



Cottier Grange

gentoohomes



5 Star Excellence as standard



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 New Homes Advisor.



Cottier Grange

The best of both worlds

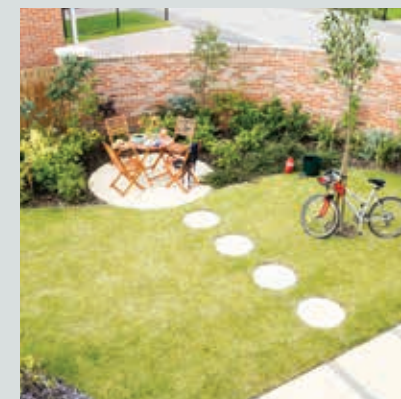
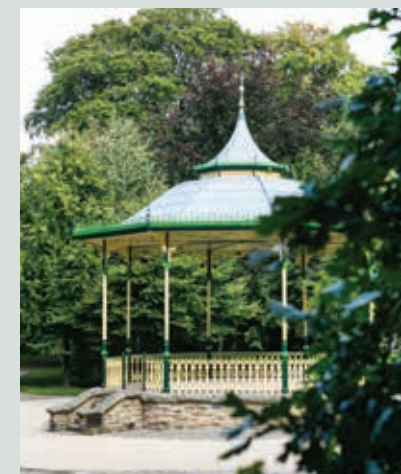


Cottier Grange provides the pleasure of living in a picturesque woodland setting without compromising on location. Situated just 10 miles west of Newcastle City Centre and within easy reach of the A695 and A1, you're free to explore the popular areas and attractions of the Tyne Valley from your new home.

Cottier Grange is surrounded by a range of local amenities and attractions, as well as leisure facilities including Prudhoe Golf Course, 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.





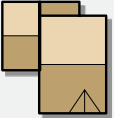
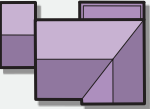
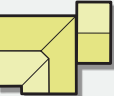




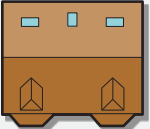

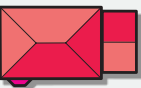
Development map - Phase 3b



All images are for illustration purposes only and are subject to change without prior notice. House style features, finishes and landscaping may vary to what is displayed. All information contained in this brochure should be treated as general guidance and does not form any contract or warranty. Buyers will need to satisfy themselves from official plans for any information regarding their home.

House types

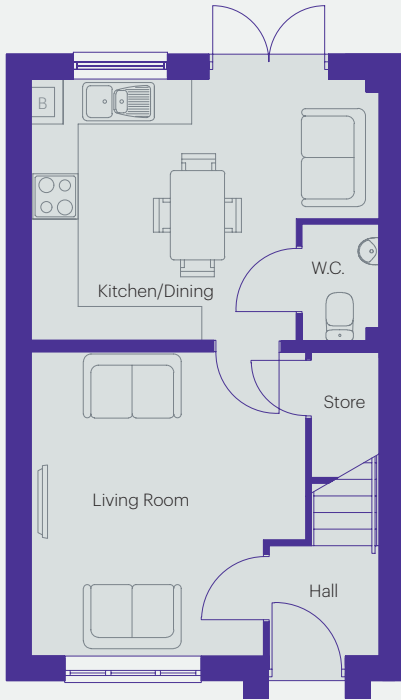
We build and design modern homes with you in mind

	<p>The Aydon</p> <p>2 bedroom home with private parking</p> <p>Approximately 762 sq ft</p>		<p>The Simonburn</p> <p>4 bedroom home with integral garage</p> <p>Approximately 1,479 sq ft</p>
	<p>The Belsay</p> <p>3 bedroom home with single garage</p> <p>Approximately 951 sq ft</p>		<p>The Bywell</p> <p>4 bedroom home with single garage</p> <p>Approximately 1,521 sq ft</p>
	<p>The Langleigh</p> <p>3 bedroom home with single garage</p> <p>Approximately 1,040 sq ft</p>		<p>The Dilston</p> <p>4 bedroom home with integral garage</p> <p>Approximately 1,523 sq ft</p>
	<p>The Kielder</p> <p>3 bedroom home with single garage</p> <p>Approximately 1,073 sq ft</p>		<p>The Bamburgh</p> <p>5 bedroom home with double garage</p> <p>Approximately 1,835 sq ft</p>
	<p>The Halton</p> <p>3 bedroom home with single garage</p> <p>Approximately 1,105 sq ft</p>		<p>The Chillingham</p> <p>5 bedroom home with double garage</p> <p>Approximately 2,555 sq ft</p>
	<p>The Bolam</p> <p>4 bedroom home with integral garage</p> <p>Approximately 1,276 sq ft</p>		
	<p>The Mitford</p> <p>4 bedroom home with single garage</p> <p>Approximately 1,300 sq ft</p>		



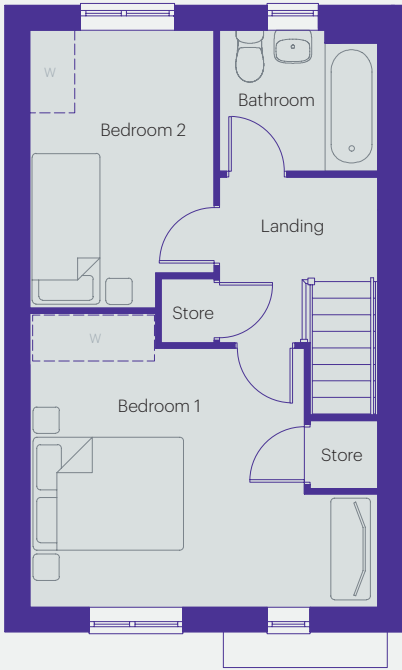
The Aydon

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.	1.03m x 1.6m	3' 5" x 5' 3"



