



Woodberry Park

STAINDROP



HOMES *by* CARLTON

0333 0413 377 | www.homesbycarlton.com



WELCOME TO

Woodberry Park

STAINDROP

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

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.





Luxurious living

For illustration purposes only



Perfectly placed



Woodberry Park is situated in the charming village of Staindrop, nestled between bustling Barnard Castle and Darlington.

This lovely community of 48 beautifully designed homes is close to all village amenities, with historic Raby Castle on the doorstep and a great range of shopping and leisure easily accessible at nearby retail parks and traditional market towns.

Staindrop is surrounded by idyllic countryside yet close to connections to all major road links, meaning you benefit from a wonderful rural lifestyle but with drive times of under an hour to all of the region's major towns and cities – a perfectly placed home.



Bishop Auckland Station 8.5 miles (17 minutes)	Darlington City Centre 12.3 miles (24 minutes)	Teesside International Airport 18.8 miles (31 minutes)
Durham City Centre 19.6 miles (38 minutes)	Newcastle City Centre 38.4 miles (57 minutes)	Newcastle Airport 43 miles (1 Hour)
Bishop Auckland 9.2 miles (17 minutes)		



Eat Well, Live Well

Just a stone's throw away from Woodberry Park is The Black Horse at Ingleton, a traditional village pub that boasts a fantastic Italian menu served Wednesday to Sunday.

A short distance away is Headlam Hall, standing in its own beautiful grounds surrounded by the peaceful countryside of lower Teesdale. This family run establishment combines period features with contemporary style and provides a relaxed and friendly atmosphere for its guests to enjoy great accommodation and fabulous food.

Nearby Darlington also offers a vast array of delightful and different cafes, bistros and restaurants. But it doesn't stop there. Woodberry Park's perfect rural setting gives you access to an excellent range of country pubs and restaurants in the surrounding villages and towns.

And for something that bit more special, there is fine dining in the glorious setting of The Wellington Restaurant at stunning Wynyard Hall.





Contemporary bathrooms

For illustration purposes only



A Perfectly Balanced Lifestyle

Surrounded by woodland and rural landscapes, there's no shortage of activities in and around Staindrop for those who enjoy the great outdoors. Raby Castle is close by, surrounded by 200 acres of lush green parkland, where herds of red and fallow deer live wild. Explore the park and amble around the ponds to spot plenty of wildlife that inhabit this remarkable setting. There's 5 acres of traditional 18th century ornamental Walled Gardens which include fabulous yew hedges, a fig house, rose garden, trees, plants and ornamental features. If you're feeling energetic, there's also a Woodland Adventure Playground for children and bike hire to explore the grounds and experience the spectacular views.

Headlam Spa is a place to relax, exercise and enjoy the therapeutic benefits of water and authentic spa therapy in a comfortable and friendly environment that reflects the beauty of the surrounding countryside.

For golf fanatics, Headlam hall has a superb 9-hole course offering a wide variety of holes set over picturesque and mature pastureland. As well as a 10 bay covered driving range, a practice chipping area and practice putting green.



Beautifully designed kitchens

For illustration purposes only





Woodberry Park

STAINDROP

A beautifully designed development of 48 forever homes in a thoughtfully planned layout that maximises space and privacy for everyone.

There will be seven unique house types coming to Woodberry Park, allowing you to choose a home that provides the perfect space to suit your needs.

Each home has expertly designed front and back gardens, and throughout this wonderful community, there are additional green spaces that help to make your surrounding environment calming and inviting.

Woodberry Park can be found off Sudburn Avenue in the charming village of Staindrop.

HOMES *by* CARLTON

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Development Layout



THE WINDSOR
(5-bedroom detached home)
Plots: 20, 25, 29, 44, 45



THE CLAREMONT
(4-bedroom detached home)
Plots: 1, 47, 48



THE KENSINGTON
(4-bedroom detached home)
Plots: 2, 27, 28, 38, 40, 43, 46



THE HAMPTON
(4-bedroom detached home)
Plots: 5, 8, 19, 23, 26



THE RICHMOND
(3-bedroom detached / semi-detached home)
Plots: 3, 4, 6, 7, 30, 36, 37, 41, 42




THE BROMPTON
(3-bedroom detached home)
Plots: 24, 35, 39



THE GREENWICH
(3-bedroom semi-detached home)
Plots: 21, 22, 31, 32, 33, 34

PLEASE NOTE

The following house types are not available for sale with Homes by Carlton. For further information please speak to the sales team.

 **THE BROCKWELL**
Plots: 9, 11, 14, 16

 **THE ASHTON**
Plots: 10, 15

 **THE FARLEY**
Plots: 12, 13, 17, 18

House types

We have a stunning selection of luxury homes perfect for any sized family.

5-Bedroom Collection




The Windsor
5-bedroom detached home with over-sized garage

4-Bedroom Collection




The Claremont
4-bedroom detached home with over-sized garage




The Kensington
4-bedroom detached home with integral single garage




The Hampton
4-bedroom detached home with integral single garage

3-Bedroom Collection




The Brompton
3-bedroom detached home with single garage




The Richmond
3-bedroom detached/semi-detached home with single garage/off-street parking




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



Space to entertain



The Windsor

The 5-bedroom Windsor boasts exceptional living space across three floors.

