



Eastfields

WHITTON

HOMES *by* CARLTON

homesbycarlton.com



WELCOME TO

Eastfields

An exclusive collection of beautifully
designed 3, 4, 5 and 6-bedroom
homes situated in the charming
village of Whitton.

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.



Love village life

For illustration purposes only



Beautifully
designed kitchens

For illustration purposes only



Perfectly placed



Eastfields is situated in the charming village of Whitton 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 9 beautifully designed homes are close to all the village amenities with Honey Pot Woods 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 Whitton 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 5.2 miles (14 minutes)	Yarm 7.5 miles (16 minutes)	Newcastle City Centre 36.8 miles (47 minutes)
Teesside International Airport 8.8 miles (14 minutes)	Darlington Station 10.2 miles (21 minutes)	Newcastle Airport 39 miles (44 minutes)
Middlesbrough City Centre 12.8 miles (19 minutes)	Durham City Centre 20 miles (27 minutes)	

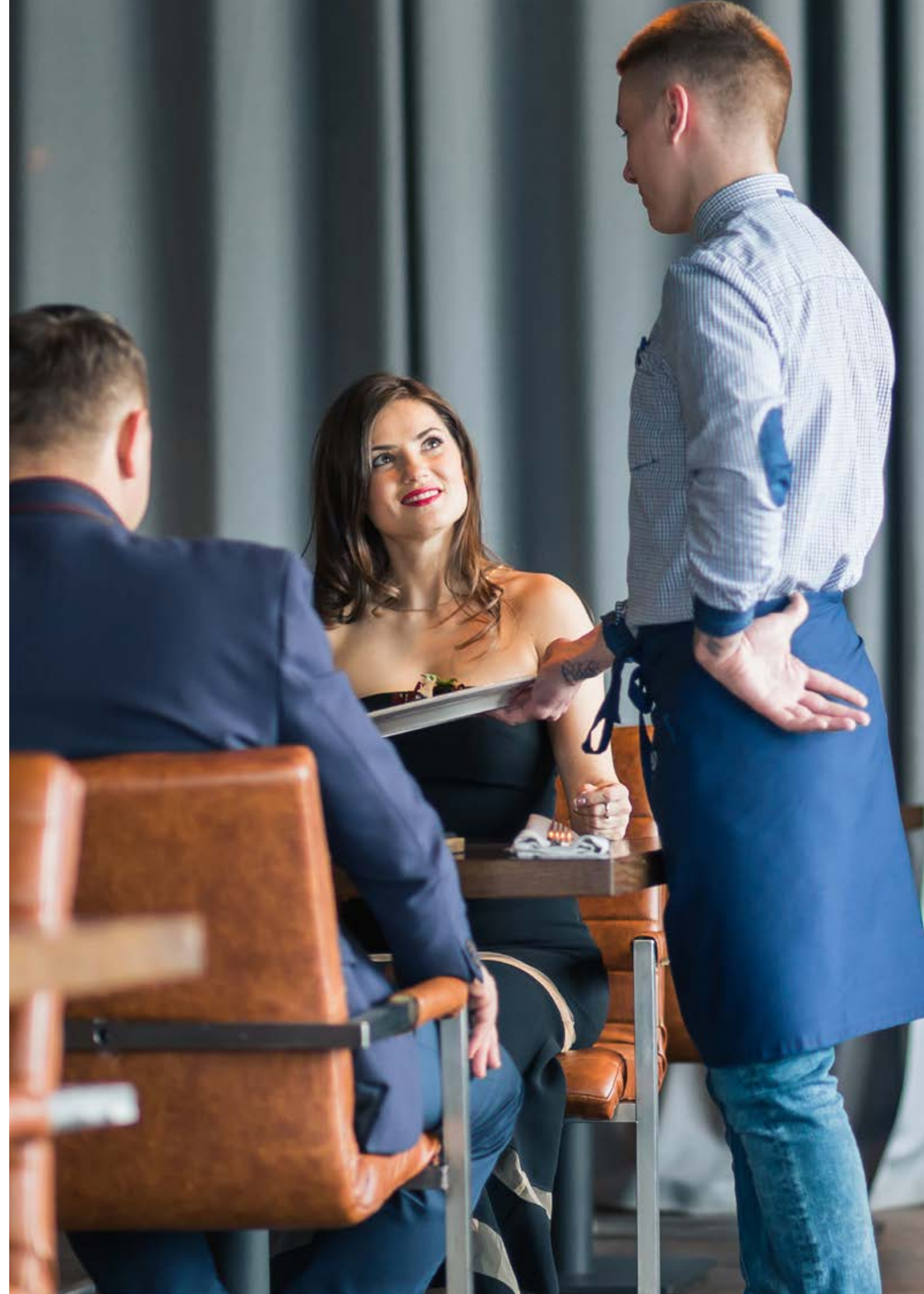


Country Style Dining

Just a stone's throw away from Eastfields 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, Eastfields' 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

Eastfields is located in the peaceful village of Whitton, 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!