First floor dimensions

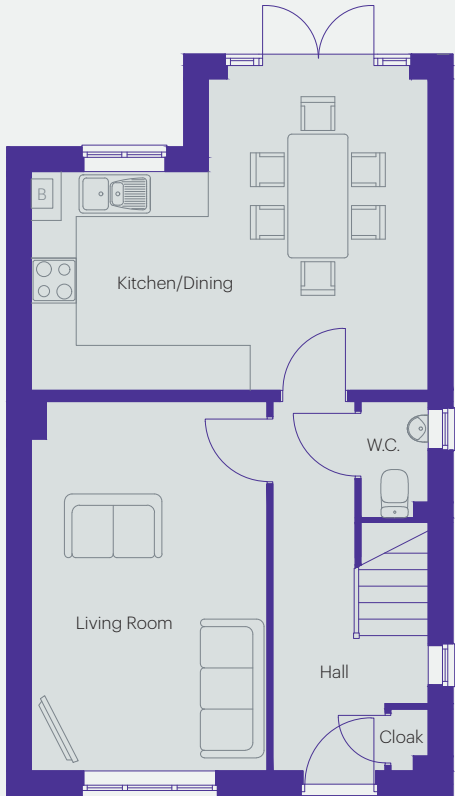
Bedroom 1	4.62m x 3.89m	15' 1" x 14' 3"
Bedroom 2	2.43m x 3.69m	8' 0" x 12' 11"
Bathroom	2.1m x 1.88m	6' 11" x 6' 2"

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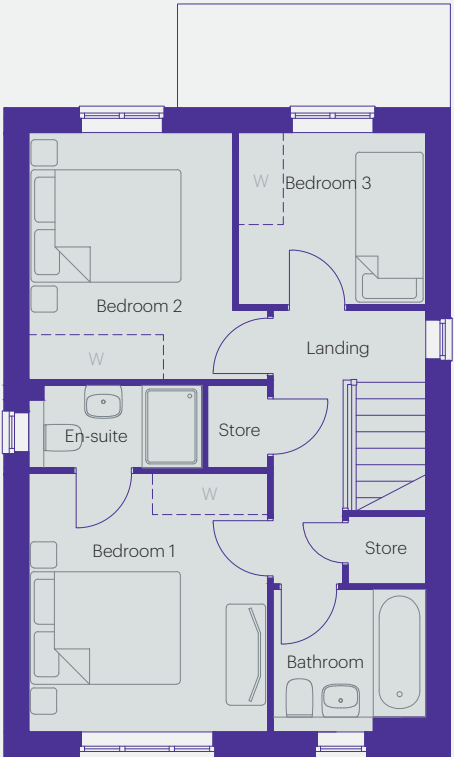
The Belsay

3 bedroom family home with single garage
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.	0.9m x 1.55m	2' 11" x 5' 1"



First floor dimensions

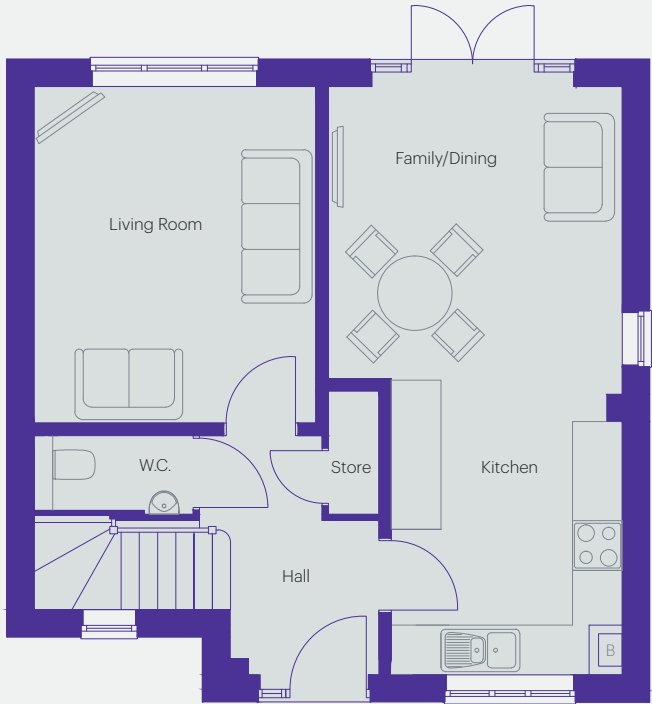
Bedroom 1	3.17m x 3.44m	10' 5" x 11' 3"
En-suite	2.31m x 1.1m	7' 7" x 3' 7"
Bathroom	2.04m x 1.9m	6' 8" x 6' 3"
Bedroom 2	2.71m x 3.28m	8' 11" x 10' 9"
Bedroom 3	2.5m x 2.28m	8' 2" x 7' 7"





