The Langtons

REDMARSHALL

HOMES *by* CARLTON

homesbycarlton.com

WELCOME TO

The Langtons

An exclusive collection of 3, 4 and 5-bedroom luxury homes perfectly placed in the traditional country village of Redmarshall.

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The Desning at The Langtons

For illustration purposes only. Elevational treatments may vary.

Stylish living spaces

For illustration purposes only

Perfectly Placed

The Langtons is a bespoke designed collection of just eleven family homes situated within the desirable village of Redmarshall, to the west of Stockton-on-Tees and 6 miles north of the popular market town of Yarm.

The picture perfect village of Redmarshall has all the benefits of country living, but with an excellent road network nearby. Links to the A66, A19 and A1 connect Redmarsall with all the major towns and cities in the North East, meaning every amenity is easily accessible and within a maximum 50-minute drive.

What a perfect place for your forever home!

- Stockton Station
  4 miles *(10 minutes)*
- Teesside International Airport
  7.6 miles *(11 minutes)*
- Middlesbrough City Centre
  9.5 miles *(13 minutes)*
- Yarm
  6 miles *(13 minutes)*
- Darlington Station
  8.9 miles *(17 minutes)*
- Durham City Centre
  22 miles *(29 minutes)*
- Newcastle City Centre
  35 miles *(41 minutes)*
- Newcastle Airport
  41 miles *(47 minutes)*

Country Style Dining

Just a stone's throw away from The Langtons is Redmarshall's newly refurbished country style pub, The Ship. With something for everyone, this charming local pub caters for foodies, drink connoisseurs, music lovers, dog owners and families big and small. They are even horse friendly!

Nearby Darlington and the delightful town of Yarm are within easy driving distance and offer a vast array of delightful and different cafes, bistros and restaurants. And it doesn't stop there, The Langtons' perfect rural setting gives you access to a fabulous range of country pubs and restaurants in the surrounding villages and towns.

For something a bit more special, there is fine dining in the glorious setting of The Wellington Restaurant at Wynyard Hall or The Raby Hunt, led by Chef Patron James Close and the North East's first and only two star Michelin restaurant.

Living the Country Life

The Langtons is located in the peaceful village of Redmarshall, surrounded by woodlands and rural landscapes that provide fantastic views and plenty of choice of activities for those who enjoy the great outdoors.

Several country parks are close by, all with interesting nature trails and cycle paths, there is even Dogwood Adventure Play, designed specifically for your four-legged friend!

A short drive away is the enchanting Wynyard Woodland Park. The park started its life as working railway carrying freight to the ports along the River Tees. That former railway line has been transformed and offers visitors to the park the ideal route for walking, cycling and exploring. There is also access to the wider park area including Thorpe Wood Nature Reserve, Tilery and Brierley Woods and the splendid newly established wildflower haven, Pickard Meadows.

With an excellent café serving tasty treats in the former station house, a nearby woodland adventure play area and a planetarium and observatory, there really is something for everyone and all on your doorstep.
What a perfect place to live!

The Clevedon at The Langtons

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The Langtons

REDMARSHALL

A beautifully designed development of just eleven forever homes in a thoughtfully planned layout that maximises space and privacy for everyone.

There are six unique house types allowing you to choose the home that has been configured to suit your needs. Each property has expertly designed front and back gardens and throughout the community, there are additional green spaces making your surrounding environment calming and cloistered.

The Langtons can be found, off Drovers Lane in the beautiful village of Redmarshall.

HOMES *by* CARLTON

For illustration purposes only

Development Layout

THE CLEVEDON
(5-Bed detached)
Plots: 2, 6

THE DESNING
(5-Bed detached)
Plot: 1

THE BROMLEY
(4-Bed detached)
Plots: 5, 7, 10

THE BELFORD
(4-Bed detached)
Plot: 11

THE ALFORD
(4-Bed detached)
Plots: 8, 9

THE DAMSON
(3-Bed semi detached)
Plots: 3, 4

The Langtons

REDMARSHALL

The Clevedon

5-bedroom detached home with double integral garage

The Desning

5-bedroom detached home with separate double garage

The Bromley

4-bedroom detached home with double garage

The Belford

4-bedroom detached home with single integral garage

The Alford

4-bedroom detached home with single integral garage

The Damson

3-bedroom semi detached with single integral garage

The Clevedon

5-bedroom detached home with integral double garage

A traditional, double fronted executive home with an attached double garage, the 5-bedroom Clevedon provides spacious accommodation over two floors.