A place to call home

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Eastfields

WHITTON

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

There are five 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.

Eastfields can be found, off Whitton Road
in the beautiful village of Whitton.

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Eastfields

WHITTON

Development Layout



THE OAK
(6-bedroom detached home)
Plot: 9



THE BEECH
(5-bedroom detached home)
Plots: 3, 4



THE MAPLE
(4-bedroom detached home)
Plots: 5, 6



THE SYCAMORE
(4-bedroom detached home)
Plot: 7



THE CEDAR
(3-bedroom detached bungalow)
Plots: 1, 2



THE WILLOW
(5-bedroom detached home)
Plot: 8



House types




The Sycamore
*4-bedroom detached home with
double attached garage*




The Oak
*6-bedroom detached home
with integral double garage*




The Willow
*5-bedroom detached home
with integral double garage*




The Maple
*4-bedroom detached home
with double detached garage*




The Beech
*5-bedroom detached home with
oversized single integral garage*




The Cedar
*3-bedroom detached bungalow
with integral single garage*



Exquisite dining

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Luxurious living

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The Oak

6-bedroom detached house with integral double garage

A luxurious executive home with integral double garage, the 6-bedroom Oak provides generous accommodation over two floors.

An impressive entrance hall leads to a large open plan kitchen, dining and family area, extending across the rear of the house. Anthracite sliding doors open onto the large turfed garden. A separate contemporary lounge and family room 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 area and en-suite bathroom.

Four further double bedrooms and a single bedroom, two of which benefit from a 'Jack and Jill' style arrangement to the en-suite bathroom, and the other three share a stunning family bathroom with an egg shaped bath and separate shower completes this contemporary family home.



GROUND FLOOR

KITCHEN/DINING 7.10 x 3.83 [23' - 2" x 12' - 5"]	FAMILY ROOM 4.11 x 4.49 [13' - 4" x 14' - 7"]	WC 1.99 x 1.44 [6' - 5" x 4' - 7"]
UTILITY 3.89 x 1.06 / 2.35 [12' - 7" x 3' 4" / 7' - 7"]	LOUNGE 3.89 x 5.07 [12' - 7" x 16' - 6"]	GARAGE 6.00 x 6.14 [19' - 6" x 20' - 1"]
ENTRANCE HALL 3.11 x 4.11 [10' - 2" x 13' - 4"]		



FIRST FLOOR

MASTER BEDROOM 6.00 x 3.27 [19' - 6" x 10' - 7"]	BEDROOM 3 4.49 x 2.77 [14' - 7" x 9' - 0"]	JACK N JILL EN-SUITE 2.81 x 1.55 [9' - 2" x 5' - 0"]
EN-SUITE 1 3.49 x 1.77 [11' - 4" x 5' - 8"]	BEDROOM 4 3.54 x 3.88 [11' - 6" x 12' - 7"]	FAMILY BATHROOM 3.12 x 3.66 [10' - 2" x 12' - 0"]
DRESSING AREA 2.24 x 1.77 [7' - 3" x 5' - 8"]	BEDROOM 5 3.88 x 2.68 [12' - 7" x 8' - 8"]	LANDING 8.27 x 1.40 [27' - 1" x 4' - 5"]
BEDROOM 2 3.88 x 3.66 [12' - 7" x 12' - 0"]	BEDROOM 6 3.15 x 2.36 [10' - 3" x 7' - 7"]	

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The Willow

5-bedroom detached house with integral double garage

The Willow is a luxurious 5-bedroom detached home with integral double garage, providing generous accommodation over two floors.

The impressive entrance hall leads to an open-plan kitchen/diner with Anthracite sliding doors leading to the turfed garden. A separate, spacious lounge and family room are also accessed from the central hallway, and a practical, well-fitted utility room and WC complete the ground floor. Upstairs you'll find an indulgent master bedroom boasting an en-suite and walk-in dressing area.

