



# Eastfields

WHITTON

HOMES *by* CARLTON

[homesbycarlton.com](https://homesbycarlton.com)





WELCOME TO

# Eastfields

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

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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

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# Beautifully designed kitchens

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# 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 honeypot 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<br>5.2 miles (14 minutes 🚗)               | Yarm<br>7.5 miles (16 minutes 🚗)                | Newcastle City Centre<br>36.8 miles (47 minutes 🚗) |
| Teesside International Airport<br>8.8 miles (14 minutes 🚗) | Darlington Station<br>10.2 miles (21 minutes 🚗) | Newcastle Airport<br>39 miles (44 minutes 🚗)       |
| Middlesbrough City Centre<br>12.8 miles (19 minutes 🚗)     | Durham City Centre<br>20 miles (27 minutes 🚗)   |  |



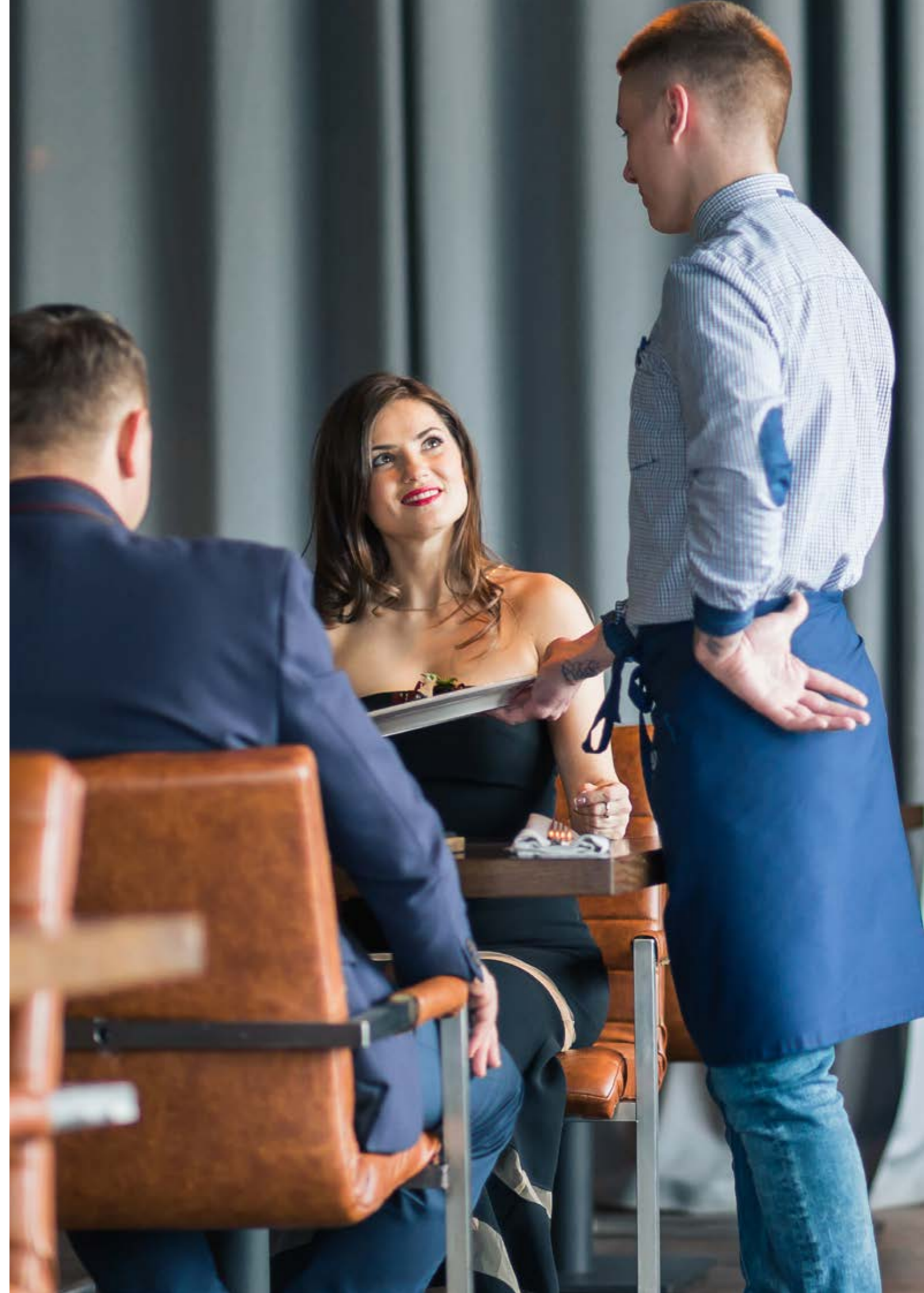


## Country Style Dining

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

- |   |  |   |  |
|---|--|---|--|
|  | <b>THE OAK</b><br>(5-bedroom detached home)<br>Plots: 8, 9   |  | <b>THE SYCAMORE</b><br>(4-bedroom detached home)<br>Plot: 7      |
|  | <b>THE BEECH</b><br>(5-bedroom detached home)<br>Plots: 3, 4 |  | <b>THE CEDAR</b><br>(3-bedroom detached bungalow)<br>Plots: 1, 2 |
|  | <b>THE MAPLE</b><br>(4-bedroom detached home)<br>Plots: 5, 6 |   |  |





# House types



## The Oak

5-bedroom detached house with integral double garage



## The Beech

5-bedroom detached home with oversized single integral garage



## The Maple

4-bedroom detached home with single detached garage



## The Sycamore

4-bedroom detached house with double garage



## The Cedar

3-bedroom detached bungalow with integral single garage



# Space to entertain

For illustration purposes only





Luxurious living

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# The Oak

5-bedroom detached house with integral double garage

A luxurious executive home with integral double garage, the 5-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.

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



**GROUND FLOOR**

**KITCHEN/DINING**  
7.10 x 3.83 [23' - 2" x 12' - 5"]

**UTILITY**  
3.89 x 1.06 / 2.35  
[12' - 7" x 3' 4" / 7' - 7"]

**FAMILY ROOM**  
4.11 x 4.49 [13' - 4" x 14' - 7"]

**LOUNGE**  
3.89 x 5.07 [12' - 7" x 16' - 6"]