- **5-Bedroom**
- **3 Bathrooms/En-Suites**
- **1863 sqft***
- **Oversized Garage**

**Square footage is approximate and is subject to change if required for building regulations compliance.
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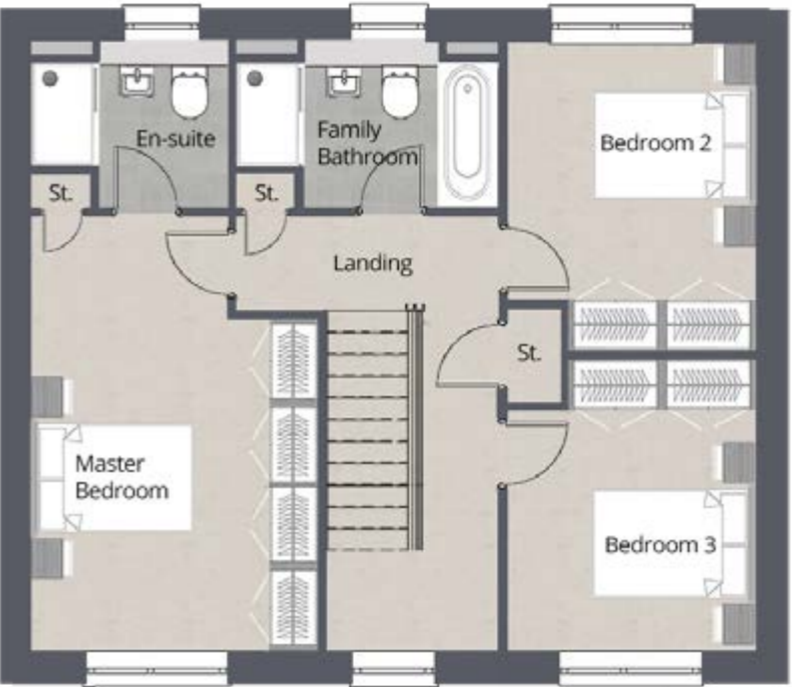
Ground Floor

- LOUNGE**
3.47 x 4.25 [11' - 4" x 13' - 9"]
- KITCHEN/DINER/FAMILY**
8.62 x 3.51 [28' - 1" x 11' - 5"]
- UTILITY**
1.96 x 1.93 [6' - 4" x 6' - 3"]
- STUDY**
3.07 x 1.84 [10' - 0" x 6' - 0"]
- WC**
1.11 x 1.93 [3' - 6" x 6' - 3"]
- HALL**
2.09 x 3.80 [6' - 8" x 12' - 5"]



First Floor

- MASTER BEDROOM**
3.47 x 4.92 [11' - 4" x 16' - 1"]
- EN-SUITE**
2.40 x 2.18 [7' - 9" x 7' - 1"]
- BEDROOM 2**
3.03 x 3.14 [9' - 9" x 10' - 3"]
- BEDROOM 3**
3.03 x 3.53 [9' - 9" x 11' - 6"]
- FAMILY BATHROOM**
3.20 x 2.04 [10' - 5" x 6' - 7"]
- LANDING**
3.20 x 4.92 [10' - 5" x 16' - 1"]



Second Floor

- BEDROOM 4**
3.47 x 4.52 [11' - 4" x 14' - 8"]
- DRESSING AREA (BED 4)**
2.77 x 2.12 [9' - 1" x 6' - 9"]
- BEDROOM 5**
3.47 x 4.52 [11' - 4" x 14' - 8"]
- DRESSING AREA (BED 5)**
2.77 x 2.12 [9' - 1" x 6' - 9"]
- BATHROOM**
3.09 x 2.75 [10' - 1" x 9' - 0"]
- LANDING**
2.14 x 4.52 [7' - 0" x 14' - 8"]



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



The Claremont

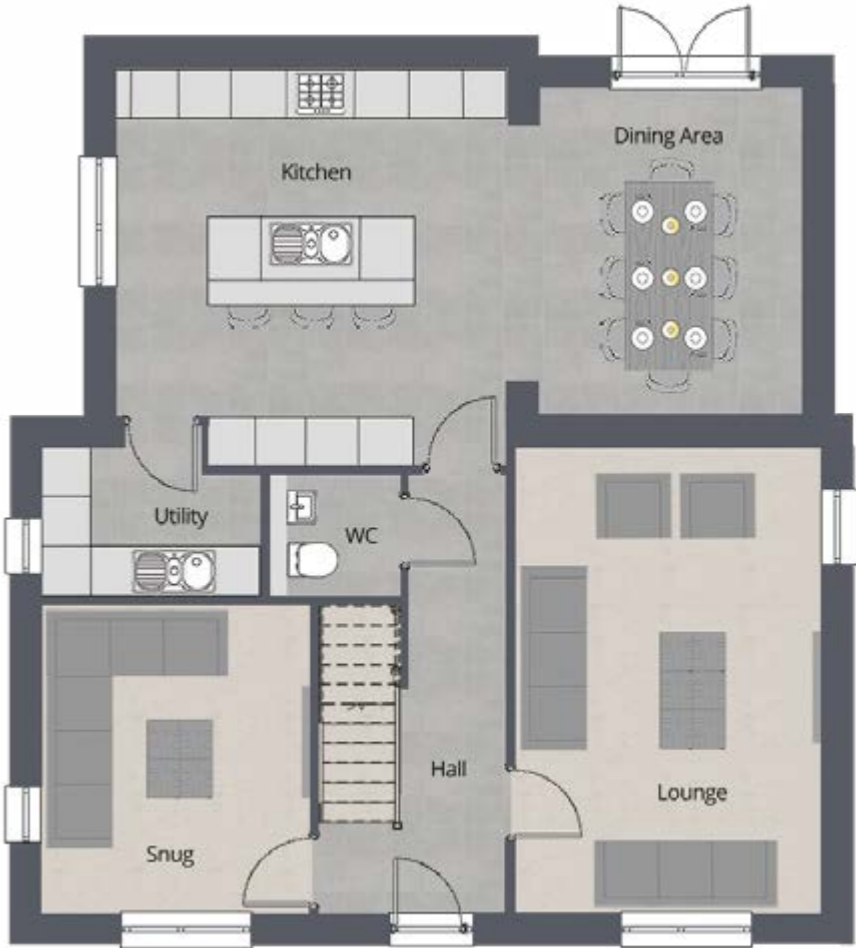
The Claremont is a striking 4-bedroom home which oozes both luxury and practicality.

