

# FOXRUSH WALK

Kirkleatham





# FOXRUSH WALK

Kirkleatham





## FOXRUSH WALK

This exciting new development in Kirkleatham is less than 10 minutes from the sweeping sandy beach of Redcar on the picturesque North Yorkshire coast.

Foxrush Walk is just off the A1042 Kirkleatham Lane and less than 1 mile from this former fishing village, now a popular seaside resort. Half a mile down the lane is Kirkleatham village, famed for its imposing Georgian-style buildings including the Grade II listed Kirkleatham Old Hall Museum, promoting the heritage of the Tees Valley.

The Victorian Kirkleatham Walled Garden is a little over 1 mile away as is the head-turning Owl Centre. The tranquil, 106-acre Foxrush Farm woodland, teeming with wildlife and a favourite with walkers, joggers and cyclists is a 20-minute walk.

You'll find schools, shops, supermarkets, restaurants, pubs and cafes in nearby Redcar which also boasts a seafront promenade and its landmark Redcar Beacon offers panoramic views of land and sea. There are sports clubs including golf, football, rugby union, a leisure centre and always drawing a crowd is Redcar Racecourse. The 109-mile Cleveland Way can be picked up 6 miles away in the historic North Yorkshire market town of Guisborough.

Redcar railway station is less than a 10-minute drive from Foxrush Walk and runs services to Middlesbrough, Darlington, Manchester, York, Leeds and Bishop Auckland. It's approximately 10 miles to Middlesbrough via the A174 and A66. Continue on the A66 for Darlington, 27 miles to the west.

Head south along the coast to Saltburn-by-the-Sea and Marske Sands for swimming, fishing, surfing, boating and windsurfing, or just 6 miles south and inland you'll be in the beautiful North Yorkshire Moors National Park.

At Foxrush Walk our attractive range of 3, 4 and 5-bedroom homes offer the perfect mix of contemporary design and classic style, created for the needs of today's busy lifestyles. Homes include popular features such as open-plan living, stylish fitted kitchens, bi-fold doors, higher ceilings and spacious master bedrooms with en suites.

So, if you're looking for a quality new home within easy reach of the breath-taking North Yorkshire coast and moors your search ends here!



# THE PERFECT POSITION

## EDUCATION FOR EVERYONE

Redcar has a range of primary schools within less than 1 mile from Foxrush Walk. The nearest is Riverdale Primary at 0.5 miles, while Green Gates Primary is 0.7 miles and Newcomen Primary 0.9 miles. Dormanstown Primary Academy is 1.3 miles.

For senior pupils Redcar has a number of secondary schools including Outwood Academy, that's a 15-minute walk away and Rye Hills Academy and Sacred Heart Catholic Secondary, both about a 30-minute walk. All catering for 11 to 16-year-olds. Sacred Hearts offering Trinity Catholic College and Sixth Form in Middlesbrough.

For further education Redcar and Cleveland College offers A levels, apprenticeships and vocational training. Middlesbrough College, 9 miles away also offers adult and school-leaver education, with professional training, A levels, university level courses and apprenticeships.

Redcar Beach  
11 mins cycle



Kirkleatham Museum  
25 mins walk



Foxrush Farm Woodland  
5 mins cycle



Saltburn Beach  
15 mins drive



FOXRUSH WALK

Marske-by-the-Sea Beach  
12 mins drive



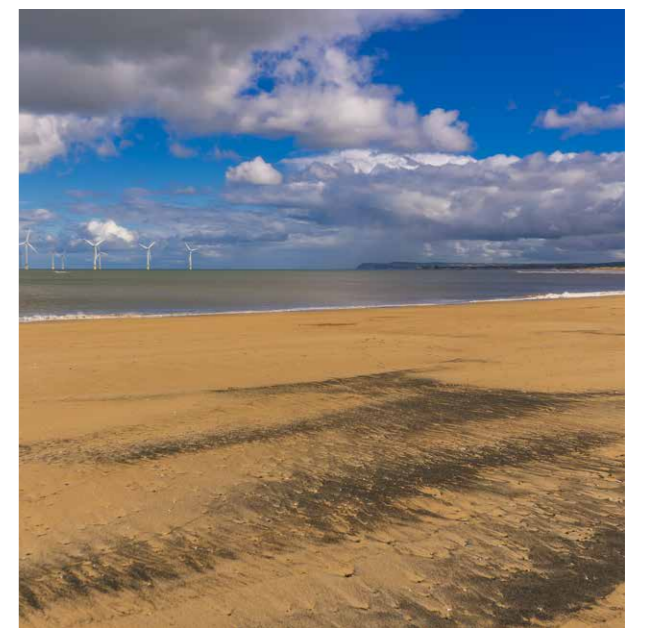
Redcar Central Railway Station  
17 mins bus ride



Redcar Leisure Centre  
10 mins cycle



Redcar Racecourse  
9 mins drive



# PERSONALISE YOUR HOME

Customise your kitchen with stylish worktops, the latest modern appliances and personalise your bathrooms with stunning ceramics. Using the Personalise range, there are various options allowing you to create your perfect property which is truly unique to you.

