

HOMES *by*
CARLTON



Saxon Vale

SADBERGE

PREVIEW EDITION*

A considered collection of luxurious new homes
in the sought-after village of Sadberge.

*All information in this brochure is subject to change and is intended for preview purposes only.
Speak to a Sales Executive for more information.

WELCOME
TO
Saxon Vale
SADBERGE

A collection of beautifully designed 3, 4, 5 and
6-bedroom homes situated in the charming
country village of Sadberge.

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.



Perfectly Placed



Saxon Vale is situated in the charming village of Sadberge, nestled between Darlington and Stockton-on-Tees.

This wonderful community of 46 homes is close to all village amenities with amazing countryside views from their doorstep. A great range of shopping and leisure is easily accessible at nearby retail parks and traditional market towns.

Living at Saxon Vale means you are well placed for access to major road networks including the A167, A66 and A1(M). Darlington railway station is just five miles away, where there are onward connections to the North and South via the East Coast mainline. Teesside International Airport is only a seven minute drive away.

A perfect place to call home.



✈ Teesside International Airport 3.6 miles (7 minutes 🚗)	🏠 Yarm 7.4 miles (16 minutes 🚗)	🏠 Newcastle City Centre 35.5 miles (53 minutes 🚗)
🚉 Stockton Station 8.2 miles (14 minutes 🚗)	🚉 Darlington Station 5 miles (12 minutes 🚗)	✈ Newcastle Airport 40 miles (1 hour 4 minutes 🚗)
🏠 Darlington Town Centre 5.3 miles (14 minutes 🚗)	🏠 Durham City Centre 21 miles (31 minutes 🚗)	
🏠 Middlesbrough City Centre 11.8 miles (17 minutes 🚗)		



Stylish Living Spaces

For illustration purposes only.

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Eat Well, Live Well

Just a stone's throw away from Saxon Vale is The Buck Inn, a family-friendly pub that combines hearty British dishes with a warm ambiance.

Known for its Sunday roasts and well-prepared classics like fish and chips and steak, The Buck Inn is ideal for a casual meal, especially if you're after a genuine village pub vibe with a relaxed, community feel. Their outdoor seating area is also a favourite spot in the warmer months.

Nearby Darlington and Yarm also offer a vast array of delightful and different cafes, bistros and restaurants. And for something that bit more special, there is fine dining in the glorious setting of The Forge at the stunning Middleton Lodge Estate.





A Perfectly Balanced Lifestyle

Saxon Vale is located in the peaceful village of Sadberge, 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, perfect for families and your four-legged friends.

A short drive away is the enchanting Wynyard Woodland Park. The park started its life as a 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 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.



Saxon Vale

SADBERGE

A beautifully designed development of 46 forever homes in a thoughtfully planned layout that maximises space and privacy for everyone.

There will be eleven stunning house types at Saxon Vale, allowing you to choose a home that provides the perfect space to suit your needs.

Saxon Vale can be found off Darlington Road in the charming village of Sadberge.

Development Layout*

* For illustration purposes only. .



PART OF THE
Signature
COLLECTION



THE YORK
(6-bedroom detached home)
Plots: 2, 4, 5, 7



THE HUNTINGDON
(5-bedroom semi-detached home)
Plots: 3, 6



THE NEWMARKET
(5-bedroom detached home)
Plot: 1



THE AINTREE
(5-bedroom detached home)
Plots: 8, 13, 31, 43, 44, 45



THE CASTLEFORD
(4-bedroom detached home)
Plots: 16, 28, 34, 35, 41, 42



THE THORNTON
(4-bedroom detached home)
Plots: 32, 33



THE EPSOM
(4-bedroom detached home)
Plots: 17, 27, 36, 46



THE RICHMOND
(3-bedroom semi-detached home)
Plots: 9, 10, 29, 30, 37, 38, 39, 40



THE CROFT
(3-bedroom semi-detached home)
Plots: 14, 15, 18, 19



THE RIPON
(3-bedroom semi-detached home)
Plots: 11 and 12



THE OAKLEY
(3-bedroom semi-detached / terraced home)
Plots: 20, 21, 22, 23, 24, 25, 26

House Types

6-Bedroom Collection



The York

6-bedroom detached home
with double garage

5-Bedroom Collection



The Newmarket

5-bedroom detached home
with double garage



The Huntingdon

5-bedroom detached home
with double garage



The Aintree

5-bedroom detached home
with integral single garage

4-Bedroom Collection



The Castleford

4-bedroom detached home
with integral single garage



The Thornton

4-bedroom detached home
with integral garage



The Epsom

4-bedroom detached home
with single garage

3-Bedroom Collection



The Richmond

3-bedroom semi-detached
home with off-street parking



The Croft

3-bedroom semi-detached
home with separate garage



The Ripon

3-bedroom semi-detached
home with off-street parking



The Oakley

3-bedroom semi-detached/terraced
home with off-street parking





Beautifully Designed Kitchens

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PART OF THE
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COLLECTION

The York

An executive 6-bedroom detached home with double garage.