- 
4-Bedroom
- 
2 Bathrooms/En-Suites
- 
1788 sqft*
- 
Oversized Garage

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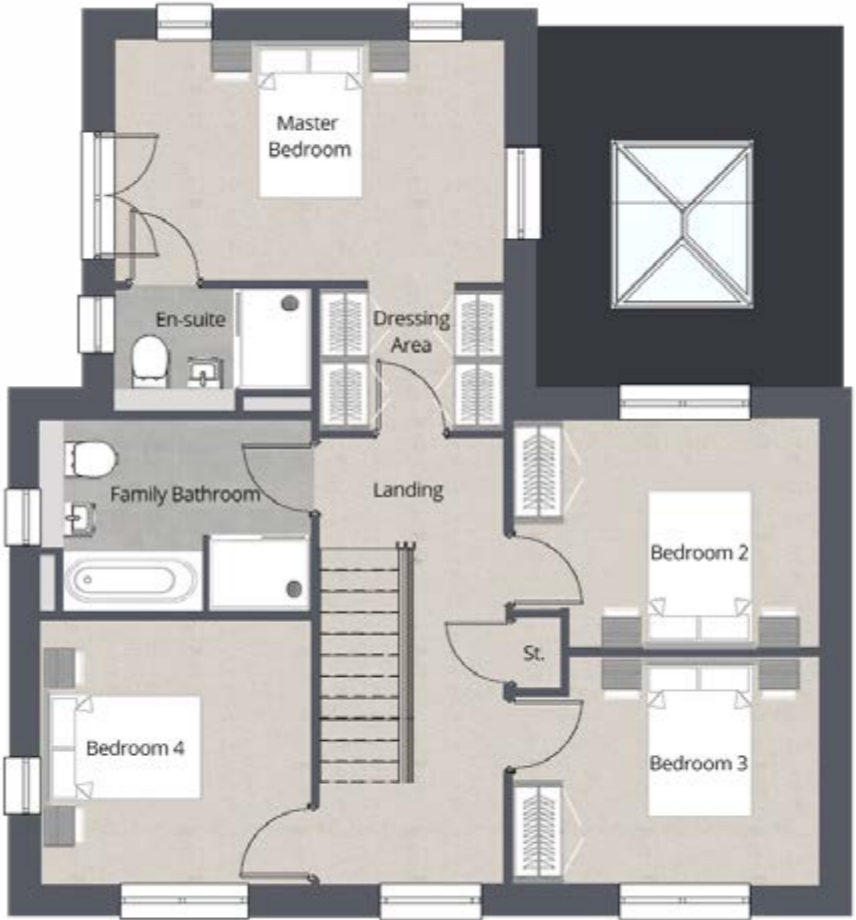
Ground Floor

- LOUNGE**
3.81 x 5.70 [12' - 5" x 18' - 7"]
- SNUG**
3.35 x 3.82 [11' - 0" x 12' - 5"]
- KITCHEN/DINER**
8.45 x 4.90 [27' - 0" x 16' - 0"]
- UTILITY**
2.74 x 1.58 [9' - 0" x 5' - 2"]
- WC**
1.68 x 1.57 [5' - 5" x 5' - 2"]
- HALL**
1.29 x 3.60 [4' - 2" x 11' - 8"]



First Floor

- MASTER BEDROOM**
4.80 x 3.01 [15' - 7" x 9' - 9"]
- DRESSING AREA**
2.35 x 1.81 [7' - 7" x 5' - 9"]
- EN-SUITE**
2.45 x 1.31 [8' - 0" x 4' - 2"]
- BEDROOM 2**
3.80 x 2.85 [12' - 5" x 9' - 3"]
- BEDROOM 3**
3.80 x 2.85 [12' - 5" x 9' - 3"]
- BEDROOM 4**
3.36 x 3.31 [11' - 0" x 10' - 8"]
- FAMILY BATHROOM**
3.36 x 2.41 [11' - 0" x 7' - 9"]
- LANDING**
2.36 x 5.51 [7' - 7" x 18' - 0"]



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



The Kensington

The beautiful 4-bedroom Kensington offers generous living space across two floors.



4-Bedroom



3 Bathrooms/En-Suites



1469 sqft*



Single Garage

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Ground Floor

LOUNGE
3.58 x 4.53 [11' - 7" x 14' - 9"]

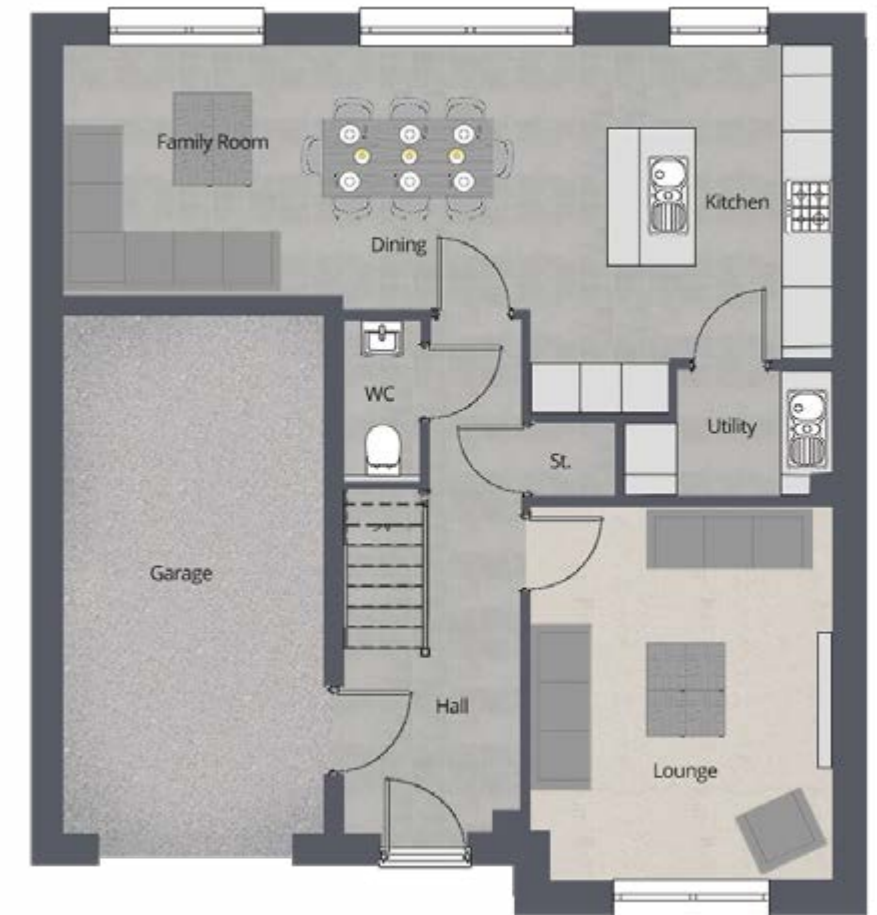
KITCHEN/DINING/FAMILY
8.96 x 4.35 [29' - 1" x 14' - 3"]