A contemporary, double-height entrance hall and feature staircase with galleried landing impress on arrival. A large open plan kitchen, dining and family area extends across the rear of the house. Anthracite sliding doors open onto the large turfed garden with stunning views across open fields with the Hambleton Hills nestling in the distance.

A separate lounge for relaxing and study room flank the central hallway. A well fitted utility room and cloakroom complete the well balanced ground floor.

The first floor features a galleried landing leading to the indulgent master bedroom suite along with four more generous double bedrooms, one with its own en-suite, and a separate family bathroom. Bedrooms 4 and 5 have the option to include a 'Jack and Jill' style arrangement to the en-suite bathroom.

The enviable master bedroom features both "His and Hers" dressing rooms, leading to an en-suite bathroom with a choice of an egg-shaped bath or spacious wet room shower. The master bedroom provides uninterrupted views across the rear garden and open fields.

FIRST FLOOR

BATHROOM
3.22 x 2.78 [10' - 7" x 9' - 2"]

BEDROOM 2
3.65 x 3.59 [12' - 0" x 11' - 9"]

BEDROOM 3
3.61 x 4.46 [11' - 10" x 14' - 7"]

BEDROOM 4
3.61 x 4.10 [11' - 10" x 13' - 6"]

BEDROOM 5
3.64 x 3.83 [11' - 11" x 12' - 7"]

EN-SUITE
2.17 x 2.23 [7' - 1" x 7' - 4"]

EN-SUITE 2
2.71 x 1.40 [8' - 11" x 4' - 7"]

GALLERY LANDING
3.49 x 5.94 [11' - 5" x 19' - 6"]

GALLERY LANDING
3.74 x 1.28 [12' - 3" x 4' - 2"]

PRINCIPLE BEDROOM
6.19 x 5.97 [20' - 4" x 19' - 7"]

GROUND FLOOR

CLOAK ROOM
1.29 x 1.65 [4' - 3" x 5' - 5"]

FAMILY /DINING /KITCHEN
10.92 x 4.54 [35' - 10" x 14' - 11"]

GARAGE
6.23 x 6.02 [20' - 5" x 19' - 9"]

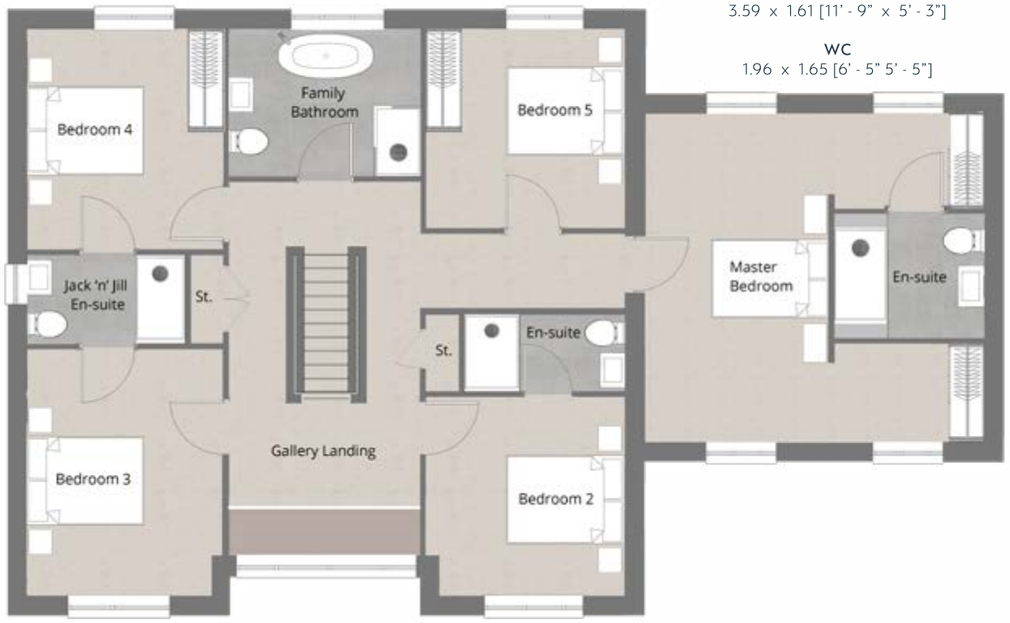
HALLWAY
3.65 x 5.15 [12' - 0" x 16' - 11"]