There are a further four bedrooms, one of which also benefits from an en-suite, and a stylish family bathroom rounding out this perfect family home.



GROUND FLOOR

KITCHEN/DINING 5.70 x 3.83 [18' - 7" x 12' - 5"]	FAMILY ROOM 3.29 x 4.12 [10' - 7" x 13' - 5"]	WC 1.99 x 1.44 [6' - 5" x 4' - 7"]
UTILITY 3.89 x 1.06 / 2.35 [12' - 7" x 3' 4" / 7' - 7"]	LOUNGE 3.89 x 5.07 [12' - 7" x 16' - 6"]	GARAGE 6.00 x 6.14 [19' - 6" x 20' - 1"]
	ENTRANCE HALL 2.36 x 4.12 [7' - 7" x 13' - 5"]	



FIRST FLOOR

BEDROOM 1 6.00 x 3.37 [19' - 6" x 11' - 7"]	BEDROOM 2 3.88 x 3.66 [12' - 7" x 12' - 0"]	EN-SUITE 3.31 x 1.23 [10' - 8" x 4' - 0"]
EN-SUITE 1 3.66 x 2.07 [12' - 0" x 6' - 8"]	BEDROOM 3 3.31 x 3.09 [10' - 8" x 10' - 1"]	BATHROOM 2.67 x 2.35 [8' - 7" x 7' - 7"]
DRESSING AREA 2.24 x 2.07 [7' - 3" x 6' - 8"]	BEDROOM 4 3.31 x 3.50 [10' - 8" x 11' - 5"]	LANDING 2.37 x 3.66 [7' - 7" x 12' - 0"]

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The Beech

5-bedroom detached home with oversized single integral garage

The Beech 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 area, a family bathroom with an egg shaped bath and a further four well proportioned rooms, two of which benefit from a 'Jack and Jill' style arrangement to the en-suite bathroom.

