9" x 6' - 6"]

STUDY
3.64 x 2.04 [11' - 9" x 6' - 7"]

WC
1.55 x 1.73 [5' - 1" x 5' - 7"]

CLOAKROOM
2.09 x 1.73 [6' - 8" x 5' - 7"]

HALL
2.52 x 4.44 [8' - 3" x 14' - 6"]





First Floor

MASTER BEDROOM
3.68 x 4.29 [12' - 0" x 14' - 1"]

DRESSING AREA
3.68 x 1.59 [12' - 0" x 5' - 2"]

EN-SUITE 1
2.44 x 1.96 [8' - 0" x 6' - 4"]

BEDROOM 2
3.68 x 4.27 12' - 0" x 14' - 0"]

BEDROOM 3
3.67 x 3.73 [12' - 0" x 12' - 2"]

FAMILY BATHROOM
3.66 x 2.12 12' - 0" x 6' - 9"]

LANDING
2.47 x 6.71 [8' - 1" x 22' - 0"]

Second Floor

BEDROOM 4
3.65 x 6.23 [12' - 0" x 20' - 4"]

BEDROOM 5
3.63 x 3.89 [11' - 9" x 12' - 7"]

BATHROOM
3.63 x 2.34 [11' - 9" x 7' - 7"]

LANDING
2.51 x 4.71 [8' - 2" x 15' - 4"]



Fitted wardrobes are not fitted as standard. Please ask about upgrade options.



The Westminster

The Westminster is a 4/5-bedroom dormer bungalow which oozes both luxury and practicality.

4/5-Bedroom | **3 Bathrooms/En-Suites** | **2375 sqft*** | **Double Garage**

**Square footage is approximate and is subject to change if required for building regulations compliance.*

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Ground Floor

BED 5/SNUG
4.29 x 3.89 [14' - 0" x 12' - 8"]

KITCHEN
4.50 x 3.64 [14' - 6" x 12' - 0"]

FAMILY
4.50 x 5.40 [14' - 6" x 17' - 7"]

DINING
2.75 x 3.85 [9' - 0" x 12' - 6"]

UTILITY
1.75 x 2.21 [5' - 8" x 7' - 2"]

BOOT ROOM
1.92 x 1.75 [6' - 2" x 5' - 7"]

STUDY
2.93 x 1.75 [9' - 6" x 5' - 7"]

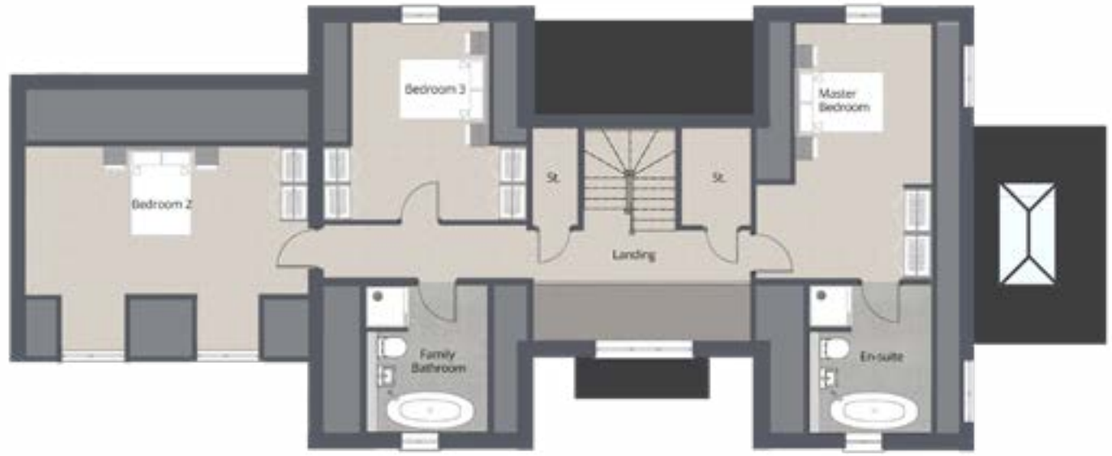
WC
2.10 x 1.55 [6' - 9" x 5' - 1"]

HALL
4.85 x 4.78 [15' - 9" x 15' - 7"]

GUEST ROOM/BEDROOM 4
4.29 x 3.61 [14' - 0" x 11' - 9"]

EN-SUITE 2
2.19 x 2.05 [7' - 2" x 6' - 7"]

GARAGE
6.20 x 6.08 [20' - 3" x 20' - 0"]



First Floor

MASTER BEDROOM
3.97 x 5.72 [13' - 0" x 18' - 8"]

EN-SUITE 1
2.80 x 3.33 [9' - 2" x 10' - 9"]

BEDROOM 2
6.21 x 4.87 [20' - 1" x 16' - 0"]

BEDROOM 3
3.70 x 4.41 12' - 2" x 14' - 5"]

FAMILY BATHROOM
2.80 x 3.33 [9' - 2" x 10' - 9"]

LANDING
4.93 x 1.21 [16' - 1" x 3' - 9"]

STORAGE 1
1.63 x 2.23 [5' - 4" x 7' - 3"]

STORAGE 2
1.12 x 2.23 [3' - 7" x 7' - 3"]

Fitted wardrobes are not fitted as standard. Please ask about upgrade options.