UTILITY
2.48 x 1.59 [8' - 1" x 5' - 2"]

HALL
2.23 x 6.03 [7' - 3" x 19' - 8"]

WC
0.91 x 1.80 [2' - 9" x 5' - 9"]

GARAGE
3.03 x 6.03 [9' - 9" x 19' - 8"]



First Floor

MASTER BEDROOM
3.68 x 3.59 [12' - 0" x 11' - 7"]

DRESSING AREA
2.55 x 1.71 [8' - 4" x 5' - 6"]

EN-SUITE
1.78 x 2.41 [5' - 8" x 7' - 9"]

BEDROOM 2
3.22 x 3.80 [10' - 6" x 12' - 5"]

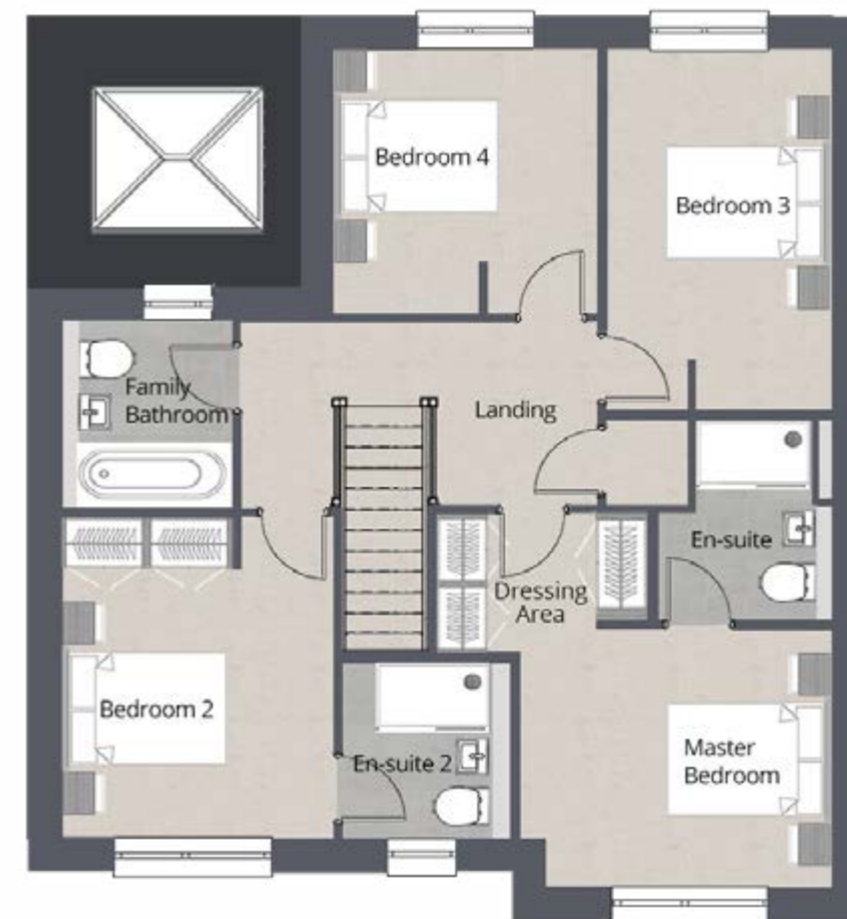
EN-SUITE 2
1.81 x 2.13 [6' - 0" x 7' - 0"]

BEDROOM 3
2.68 x 4.25 [8' - 8" x 14' - 0"]

BEDROOM 4
3.13 x 3.13 [10' - 3" x 10' - 3"]

FAMILY BATHROOM
2.07 x 2.24 [6' - 8" x 7' - 3"]

LANDING
4.21 x 2.22 [13' - 8" x 7' - 3"]



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



The Hampton

The 4-bedroom Hampton exudes contemporary family living.

- 
4-Bedroom
- 
2 Bathrooms/En-Suites
- 
1189 sqft*
- 
Single Garage

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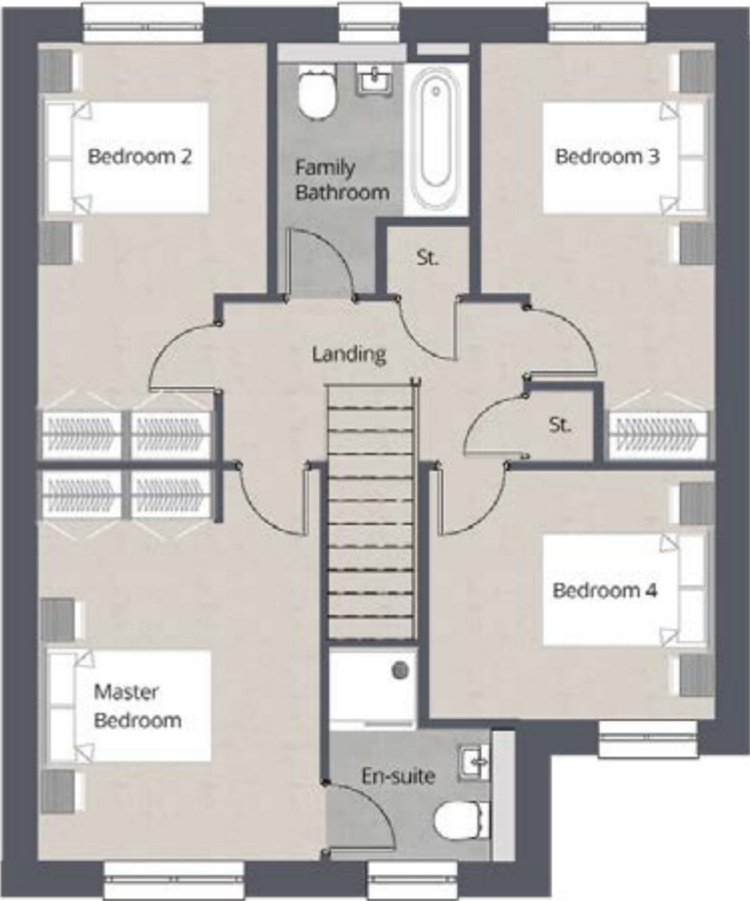
Ground Floor

