



Thorpe Paddocks

THORPE THEWLES

HOMES *by* CARLTON

homesbycarlton.com



WELCOME TO

Thorpe Paddocks

*An exclusive collection of beautifully designed
3, 4 and 5-bedroom homes situated in the charming
village of Thorpe Thewles in rural Teesside*

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 Desning at Thorpe Paddocks



Stylish living spaces

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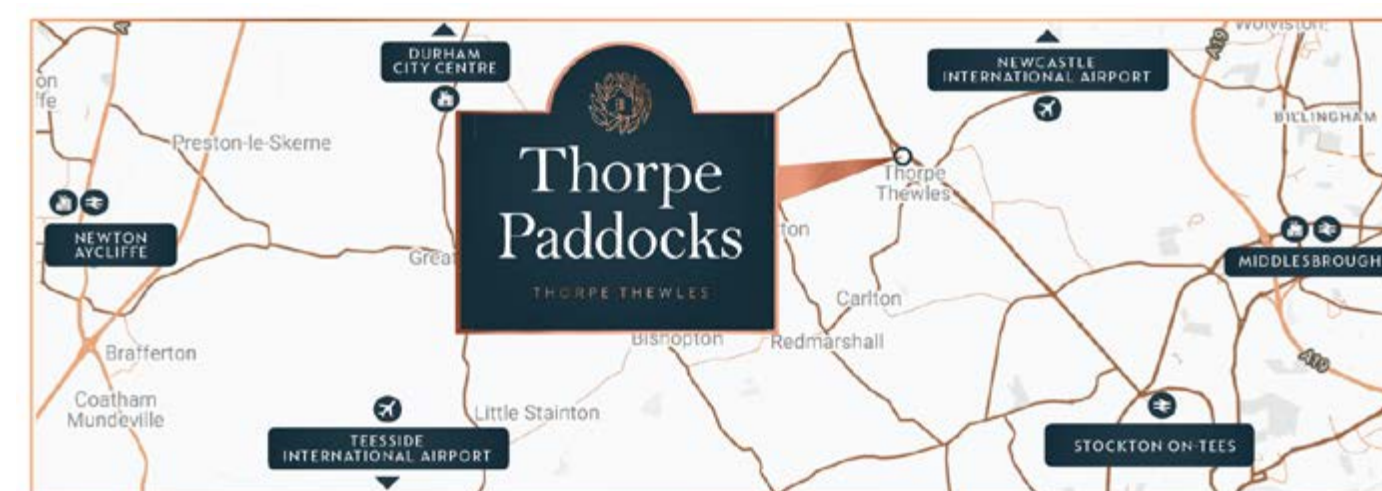


Thorpe Paddocks is situated in the charming village of Thorpe Thewles nestled between bustling Stockton-on-Tees to the South East and the desirable market towns of Yarm to the South and Sedgefield to the North.

This lovely community of 31 beautifully designed homes are close to all the village amenities with adjoining parkland on the doorstep. A great range of shopping and leisure is easily accessible at retail parks and traditional market towns.

Surrounded by idyllic countryside yet close to connections to all major road links, living in Thorpe Thewles allows you to benefit from a perfect rural lifestyle yet with drive times of under an hour to all of the region's major towns and cities.

What a perfectly placed home!



Stockton Station
4 miles (10 minutes)

Teesside International Airport
9.7 miles (15 minutes)

Middlesbrough City Centre
9.6 miles (15 minutes)

Yarm
8 miles (15 minutes)

Darlington Station
10.5 miles (20 minutes)

Durham City Centre
20 miles (24 minutes)

Newcastle City Centre
35 miles (39 minutes)

Newcastle Airport
39 miles (44 minutes)



Eat well, live well

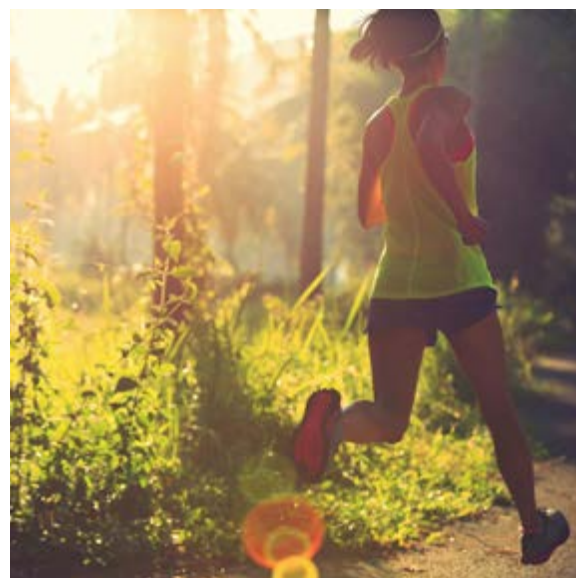
Living at Thorpe Thewles means you have your choice of beautifully traditional pubs and restaurants right in the middle of the village. Both The Vane Arms and The Hamilton Russel Arms serve a fantastic selection of drinks and food every day not to mention delicious and renowned Sunday lunches.

Close by is Wynyard Hall offering fine dining in the glorious setting of The Wellington Restaurant.