LIVING
3.39 x 5.68 [11' - 1" x 18' - 7"]

OFFICE /STORAGE
3.59 x 2.14 [11' - 9" x 7' - 0"]

UTILITY
3.59 x 1.61 [11' - 9" x 5' - 3"]

WC
1.96 x 1.65 [6' - 5" 5' - 5"]



Beautifully designed kitchens

For illustration purposes only

The Desning

5-bedroom detached home with separate double garage

A luxurious executive home with a detached double garage, the 5-bedroom Desning provides generous accommodation over three floors.

An impressive entrance hall leads to a large open plan kitchen, dining and family area, extending through the full depth of the house.

Anthracite sliding doors open onto the large turfed garden with stunning views across open fields with the Hambleton Hills nestling in the distance.

A separate contemporary lounge and study are also accessed from the central hallway. A well fitted utility room and cloakroom complete the generous ground floor.

The first floor features a luxurious master bedroom complete with walk-in dressing room and en-suite bathroom. Two further double bedrooms, one with a walk in wardrobe, share a stunning family bathroom with an egg shaped bath and separate shower.

The second floor has two further double bedrooms complete with Jack and Jill bathroom which completes this contemporary family home.

GROUND FLOOR

DINING
1.99 x 3.41 [6' - 6" x 11' - 2"]

FAMILY LOUNGE
4.35 x 5.05 [14' - 3" x 16' - 7"]

HALL
2.99 x 4.00 [9' - 10" x 13' - 1"]

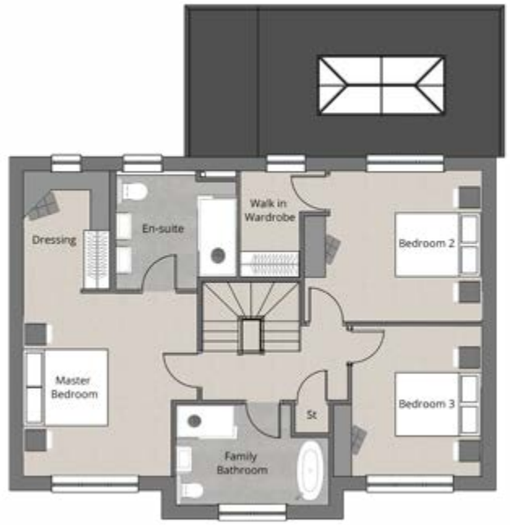
KITCHEN
4.35 x 5.53 [14' - 3" x 18' - 2"]

LIVING ROOM
4.07 x 4.77 [13' - 4" x 15' - 8"]

STUDY AREA
3.45 x 2.44 [11' - 4" x 8' - 0"]

UTILITY
1.91 x 2.04 [6' - 3" x 6' - 8"]

WC
1.05 x 1.79 [3' - 5" x 5' - 10"]



FIRST FLOOR

BATHROOM
3.61 x 2.69 [11' - 10" x 8' - 10"]

BEDROOM 1
3.51 x 4.33 [11' - 6" x 14' - 3"]

BEDROOM 2
4.18 x 3.13 [13' - 8" x 10' - 3"]

BEDROOM 3
3.51 x 3.99 [11' - 6" x 13' - 1"]

DRESSING
2.14 x 2.79 [7' - 0" x 9' - 2"]

EN-SUITE 1
2.59 x 2.79 [8' - 6" x 9' - 2"]

LANDING
3.54 x 1.89 [11' - 7" x 6' - 2"]

WALK IN ROBES
1.42 x 2.16 [4' - 8" x 7' - 1"]