- LOUNGE**
3.27 x 4.70 [10' - 7" x 15' - 4"]
- KITCHEN/DINER**
5.83 x 2.93 [19' - 1" x 9' - 6"]
- UTILITY**
1.78 x 1.93 [5' - 8" x 6' - 3"]
- WC**
1.78 x 0.95 [5' - 8" x 3' - 1"]
- HALL**
2.08 x 2.51 [6' - 8" x 8' - 2"]
- GARAGE**
3.08 x 6.09 [10' - 0" x 20' - 0"]



First Floor

- MASTER BEDROOM**
3.24 x 4.44 [10' - 6" x 14' - 5"]
- EN-SUITE**
2.03 x 2.45 [6' - 6" x 8' - 0"]
- BEDROOM 2**
2.65 x 4.75 [8' - 7" x 15' - 5"]
- BEDROOM 3**
2.69 x 4.75 [8' - 8" x 15' - 5"]
- BEDROOM 4**
2.88 x 3.26 [9' - 4" x 10' - 7"]
- LANDING**
3.43 x 1.87 [11' - 2" x 6' - 1"]



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





A place to relax

For illustration purposes only



The Brompton

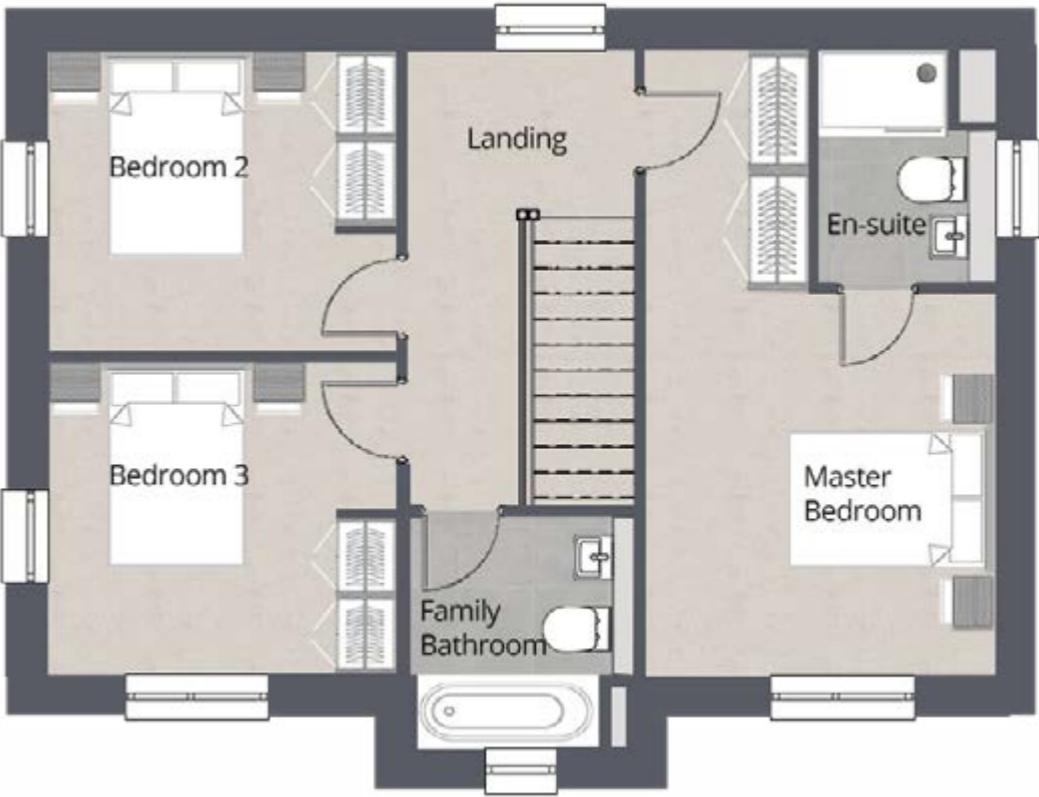
The Brompton is a stunning 3-bedroom double-fronted home.

- 
3-Bedroom
- 
2 Bathrooms/En-Suites
- 
1156 sqft*
- 
Single Garage

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▶
Ground Floor

- LOUNGE**
3.44 x 5.93 [11' - 3" x 19' - 4"]
- KITCHEN/DINER**
3.34 x 5.93 [10' - 9" x 19' - 4"]
- UTILITY**
2.19 x 2.41 [7' - 2" x 7' - 9"]
- HALL**
1.99 x 2.40 [6' - 5" x 7' - 8"]
- WC**
1.08 x 1.20 [3' - 5" x 3' - 9"]



◀
First Floor

- MASTER BEDROOM**
3.37 x 5.93 [11' - 1" x 19' - 4"]
- EN-SUITE**
1.72 x 2.26 [5' - 6" x 7' - 4"]
- BEDROOM 2**
3.37 x 2.91 [11' - 1" x 9' - 5"]
- BEDROOM 3**
3.37 x 3.02 [11' - 1" x 9' - 9"]
- FAMILY BATHROOM**
2.22 x 2.24 [7' - 3" x 7' - 3"]
- LANDING**
2.22 x 4.36 [7' - 3" x 14' - 3"]

Plot 39's floor plan varies from the above. Please speak to a Sales Executive for more information.