The Winchester/Westbury at Beauford Park (l-r)

For illustration purposes only



The Winchester

A luxurious executive home, the 5-bedroom Winchester provides generous accommodation over two floors.

5-Bedroom | **3 Bathrooms/En-Suites** | **2318 sqft*** | **Double Garage**

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Ground Floor

LOUNGE
3.58 x 5.25 [11' 7" x 17' 2"]

FAMILY
3.64 x 3.24 [11' - 9" x 10' - 6"]

KITCHEN / DINING
6.16 x 5.85 [20' - 2" x 19' - 1"]

UTILITY
3.64 x 2.11 [11' 9" x 6' 9"]

STUDY
3.64 x 1.84 [11' 9" x 6' 0"]

BOOT ROOM
1.95 x 1.93 [6' 4" x 6' 3"]

WC
1.62 x 1.69 [5' 3" x 5' 5"]

HALL
2.52 x 3.75 [8' - 2" x 12' - 3"]

GARAGE
6.09 x 6.09 [20' - 0" x 20' - 0"]





First Floor

MASTER BEDROOM
6.09 x 4.35 [20' - 0" x 14' - 1"]

EN-SUITE 1
2.70 x 1.61 [8' - 8" x 5' - 3"]

BEDROOM 2
3.67 x 4.83 [12' - 0" x 15' - 8"]

EN-SUITE 2
2.38 x 1.49 [7' - 8" x 4' - 9"]

BEDROOM 3
3.67 x 3.79 [12' - 0" x 12' - 4"]

BEDROOM 4
3.41 x 2.97 [11' - 2" x 9' - 7"]

BEDROOM 5
3.68 x 3.54 [12' - 0" x 11' - 6"]

FAMILY BATHROOM
3.15 x 2.04 [10' - 3" x 6' - 7"]

LANDING
2.39 x 6.59 [7' 8" x 21' 6"]

Fitted wardrobes are not fitted as standard. Please ask about upgrade options.



The Westbury

A luxurious executive home, the 5-bedroom Westbury provides generous accommodation over two floors.

5-Bedroom | **3 Bathrooms/En-Suites** | **2318 sqft*** | **Double Garage**

**Square footage is approximate and is subject to change if required for building regulations compliance.*

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Ground Floor

LOUNGE
3.58 x 5.25 [11' 7" x 17' 2"]

FAMILY
3.64 x 3.24 [11' - 9" x 10' - 6"]

KITCHEN / DINING
6.16 x 5.85 [20' - 2" x 19' - 1"]

UTILITY
1.83 x 3.58 [6' 0" x 11' 7"]

STUDY
2.27 x 3.58 [7' 4" x 11' 7"]

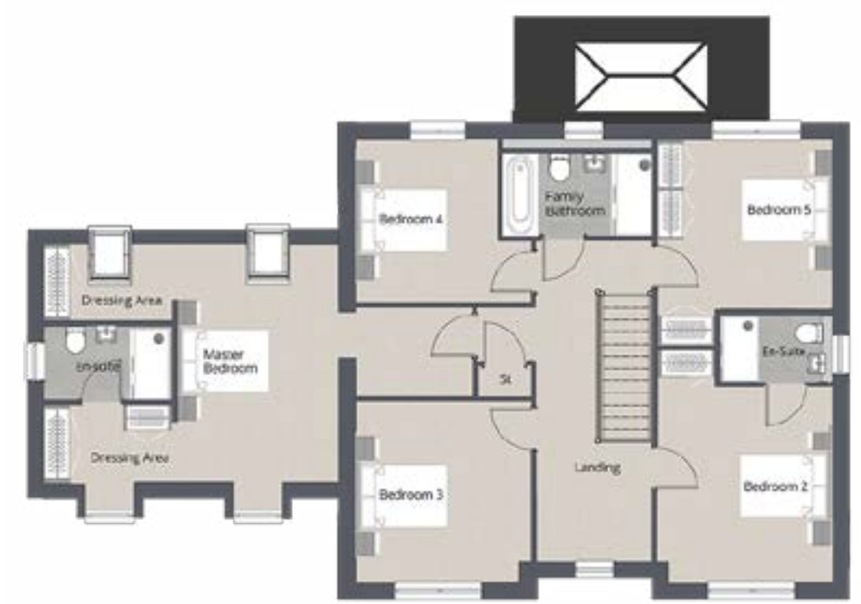
BOOT ROOM
1.57 x 1.61 [5' 2" x 5' 3"]