A little further afield, the pretty town of Yarm has an array of cafés, bistros and restaurants to choose from and there are just too many fabulous country pubs and restaurants to count in the surrounding villages and towns.

Spoiled for choice!





Living the Country Life

Thorpe Paddocks is surrounded by stunning views of woodland and rural countryside. Perfect for those who want the chance to enjoy the great outdoors.

Just a stone's throw 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.



Thorpe Paddocks

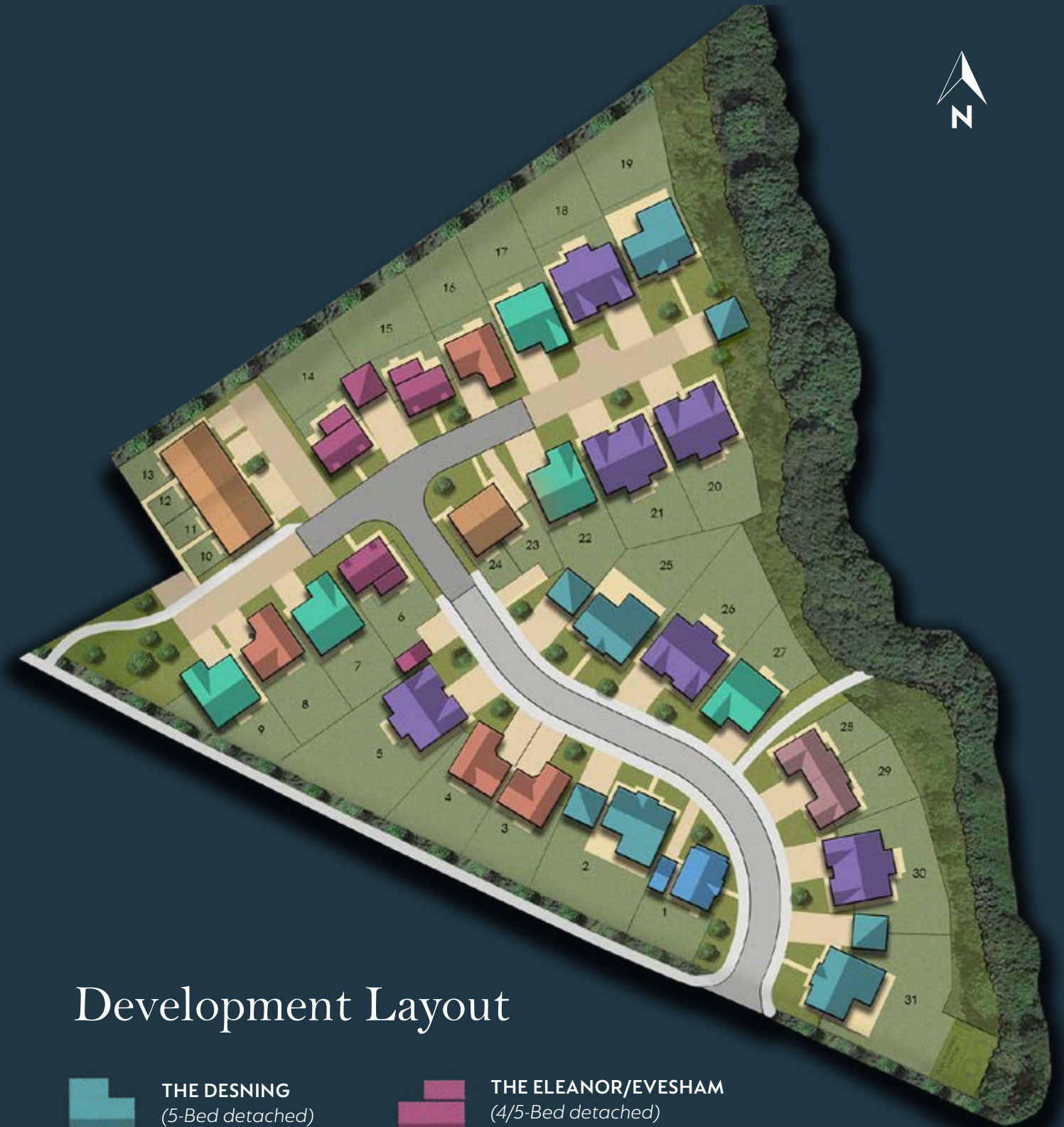
THORPE THEWLES

The exquisitely crafted homes at Thorpe Paddocks beautifully complement the surrounding area. Features such as rustic brick walls and intricate detailing including brick arches and exposed rafter feet are all designed to create an air of authenticity.

The surrounding beauty of the Tees Valley countryside is filled with an abundance of local wildlife, and provides the perfect setting for just 31 beautifully designed homes.