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



The Richmond

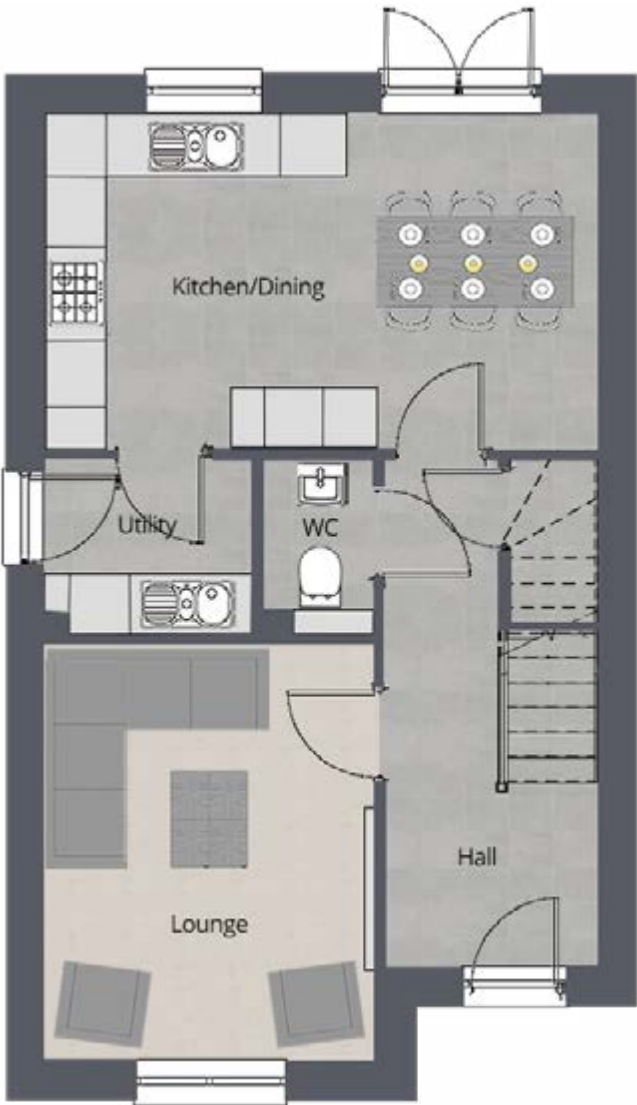
The 3-bedroom Richmond is a stylish and modern family home.

- 
3-Bedroom
- 
2 Bathrooms/En-Suites
- 
1003 sqft*
- 
Parking

**Square footage is approximate and is subject to change if required for building regulations compliance.
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Ground Floor

- LOUNGE**
3.25 x 4.08 [10' - 6" x 13' - 4"]
- KITCHEN/DINING**
5.36 x 3.32 [17' - 5" x 10' - 9"]
- UTILITY**
2.07 x 1.79 [6' - 8" x 5' - 4"]
- HALL**
2.12 x 4.70 [6' - 9" x 16' - 3"]
- WC**
1.05 x 1.79 [3' - 4" x 5' - 4"]



First Floor

- MASTER BEDROOM**
3.25 x 3.63 [10' - 7" x 11' - 9"]
- EN-SUITE**
2.11 x 2.72 [6' - 9" x 8' - 9"]
- BEDROOM 2**
3.19 x 3.32 [10' - 5" x 10' - 9"]
- BEDROOM 3**
2.17 x 3.32 [7' - 1" x 10' - 9"]
- FAMILY BATHROOM**
2.07 x 2.24 [6' - 8" x 7' - 3"]
- LANDING**
2.47 x 2.25 [8' - 1" x 7' - 4"]



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



The Greenwich

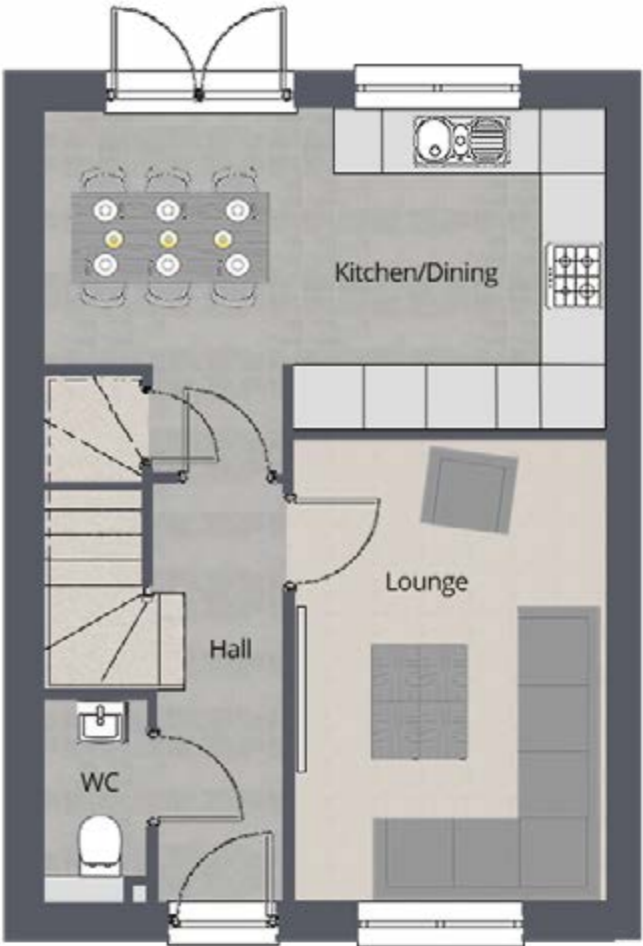
The 3-bedroom Greenwich is an excellent home for individuals, couples and families alike.