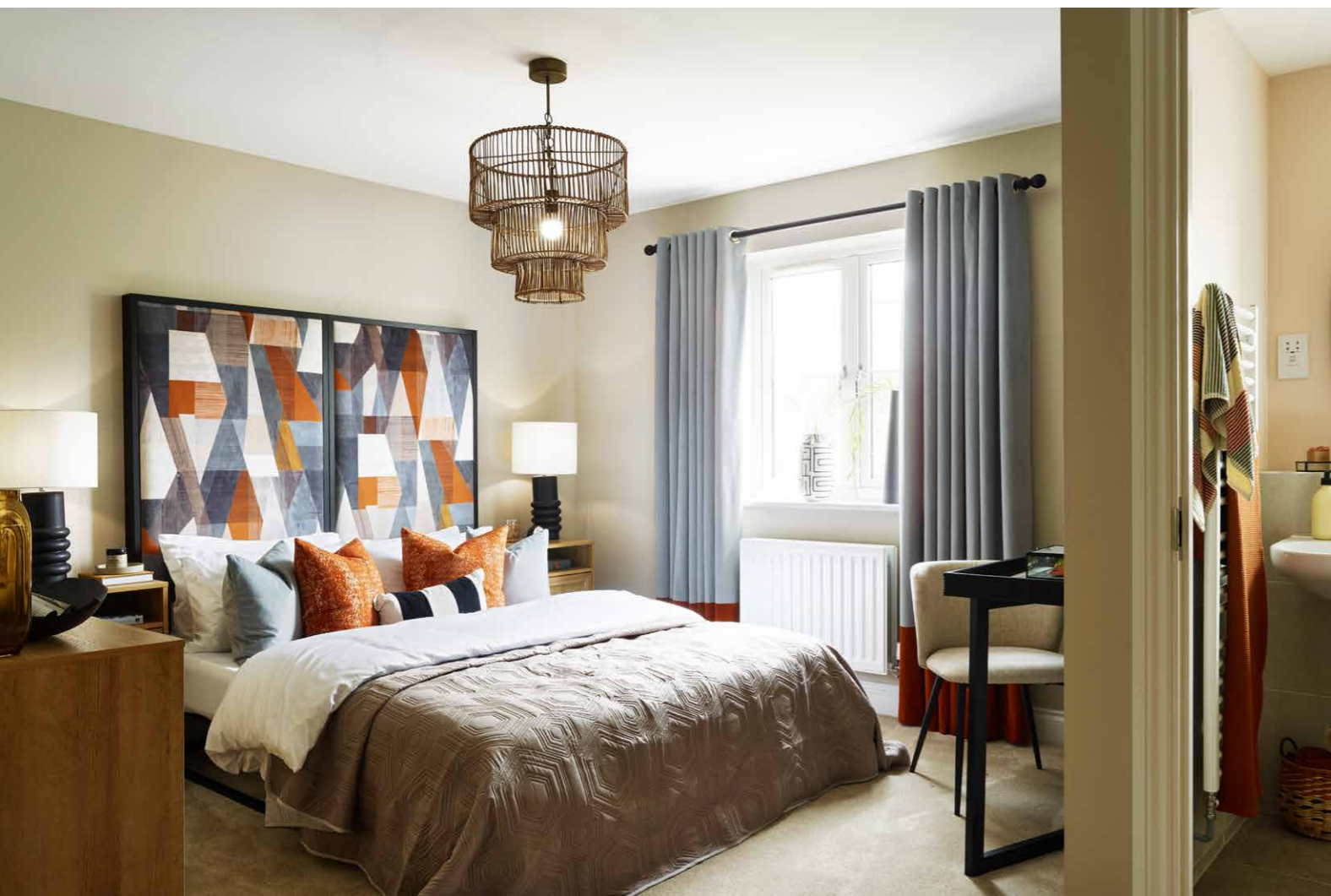
If you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

Individualise your bathroom with a choice of tiles or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to shine through your home.

The best thing is that you don't have to decide all this at the time of reserving - you can think about how you want your new home to look in the comfort of your current home.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with Personalise.



# PURCHASE SCHEMES

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

## HOME EXCHANGE

Are you an existing home owner? Our Home Exchange scheme is the simple way to make sure you don't lose out on your brand new Countryside Home - and saves you time and money along the way. We'll buy your property at market value, therefore there are no last minute 'drop-outs'.

## ARMED FORCES

Helping members of the Armed Forces to own a home with assistance from Countryside Homes, the government and the Ministry of Defence.

**TRINITY**

## DEPOSIT UNLOCK



An exclusive scheme for brand new homes, First-time buyers could benefit from the Government-backed equity loan where you only need a 5% deposit to buy a brand new home with a 75% mortgage. The remaining 20% is a government loan, which is interest free for five years.

## SMOOTH MOVE

Are you an existing home owner? Our Smooth Move service is designed to help you sell your old property quickly so that you can make the move into a brand new Countryside Home. We'll deal with the estate agents on your behalf, and even pay the estate agents' fees when your house is sold!

SCAN ME FOR  
DIRECTIONS



## FOXRUSH WALK

Sales and Marketing Suite,  
Blue Bell Road, Kirkleatham,  
Redcar TS10 5FJ

01642 036 302

Cover photograph a view of Exeter Cathedral, Exeter city centre. Not view from the development.  
The streetscene shown above has been produced for illustrative purposes only, please check the  
details of the homes you are interested in with the sales consultant.