HOMES *by* CARLTON

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Development Layout



THE DESNING
(5-Bed detached)
Plots: 2, 19, 25, 31



THE ELEANOR/EVESHAM
(4/5-Bed detached)
Plots: 6, 14, 15



THE JESMOND
(5-Bed detached)
Plots: 5, 18, 20, 21, 26, 30



THE GAINFORD
(4-Bed detached)
Plot: 1



THE DAMSON
(3-Bed semi detached)
Plots: 28, 29



THE ASTON
(4-Bed detached)
Plots: 7, 9, 17, 22, 27



THE CONISTON
(4-Bed detached)
Plots: 3, 4, 8, 16



THE CHARLTON
(3-Bed semi detached)
Plots: 10, 11, 12, 13, 23, 24



Street scene at Thorpe Paddocks



Beautifully
designed kitchens

For illustration purposes only



Space to Entertain



Thorpe Paddocks

THORPE THEWLES



The Desning

5-bedroom detached home with
separate double garage



The Jesmond

5-bedroom detached home with
oversized single integral garage



The Eleanor

5-bedroom detached home
with separate single garage



The Aston

4-bedroom detached home with
single integral garage



The Gainford

4-bedroom detached home
with separate single garage



The Coniston

4-bedroom detached home with
single integral garage



The Damson

3-bedroom semi detached with
single integral garage



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. 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

FAMILY
3.55 x 3.57 [11' - 6" x 11' - 7"]
DINING
1.96 x 3.44 [6' - 4" x 11' - 3"]
KITCHEN
4.34 x 5.52 [14' - 2" x 18' - 1"]
UTILITY
1.99 x 2.08 [6' - 5" x 6' - 8"]
LOUNGE
4.12 x 5.79 [13' - 4" x 18' - 9"]
STUDY
3.50 x 1.47 [11' - 5" x 4' - 8"]
HALL
2.50 x 3.57 [8' - 2" x 11' - 7"]
WC
1.09 x 1.81 [3' - 5" x 5' - 9"]



FIRST FLOOR

MASTER BEDROOM
4.17 x 4.37 [13' - 7" x 14' - 3"]
DRESSING
2.18 x 2.83 [7' - 2" x 9' - 3"]
EN-SUITE 1
1.70 x 2.83 [5' - 6" x 9' - 3"]
BEDROOM 2
4.21 x 3.17 [13' - 8" x 10' - 4"]
DRESSING 2
1.45 x 2.20 [4' - 7" x 7' - 2"]
BEDROOM 3
3.55 x 4.03 [11' - 6" x 12' - 2"]
BATHROOM
3.41 x 2.72 [11' - 2" x 8' - 9"]



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

SECOND FLOOR

BEDROOM 4
4.17 x 5.84 [13' - 6" x 19' - 1"]
BEDROOM 5
4.22 x 5.84 [13' - 8" x 19' - 1"]
JACK & JILL BATHROOM
3.24 x 1.96 [10' - 6" x 6' - 4"]

Please note: window arrangement is plot specific on second floor





For illustration purposes only



The Jesmond

5-bedroom detached home with oversized single integral garage

The Jesmond is a spacious 5-bedroom detached executive home, featuring a stunning open-plan kitchen, dining and family area across the rear of the property, with access to the turfed garden through a set of stylish sliding doors.

A separate lounge and integral garage sit either side of the impressive hallway at the front of the house while a utility room and WC make up the rest of this well balanced ground floor.

The first floor boasts a master bedroom with en-suite and dressing room, a family bathroom and a further four well proportioned rooms with two additional en-suites.

GROUND FLOOR

- FAMILY**
3.78 x 3.91 [12' - 5" x 12' - 10"]
- DINING**
3.99 x 5.72 [13' - 1" x 18' - 9"]
- KITCHEN**
3.82 x 3.91 [12' - 6" x 12' - 10"]
- UTILITY**
2.92 x 1.55 [9' - 7" x 5' - 1"]
- LOUNGE**
4.62 x 4.43 [15' - 2" x 14' - 7"]
- HALL**
2.03 x 4.83 [6' - 8" x 15' - 10"]
- WC**
1.40 x 1.55 [4' - 7" x 5' - 1"]
- GARAGE**
3.66 x 6.10 [12' - 0" x 20' - 0"]



FIRST FLOOR

- MASTER BEDROOM**
4.93 x 3.40 [16' - 2" x 11' - 2"]
- DRESSING**
3.46 x 1.39 [11' - 4" x 4' - 7"]
- EN-SUITE 1**
3.46 x 1.68 [11' - 4" x 5' - 6"]
- BEDROOM 2**
4.40 x 3.23 [14' - 5" x 10' - 7"]
- EN-SUITE 2**
2.16 x 1.78 [7' - 1" x 5' - 10"]
- BEDROOM 3**
4.09 x 3.39 [13' - 5" x 11' - 2"]
- EN-SUITE 3**
2.39 x 1.82 [7' - 10" x 6' - 0"]
- BEDROOM 4**
3.70 x 3.49 [12' - 1" x 11' - 5"]
- BEDROOM 5 / STUDY**
3.63 x 2.44 [11' - 11" x 8' - 0"]
- BATHROOM**
2.28 x 2.48 [7' - 6" x 8' - 2"]



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



Luxurious living

For illustration purposes only



The Eleanor

5-bedroom detached home with separate single garage

A traditional double fronted home with three floors of living accommodation, the 5-bedroom* Eleanor is ideal for flexible family living. The central entrance hallway leads to a spacious dual aspect lounge with sliding doors leading to the rear garden.