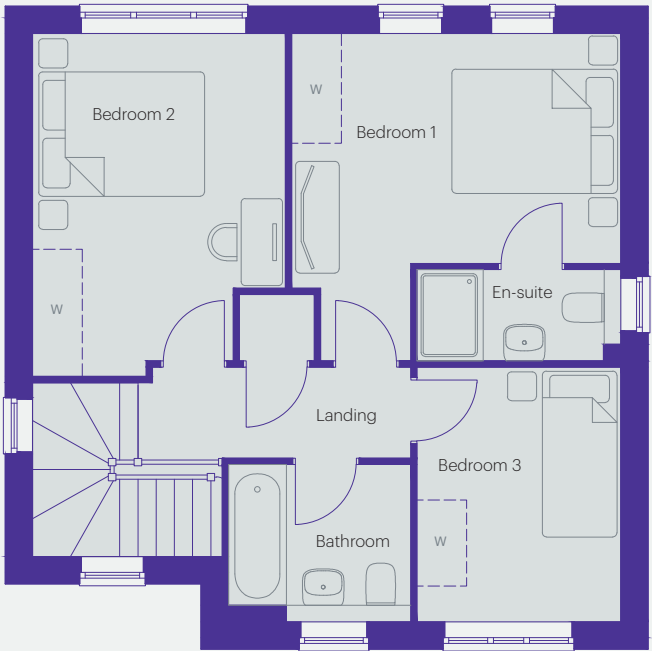
The Langley

3 bedroom family home with single garage
Approximately 1,040 sq ft



Ground floor dimensions

Living Room	3.4m x 3.96m	11' 2" x 13' 0"
Kitchen	2.79m x 3.58m	9' 2" 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 4.02m	10' 0" x 13' 7"
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"

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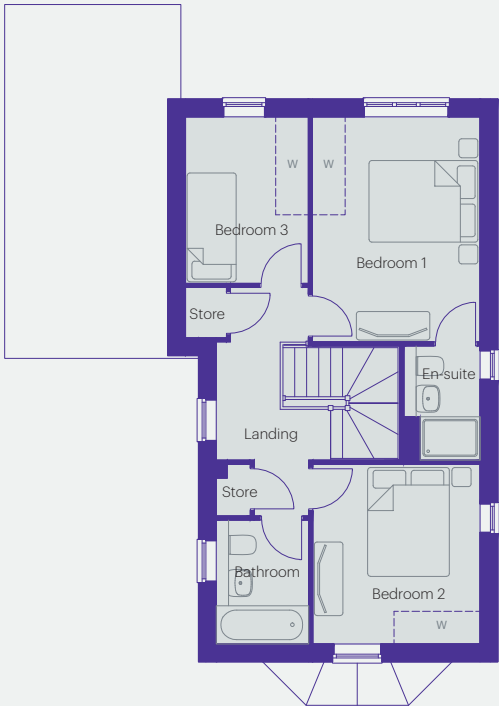
The Kielder

3 bedroom family home with single garage
Approximately 1,087 sq ft



Ground floor dimensions

Living Room	3.73m x 4.96m	12' 3" x 16' 3"
Kitchen/Dining	4.06m x 5.41m	13' 4" x 17' 9"
Utility	2.2m x 1.44m	7' 3" x 4' 9"
Hall	2.2m x 1.43m	7' 3" x 4' 8"
W.C.	1.25m x 1.92m	4' 1" x 6' 4"
Garage	2.82m x 6.09m	9' 3" x 20' 0"



First floor dimensions

Bedroom 1	4.12m x 3.07m	13' 6" x 10' 1"
Bedroom 2	3.19m x 3.17m	10' 6" x 10' 5"
Bedroom 3	3.05m x 2.26m	10' 0" x 7' 5"
Bathroom	2.2m x 1.7m	7' 3" x 5' 7"
En-suite	2.2m x 1.44m	7' 3" x 4' 9"



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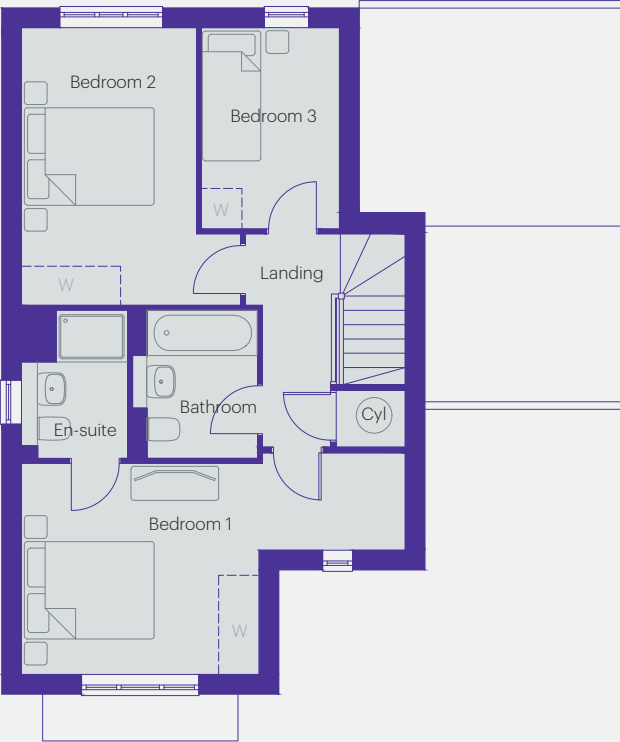
The Halton

3 bedroom family home with single garage
Approximately 1,105 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 1.09m	5' 9" x 3' 7"
Hall	2.10m x 5.01m	6' 9" x 16' 5"
Garage	3.95m x 5.75m	13' 0" x 18' 10"