Vistry North East region

2 Esh Plaza, Sir Bobby Robson Way, Great Park, Newcastle Upon Tyne NE13 9BA. Telephone: 01912 271 000

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**COUNTRYSIDE**  
Homes



# FOXRUSH WALK

Kirkleatham



**COUNTRYSIDE**  
Homes

# FOXRUSH WALK

Kirkleatham

## 3 bedroom homes

 The Poppy

 The Tulip

 The Sunflower

 The Heather

## 4 bedroom homes

 The Honeysuckle

## 5 bedroom homes

 The Larkspur

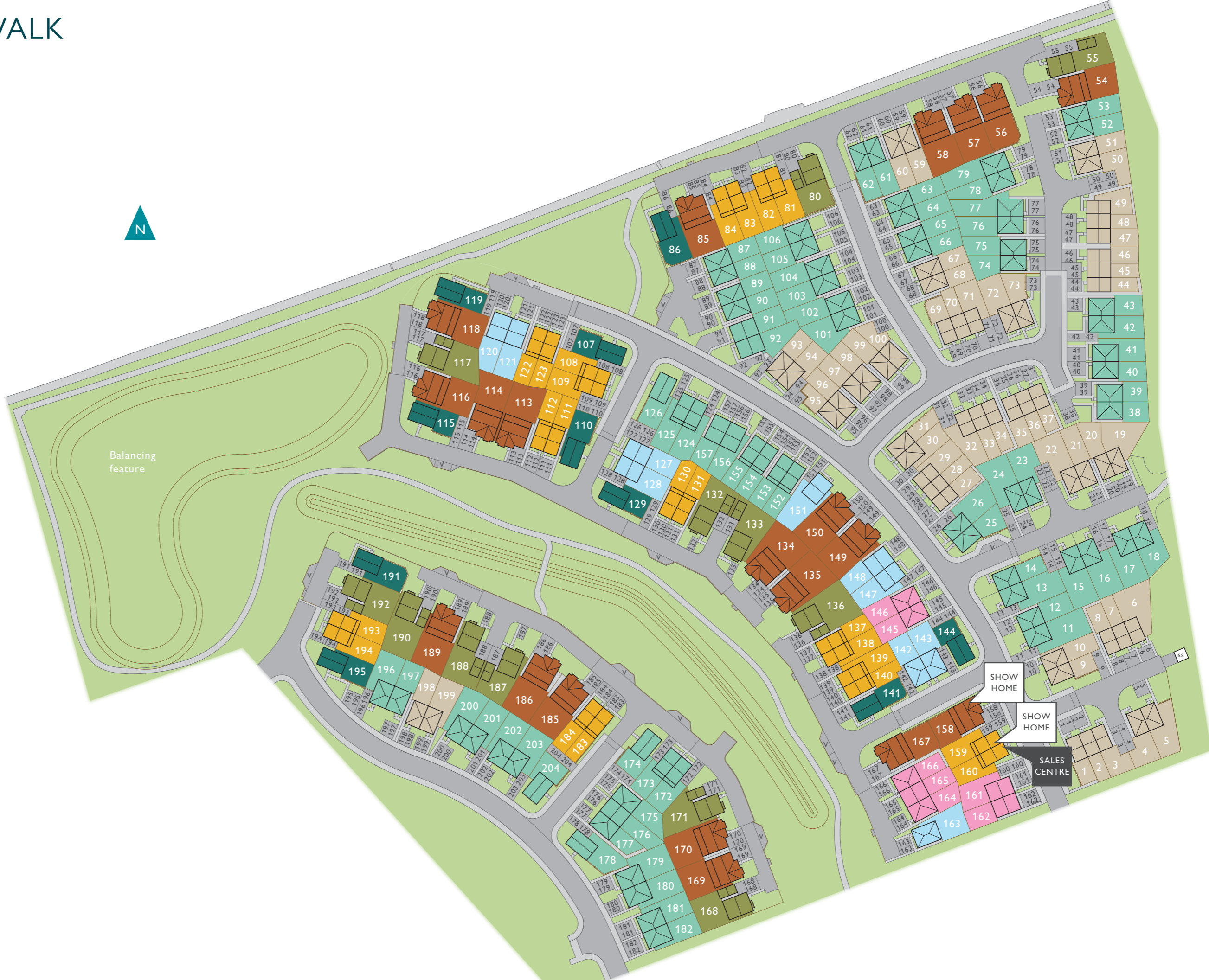
## Pre-sold homes

 2 bedroom homes

 3 bedroom homes

ss substation

v visitor space





This plan has been produced for home identification purposes only and is not to scale.  
The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

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**COUNTRYSIDE**  
Homes



- Low energy lighting and ventilation systems
- Electric vehicle charging point
- Air source heat pump

## THE POPPY

3 bedroom home



**COUNTRYSIDE**  
Homes

# THE POPPY

## 3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining area	5.63 x 4.75	18' 5" x 15' 7"
Sitting room	4.57 x 3.92	14' 11" x 12' 10"