6-Bedroom



4 Bathrooms/En-Suites



Double Garage



2924 sqft*

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

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PART OF THE
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The Newmarket

An executive 5-bedroom detached home with double garage.



5-Bedroom



2 Bathrooms/En-Suites



Double Garage



2809 sqft*

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PART OF THE
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The Huntingdon

An executive 5-bedroom detached home with double garage.



5-Bedroom



3 Bathrooms/En-Suites

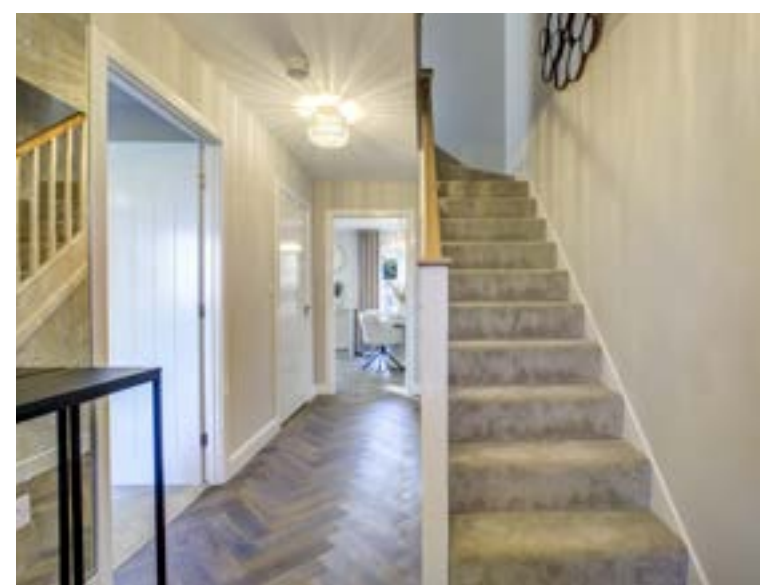


Double Garage



2809 sqft*

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The Aintree

An executive 5-bedroom detached home with integral garage.



5-Bedroom



2 Bathrooms/En-Suites



Integral Garage



1587 sqft*

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The Castleford

An executive 4-bedroom detached home with integral garage.



4-Bedroom



2 Bathrooms/En-Suites



Integral Garage



1535 sqft*

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Space To *Entertain*

For illustration purposes only



The Thornton

An executive 4-bedroom detached home with integral garage.



4-Bedroom



2 Bathrooms/En-Suites



Integral Garage



1317 sqft*

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The Epsom

An executive 4-bedroom detached home with integral garage.



4-Bedroom



2 Bathrooms/En-Suites



Single Garage



1175 sqft*

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A Place To *Relax*

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The Richmond

An executive 3-bedroom semi-detached home with off-street parking.



3-Bedroom



2 Bathrooms/En-Suites



2 Parking Spaces



989 sqft*

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The Croft

An executive 3-bedroom semi-detached home with detached garage.



3-Bedroom



2 Bathrooms/En-Suites



Single Garage



1038 sqft*

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The Ripon

An executive 3-bedroom semi-detached home with off-street parking.



3-Bedroom



1 Bathrooms/En-Suites



2 Parking Spaces



851 sqft*

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The Oakley

An executive 3-bedroom semi-detached or terraced home with off-street parking.



3-Bedroom



2 Bathrooms/En-Suites



2 Parking Spaces



1082 sqft*

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The Homes By Carlton Difference

Exquisite design, materials, workmanship and detailing mean every home at Saxon Vale 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.

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.