An open plan kitchen, dining and family room run the full depth of the ground floor, with French doors to the turfed garden. The ground floor also benefits from a separate utility room and cloakroom.

The first floor boasts a generous master bedroom with en-suite followed by a further two double bedrooms share a family bathroom.

The second floor can be arranged as two further double bedrooms and a family bathroom or as a double bedroom and a study.

GROUND FLOOR

FAMILY
3.30 x 1.88 [10' - 10" x 6' - 2"]

DINING
3.30 x 2.09 [10' - 10" x 6' - 10"]

KITCHEN
3.24 x 4.57 [10' - 8" x 15' - 0"]

UTILITY
1.85 x 1.77 [6' - 1" x 5' - 10"]

LOUNGE
3.39 x 5.63 [11' - 2" x 18' - 5"]

HALL
1.85 x 3.74 [6' - 1" x 12' - 3"]

WC
1.85 x 0.91 [6' - 1" x 3' - 0"]



FIRST FLOOR*

MASTER BEDROOM
2.94 x 3.32 [9' - 8" x 10' - 11"]

EN-SUITE
3.33 x 1.58 [10' - 11" x 5' - 2"]

BEDROOM 2
3.05 x 3.07 [10' - 0" x 10' - 1"]

BEDROOM 3
3.43 x 2.47 [11' - 3" x 8' - 1"]

BATHROOM
2.62 x 2.06 [8' - 7" x 6' - 9"]



**Please talk to us about our 4 bedroom home with an alternative layout to the first floor*

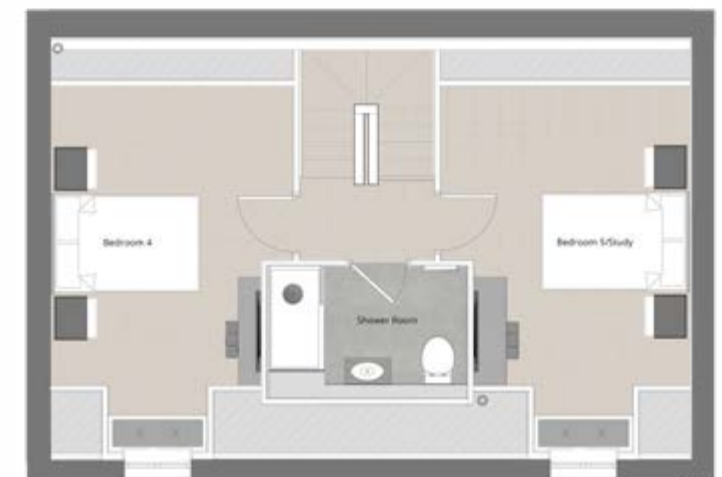
SECOND FLOOR

BEDROOM 4
3.33 x 5.63 [10' - 11" x 18' - 5"]

BEDROOM 5
3.43 x 5.63 [11' - 3" x 18' - 5"]

SHOWER ROOM
2.75 x 1.82 [9' - 0" x 5' - 11"]

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





The Aston

4-bedroom detached home with single integral 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 living room 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 2 also benefits from a stylish ensuite. A further two double bedrooms and stylish family bathroom with egg shaped bath complete this contemporary family home.



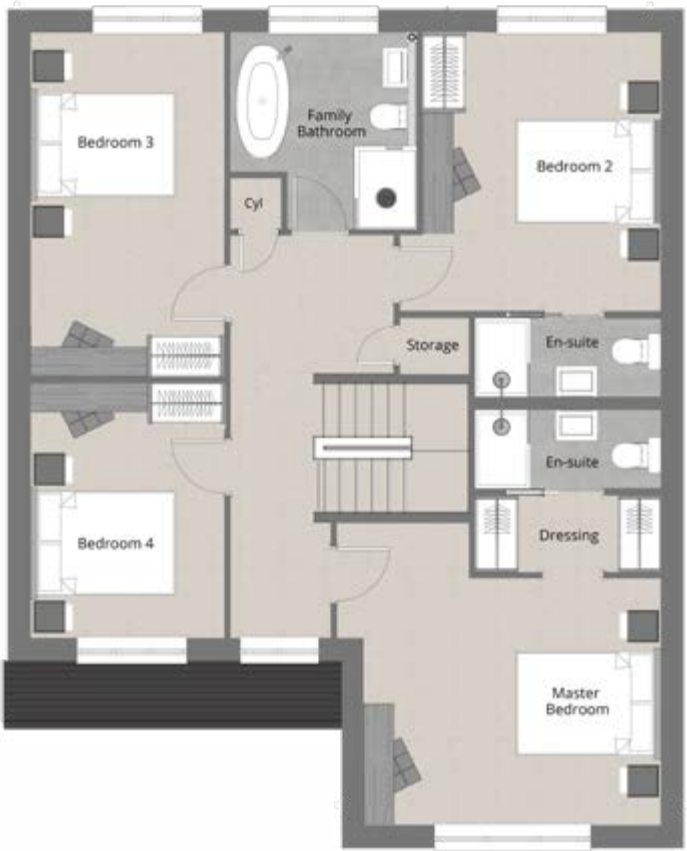
GROUND FLOOR

- DINING**
4.33 x 4.99 [14' - 2" x 16' - 4"]
- KITCHEN**
2.63 x 4.99 [8' - 7" x 16' - 4"]
- SNUG**
2.63 x 1.35 [8' - 7" x 4' - 4"]
- UTILITY**
2.08 x 2.00 [6' - 10" x 6' - 7"]
- LOUNGE**
4.55 x 5.01 [14' - 11" x 16' - 5"]
- HALL**
1.35 x 4.10 [4' - 5" x 13' - 5"]
- WC**
2.08 x 1.01 [6' - 10" x 3' - 4"]
- GARAGE**
3.00 x 6.00 [9' - 10" x 19' - 8"]