### FIRST FLOOR

Bedroom 1	3.88 x 3.37	12' 8" x 11' 0"
Bedroom 2	4.52 x 3.27	14' 9" x 10' 8"
Bedroom 3	3.35 x 2.26	10' 11" x 7' 4"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	w	wardrobe
ws	washing machine space	◀ ▶	measuring points

### The Poppy | Foxrush Walk |

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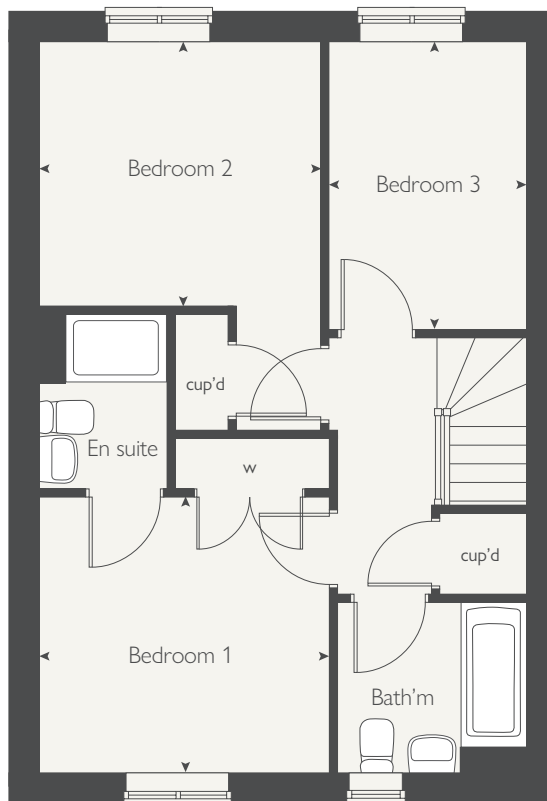
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or right-handed may differ from plot to plot. Please speak to our sales consultant for specific plot details.

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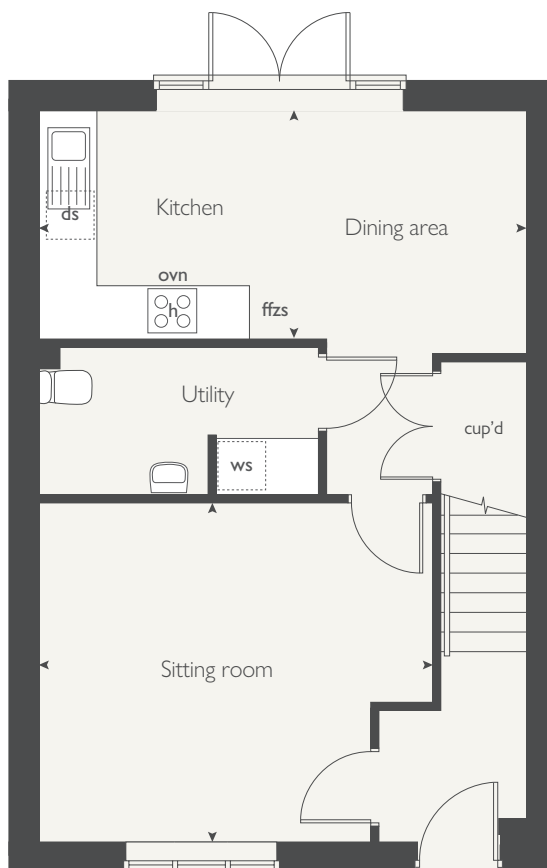


**COUNTRYSIDE**  
Homes

### FIRST FLOOR



### GROUND FLOOR





- Low energy lighting and ventilation systems
- Electric vehicle charging point
- Air source heat pump

## THE TULIP

3 bedroom home



**COUNTRYSIDE**  
Homes

# THE TULIP

## 3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining area	5.75 x 4.39	18' 10" x 14' 4"
Sitting room	4.36 x 3.35	14' 3" x 10' 11"

### FIRST FLOOR

Bedroom 2	4.39 x 3.78	14' 4" x 12' 4"
Bedroom 3	4.39 x 2.36	14' 4" x 7' 8"

### SECOND FLOOR

Bedroom 1	3.94 x 3.35	12' 11" x 10' 11"
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ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