- 
3-Bedroom
- 
1 Bathrooms/En-Suites
- 
872 sqft*
- 
Parking

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Ground Floor

- LOUNGE**
3.04 x 4.50 [10' - 0" x 14' - 7"]
- KITCHEN/DINER**
5.40 x 3.12 [17' - 7" x 10' - 2"]
- HALL**
1.30 x 4.07 [4' - 3" x 13' - 3"]
- WC**
1.06 x 2.00 [3' - 5" x 6' - 5"]



First Floor

- MASTER BEDROOM**
2.69 x 3.97 [8' - 8" x 13' - 0"]
- BEDROOM 2**
2.80 x 3.64 [9' - 2" x 11' - 9"]
- BEDROOM 3**
2.60 x 2.50 [8' - 5" x 8' - 2"]
- FAMILY BATHROOM**
2.43 x 1.95 [7' - 9" x 6' - 5"]
- LANDING**
1.46 x 3.11 [4' - 8" x 10' - 2"]



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

Specification

The specification of each of our house types will vary depending on its size, but each and every one is finished to the same exceptional standard with the utmost care and attention taken when adding the all-important finishing touches. Below you will find outlined which house types feature our Silver or Gold specification.

Gold - Windsor / Claremont / Kensington / Hampton | **Silver** - Brompton / Richmond / Greenwich

KITCHEN

Whether you prefer a contemporary design or a more traditional look, your home at Woodberry Park can be tailored to your chosen style with a choice of over 20 kitchen door finishes

	Windsor	Claremont	Kensington	Hampton	Brompton	Richmond	Greenwich
Platinum Price Group Doors – Mornington Shaker	△	△	△	△	△	△	△
Gold Price Group Doors – Handless Rail/J Pull	●	●	●	●	△	△	△
Silver Price Group Doors – Belsay Shaker	●	●	●	●	●	●	●
Bronze Price Group Doors – Slab	●	●	●	●	●	●	●
Appliances - Bosch	●	●	●	●	●	●	●
60cm Induction Hob				●	●	●	●
80cm Induction Hob	●	●	●				
Single Electric Oven							
Double Electric Oven	●	●	●	●	●	●	●
Integrated Dishwasher	●	●	●	●	●	●	●
Integrated Fridge Freezer 70/30				●	●	●	●
Intergrated Larder fridge	●	●	●				
Intergrated Larder freezer	●	●	●				
Built-in Extractor	●	●	●	●	●	●	●
Washing Machine Space	●	●	●	●	●	●	●
Tumble Dryer Space	●	●	●	●	●		
Silestone 20mm Worktops and Splash Backs	●	●	●	●	●	●	●

△ - Upgrade available

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. There is a choice of over 20 tile sets to give your new bathroom a personal touch.

- Wall hung WC and basin
- Chrome dual flush plate
- Monobloc chrome mixer tap
- Chrome shower set
- Fitted shower screen door
- Ultra flat shower tray*
- Fixed bath
- Fully tiled walls to shower enclosure
- Half tiled to sanitary walls (Excluding WC - 1 tile above sink)
- White Matt vanity unit to main bathroom
- Towel rail to all bathrooms (Excluding WC)

** Excluding the family bathrooms of the Greenwich, Richmond, Brompton, Hampton and Kensington as they have a shower over bath.*

EXTERNAL FINISHES

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

*House type dependent



SECURITY AND PEACE OF MIND

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

UPGRADES

We have a wide variety of upgrades available to add some extra wow factor to your new home. From wine coolers and integrated microwaves to high-tech alarm systems, we have it all! Please contact our sales team for more information.



The Homes by Carlton difference

Exquisite design, materials, workmanship and detailing mean every home at Woodberry Park 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

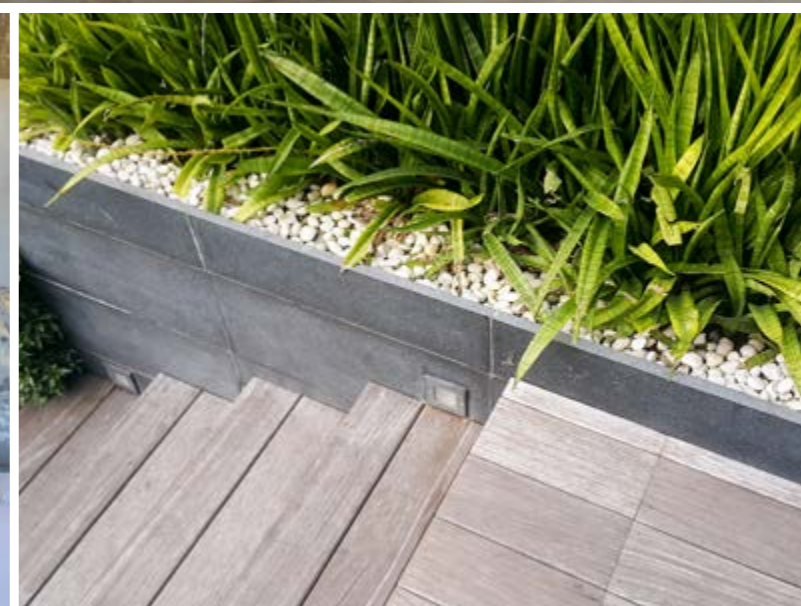
From the facing bricks to the roof finishes, the external material palette has been carefully selected to create its own style and character.





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.