First floor dimensions

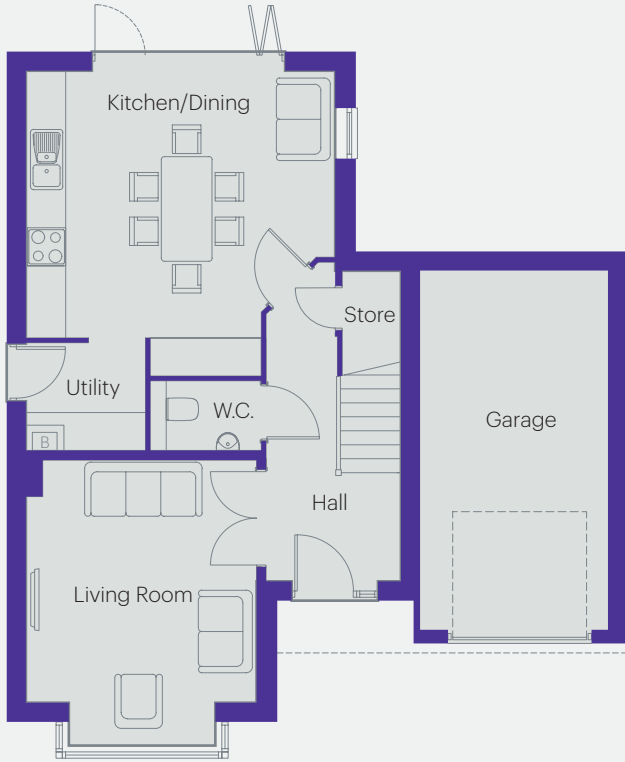
Bedroom 1	5.86m x 3.21m	19' 3" x 10' 6"
En-suite	1.60m x 2.29m	5' 3" x 7' 6"
Bathroom	1.93m x 2.29m	6' 4" x 7' 6"
Bedroom 2	2.66m x 4.24m	8' 9" x 13' 11"
Bedroom 3	2.10m x 3.06m	6' 11" x 10' 1"

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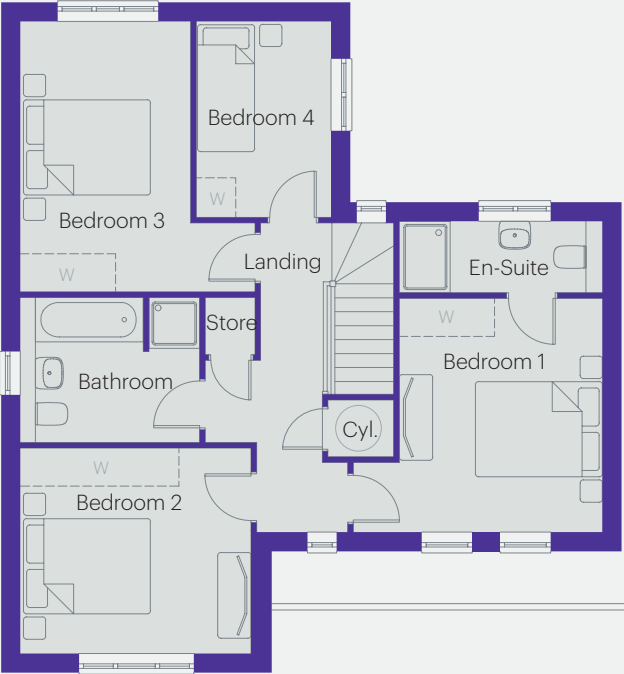
The Bolam

4 bedroom family home with single 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 1.09m	5' 9" x 3' 7"
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

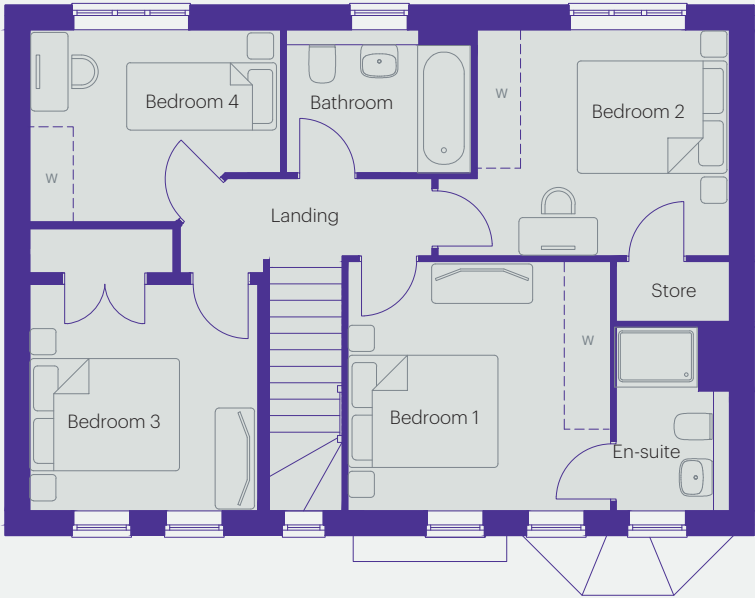
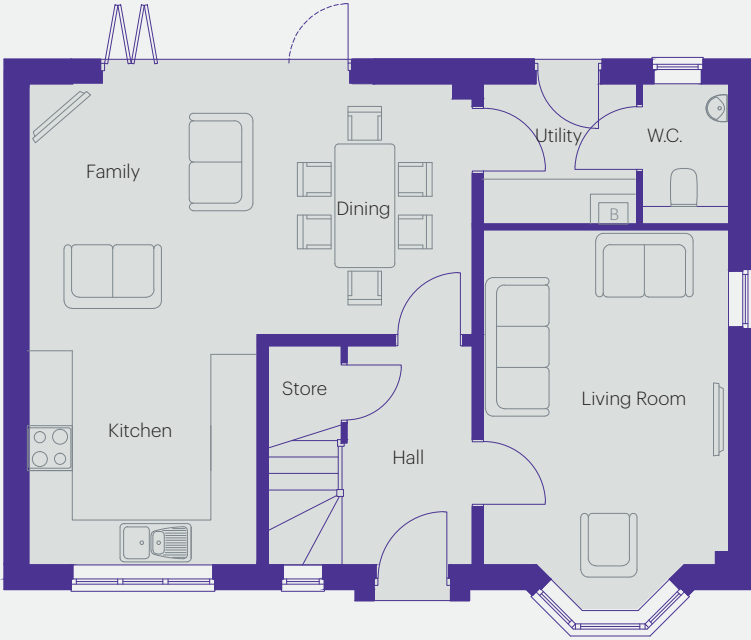
Bedroom 1	3.89m x 3.66m	12' 9" x 12' 0"
En-Suite	3.17m x 1.10m	10' 5" x 3' 7"
Bathroom	2.80m x 2.28m	9' 2" x 7' 6"
Bedroom 2	3.61m x 3.21m	11' 10" x 10' 6"
Bedroom 3	2.66m x 4.24m	8' 9" x 13' 11"
Bedroom 4	2.10m x 3.06m	6' 11" x 10' 0"