### The Tulip | Foxrush Walk |

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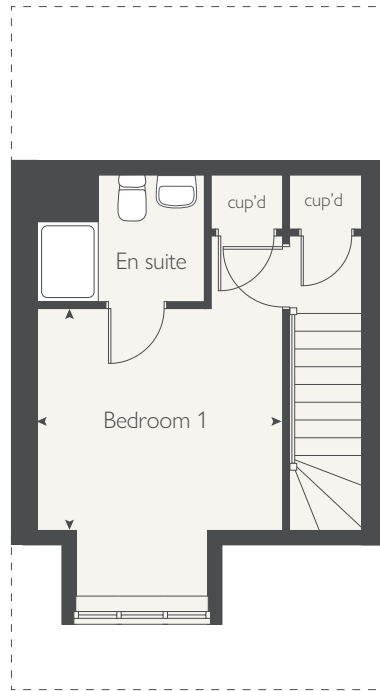
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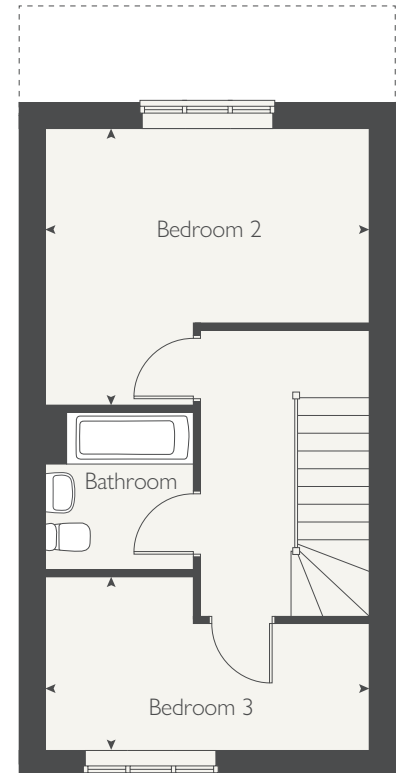


**COUNTRYSIDE**  
Homes

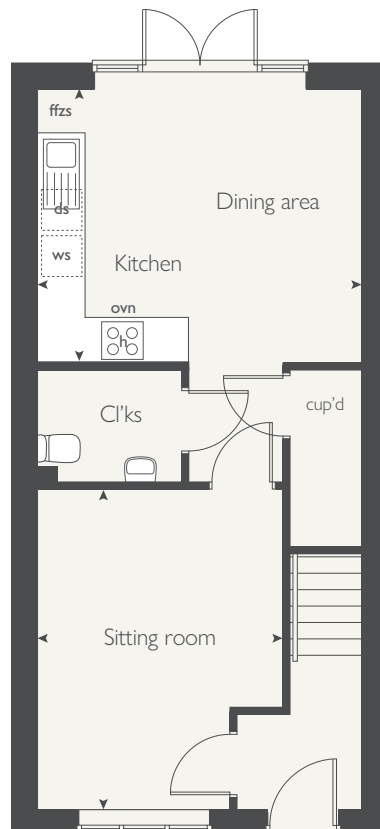
## SECOND FLOOR



## FIRST FLOOR



## GROUND FLOOR





- Low energy lighting and ventilation systems
- Electric vehicle charging point
- Air source heat pump

## THE SUNFLOWER

3 bedroom home



**COUNTRYSIDE**  
Homes

# THE SUNFLOWER

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining area	5.79 x 4.06	18' 11" x 13' 3"
Sitting room	4.10 x 3.77	13' 5" x 12' 4"

## FIRST FLOOR

Bedroom 1	3.66 x 2.69	12' 0" x 8' 9"
Bedroom 2	3.54 x 3.06	11' 7" x 10' 0"
Bedroom 3	3.02 x 2.98	9' 10" x 9' 9"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	w	wardrobe
ws	washing machine space	< >	measuring points

### The Sunflower | Foxrush Walk |

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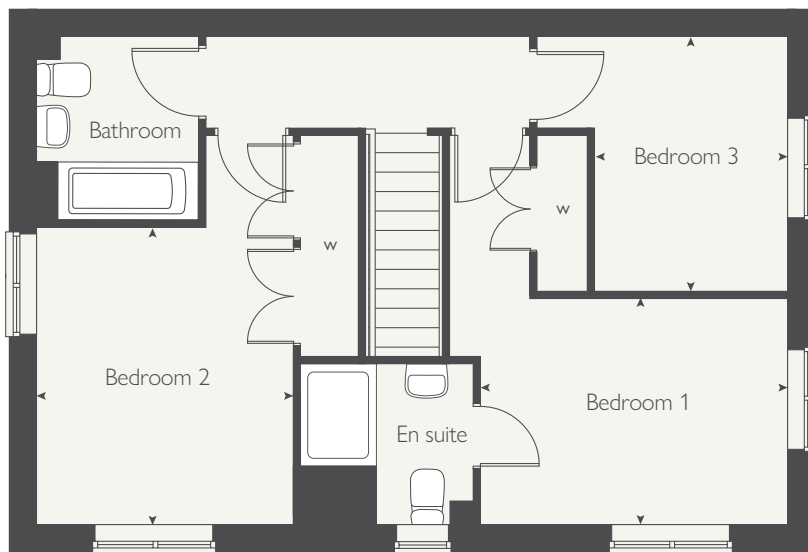
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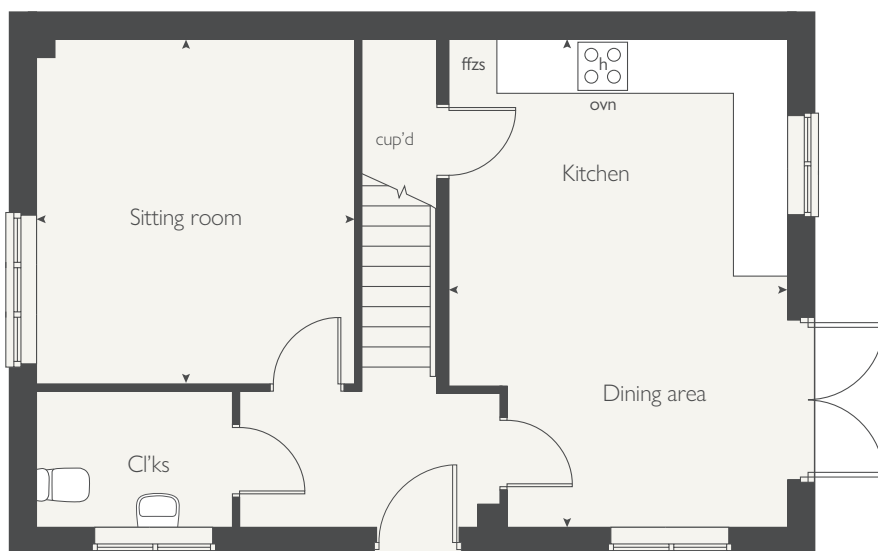