WC
1.57 x 1.61 [5' 2" x 5' 3"]

HALL
2.52 x 3.75 [8' - 2" x 12' - 3"]

GARAGE
6.09 x 6.09 [20' - 0" x 20' - 0"]





First Floor

MASTER BEDROOM
6.09 x 4.35 [20' - 0" x 14' - 1"]

EN-SUITE 1
2.70 x 1.61 [8' - 8" x 5' - 3"]

BEDROOM 2
3.67 x 4.83 [12' - 0" x 15' - 8"]

EN-SUITE 2
2.38 x 1.49 [7' - 8" x 4' - 9"]

BEDROOM 3
3.67 x 3.79 [12' - 0" x 12' - 4"]

BEDROOM 4
3.41 x 2.97 [11' - 2" x 9' - 7"]

BEDROOM 5
3.68 x 3.54 [12' - 0" x 11' - 6"]

FAMILY BATHROOM
3.15 x 2.04 [10' - 3" x 6' - 7"]

LANDING
2.39 x 6.59 [7' 8" x 21' 6"]

Please note: There are slight variations to The Westbury house type depending on plot position. Garage position and gable window placements may differ. Please speak to a Sales Executive for further information.

Fitted wardrobes are not fitted as standard. Please ask about upgrade options.



The Dorchester

Boasting the perfect living space across three floors, the 5-bedroom, 3-storey Dorchester is an ideal family home.

5-Bedroom | **3 Bathrooms/En-Suites** | **1999 sqft*** | **Double Garage**

**Square footage is approximate and is subject to change if required for building regulations compliance.*

Please note, the external finish on this house type may vary. All images are for illustration purposes only.

Ground Floor

LOUNGE
3.49 x 5.12 [11' - 5" x 16' - 8"]

KITCHEN
3.80 x 3.32 [12' - 5" x 10' - 9"]

DINING
3.80 x 3.09 [12' - 5" x 10' - 1"]

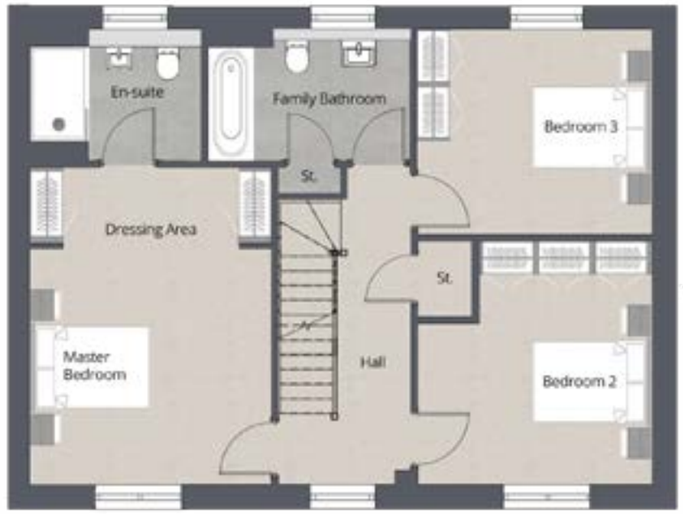
UTILITY
2.51 x 2.04 [8' - 2" x 6' - 7"]

STUDY
3.49 x 2.90 [11' - 5" x 9' - 5"]

HALL
2.51 x 3.27 [8' - 2" x 10' - 7"]

WC
1.58 x 1.90 [5' - 2" x 6' - 2"]





First Floor

MASTER BEDROOM
3.84 x 5.07 [12' - 6" x 16' - 6"]

EN-SUITE 1
2.73 x 2.14 [9' - 0" x 7' - 0"]

BEDROOM 2
3.77 x 3.91 [12' - 4" x 12' - 8"]

BEDROOM 3
3.79 x 3.30 [12' - 4" x 10' - 8"]

FAMILY BATHROOM
3.29 x 2.06 [10' - 8" x 6' - 8"]