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Homes by Carlton Customer Care

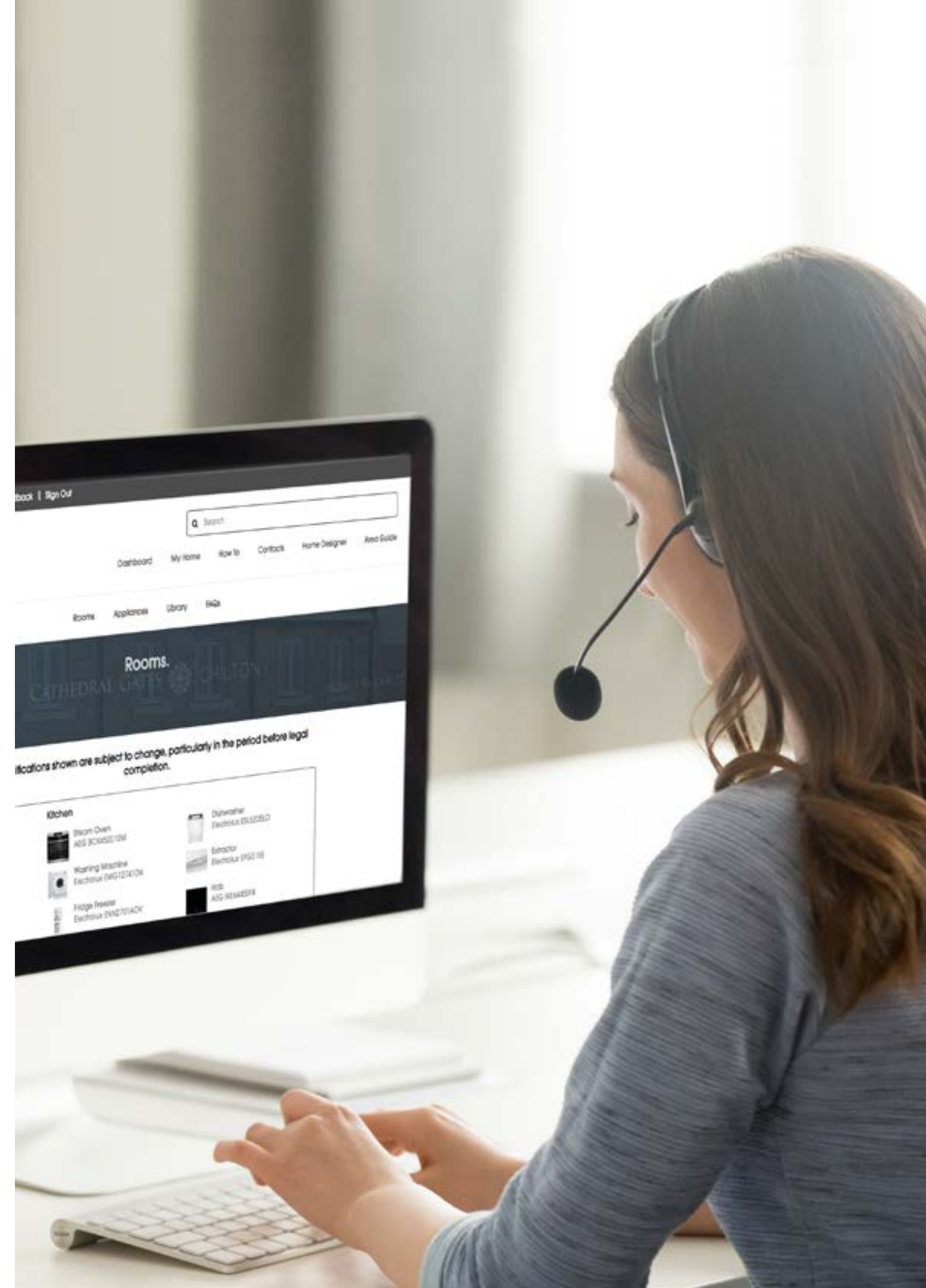
From the initial build of your home through to post-handover customer care, the entire Homes by Carlton team are dedicated to delivering a service that's second-to-none.

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*.



*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 25 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

Saxon Vale is located just off Darlington Road, Sadberge, County Durham, DL2 1SA.

For further information, please contact our sales team.

Call: **0333 034 1355**

Email: **saxonvale@homesbycarlton.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.



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.

A warm, intimate scene of a family of four in a living room. A man with glasses and a beard, wearing a blue shirt, sits on the left, smiling as he looks at a book. A young girl with brown hair, wearing a purple shirt, sits in the center, holding the book. A woman with long brown hair, wearing a pink shirt, sits on the right, looking at the book. They are all smiling and appear to be enjoying the time together. The background features a wooden bookshelf with various items, a lamp, and a white cabinet with framed pictures.

Luxury
Living at
Saxon Vale

HOMES *by*
CARLTON

Saxon Vale

SADBERGE

Off Darlington Rd, Sadberge, DL2 1SA

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www.homesbycarlton.com