**COUNTRYSIDE**  
Homes

## FIRST FLOOR



## GROUND FLOOR





- Low energy lighting and ventilation systems
- Electric vehicle charging point
- Air source heat pump

## THE HEATHER

3 bedroom home



**COUNTRYSIDE**  
Homes



# THE HEATHER

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining area	6.02 x 2.92	19' 9" x 9' 6"
Sitting room	3.79 x 3.67	12' 5" x 12' 0"

## FIRST FLOOR

Bedroom 1	3.13 x 2.79	10' 3" x 9' 1"
Bedroom 2	3.77 x 3.08	12' 4" x 10' 1"
Bedroom 3	3.53 x 3.14	11' 6" x 10' 3"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	w	wardrobe
ws	washing machine space	< >	measuring points

### The Heather | Foxrush Walk |

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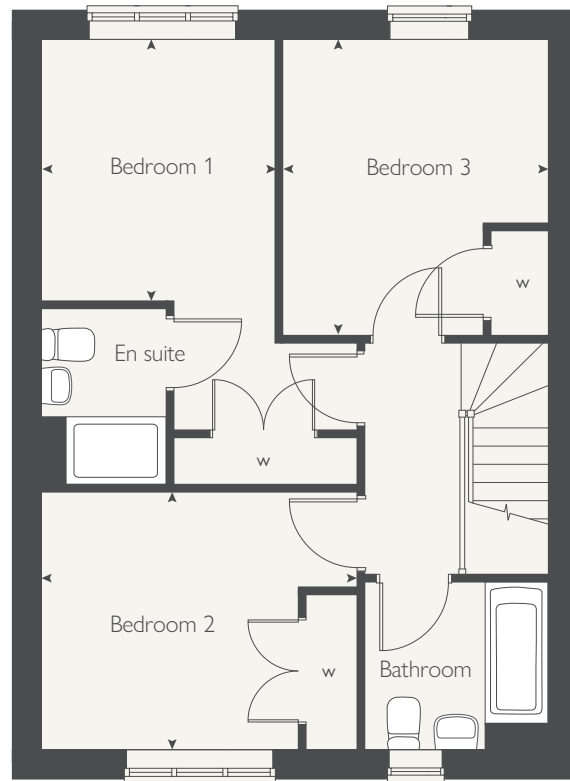
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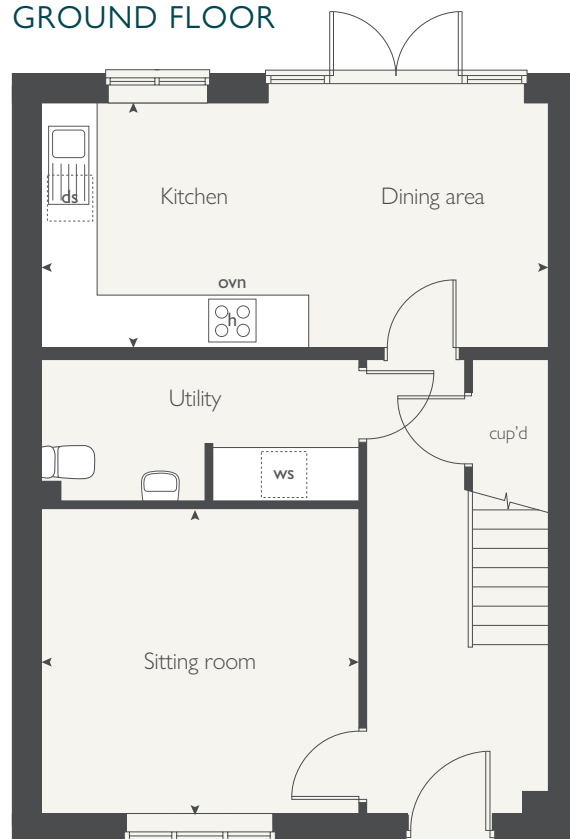


**COUNTRYSIDE**  
Homes

## FIRST FLOOR



## GROUND FLOOR





- Low energy lighting and ventilation systems
- Electric vehicle charging point
- Air source heat pump

# THE HONEYSUCKLE

4 bedroom home



**COUNTRYSIDE**  
Homes

# THE HONEYSUCKLE

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining area	6.02 x 5.94	19' 9" x 19' 5"
Sitting room	4.75 x 3.83	15' 7" x 12' 6"