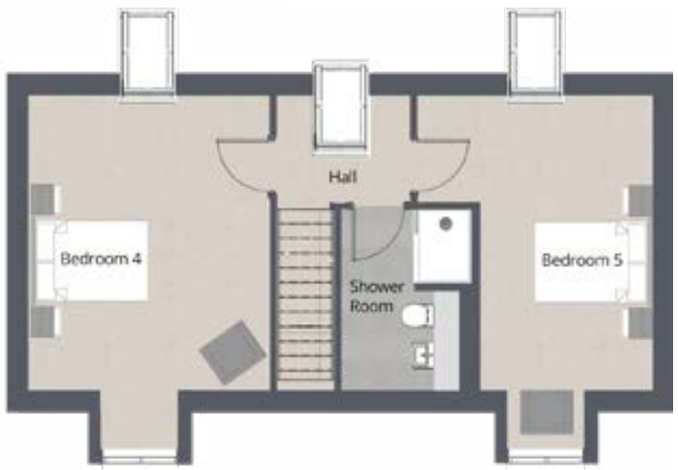
Second Floor

BEDROOM 4
3.83 x 4.54 [12' - 6" x 14' - 9"]

BEDROOM 5
3.77 x 4.54 [12' - 4" x 14' - 9"]

SHOWER ROOM
2.16 x 2.80 [7' - 1" x 9' - 2"]

HALL
2.19 x 1.75 [7' - 2" x 5' - 7"]



Please note: There are slight variations to The Dorchester house type depending on plot position. Please speak to a sales Executive for further information.

Fitted wardrobes are not fitted as standard. Please ask about upgrade options.

Contemporary bathrooms

For illustration purposes only



The Guildford

The 4-bedroom Guildford is a stylish and modern family home.

4-Bedroom | **2 Bathrooms/En-Suites** | **1678 sqft*** | **Single Garage**

**Square footage is approximate and is subject to change if required for building regulations compliance.*

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Ground Floor

LOUNGE
3.89 x 5.52 [12' - 7" x 18' - 1"]

KITCHEN/DINER
4.00 x 7.89 [13' - 1" x 25' - 9"]

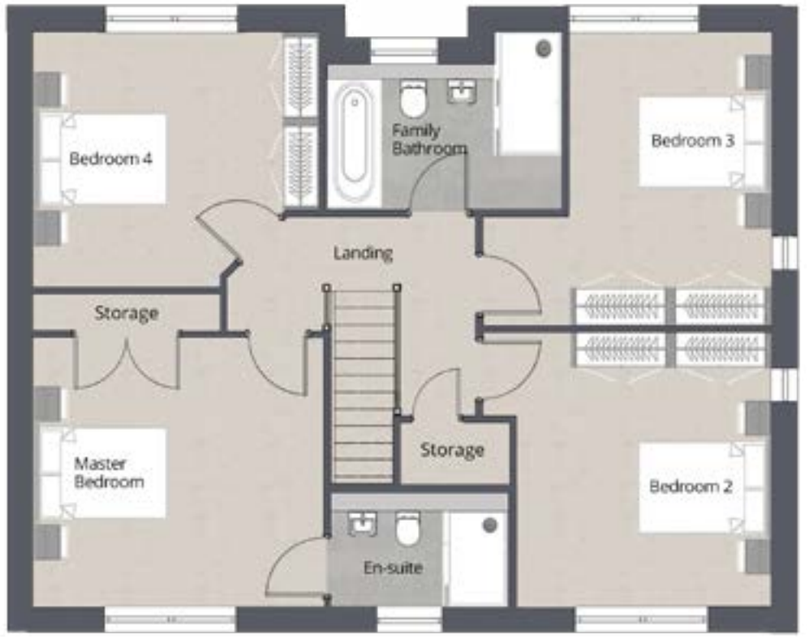
UTILITY
2.25 x 1.94 [7' - 4" x 6' - 4"]

WC
2.25 x 1.61 [7' - 4 x 5' - 3"]

STUDY
3.89 x 2.37 [12' - 7 x 7' - 8"]

HALL
2.25 x 3.89 [7' - 4" x 12' - 7"]





First Floor

MASTER BEDROOM
4.31 x 4.34 [14' - 1" x 14' - 2"]

EN-SUITE 1
2.54 x 1.63 [8' - 3" x 5' - 4"]

BEDROOM 2
4.02 x 3.81 [13' - 1" x 12' - 5"]

BEDROOM 3
4.02 x 4.07 [13' - 1" x 13' - 4"]

BEDROOM 4
4.00 x 3.55 [13' - 1" x 11' - 6"]

BATHROOM
3.28 x 2.05 [10' - 7" x 6' - 7"]

LANDING
3.15 x 2.81 [10' - 3" x 9' - 2"]

Please note: There are slight variations to The Guildford house type depending on plot position. Please speak to a sales Executive for further information.

Fitted wardrobes are not fitted as standard. Please ask about upgrade options.



The Chelmsford

Exuding contemporary family living, The Chelmsford is a stunning 4-bedroom home.

4-Bedroom | **2 Bathrooms/En-Suites** | **1478 sqft*** | **Single Garage**

**Square footage is approximate and is subject to change if required for building regulations compliance.*

Please note, the external finish on this house type may vary. All images are for illustration purposes only.