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

SECOND FLOOR

BEDROOM 4
4.05 x 5.78 [13' - 4" x 18' - 11"

BEDROOM 5
4.27 x 5.78 [14' - 0" x 18' - 11"]

JACK & JILL
3.11 x 1.41 [10' - 3" x 4' - 8"]

LANDING
2.15 x 1.19 [7' - 1" x 3' - 11"]

ST.
2.15 x 1.30 [7' - 1" x 4' - 3"]

Please note: window arrangement is plot specific on second floor

Contemporary bathrooms

For illustration purposes only

The Bromley

4-bedroom detached home with double garage

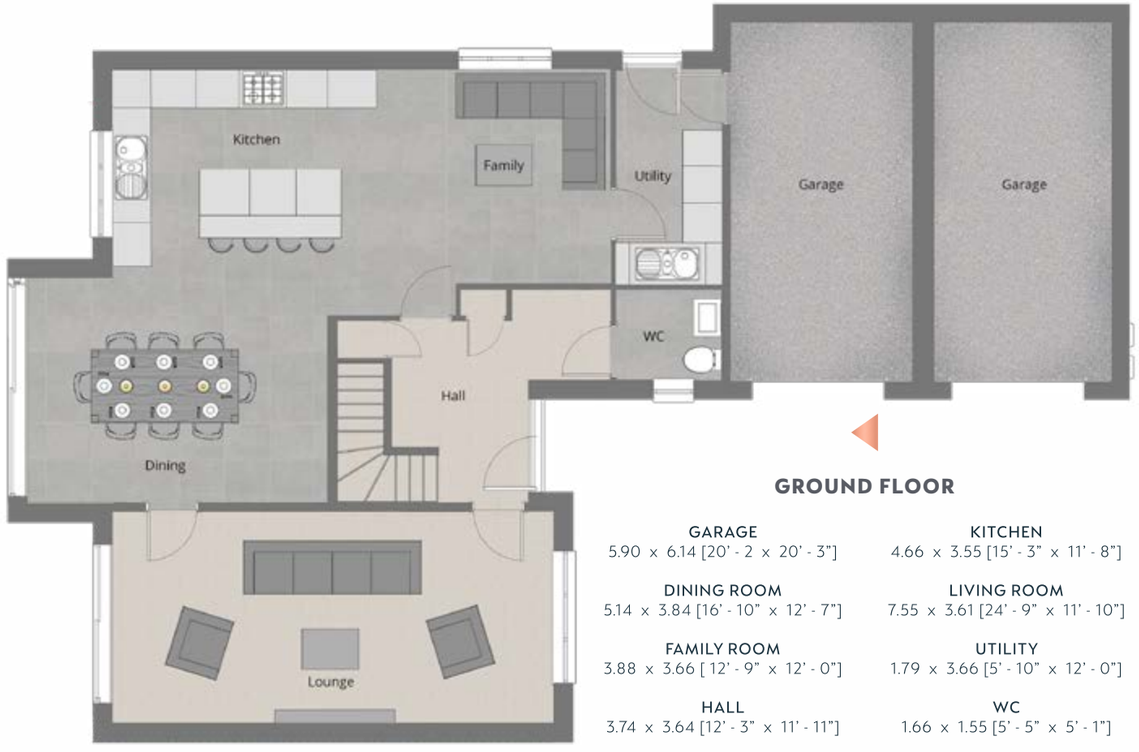
The Bromley is a spacious, 4-bedroom detached executive home with an attached double garage, offering exceptional family living space.

Entering the Bromley, you are welcomed with a double-height entrance hall and a feature staircase paired with a galleried landing, leading to the spacious, open-plan kitchen, dining area and family room.

Anthracite sliding doors open to reveal the large turfed garden which is perfect for spending quality time with family and friends.

A separate contemporary lounge and study, which can be accessed from the main hallway and also the dining area, complete the stunning ground floor along with a well fitted utility room and cloakroom.

The first floor features a galleried landing introducing the indulgent Master bedroom completed with a Juliet balcony, walk-in dressing room and exquisite en-suite bathroom. The second double bedroom also contains an en-suite bathroom and shower. Two further double bedrooms and stylish family bathroom, which includes a spacious shower and egg-shaped bath, complete this beautiful, executive home.