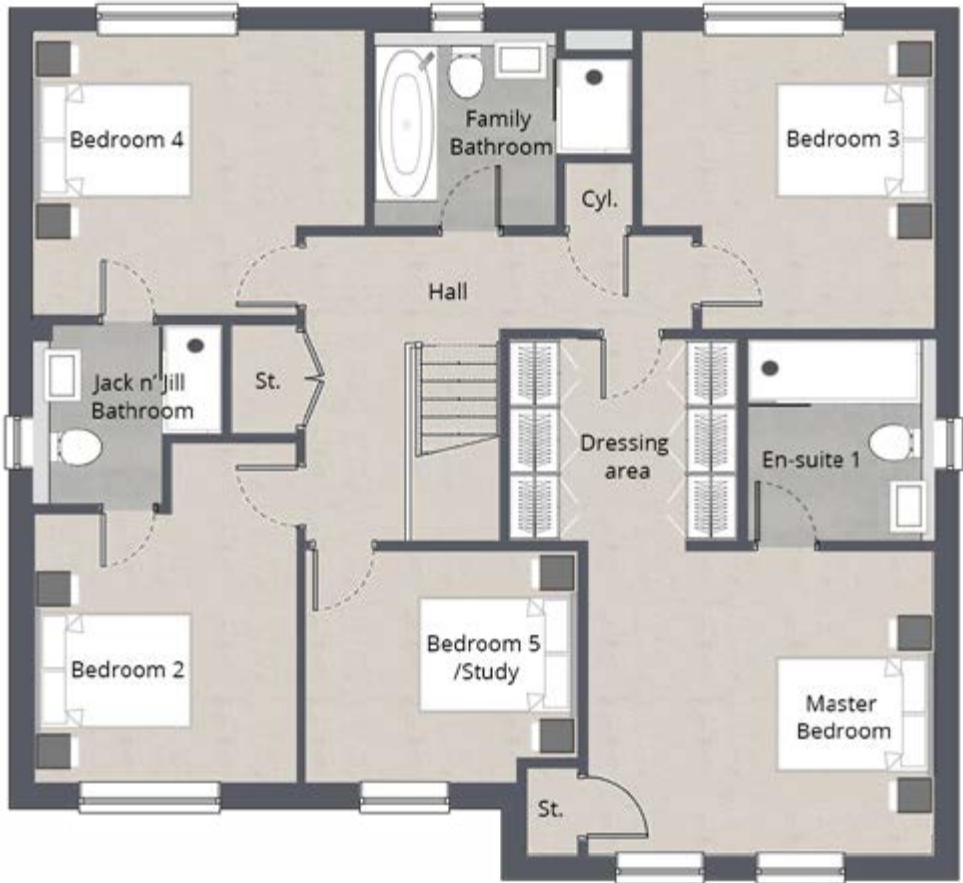
GROUND FLOOR

- KITCHEN/DINING
11.54 x 4.32 [37' - 8" x 14' - 1"]
- UTILITY
1.96 x 2.61 [6' - 4" x 8' - 5"]
- LOUNGE
3.60 x 5.20 [11' - 8" x 17' - 0"]
- ENTRANCE HALL
2.46 x 6.14 [8' - 0" x 20' - 1"]
- WC
0.96 x 1.91 [3' - 1" x 6' - 2"]
- GARAGE
5.24 x 4.13 / 6.06
[17' - 1" x 13' - 5" / 19' - 8"]



FIRST FLOOR

- BEDROOM 1
4.46 x 2.66
[14' - 6" x 8' - 7"]
- EN-SUITE 1
2.42 x 2.67
[7' - 9" x 8' - 7"]
- DRESSING 1
2.91 x 2.86
[9' - 5" x 9' - 3"]
- BEDROOM 2
3.38 x 3.49 / 4.39
[11' - 0" x 11' - 4" / 14' - 4"]
- BEDROOM 3
2.99 / 3.81 x 3.81
[9' - 8" / 12' - 5" x 12' - 5"]
- BEDROOM 4
3.38 / 4.26 x 3.62
[11' - 0" / 13' - 9" x 11' - 8"]
- BATHROOM
3.32 x 2.45 [10' - 8" x 8' - 0"]
- LANDING
4.89 x 2.91 [16' - 3" x 9' - 5"]



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Contemporary bathrooms

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The Sycamore

4-bedroom detached house with double garage

A traditional, double fronted executive home with an attached double garage, the 4-bedroom Sycamore offers exceptional family living space.

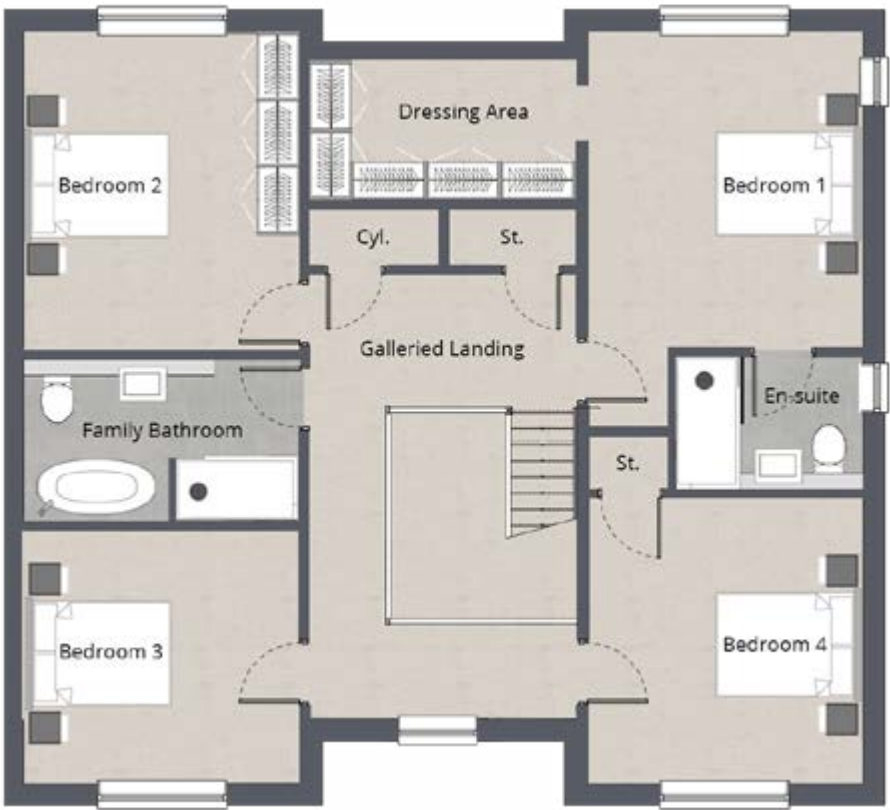
Entering the Sycamore, you are welcomed with a double-height entrance hall and a feature staircase paired with a galleried landing, leading to the spacious, open-plan kitchen, dining area and family room. Anthracite sliding doors open to reveal the large turfed garden which is perfect for spending quality time with family and friends. A separate contemporary lounge and snug, can be accessed from the main hallway complete the stunning ground floor along with a well fitted utility room and cloakroom, providing access to the attached double garage.