FIRST FLOOR

- MASTER BEDROOM**
4.73 x 5.01 [15' - 5" x 16' - 4"]
- DRESSING**
2.73 x 1.23 [8' - 9" x 3' - 7"]
- EN-SUITE 1**
2.73 x 1.36 [8' - 9" x 4' - 5"]
- BEDROOM 2**
3.24 x 4.02 [10' - 6" x 13' - 1"]
- EN-SUITE 2**
2.73 x 1.36 [8' - 9" x 4' - 5"]
- BEDROOM 3**
2.84 x 5.02 [9' - 3" x 16' - 4"]
- BEDROOM 4**
2.84 x 3.75 [9' - 3" x 12' - 2"]
- BATHROOM**
2.97 x 2.90 [9' - 7" x 9' - 5"]





For illustration purposes only



The Gainford

4-bedroom detached home with separate single garage

The Gainford is an attractive, 4-bedroom, double w detached home with living accommodation over two floors.

The central entrance hallway leads to an open plan kitchen and dining room with beautifully crafted French doors to a turfed garden. The ground floor also benefits from a flexible layout which can accommodate an impressive dining hall and well proportioned living room. The Gainford offers a truly flexible layout, providing the option of a contemporary or more traditional living space.

The feature staircase leads to a spacious first floor with a generous master bedroom with an en-suite. The further three double bedrooms share a family bathroom with bath and separate shower.

GROUND FLOOR

- DINING
3.05 x 3.05 [10' - 0" x 10' - 0"]
- KITCHEN
3.02 x 4.02 [9' - 11" x 13' - 2"]
- UTILITY
2.26 x 1.83 [7' - 5" x 6' - 0"]
- LOUNGE
4.28 x 4.03 [14' - 0" x 13' - 3"]
- SNUG/STUDY
3.98 x 2.95 [13' - 1" x 9' - 8"]
- HALL
2.55 x 4.43 [8' - 4" x 14' - 6"]
- WC
2.26 x 1.10 [7' - 5" x 3' - 7"]

Please talk to us about the alternative layout to the ground floor



FIRST FLOOR

- MASTER BEDROOM
5.37 x 3.32 [17' - 6" x 10' - 11"]
- EN-SUITE
2.55 x 1.43 [8' - 5" x 4' - 8"]
- BEDROOM 2
3.08 x 3.62 [10' - 1" x 11' - 11"]
- BEDROOM 3
4.18 x 3.69 [13' - 9" x 12' - 1"]
- BEDROOM 4
2.56 x 3.39 [8' - 5" x 11' - 1"]
- BATHROOM
2.86 x 1.88 [9' - 5" x 6' - 2"]

A modern bathroom interior featuring a glass-enclosed shower with a rainfall showerhead, a vertical chrome towel warmer, a white toilet with folded towels, and a long wooden vanity with a double white sink and modern faucets. The walls and floor are covered in large, light-colored stone tiles. A window with white shutters is visible in the background.

Contemporary bathrooms

For illustration purposes only



The Coniston

4-bedroom detached home with single integral garage

The impressive 4-bedroom detached Coniston offers superb family accommodation and commands instant kerb appeal. The kitchen/ dining area boasts a large open plan that has access to the rear garden with stylish Anthracite sliding doors to the rear garden. A separate large living room, WC and integral garage make up the rest of the well designed ground floor.

Upstairs the master bedroom featuring a full height window is complete with en-suite facilities.

Together with a further 3 double bedrooms and a large family bathroom, the Coniston provides overall practicality in a well-proportioned family home.

GROUND FLOOR

DINING
2.53 x 4.26 [8' - 3" x 14' - 0"]

KITCHEN
3.11 x 3.79 [10' - 2" x 12' - 5"]

LOUNGE
4.74 x 4.24 [15' - 6" x 13' - 11"]

HALL
2.53 x 1.79 [8' - 3" x 5' - 8"]

WC
0.9 x 1.95 [3' - 0" x 6' - 5"]



FIRST FLOOR

MASTER BEDROOM
4.73 x 4.34 [15' - 6" x 14' - 3"]

EN-SUITE
3.06 x 1.40 [10' - 0" x 4' - 7"]

BEDROOM 2
3.53 x 3.80 [11' - 7" x 12' - 5"]

BEDROOM 3
3.96 x 3.84 [13' - 0" x 12' - 7"]

BEDROOM 4
3.17 x 2.55 [10' - 5" x 8' - 5"]