GROUND FLOOR

GARAGE 5.90 x 6.14 [20' - 2 x 20' - 3"]	KITCHEN 4.66 x 3.55 [15' - 3" x 11' - 8"]
DINING ROOM 5.14 x 3.84 [16' - 10" x 12' - 7"]	LIVING ROOM 7.55 x 3.61 [24' - 9" x 11' - 10"]
FAMILY ROOM 3.88 x 3.66 [12' - 9" x 12' - 0"]	UTILITY 1.79 x 3.66 [5' - 10" x 12' - 0"]
HALL 3.74 x 3.64 [12' - 3" x 11' - 11"]	WC 1.66 x 1.55 [5' - 5" x 5' - 1"]

FIRST FLOOR

BATHROOM 1.86 x 3.70 [6' - 1" x 12' - 2"]	EN-SUITE 2.45 x 1.64 [8' - 0" x 5' - 5"]
BED 1 4.54 x 5.29 [14' - 11" x 17' - 4"]	EN-SUITE 2 1.62 x 2.52 [5' - 4" x 8' - 3"]
BED 2 4.54 x 3.55 [14' - 11" x 11' - 8"]	HALL 4.86 x 3.73 [15' - 11" x 12' - 3"]
BED 3 3.74 x 3.61 [12' - 3" x 11' - 10"]	ROBES 2.67 x 1.83 [8' - 9" x 6' - 0"]
BED 4 3.71 x 3.70 [12' - 2" x 12' - 2"]	

Style, Elegance and Tradition

For illustration purposes only

The Belford

4-bedroom detached home with single integral garage

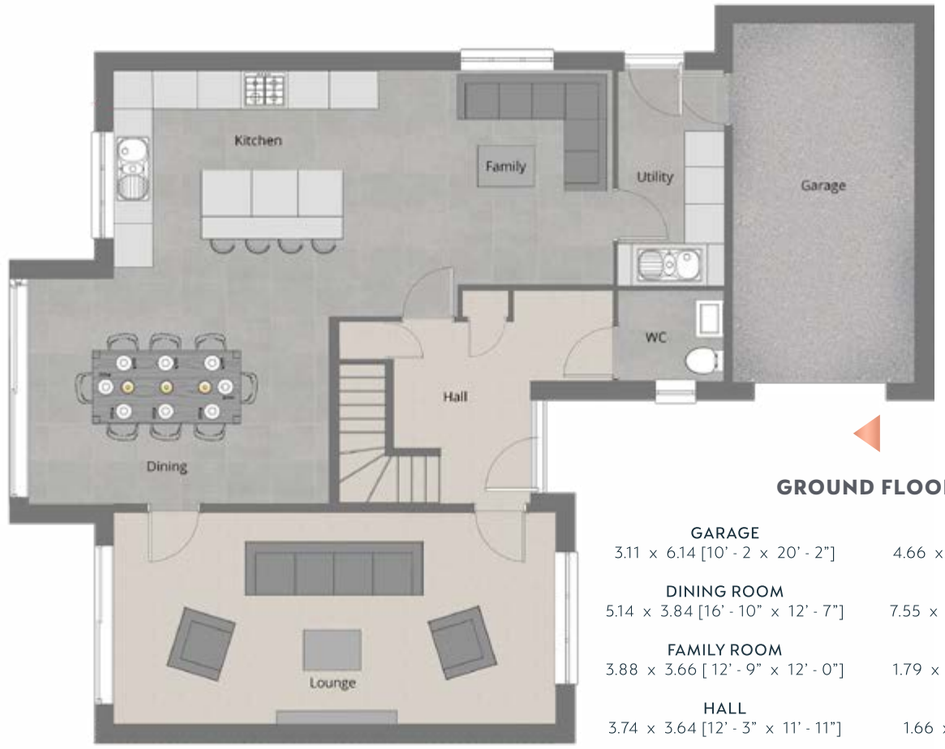
The Belford is a spacious, 4-bedroom detached executive home with an integral single garage, offering exceptional family living space.

Entering the Belford, you are welcomed with a double-height entrance hall and a feature staircase paired with a galleried landing, leading to the spacious, open-plan kitchen, dining area and family room.