The first floor features a galleried landing introducing the indulgent Master bedroom complete with dressing area and exquisite en-suite bathroom. Three further double bedrooms and stylish family bathroom, which includes an egg shaped bath and spacious shower complete this beautiful, executive home.



GROUND FLOOR

KITCHEN/DINING/FAMILY ROOM 12.36 x 3.88 / 4.45 [40' - 5" x 13' - 0" / 14' - 5"]	LOUNGE 3.89 x 5.97 [12' - 7" x 19' - 5"]	WC 1.89 x 1.84 [6' - 2" x 6' - 0"]
	SNUG 3.89 x 4.04 [12' - 7" x 13' - 2"]	GARAGE 6.00 x 6.10 [19' - 6" x 20' - 0"]
	ENTRANCE HALL 3.78 x 5.87 [12' - 4" x 19' - 2"]	
UTILITY 4.25 x 2.14 [13' - 9" x 7' - 0"]	STORE 1.65 x 2.14 [5' - 4" x 7' - 0"]	



FIRST FLOOR

BEDROOM 1 4.40 / 5.35 x 3.89 [14' - 4" / 17' - 5" x 12' - 7"]
EN-SUITE 1 2.63 x 1.87 [8' - 6" x 6' - 1"]
DRESSING AREA 3.38 x 1.81 [11' - 0" x 5' - 9"]
BEDROOM 2 3.89 x 3.48 [12' - 7" x 11' - 4"]
BEDROOM 3 3.89 x 3.93 [12' - 7" x 12' - 5"]
BEDROOM 4 3.89 x 4.03 [12' - 7" x 13' - 2"]
BATHROOM 2.69 x 2.02 [8' - 8" x 6' - 6"]
LANDING 3.38 x 6.94 [11' - 0" x 22' - 7"]

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For illustration purposes only



The Maple

4-bedroom detached home with double detached garage

A traditional, double fronted executive home with a detached double garage, the 4-bedroom Maple provides spacious accommodation over two floors.

The entrance hall leads to a large impressive open plan kitchen, with double height dining and family area extending across the rear of the house. Anthracite sliding doors open onto the large turfed garden. A separate lounge for relaxing and snug flank the central hallway. A well fitted utility room and cloakroom complete the well balanced ground floor.

The staircase leads from the generous entrance hall to the first floor featuring a galleried landing area. The first floor holds an indulgent master bedroom along with three more generous double bedrooms, one with its own en-suite, and a separate family bathroom with an egg shaped bath..

The enviable master bedroom features both a dressing room and an en-suite with an additional bath.