Ground Floor

LOUNGE
3.46 x 4.55 [11' - 3" x 14' - 9"]

KITCHEN/DINER
5.52 x 4.36 [18' - 1" x 14' - 2"]

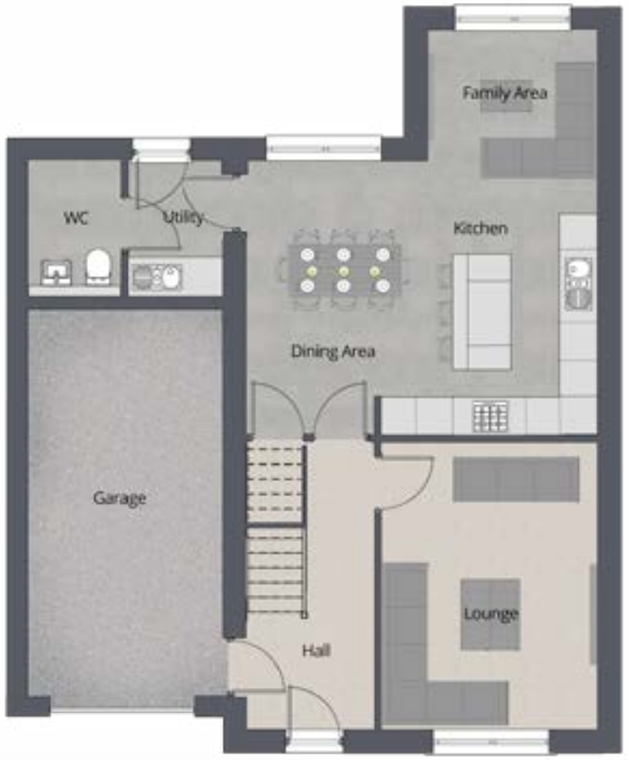
FAMILY ROOM
3.03 x 2.03 [9' - 9" x 6' - 6"]

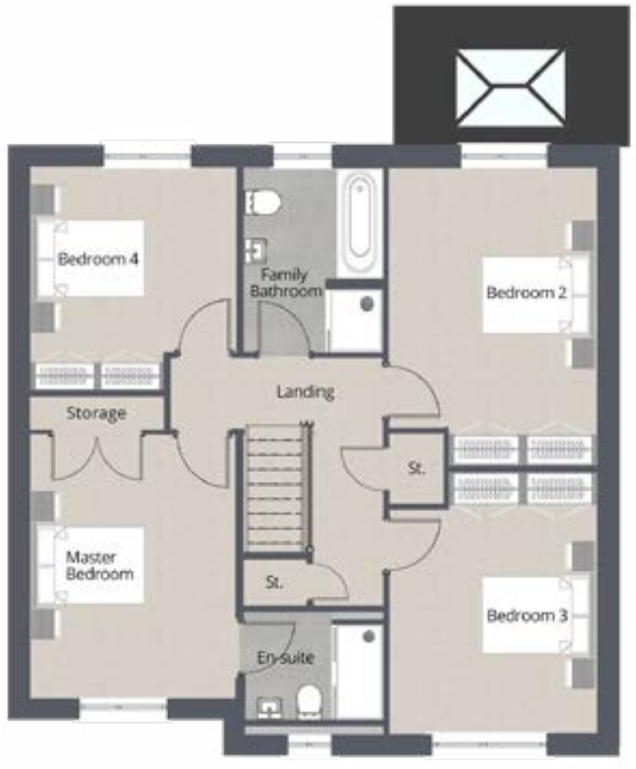
UTILITY
1.60 x 2.24 [5' - 1" x 7' - 3"]

HALL
2.06 x 4.64 [6' - 7" x 15' - 2"]

WC
1.49 x 2.66 [4' - 9" x 8' - 7"]

GARAGE
3.05 x 6.02 [10' - 0" x 19' - 7"]





First Floor

MASTER BEDROOM
3.25 x 4.17 [10' - 6" x 13' - 6"]

EN-SUITE 1
2.24 x 1.79 [7' - 3" x 5' - 8"]

BEDROOM 2
3.32 x 4.74 [10' - 8" x 15' - 5"]

BEDROOM 3
3.31 x 4.26 [10' - 9" x 13' - 9"]

BEDROOM 4
3.30 x 3.56 [10' - 9" x 11' - 7"]

FAMILY BATHROOM
2.28 x 3.03 [7' - 5" x 9' - 9"]

LANDING
3.43 x 3.97 [11' - 2" x 13' - 0"]

Please note: There are slight variations to The Chelmsford house type depending on plot position. Please speak to a sales Executive for further information.

Fitted wardrobes are not fitted as standard. Please ask about upgrade options.