Anthracite sliding doors open to reveal the large turfed garden which is perfect for spending quality time with family and friends.

A separate contemporary lounge and study, which can be accessed from the main hallway and also the dining area, complete the stunning ground floor along with a well fitted utility room and cloakroom.

The first floor features a galleried landing introducing the indulgent Master bedroom completed with a Juliet balcony, walk-in dressing room and exquisite en-suite bathroom. The second double bedroom also contains an en-suite bathroom and shower. Two further double bedrooms and stylish family bathroom, which includes a spacious shower and egg-shaped bath, complete this beautiful, executive home.



GROUND FLOOR

GARAGE
3.11 x 6.14 [10' - 2 x 20' - 2"]

KITCHEN
4.66 x 3.55 [15' - 3" x 11' - 8"]

DINING ROOM
5.14 x 3.84 [16' - 10" x 12' - 7"]

LIVING ROOM
7.55 x 3.61 [24' - 9" x 11' - 10"]

FAMILY ROOM
3.88 x 3.66 [12' - 9" x 12' - 0"]

UTILITY
1.79 x 3.66 [5' - 10" x 12' - 0"]

HALL
3.74 x 3.64 [12' - 3" x 11' - 11"]

WC
1.66 x 1.55 [5' - 5" x 5' - 1"]

FIRST FLOOR

BATHROOM
1.86 x 3.70 [6' - 1" x 12' - 2"]

EN-SUITE
2.45 x 1.64 [8' - 0" x 5' - 5"]

BED 1
4.54 x 5.29 [14' - 11" x 17' - 4"]

EN-SUITE 2
1.62 x 2.52 [5' - 4" x 8' - 3"]

BED 2
4.54 x 3.55 [14' - 11" x 11' - 8"]

HALL
4.86 x 3.73 [15' - 11" x 12' - 3"]

BED 3
3.74 x 3.61 [12' - 3" x 11' - 10"]

ROBES
2.67 x 1.83 [8' - 9" x 6' - 0"]

BED 4
3.71 x 3.70 [12' - 2" x 12' - 2"]

Space to Entertain

For illustration purposes only

The Alford

4-bedroom detached home with integral single garage

This highly desirable 4-bedroom executive home with an integral single garage is the perfect family space. The ground floor contains a stunning open-plan family, dining and kitchen area. Anthracite sliding doors open onto the turfed garden.

The separate lounge offers perfect peace and tranquility. The ground floor also benefits from a well fitted utility room and cloakroom.

Moving upstairs, the fabulous and spacious master bedroom is complete with a dressing area and en-suite facilities. Bedroom Two also benefits from en-suite facilities, offering the option of a perfect guest room. Two further double bedrooms and stylish family bathroom with egg shaped bath complete this contemporary family home.

GROUND FLOOR

GARAGE
3.00 x 6.00 [9' - 10" x 19' - 8"]

DINING
2.63 x 1.95 [8' - 7" x 6' - 5"]

FAMILY
3.39 x 6.44 [11' - 1" x 21' - 2"]

HALL
1.35 x 4.10 [4' - 5" x 13' - 6"]

KITCHEN
3.49 x 4.98 [11' - 5" x 16' - 4"]

LIVING
4.29 x 4.40 [14' - 1" x 14' - 5"]

UTILITY
2.16 x 2.00 [7' - 1" x 6' - 7"]

WC
1.92 x 1.01 [6' - 4" x 3' - 4"]

FIRST FLOOR

BATHROOM
3.03 x 2.80 [9' - 11" x 9' - 2"]

BED 1
4.29 x 4.40 [14' - 1" x 14' - 5"]

BED 2
3.11 x 3.98 [10' - 3" x 13' - 1"]

BED 3
2.80 x 4.98 [9' - 2" x 16' - 4"]

BED 4
2.80 x 3.71 [9' - 2" x 12' - 2"]

DRESSING
2.69 x 1.20 [8' - 10" x 3' - 11"]

EN-SUITE
2.48 1.35 8' - 1" 4' - 5"

EN-SUITE 2
2.48 x 1.35 [8' - 1" x 4' - 5"]

LANDING
2.40 x 5.89 [7' - 10" x 19' - 4"]

The Damson

3-bedroom semi detached with single integral garage

The Damson is a charming 3-bedroom home that exudes contemporary family living. A spacious open plan living and dining room leading to a modern kitchen provides the perfect space for family life.