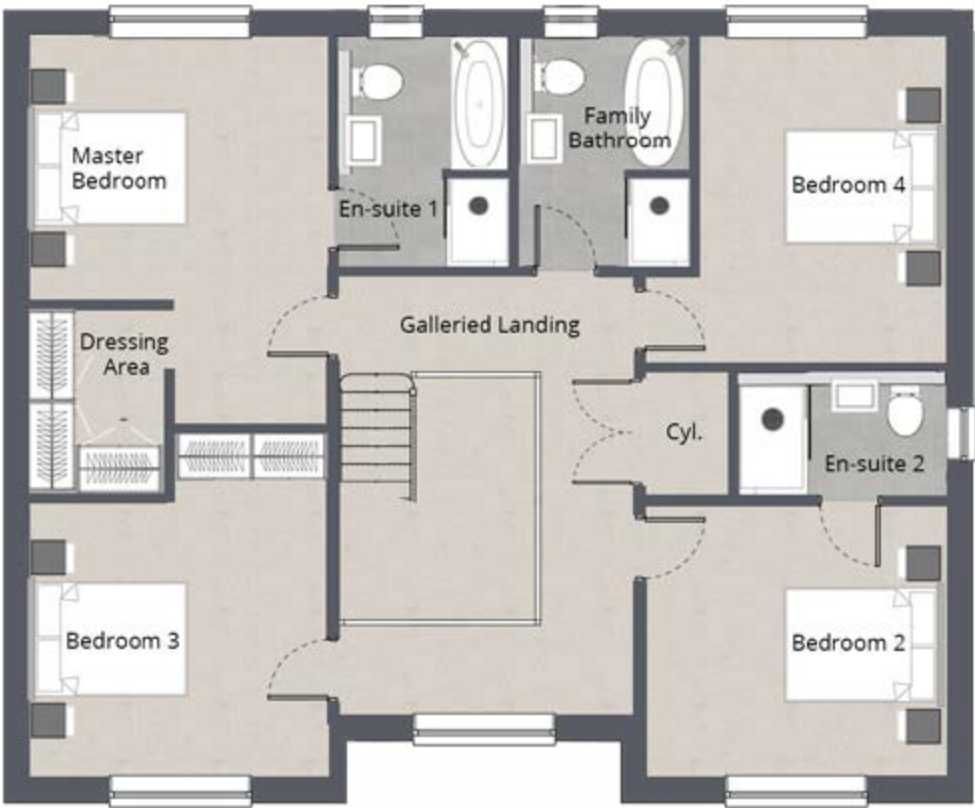
GROUND FLOOR

- KITCHEN/DINING/FAMILY AREA**
11.76 x 3.77 / 4.09
[38' - 5" x 12' - 3" / 13' - 4"]
- UTILITY**
2.70 x 2.20
[8' - 8" x 7' - 2"]
- LOUNGE**
3.89 x 5.32 / 5.99
[12' - 7" x 17' - 4" / 19' - 6"]
- SNUG**
3.89 x 3.35 / 4.02
[12' - 7" x 10' - 9" / 13' - 2"]
- WC**
1.10 x 2.20
[3' - 6" x 7' - 2"]
- ENTRANCE HALL**
3.78 x 4.41
[12' - 4" x 14' - 4"]



FIRST FLOOR

- BEDROOM 1**
3.88 x 3.39 / 5.07
[12' - 7" x 11' - 1" / 16' - 6"]
- EN-SUITE 1**
2.22 x 3.39
[7' - 2" x 11' - 1"]
- DRESSING AREA**
1.79 x 2.40
[5' - 8" x 7' - 8"]
- BEDROOM 2**
3.89 x 3.51
[12' - 7" x 11' - 5"]
- EN-SUITE 2**
2.66 x 1.61
[8' - 7" x 5' - 2"]
- BEDROOM 3**
3.88 x 3.54 / 4.43
[12' - 7" x 11' - 6"]
- BATHROOM**
2.22 x 3.39
[7' - 2" x 11' - 1"]
- LANDING**
3.79 x 5.66
[12' - 4" x 18' - 5"]



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The Cedar

3-bedroom detached bungalow with integral single garage

This highly desirable 3-bedroom double fronted executive bungalow with an integral single garage is the perfect space all on one floor.

A contemporary well designed entrance hall with skylights, most certainly impress on arrival. The hall leads to a contemporary lounge with anthracite sliding doors opening onto the large turfed garden.

Alongside the lounge is an impressive family kitchen diner, also providing access to the garden through the utility room. The central hallway links the master bedroom at the front of the house with en-suite and two further double bedrooms and a family bathroom on the other side of this generous stylish bungalow.



GROUND FLOOR

KITCHEN/DINING 4.79 x 4.43 [15' - 7" x 14' - 5"]	BEDROOM 1 4.85 x 3.56 / 4.43 [15' - 9" x 11' - 6" / 14' - 5"]
UTILITY 2.84 x 3.17 [9' - 3" x 10' - 4"]	EN-SUITE 3.31 x 1.67 [10' - 8" x 5' - 5"]
LOUNGE 4.21 x 4.43 [13' - 8" x 14' - 5"]	BEDROOM 2 3.80 x 3.54 [12' - 5" x 11' - 6"]
ENTRANCE HALL 2.61 x 5.25 [8' - 6" x 17' - 2"]	BEDROOM 3 3.35 x 3.66 / 4.43 [10' - 9" x 12' - 0" / 14' - 5"]
WC 1.08 x 1.74 [3' - 5" x 5' - 7"]	BATHROOM 2.06 x 2.46 [6' - 7" x 8' - 1"]
GARAGE 3.17 x 6.00 [10' - 4" x 19' - 7"]	

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A place to relax

For illustration purposes only



For illustration purposes only

Specification

HOMES *by* CARLTON

KITCHEN

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

Your kitchen will also include:

- Quartz worktops and splash backs
- 5-ring halogen hob
- Double electric oven
- Integrated dishwasher
- Integrated tall larder fridge (excluding The Cedar)
- Integrated 70/30 fridge/freezer (The Cedar only)
- Hood extractor
- Stainless steel one-and-a-half bowl sink
- Single lever monobloc mixer tap

UTILITY ROOM

- Units to match kitchen choice*
- Laminate worktops (Quartz upgrade available)*
- Plumbing for washing machine

BATHROOM

Each bathroom has been designed to create maximum impact, striking the perfect balance between practicality and luxury. The position of the tiles have been carefully considered to compliment the sanitary ware, and brushed steel tile trims provide a crisp finish. Minimalist glass screens to showers and high quality brassware ensures function is as impressive as form.

- Wall-hung WC
- Polished chrome dual flush plate
- Wall-hung basins
- Monobloc mixer tap
- Free standing bath (excluding The Cedar)
- Fixed bath (The Cedar only)
- Fully tiled walls to shower enclosure (excluding floor)
- Half tiled to WC/basin walls
- Vanity unit to main bathroom

INTERIOR FINISHES

- Painted Dordogne internal door
- MDF "V" groove skirting and architrave
- Choice of ceramic tiles to walls in bathroom*
- Walls and ceilings finished with off-white emulsion
- Timber staircase with contemporary oak handrails (excluding The Cedar)



HEATING, ELECTRICAL & LIGHTING

- LPG fired central heating with energy-efficient boiler
- Mechanical extraction to all bathrooms, kitchen and utility
- Heated towel radiators to all bathrooms
- LED down lights in the bathroom and en-suites
- External feature lighting the front door

EXTERNAL FINISHES

- High quality UPVC double glazed casement windows
- Anthracite UPVC sliding doors to kitchen/diner and selected living areas
- Grained-effect insulated composite doors to the front and utility, incorporating a high security multi-point locking system
- Landscaped and turfed front garden
- Turf to rear garden
- Fencing or wall around the plot boundary**
- Paved patio and paths
- Block paving to driveway
- Outside tap

SECURITY AND PEACE OF MIND

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

UPGRADES

Please contact our sales team on 0333 034 1355 to ask about the available upgrades on your new home.

HOMES *by* CARLTON

*Dependent on build-stage. ** Contact sales for confirmation of boundary treatment

The Homes by Carlton difference

Design, materials, workmanship and exquisite detailing means every home at Eastfields 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

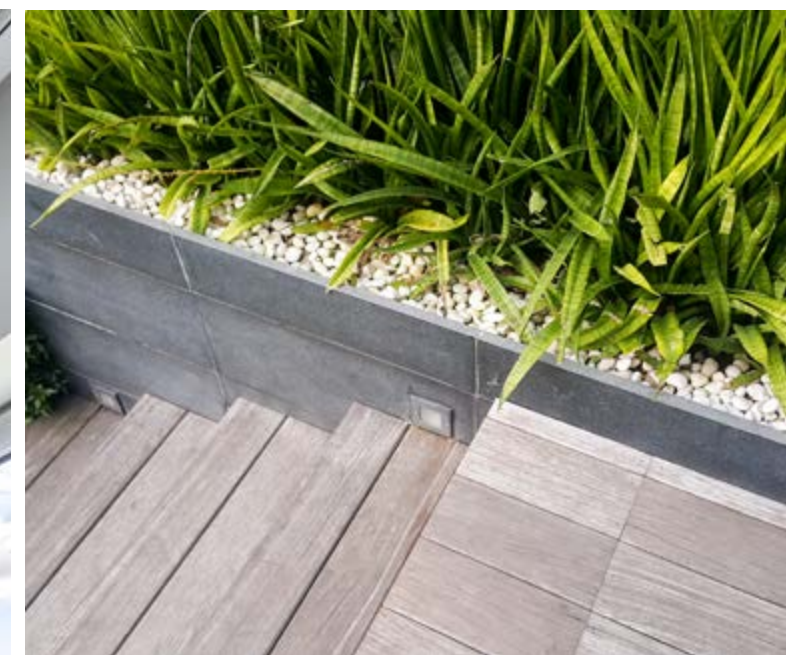
We are privileged to work with a talented design team to create our homes. Their talent gives every one of our developments it's own unique characteristics.