## FIRST FLOOR

Bedroom 1	6.02 x 3.16	19' 9" x 10' 4"
Bedroom 2	3.85 x 3.14	12' 7" x 10' 3"
Bedroom 3	3.89 x 3.26	12' 9" x 10' 8"
Bedroom 4	3.13 x 2.72	10' 3" x 8' 11"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

### The Honeysuckle | Foxrush Walk |

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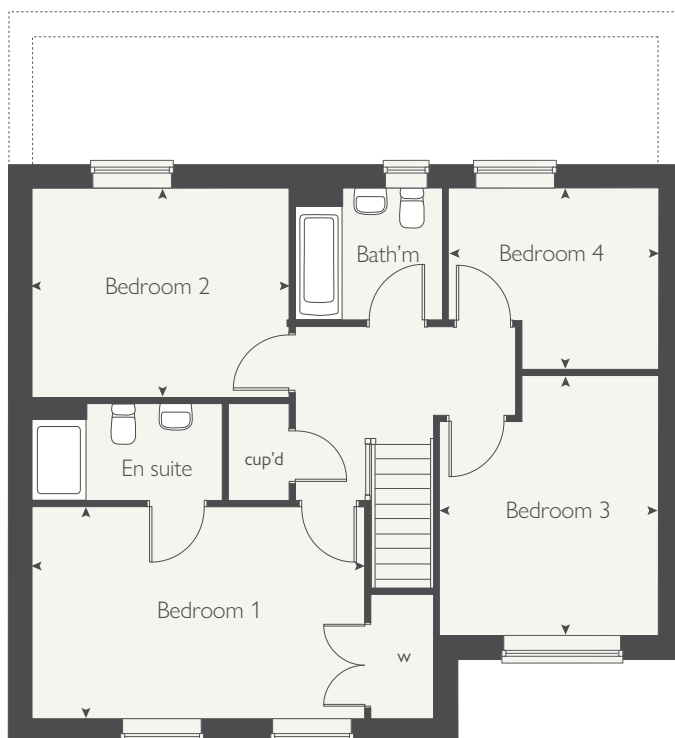
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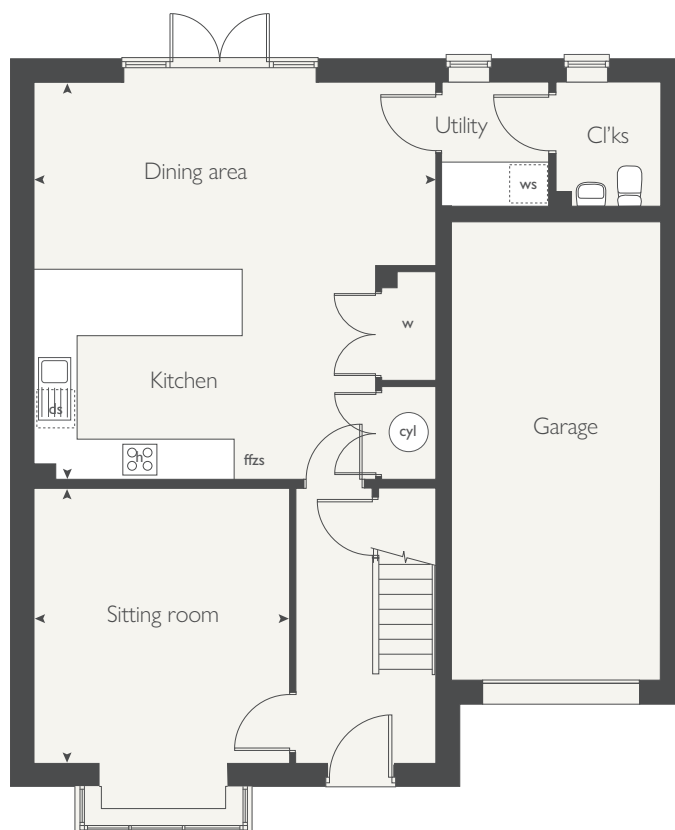


**COUNTRYSIDE**  
Homes

## FIRST FLOOR



## GROUND FLOOR





- Low energy lighting and ventilation systems
- Electric vehicle charging point
- Air source heat pump

## THE LARKSPUR

5 bedroom home



**COUNTRYSIDE**  
Homes

# THE LARKSPUR

5 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining area	6.39 x 3.05	20' 11" x 10' 0"
Sitting room	4.15 x 4.13	13' 7" x 13' 6"

## FIRST FLOOR

Bedroom 1	3.97 x 3.76	13' 0" x 12' 4"
Bedroom 2	3.08 x 2.85	10' 1" x 9' 4"
Bedroom 3	3.44 x 3.34	11' 3" x 10' 11"

## SECOND FLOOR

Bedroom 4	3.96 x 3.29	12' 11" x 10' 9"
Bedroom 5	3.96 x 3.12	12' 11" x 10' 2"

ovn	oven	cyl	hot water cylinder
h	hob	cup'd	cupboard
ds	dishwasher space	w	wardrobe
ws	washing machine space	< >	measuring points
ffzs	fridge freezer space		