Homes by Carlton Customer Care

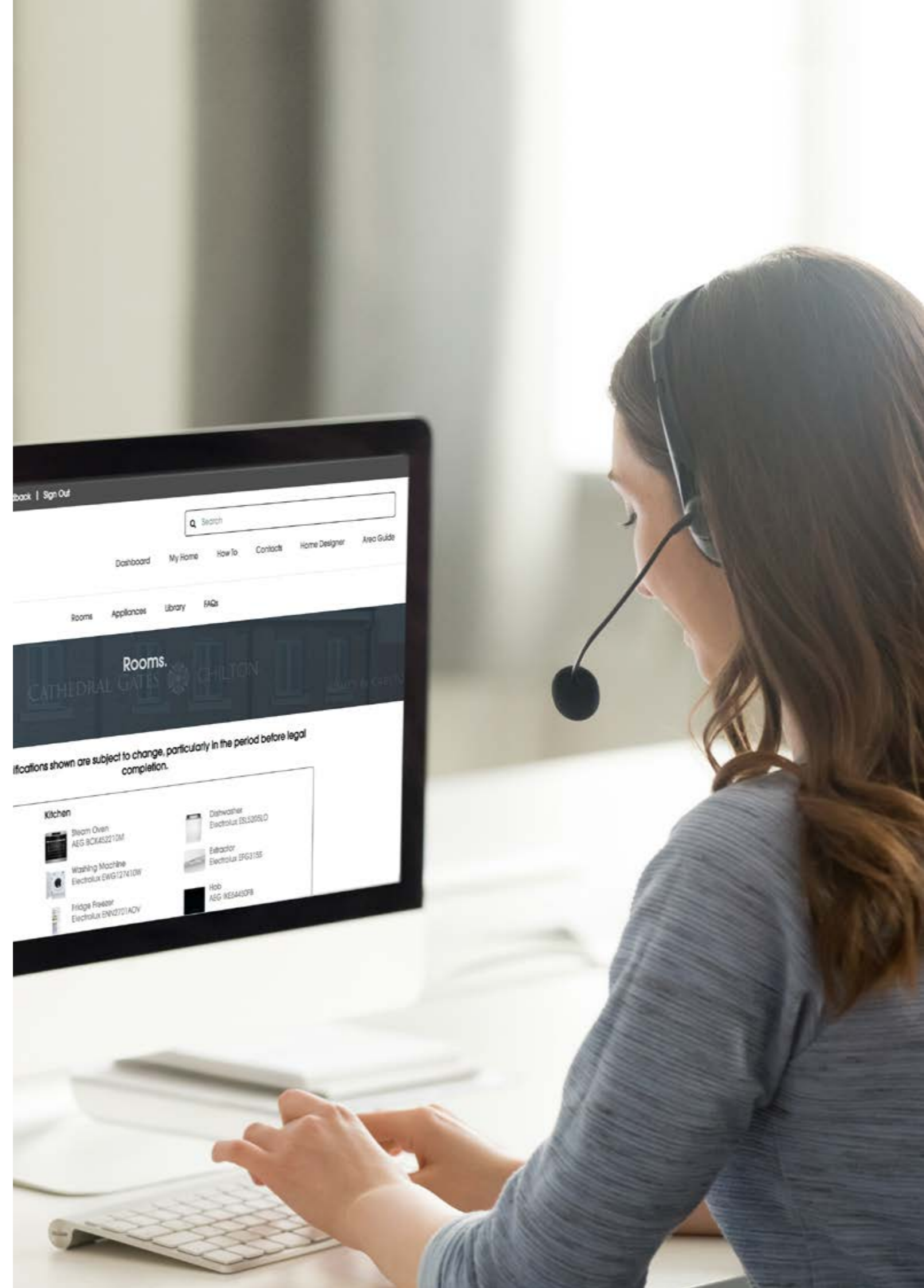
From the initial build of your home through to post-handover customer care, the entire Homes by Carlton team are dedicated to delivering a service that's second-to-none.

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.





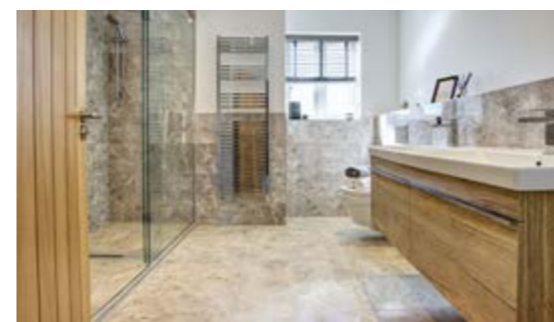
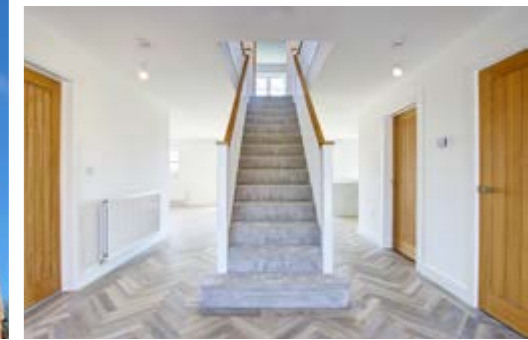
Our story

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.

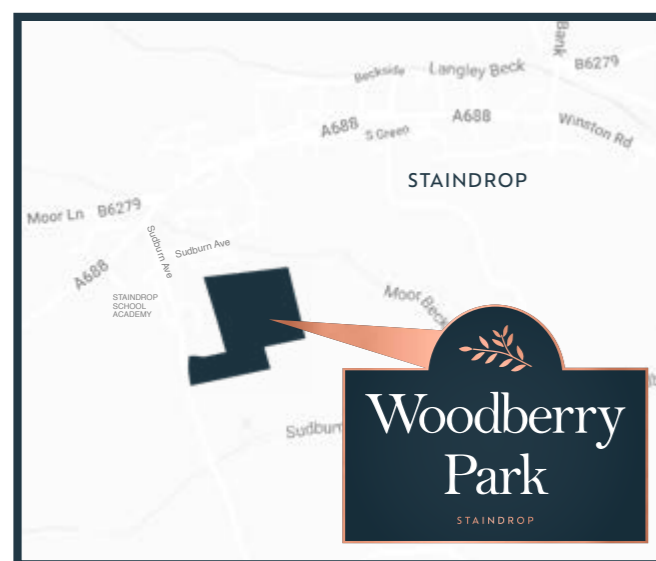
Every home we build is treated as if it was for our own occupation. Working alongside our award-winning design team we spend hours carefully revising design details until they're just right.

HOMES *by* CARLTON



How to find your perfect home

Woodberry Park is located off Sudburn Avenue, Staindrop, County Durham, DL2 3XD.



For further information or to book an appointment, please contact our Sales Team.

Call: **0333 0413 377**

Email: **sales@homesbycarlton.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.



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.



Woodberry Park

STAINDROP

Beautiful 3, 4 and 5-bedroom
homes in the perfect
rural location



HOMES *by* CARLTON

WOODBERRY PARK
Off Sudburn Avenue,
Staindrop,
County Durham,
DL2 3XD