The Mitford

4 bedroom family home with single garage
Approximately 1,300 sq ft



Ground floor dimensions

Living Room	3.28m x 5.06m	10' 9" x 16' 7"
Kitchen	3.05m x 3.18m	10' 0" x 10' 5"
Family/Dining	5.92m x 3.25m	19' 5" x 10' 8"
Hall	1.75m x 3.03m	5' 9" x 9' 11"
Utility	2.05m x 1.87m	6' 9" x 6' 2"
W.C.	1.15m x 1.87m	3' 9" x 6' 2"

First floor dimensions

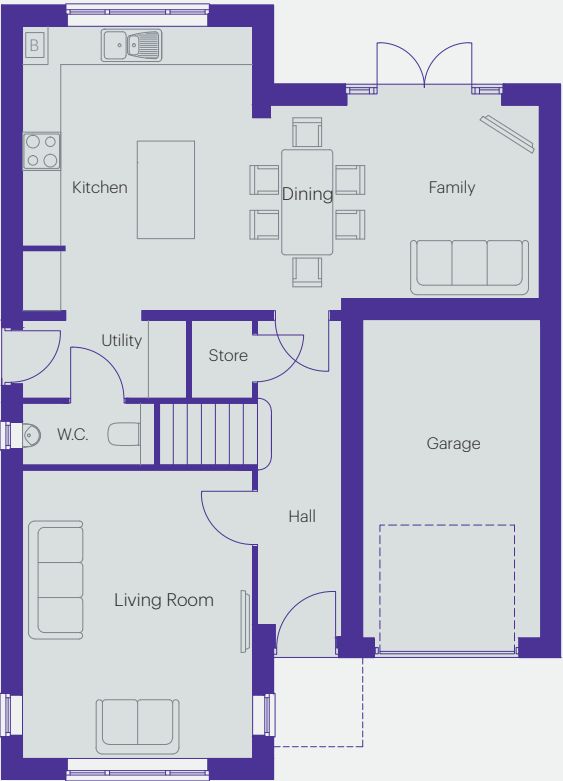
Bedroom 1	3.45m x 3.31m	11' 5" x 10' 10"
Bedroom 2	3.36m x 3.02m	11' 0" x 9' 11"
Bedroom 3	3.08m x 3.05m	10' 1" x 10' 0"
Bedroom 4	3.34m x 2.57m	10' 11" x 8' 5"
Bathroom	2.48m x 1.91m	8' 2" x 6' 3"
En-suite	1.51m x 2.45m	4' 11" x 8' 0"

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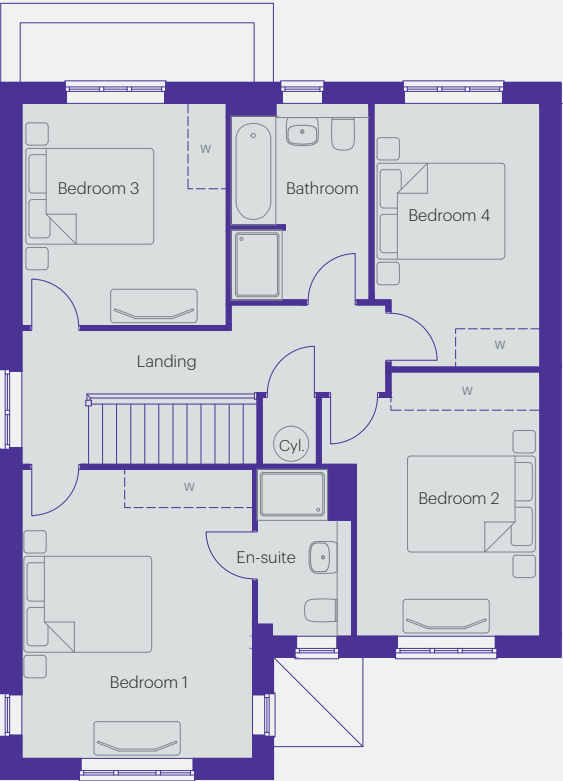
The Simonburn

4 bedroom family home with integral garage
Approximately 1,479 sq ft



Ground floor dimensions

Living Room	3.61m x 4.45m	11' 10" x 14' 7"
Kitchen	3.61m x 4.46m	11' 10" x 14' 8"
Dining/Family	4.5m x 3.04m	14' 9" x 10' 0"
Hall	1.31m x 4.96m	4' 4" x 16' 3"
W.C.	0.98m x 2.08m	3' 3" x 6' 10"
Utility	2.58m x 1.21m	8' 6" x 4' 0"
Garage	2.8m x 5.0m	9' 2" x 16' 5"



First floor dimensions

Bedroom 1	3.61m x 4.45m	11' 10" x 14' 7"
Bedroom 2	2.75m x 4.12m	9' 0" x 13' 6"
Bedroom 3	3.19m x 3.46m	10' 6" x 11' 4"
Bedroom 4	2.59m x 4.13m	8' 6" x 13' 7"
Bathroom	2.16m x 3.09m	7' 1" x 10' 2"
En-suite	1.51m x 2.54m	4' 11" x 8' 4"