### The Larkspur | Foxrush Walk |

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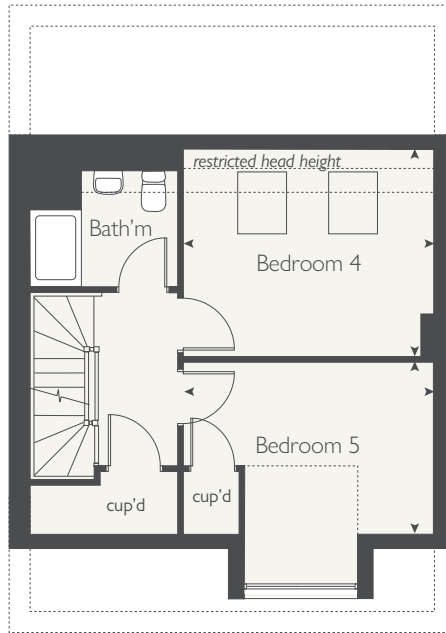
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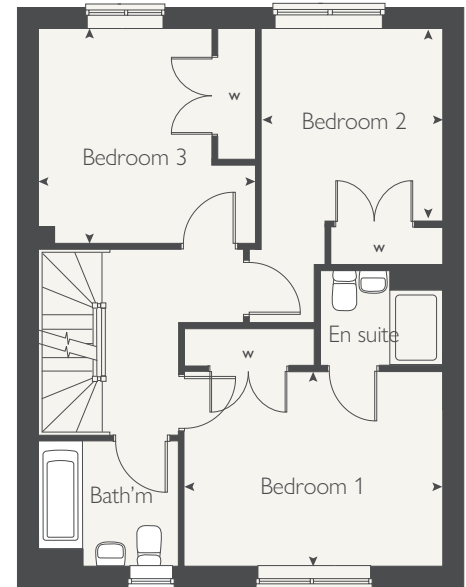


**COUNTRYSIDE**  
Homes

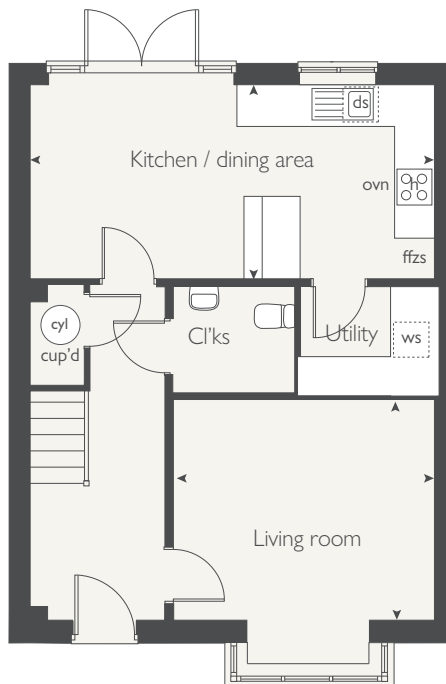
## SECOND FLOOR



## FIRST FLOOR



## GROUND FLOOR





# FOXRUSH WALK

Kirkleatham



**COUNTRYSIDE**  
Homes

# FOXRUSH WALK

## Kirkleatham

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the Personalise range of extras available.



### KITCHEN

	3 bedroom The Poppy	The Tulip	The Sunflower	The Heather	4 bedroom The Honeysuckle	5 bedroom The Larkspur
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■	■	■	■	■
Indesit hob (60cm) with built-in single underoven, with stainless steel splashback	■	■	■	■	■	■
Pendant light fitting	■	■	■	■	■	■
Fridge / freezer space	■	■	■	■	■	■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen		■	■			
Space for washing machine with plumbing and electrics in utility	■			■	■	■

### BATHROOMS AND EN SUITE(S)

	3 bedroom The Poppy	The Tulip	The Sunflower	The Heather	4 bedroom The Honeysuckle	5 bedroom The Larkspur
Ideal Standard contemporary white I. Life sanitaryware	■	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■	■
JustTrays Fusion shower tray mounted on legs with panel kit	■	■	■	■	■	■
Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*	■	■	■	■	■	■

### DOORS AND WINDOWS

	3 bedroom The Poppy	The Tulip	The Sunflower	The Heather	4 bedroom The Honeysuckle	5 bedroom The Larkspur
Front door with multi-point security locking system and security chain	■	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	■	■

### GENERAL

	3 bedroom The Poppy	The Tulip	The Sunflower	The Heather	4 bedroom The Honeysuckle	5 bedroom The Larkspur
White painted walls and smooth white ceilings	■	■	■	■	■	■
Multi-media point in living room	■	■	■	■	■	■
Master telephone socket (plus to study where shown)	■	■	■	■	■	■
ASHP central heating with hot water cylinder, programme selector and room thermostat(s)	■	■	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■	■
External light fitted to front porch and wiring for external light to rear door	■	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■	■	■
Power and lighting to integrated garage only	■	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■	■
Landscaped front gardens	■	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■	■
First two years' customer service support from Countryside Homes	■	■	■	■	■	■

■ Fitted as standard - included in the property  
\* Subject to stage of construction

# SO MUCH CHOICE...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Countryside Homes Personalise brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your main bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



The specification shown is correct at the time of production. Countryside Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Countryside Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

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