The Chesters and The Hereford at Beauford Park (l-r)

For illustration purposes only



The Chester

The 3-bedroom Chester is an excellent home for individuals, couples and families alike.

3-Bedroom

2 Bathrooms

1093 sqft*

Single Garage

Please note, the external finish on this house type may vary.

Ground Floor



LOUNGE
3.54 x 3.78 [11' - 6" x 12' - 4"]

KITCHEN/DINER
5.74 x 3.56 [18' - 8" x 11' - 6"]

UTILITY
2.00 x 2.12 [6' - 7" x 7' - 0"]

WC
1.54 x 2.12 [5' - 1" x 7' - 0"]

HALL
2.19 x 5.66 [7' - 1" x 18' - 5"]

First Floor



MASTER BEDROOM
3.54 x 3.67 [11' - 6" x 12' - 0"]

EN-SUITE
2.19 x 2.79 [7' - 1" x 9' - 1"]

BEDROOM 2
3.54 x 3.54 [11' - 6" x 11' - 9"]

BEDROOM 3
2.28 x 3.64 [7' - 5" x 11' - 9"]

BATHROOM
2.05 x 2.23 [6' - 7" x 7' - 3"]

LANDING
2.42 x 2.79 [7' - 9" x 9' - 1"]

All images are for illustration purposes only

Fitted wardrobes are not fitted as standard. Please ask about upgrade options.



The Shrewsbury

The 3-bedroom Shrewsbury provides ample space for individuals, couples and families.

3-Bedroom

2 Bathrooms

1093 sqft*

Off-Street Parking

Please note, the external finish on this house type may vary.

Ground Floor



LOUNGE
3.54 x 3.78 [11' - 6" x 12' - 4"]

KITCHEN/DINER
5.74 x 3.56 [18' - 8" x 11' - 6"]

UTILITY
2.00 x 2.12 [6' - 7" x 7' - 0"]

WC
1.54 x 2.12 [5' - 1" x 7' - 0"]

HALL
2.19 x 5.66 [7' - 1" x 18' - 5"]

First Floor



MASTER BEDROOM
3.54 x 3.67 [11' - 6" x 12' - 0"]

EN-SUITE
2.19 x 2.79 [7' - 1" x 9' - 1"]

BEDROOM 2
3.54 x 3.54 [11' - 6" x 11' - 6"]

BEDROOM 3
2.28 X 3.64 [7' 5" X 11' 9"]

BATHROOM
2.05 x 2.23 [6' - 7" x 7' - 3"]

LANDING
2.42 x 2.79 [7' - 9" x 9' - 1"]

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Specification

The specification of each of our house types will vary depending on its size, but each and every one is finished to the same exceptional standard with the utmost care and attention taken when adding the all-important finishing touches.

KITCHEN

Whether you prefer a contemporary design or a more traditional look, your home at Beauford Park can be tailored to your chosen style with a choice of over 20 kitchen door finishes*.

	Hereford	Winchester	Westbury	Dorchester	Westminster	Guildford	Chelmsford	Shrewsbury	Chester
Platinum Price Group Doors - Handless Rail	△	△	△	△	△	△	△	△	△
Gold Price Group Doors – Mornington Shaker/J Pull Handless	●	●	●	●	●	●	●	△	△
Silver Price Group Doors - Belsay Shaker	●	●	●	●	●	●	●	●	●
Bronze Price Group Doors - Slab	●	●	●	●	●	●	●	●	●
Appliances - Bosch*	●	●	●	●	●	●	●	●	●
60cm Halogen Hob						●	●	●	●
80cm Halogen Hob	●	●	●	●	●				
Single Electric Oven								●	●
Double Electric Oven	●	●	●	●	●	●	●		
Standard Microwave	△	△	△	△	△	△	△	△	△
Integrated Dishwasher	●	●	●	●	●	●	●	●	●
Integrated Fridge Freezer 70/30						●	●	●	●
Integrated Larder Fridge	●	●	●	●	●				
Integrated Larder Freezer	●	●	●	●	●				
Tallboy Storage Cupboard	●			●	●				
Built-In Extractor	●	●	●	●	●	●	●	●	●
Washing Machine Space To Utility	●	●	●	●	●	●	●	●	●
Tumble Dryer Space To Utility	●	●	●	●	●	●			
Silestone 20mm Worktops And Splash Backs**	●	●	●	●	●	△	△	△	△
Laminate Worktops						●	●	●	●
Under Counter Lighting To The Kitchen	●	●	●	●	●	●	●	●	●

*Except integrated white goods which are Candy branded."
**Where a house type has Silestone worktops, draining grooves are included as standard to kitchen, upgrade available for utility.