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The Bywell

4 bedroom family home with single garage
Approximately 1,521 sq ft



Ground floor dimensions

Living Room	4.01m x 3.96m	13' 2" x 13' 0"
Kitchen/Dining	5.3m x 3.93m	17' 5" x 12' 11"
Family	4.01m x 2.71m	13' 2" x 8' 11"
Study	2.98m x 2.96m	9' 9" x 9' 9"
Hall	2.17m x 4.71m	7' 1" x 15' 5"
W.C.	1.2m x 1.66m	3' 11" x 5' 5"
Utility	1.69m x 1.66m	5' 7" x 5' 5"



First floor dimensions

Bedroom 1	3.18m x 4.33m	10' 5" x 14' 2"
En-suite	2.03m x 1.49m	6' 8" x 4' 11"
Bedroom 2	4.07m x 3.29m	13' 4" x 10' 10"
Bedroom 3	2.93m x 3.39m	9' 7" x 11' 1"
Bedroom 4	3.18m x 2.79m	10' 5" x 9' 2"
Bathroom	2.28m x 1.7m	7' 6" x 5' 7"

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The Dilston

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 4.76m	18' 6" x 15' 7"
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	2.98m x 5.09m	9' 9" x 16' 8"



First floor dimensions

Bedroom 1	3.27m x 4.97m	10' 9" 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 2.88m	7' 10" x 9' 5"

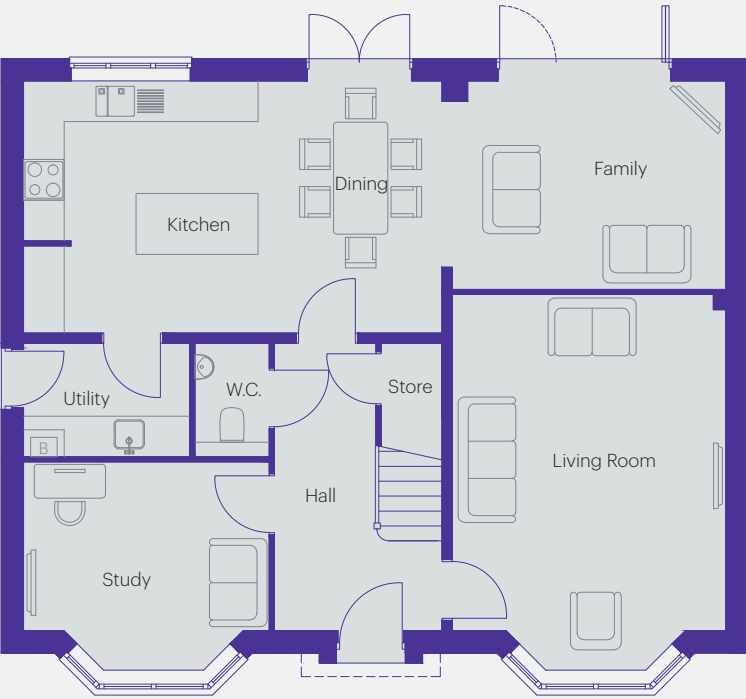
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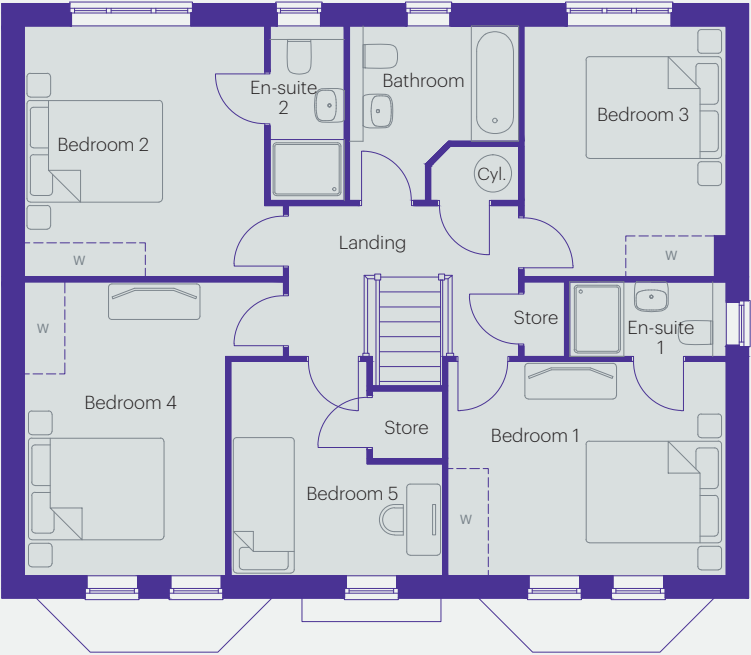
The Bamburgh

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



Ground floor dimensions

Living Room	4.04m x 5.54m	13' 3" x 18' 2"
Kitchen/Dining	6.18m x 3.72m	20' 3" x 12' 3"
Family	4.04m x 3.08m	13' 3" x 10' 1"
Study	3.63m x 3.07m	11' 11" x 10' 1"
Hall	2.46m x 4.24m	8' 1" x 13' 11"
W.C.	1.1m x 1.68m	3' 7" x 5' 6"
Utility	2.44m x 1.68m	8' 0" x 5' 6"