BATHROOM
2.72 x 2.53 [8' - 11" x 8' - 4"]



For illustration purposes only



The Damson

3-bedroom semi detached with single integral garage

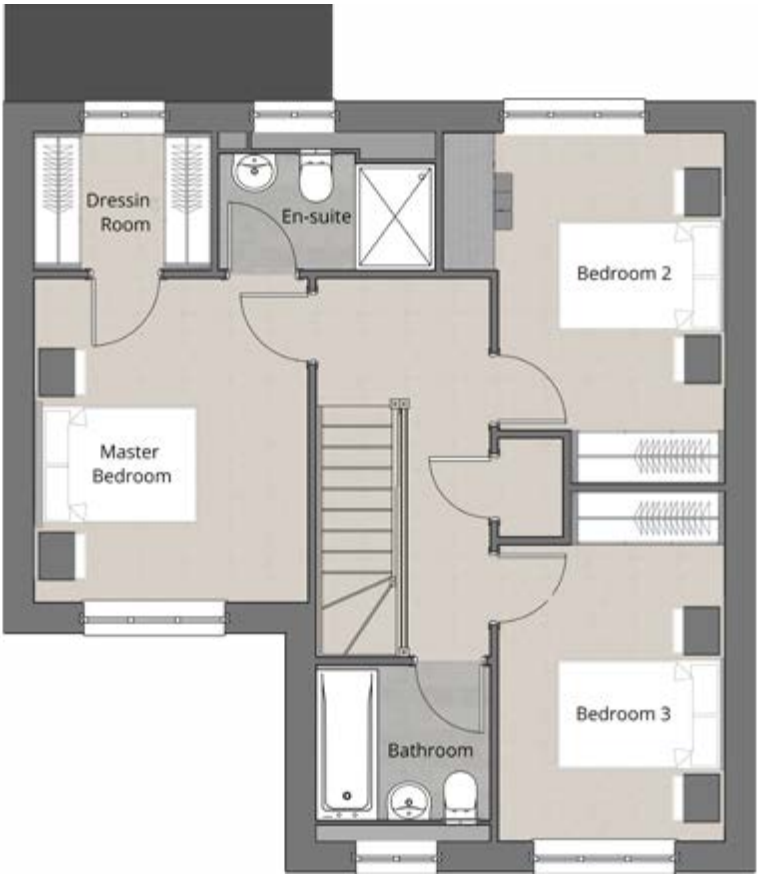
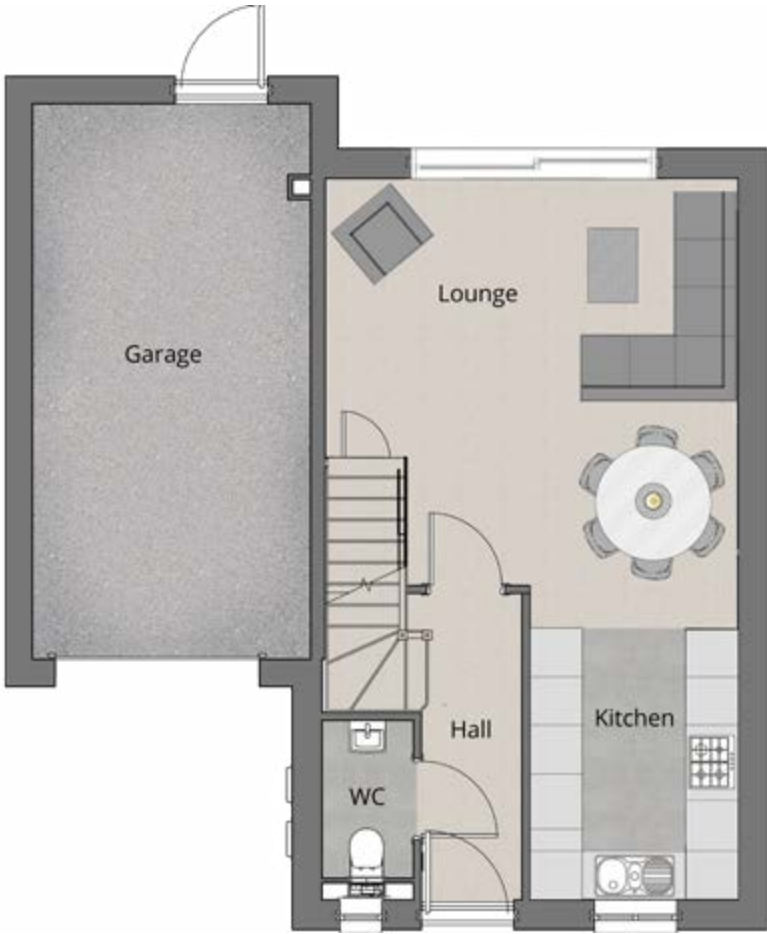
The Damson is a charming 3-bedroom home that exudes contemporary family living. A spacious open plan living and dining room leading to a modern kitchen provides the perfect space for family life.