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

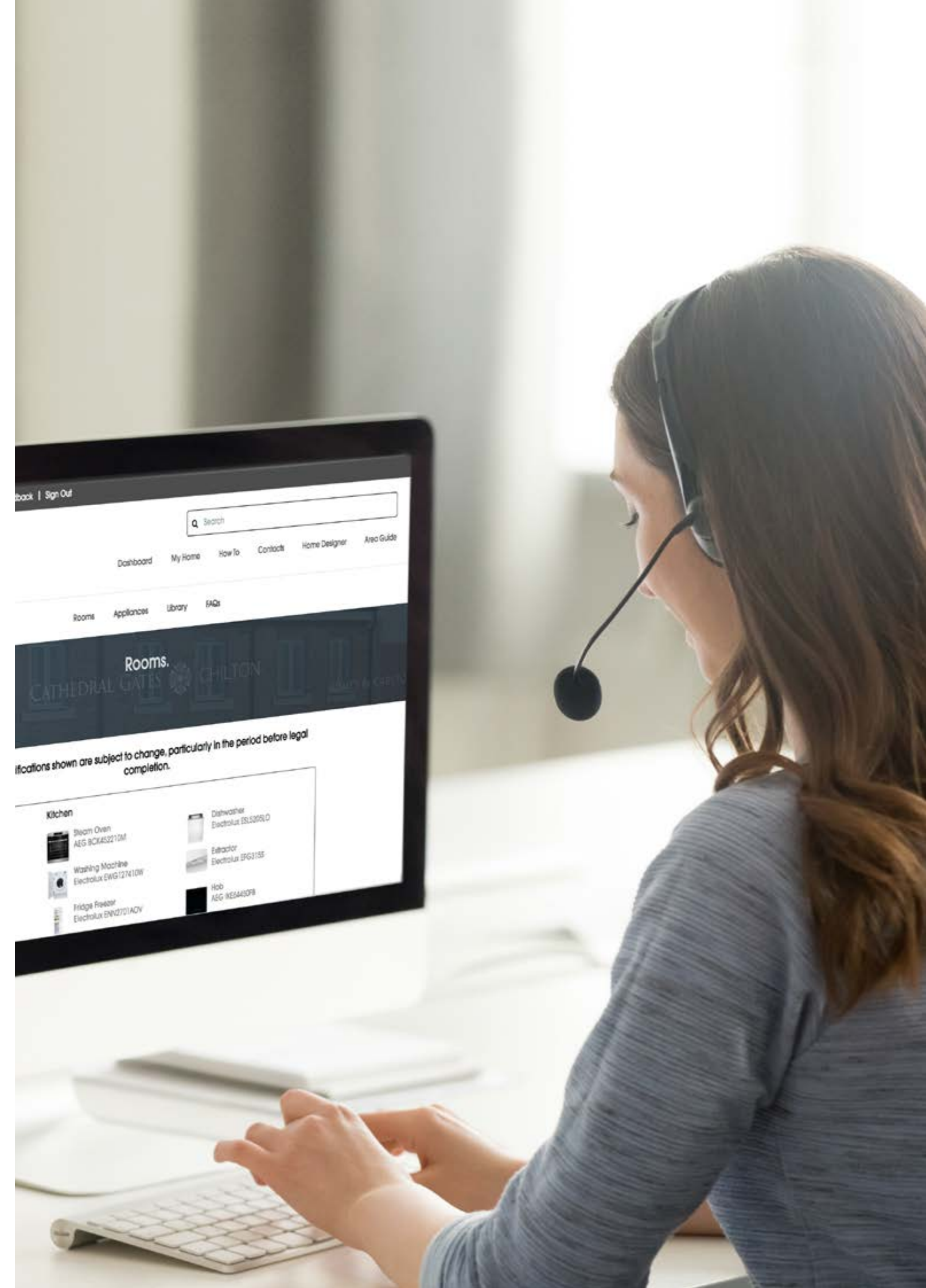
From the initial build of your home through to post-handover customer care, the entire Homes by Carlton team are dedicated to delivering a service that's second-to-none.

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 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

*Eastfields is located just off Whitton Road,
Whitton, TS21 1NY*

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

Call: **0333 034 1355**

Or email: **sales@homesbycarlton.com**

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



*Eastfields is located just off Whitton
Road, Whitton, TS21 1PU*

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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.



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

We're delighted to announce the upcoming launch of Beauford Park in Witton Gilbert. Beauford Park 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.



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

Westcroft 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.



Eastfields

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



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Whitton
TS21 1PU

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