First floor dimensions

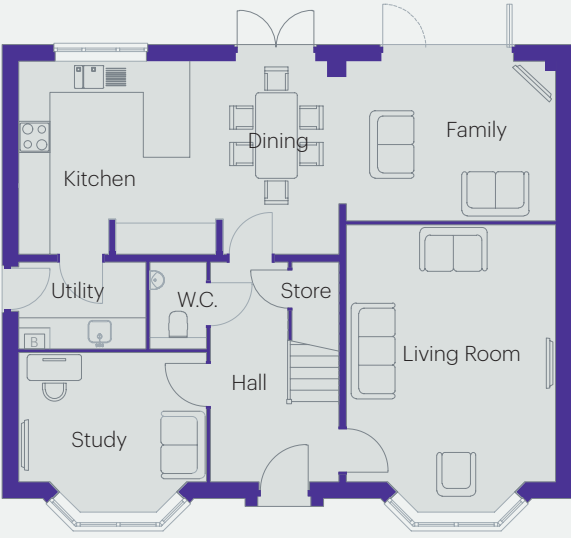
Bedroom 1	4.10m x 3.15m	13' 5" x 10' 5"
Bedroom 2	3.48m x 3.72m	11' 5" x 12' 2"
Bedroom 3	2.99m x 3.7m	9' 10" x 12' 2"
Bedroom 4	2.97m x 4.24m	9' 9" x 13' 11"
Bedroom 5	3.11m x 3.15m	10' 2" x 10' 4"
Bathroom	2.48m x 2.58m	8' 2" x 8' 6"
En-suite 1	2.32m x 1.1m	7' 7" x 3' 7"
En-suite 2	1.1m x 2.56m	3' 7" x 8' 5"

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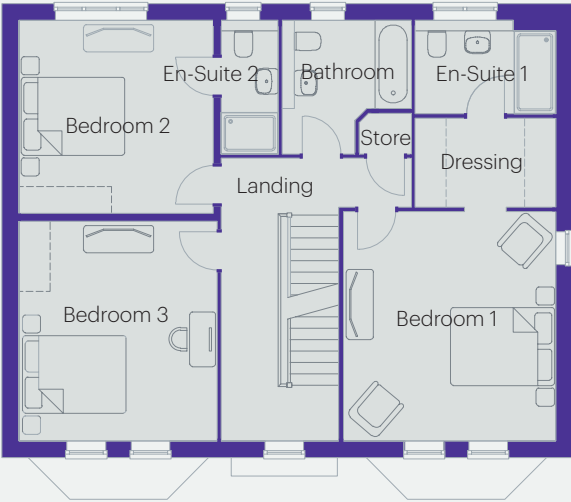
The Chillingham

5 bedroom family home with two en-suites
Approximately 2,555 sq ft



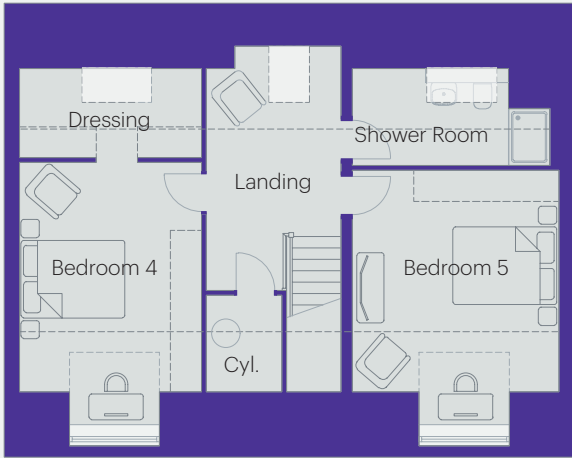
Ground floor dimensions

Living Room	4.04m x 5.55m	13' 3" x 18' 3"
Kitchen/Dining	6.18m x 3.72m	20' 3" x 12' 2"
Family	4.04m x 3.08m	13' 3" x 10' 1"
Hall	2.46m x 4.24m	8' 2" x 13' 11"
Study	3.61m x 3.08m	11' 10" x 10' 1"
Utility	2.44m x 1.68m	8' 0" x 5' 6"
W.C.	1.10m x 1.68m	3' 7" x 5' 6"



First floor dimensions

Bedroom 1	4.10m x 4.42m	13' 5" x 14' 6"
En-suite 1	2.70m x 1.80m	8' 10" x 5' 11"
Bedroom 2	3.78m x 4.00m	12' 5" x 13' 1"
En-suite 2	1.10m x 2.51m	3' 6" x 8' 3"
Bedroom 3	3.81m x 3.99m	12' 6" x 13' 1"
Bathroom	2.49m x 2.51m	8' 2" x 8' 3"



Second floor dimensions

Bedroom 4	3.49m x 4.43m	11' 5" x 14' 6"
Dressing	3.49m x 1.72m	11' 5" x 5' 8"
Bedroom 5	3.96m x 4.25m	13' 0" x 13' 11"
Shower Room	3.81m x 1.88m	12' 6" x 6' 2"

Cottier Grange Specification

[illegible]

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

Cottier Grange Specification

Cottier Grange Specification	2 bed		3 bed			4 bed				
	Aydon	Belsay	Langley	Kielder	Halton	Mitford	Bolam	Simonburn	Dilston	Bywell
Electrical features										
Front door bell	•	•	•	•	•	•	•	•	•	•
White electrical sockets/switch plates in all rooms	•	•	•	•	•	•	•	•	•	•
Brushed steel sockets and switches										
Socket with USB input to kitchen and master bedroom	•	•	•	•	•	•	•	•	•	•
Multi-media plate in living room with TV, telephone and data point	•	•	•	•	•	•	•	•	•	•
Data point and TV point to master bedroom	•	•	•	•	•	•	•	•	•	•
Low energy light bulbs to most rooms	•	•	•	•	•	•	•	•	•	•
Light and double electrical socket in garage		•	•	•	•	•	•	•	•	•
External features										
External light to front entrance	•	•	•	•	•	•	•	•	•	•
1.8m high rear enclosure fencing (and wall where applicable)	•	•	•	•	•	•	•	•	•	•
Rotivated top soil to rear garden	•	•	•	•	•	•	•	•	•	•
Turf to rear garden										
Turf to front garden	•	•	•	•	•	•	•	•	•	•
Concrete paving around home	•	•	•	•	•	•	•	•	•	•
Electric garage door										
Outside tap	•	•	•	•	•	•	•	•	•	•
UPVC double glazed windows with locking system	•	•	•	•	•	•	•	•	•	•
UPVC French doors with locking system to ground floor	•	•	•	•				•	•	•
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										
Internal Features										
Internal doors 4 panel design with white gloss paint finish & satin nickel door furniture	•	•	•	•	•	•	•	•	•	•
Internal doors Oak flush with satin nickel door furniture										
Oak handrail and newel caps to stairs	•	•	•	•	•	•	•	•	•	•
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	•	•	•	•	•	•	•	•	•	•