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

- KITCHEN
2.30 x 3.80 [7' - 6" x 12' - 6"]
- LOUNGE / DINING
4.56 x 4.09 [15' - 0" x 13' - 5"]
- HALL
1.28 x 3.89 [4' - 2" x 12' - 9"]
- WC
1.01 x 1.75 [3' - 4" x 5' - 9"]
- GARAGE
3.08 x 6.14 [10' - 1" x 20' - 2"]



FIRST FLOOR

- MASTER BEDROOM
3.09 x 3.65 [10' - 2" x 12' - 0"]
- DRESSING
1.99 x 1.55 [5' - 1" x 6' - 6"]
- EN-SUITE
2.44 x 1.31 [8' - 0" x 4' - 4"]
- BEDROOM 2
3.17 x 3.95 [10' - 5" x 13' - 0"]
- BEDROOM 3
3.55 x 3.93 [8' - 4" x 12' - 11"]
- BATHROOM
1.96 x 1.75 [6' - 5" x 5' - 9"]



A place to relax

For illustration purposes only



The Jesmond at Thorpe Paddocks

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

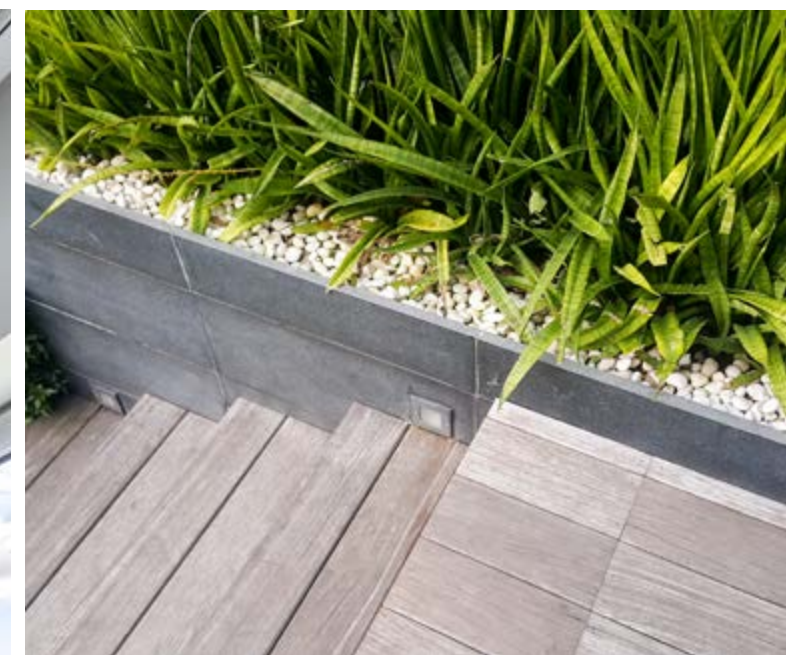
We are privileged to work with a talented design team to create our homes. Their talent gives every one of our developments it's own unique characteristics.

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.

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 house builders do - all of our homes featured turfed rear gardens and fully landscaped front garden - expertly prepared and ready when you move in.