The French doors lead from the lounge to the turfed rear garden.

The first floor comprises of three double bedrooms and a family bathroom and the master bedroom boasts a stylish dressing room and en-suite.

GROUND FLOOR

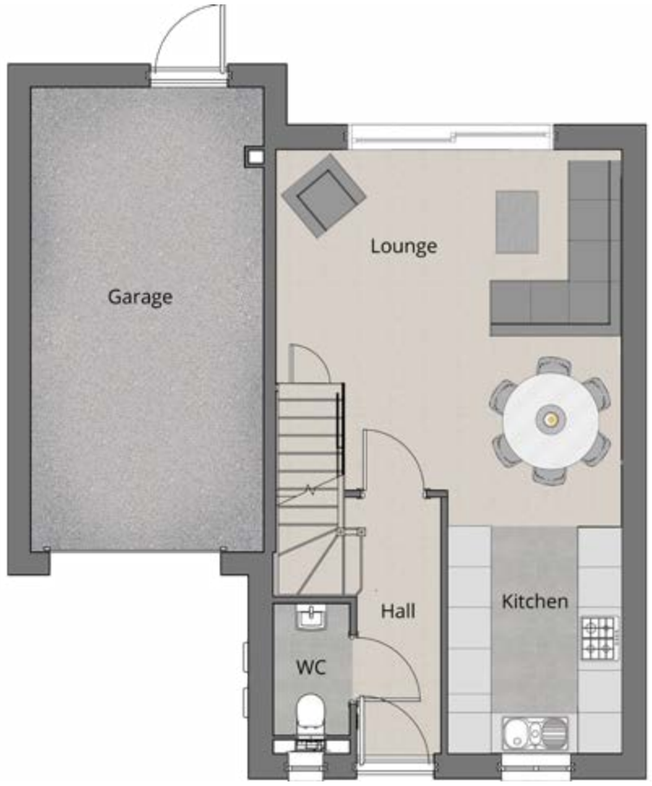
GARAGE
3.01 x 6.14 [9' - 11" x 20' - 2"]

HALL
1.08 x 3.80 [3' - 6" x 12' - 6"]

LIVING
4.60 x 3.83 [15' - 1" x 12' - 7"]

LIVING
2.30 x 4.15 [7' - 6" x 13' - 7"]

WC
1.01 x 1.75 [3' - 4" x 5' - 9"]



FIRST FLOOR

BATHROOM
1.94 x 1.75 [6' - 4" x 5' - 9"]

BED 1
3.09 x 3.62 [10' - 2" x 11' - 10"]

BED 2
3.22 x 3.95 [10' - 7" x 13' - 0"]

BED 3
2.55 x 3.93 [8' - 4" x 12' - 11"]

DRESSING
1.99 x 1.58 [6' - 6" x 5' - 2"]

EN-SUITE
2.39 x 1.37 [7' - 10" x 4' - 6"]

LANDING
1.96 x 4.23 [6' - 5" x 13' - 10"]

A place to relax

For illustration purposes only

The Bromley at The Langtons

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The Homes by Carlton difference

Design, materials, workmanship and exquisite detailing means every home at Thorpe Paddocks 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 it's own unique characteristics.

The design team works tirelessly to make sure every detail is right, indeed it is 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.

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.

Technology

State of the art smart home technology makes our new homes more enjoyable and entertaining as well as offering world leading energy efficiency to keep the bills down; and services like wifi and satellite or terrestrial TV available without the need for wiring to be added. Homes by Carlton are proud to lead the market with a carefully curated collection of standard and optional specifications to suit your budget.

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 featured turfed rear gardens and fully landscaped front garden - expertly prepared and ready when you move in.