•

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

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Cottier Grange

Specification

- 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.

5 bed		
Bamburgh	Chillingham	
Kitchen features		
Fully fitted kitchen in a choice of colours and styles with soft close doors	•	•
40mm thick worktops in a choice of colours with matching upstand and splashback	•	•
Integrated Neff fan-assisted oven	•	•
Coloured glass hob splashback	•	•
Neff 4 zone induction hob and stainless steel extractor hood	•	•
Integrated Neff microwave	•	•
Integrated Neff fridge/freezer	•	•
Integrated Neff dishwasher	•	•
Integrated Neff washing machine	•	•
1½ bowl stainless steel sink and drainer	•	•
Chrome mixer taps	•	•
Low voltage downlighters in ceiling (not dining)	•	•
LED under-cabinet lighting	•	•
Kitchen upgrade packages are available - please ask your New Homes Advisor for a copy of our guide		
Bathroom features		
Main bathroom and en-suite with Sottini contemporary style sanitaryware	•	•
Bath panels & w.c. seat cover to match suite colour & chrome mixer taps	•	•
Recessed storage cupboard	•	•
Main bathroom - Chrome finish deck-mounted bath tap with hair rinse attachment on fixed wall bracket	•	•
Main bathroom - ceramic half-height tiling to bath & w.c. wall	•	•
En-suite with glass shower enclosure & thermostatic shower mixer	•	•
En-suite - half-height wall tiling behind sanitaryware and full-height to shower cubicle	•	•
Extra tiling to wall and floor areas		
White towel rails fitted to bathroom(s)	•	•
Low voltage downlighters in ceiling to bathroom and en-suite	•	•
Chrome towel rails		
Electrical features		
Front door bell	•	•
White electrical sockets/switch plates in all rooms	•	•
Brushed steel sockets and switches		
Socket with USB input to kitchen and master bedroom	•	•
Multi-media plate in living room with TV, telephone and data point	•	•
Data point and TV point to master bedroom	•	•
Low energy light bulbs to most rooms	•	•
Light and double electrical socket in garage	•	•

Cottier Grange

Specification

- Standard item
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- Not available as an optional extra

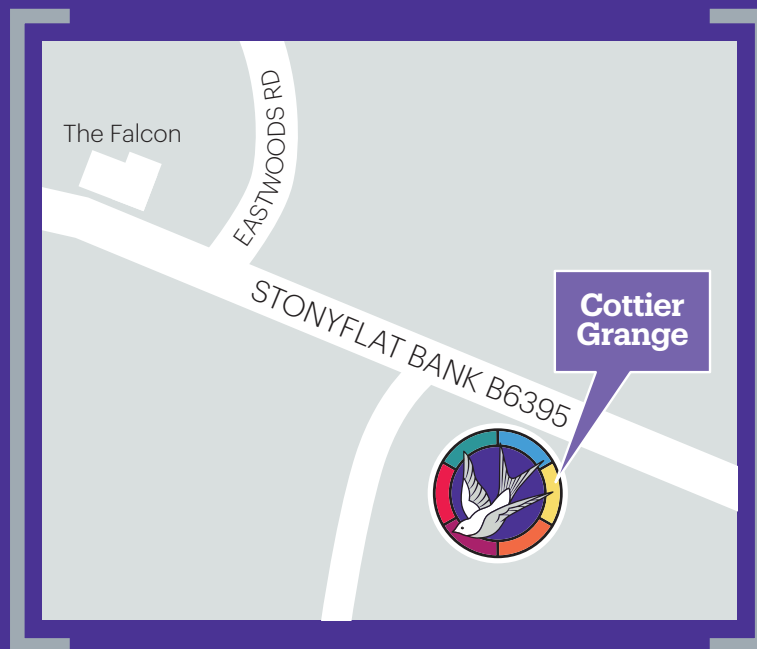
Individual treatments, features and specifications may vary and are subject to change.

5 bed		
Bamburgh	Chillingham	
External Features		
External light to front entrance	•	•
External light to the rear	•	•
1.8m high rear enclosure fencing (and wall where applicable)	•	•
Rotivated top soil to rear garden	•	•
Turf to rear garden		
Turf to front garden	•	•
Concrete paving around home	•	•
Electric garage door		
Outside tap	•	•
UPVC double glazed windows with locking system	•	•
UPVC French doors with locking system to ground floor	•	•
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		
Internal Features		
Internal doors Oak flush with satin nickel door furniture	•	•
Oak handrail and newel caps to stairs	•	•
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	•	•



Cottier Grange





Cottier Grange

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

Marketing Suite opening hours

Monday 11am - 5:30pm

Thursday 10:30am - 7pm

Friday to Sunday 10am - 5:30pm

Email: cottiergrange@gentoohomes.com

Web: gentoohomes.com/CottierGrange

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