△ - Upgrade available

HEATING, ELECTRICAL & LIGHTING

Solar Panels To Roof						●	●	●
Air Source Heat Pump	●	●	●	●	●			
EV Car Charging Point	●	●	●	●	●	●	●	●
Showersave						●	●	●
Mechanical Extraction To Bathrooms, Kitchen And Utility	●	●	●	●	●	●	●	●
Heated Towel Radiators To Bathrooms And En-Suites (Excluding WC)	●	●	●	●	●	●	●	●
LED Down Lights To Bathrooms And En-Suites	●	●	●	●	●	●	●	●
External Feature Lighting The Front Door	●	●	●	●	●	●	●	●

SECURITY AND PEACE OF MIND

- External doors feature ultra secure 5-point Espagnolette locking system
- Mains fed smoke detectors with battery backup
- 10-year NHBC new home warranty which includes a 2-year Homes by Carlton warranty with our dedicated aftercare team

UPGRADES

We have a wide variety of upgrades available to add some extra wow factor to your new home. From wine coolers and integrated microwaves to high-tech alarm systems, we have it all! Please contact our sales team for more information.

BATHROOM

	Hereford	Winchester	Westbury	Dorchester	Westminster	Guildford	Chelmsford	Shrewsbury	Chester
WC And Basin	●	●	●	●	●	●	●	●	●
Chrome Dual Flush Plate	●	●	●	●	●	●	●	●	●
Monobloc Chrome Mixer Tap	●	●	●	●	●	●	●	●	●
Chrome Shower Set	●	●	●	●	●	●	●	●	●
Fitted Shower Screen Door	●	●	●	●	●	●	●	●	●
Fully Tiled Walls To Shower Enclosure	●	●	●	●	●	●	●	●	●
Half Tiled To Sanitary Walls*	●	●	●	●	●	●	●	●	●
Floor Tiling To Bathroom And En-Suites	△	△	△	△	△	△	△	△	△
Floor Tiling To Cloakroom	△	△	△	△	△	△	△	△	△
Fixed Bath	●	●	●	●	●	●	●	●	●
Vanity Unit To Main Bathroom	●	●	●	●	●	●	●	●	●
Ultra Flat Shower Tray	●	●	●	●	●	●	●	●	●
White Towel Radiators To All Bathrooms**	●	●	●	●	●	●	●	●	●

*Excluding WC which has 1 tile above sink. **Excluding WC.

△ - Upgrade available

INTERIOR FINISHES

White Internal Door	●	●	●	●	●	●	●	●	●
MDF "V" Groove Skirting And Architrave	●	●	●	●	●	●	●	●	●
Choice Of Ceramic Tiles To Walls In Bathroom*	●	●	●	●	●	●	●	●	●
Walls And Ceilings Finished With White Matt	●	●	●	●	●	●	●	●	●
Emulsion	●	●	●	●	●	●	●	●	●
Timber Staircase With Contemporary Oak	●	●	●	●	●	●	●	●	●
Handrails	●	●	●	●	●	●	●	●	●
Flooring And Carpets Throughout	△	△	△	△	△	△	△	△	△

*Upgrade options avaiable at additional cost.

△ - Upgrade available

EXTERNAL FINISHES

Grained-Effect Insulated Composite Doors To Front And Utility, Incorporating A High Security Multi-Point Locking System	●	●	●	●	●	●	●	●	●
MDF "V" Groove Skirting And Architrave	●	●	●	●	●	●	●	●	●
High Quality UPVC Double Glazed Casement Windows	●	●	●	●	●	●	●	●	●
Anthracite UPVC Sliding, French Or Bi-Fold Doors To Kitchen/ Diner And Selected Living Areas	●	●	●	●	●	●	●	●	●
Turf To Rear Garden	●	●	●	●	●	●	●	●	●
Fencing Or Wall Around Plot Boundary*	●	●	●	●	●	●	●	●	●
Paved Patio And Paths	●	●	●	●	●	●	●	●	●
Block Paved Driveway	●	●	●	●	●	●	●	●	●
EV Charging Point	●	●	●	●	●	●	●	●	●
Outside Tap	●	●	●	●	●	●	●	●	●

*House type dependent.

A place to relax

For illustration purposes only

The Homes by Carlton Difference

Exquisite design, materials, workmanship and detailing mean every home at Beauford Park offers exceptional levels of specification with unique interior design options, allowing you to make yours a truly personal statement.

Location and Lifestyle

We know there's more to creating the perfect home than just the property itself. Finding the right location is just as important.

We are committed to choosing sites that offer something different. Sites with more established settings and character, creating a place for your perfect home.

Architecture and Design

We are privileged to work with a talented design team to create our homes. Their talent gives every one of our developments its own unique characteristics.

The design team works tirelessly to make sure every detail is right. Indeed it's this meticulous attention to detail which sets us apart from others.

External Materials

From the facing bricks to the roof finishes, the external material palette has been carefully selected to create its own style and character.