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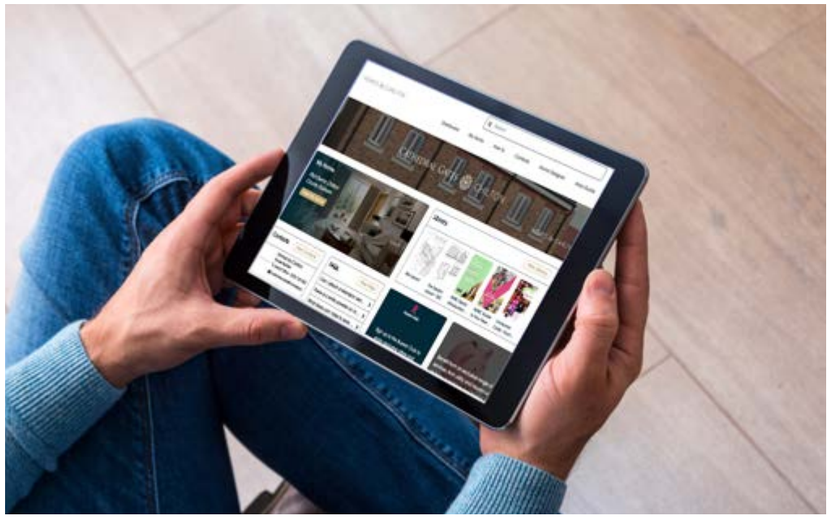


Homes by Carlton Customer Care

We pride ourselves on the level of service and Customer Care we provide at Homes by Carlton. Each development has a dedicated Customer Care Manager to ensure you are entirely satisfied with your new home.

We are always looking for ways to improve and enhance our clients' experience, and to that end, we've introduced the Homes by Carlton Purchaser Portal, an online resource that enables every client to interact with us when it's best for them.

Aftercare issues can easily be logged and monitored, providing seamless communication throughout the purchase process and beyond, with all of the information needed for every stage in one convenient place. From specification choices to manuals for each home's various features and more, it's all available at any time.

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

tsi
APPROVED CODE
TRADINGSTANDARDS.UK

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

How to find your perfect home

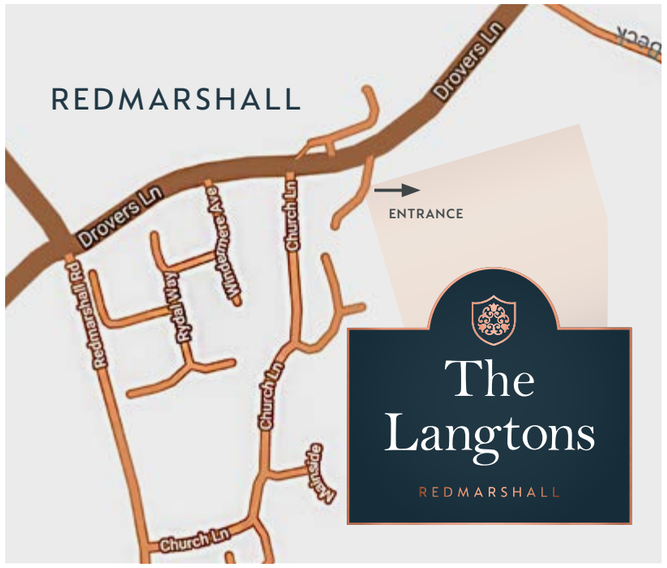
The Langtons is located just off Drovers Lane, Redmarshall, TS21 1EL.

For further information or to book an appointment please contact our sales team.

Call: **0330 353 0303**

Or email:**homesbycarltonsales@urban-base.com**

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



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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.

Thorpe Paddocks

THORPE THEWLES

An exclusive collection of 31 beautifully designed homes located in the charming village of Thorpe Thewles. Choose from a range of 3, 4 and 5-bedroom family and executive homes surrounded by open fields. The perfect rural setting.

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 honeypot woods on the doorstep.

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. SaxonVale can be found, off Darlington Road in the beautiful village of Sadberge.

Westcroft

STAINDROP

West Croft 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.

The Langtons
Live at The Langtons and your evening walks could be every bit as spectacular

HOMES *by* CARLTON

THE LANGTONS
Drovers Lane
Redmarshall
TS21 1EL

homesbycarlton.com

Version 5.1 - 22nd March, 2022