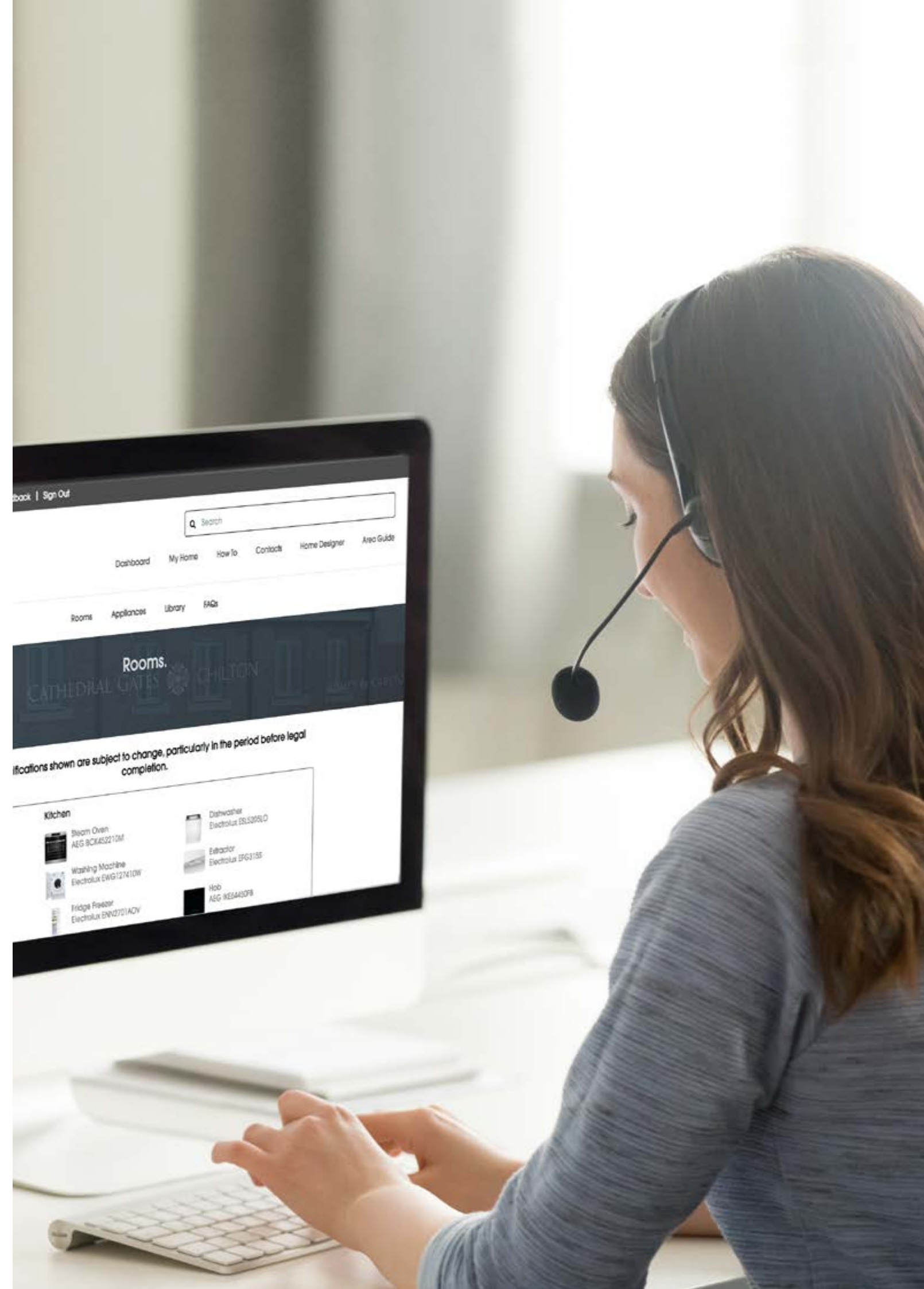


Homes by Carlton Customer Care

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.





Our story

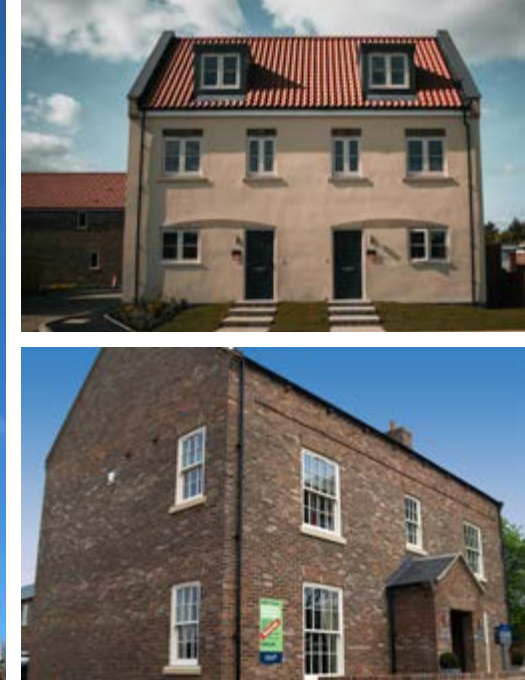
The Carlton Group of companies was founded almost 20 years ago and established a reputation for building high quality homes in the North East and Yorkshire.

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

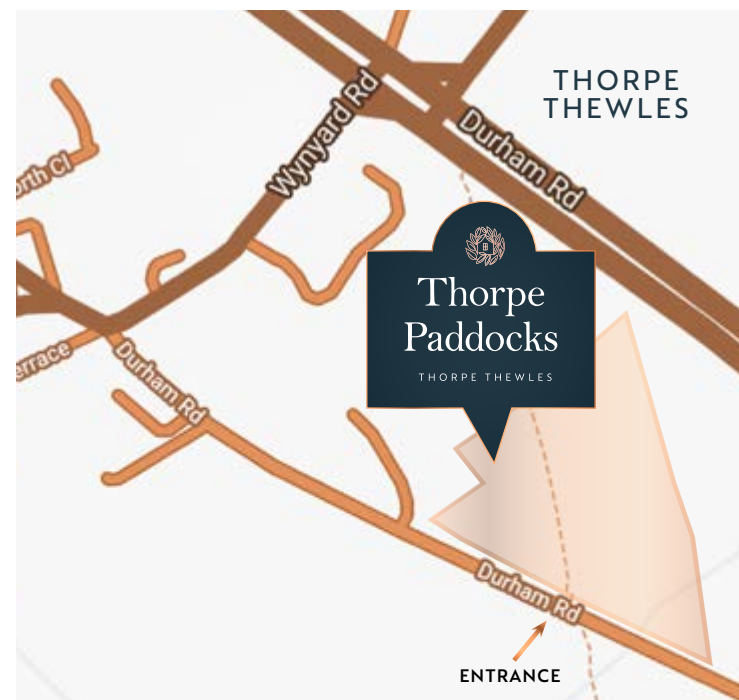
Thorpe Paddocks is located just off Durham Road,
Thorpe Thewles, TS21 3FQ

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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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.



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.



Thorpe Paddocks

*Live at Thorpe Paddocks and your evening walks
could be every bit as spectacular*





HOMES *by* CARLTON

THORPE PADDOCKS
Durham Road
Thorpe Thewles
TS21 3FQ



homesbycarlton.com

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