Photograph depicts a previous site. Current designs and specification may differ.











Interior Design and Choice

Our talented and passionate interior design team continually scour the world for emerging trends, materials and techniques to create dream homes to suit all tastes. Of course not everyone's taste is the same, which is why Homes by Carlton will give you as much choice as possible provided you reserve your home at an early enough stage in the development.

Landscaping

We think the exterior spaces of your home are just as important as the interiors - they complement the character of the house and provide a spectacular backdrop to your new lifestyle. We won't leave you to your own devices with your landscaping as many other housebuilders do. All of our homes feature turfed rear gardens and fully landscaped front garden, expertly prepared and ready when you move in.



Homes by Carlton Customer Care

From the initial build of your home through to post-handover customer care, the entire Homes by Carlton team are dedicated to delivering a service that's second-to-none.

Your Sales Manager will be around to answer questions both before and after move-in day, and your Site Manager will provide a detailed Home Demonstration to help you get to know your home and how to take care of it.

Once you're settled in, our Customer Care Team will be on-hand to ensure everything continues to go smoothly. And in the unlikely event there are any issues with your new home, rest assured we'll be there to help*.

NEW HOMES QUALITY CODE

CONSUMER CODE FOR HOME BUILDERS
www.consumercode.co.uk

tsi
APPROVED CODE
TRADINGSTANDARDS.UK

**Please be aware that certain defects are not covered under the Homes by Carlton warranty. Details of what is covered will be provided in your Home Maintenance and Customer Care Guide.*





Our story

The Carlton Group of companies was founded almost 20 years ago and established a reputation for building high quality homes in the North East and Yorkshire.

We are now focusing our attention on more traditional family homes, drawing on the wealth of experience and expertise gained in the bespoke end of the housing market. The team are bringing a new level of style and sophistication to a much wider, but equally discerning client.

We pride ourselves on our ability to deliver levels of service and quality which is second to none within our industry.

Every home we build is treated as if it was for our own occupation. Working alongside our award-winning design team we spend hours carefully revising design details until they're just right.

HOMES *by* CARLTON

















Stylish living spaces

For illustration purposes only

How to find your perfect home

Beauford Park is located off Front Street
(behind Travellers Rest), Witton Gilbert, DH7 6TQ





For further information, please contact our Sales Team.

Call: **0333 034 1355**

Email: **beaufordpark@homesbycarlton.com**

Visit us online: **www.homesbycarlton.com**

Please note that all images, plans, elevations, dimensions, finishes, specifications and layouts are for illustration purposes only and can be changed by us at any time. They are not to be relied upon and do not form part of any contract or constitute a warranty. Any dimensions given should not be used for carpet or flooring sizes, appliance spaces or items of furniture. Please consult with the Sales Adviser in respect of individual properties.

HOMES *by* CARLTON

Our luxury developments



Middleton Waters

MIDDLETON ST GEORGE

Overlooking picturesque fields and ponds, this beautiful collection of 3, 4 and 5-bedroom family homes are perfectly placed in the idyllic village of Middleton St George. Local amenities, attractions and glorious countryside are just a peaceful stroll away.



The Langtons

REDMARSHALL

An exclusive development of only 11 executive homes. Distinctly designed and situated in the sought after village of Redmarshall, this unique collection of 3, 4 and 5-bedroom homes all have open views over the stunning Tees Valley countryside.



Eastfields

WHITTON

An exclusive collection of beautifully designed 3, 4 and 5-bedroom homes situated in the charming village of Whitton. This lovely community of 9 luxury homes are close to all the village amenities with Honey Pot Woods on the doorstep.



Beauford Park

WITTON GILBERT

Beauford Park in Witton Gilbert is a stunning collection of 29 3, 4 and 5-bedroom detached and semi- detached family homes designed to offer you more luxury as standard. Just 4 miles from bustling Durham City, Beauford Park is the perfect place to live.



Saxon Vale

SADBERGE

A beautifully designed development of 46 forever homes placed in the pretty village of Sadberge. There are 10 unique house types and each property has expertly designed front and back gardens. Saxon Vale can be found off Darlington Road in the beautiful village of Sadberge.



Woodberry Park

STAINDROP

Woodberry Park is situated in the charming village of Staindrop nestled between bustling Barnard Castle and Darlington. This lovely community of 48 beautifully designed 2,3 and 4-bedroom homes are close to all the village amenities with Raby Castle on the doorstep.

Beauford Park

WITTON GILBERT

Beautiful 3, 4 and 5-bedroom homes only a few miles from Durham city centre.

HOMES *by* CARLTON

BEAUFORD PARK
Off Front Street,
Witton Gilbert,
DH7 6TQ

0333 034 1355 | www.homesbycarlton.com

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