**ENTRANCE HALL**  
3.11 x 4.11 [10' - 2" x 13' - 4"]

**WC**  
1.99 x 1.44 [6' - 5" x 4' - 7"]

**GARAGE**  
6.00 x 6.14 [19' - 6" x 20' - 1"]



**FIRST FLOOR**

**BEDROOM 1**  
6.00 x 3.27 [19' - 6" x 10' - 7"]

**EN-SUITE 1**  
3.49 x 1.77 [11' - 4" x 5' - 8"]

**DRESSING AREA**  
2.24 x 1.77 [7' - 3" x 5' - 8"]

**BEDROOM 2**  
3.88 x 3.66 [12' - 7" x 12' - 0"]

**BEDROOM 3**  
4.49 x 2.77 [14' - 7" x 9' - 0"]

**BEDROOM 4**  
3.54 x 3.88 [11' - 6" x 12' - 7"]

**JACK N JILL EN-SUITE**  
2.81 x 1.55 [9' - 2" x 5' - 0"]

**BATHROOM**  
3.12 x 3.66 [10' - 2" x 12' - 0"]

**LANDING**  
8.27 x 1.40 [27' - 1" x 4' - 5"]

Preview edition. Subject to change





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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 and a further four well proportioned rooms, two of which benefitting 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 X.XX [8'-0" x XX'-X"]
- 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"]
- BEDROOM 5 / Study**
- Master Bedroom**
- 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

For illustration purposes only





For illustration purposes only



# 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 completed with dressing area and exquisite en-suite bathroom. Three further double bedrooms and stylish family bathroom, which includes a 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"]

**UTILITY**  
4.25 x 2.14 [13' - 9" x 7' - 0"]

**STORE**  
1.65 x 2.14 [5' - 4" x 7' - 0"]

**LOUNGE**  
3.89 x 5.97 [12' - 7" x 19' - 5"]

**SNUG**  
3.89 x 4.04 [12' - 7" x 13' - 2"]

**ENTRANCE HALL**  
3.78 x 5.87 [12' - 4" x 19' - 2"]

**WC**  
1.89 x 1.84 [6' - 2" x 6' - 0"]

**GARAGE**  
6.00 x 6.10 [19' - 6" x 20' - 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"]

For illustration purposes only. Subject to change





For illustration purposes only



# The Maple

4-bedroom detached home with single detached garage

A traditional, double fronted executive home with a detached single 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.

A feature staircase from the dining area to the first floor featuring a galleried landing area leading to the indulgent master bedroom suite along with three more generous double bedrooms, one with its own en-suite, and a separate family bathroom.

The enviable master bedroom features both a dressing room and an en-suite bathroom with an egg-shaped 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

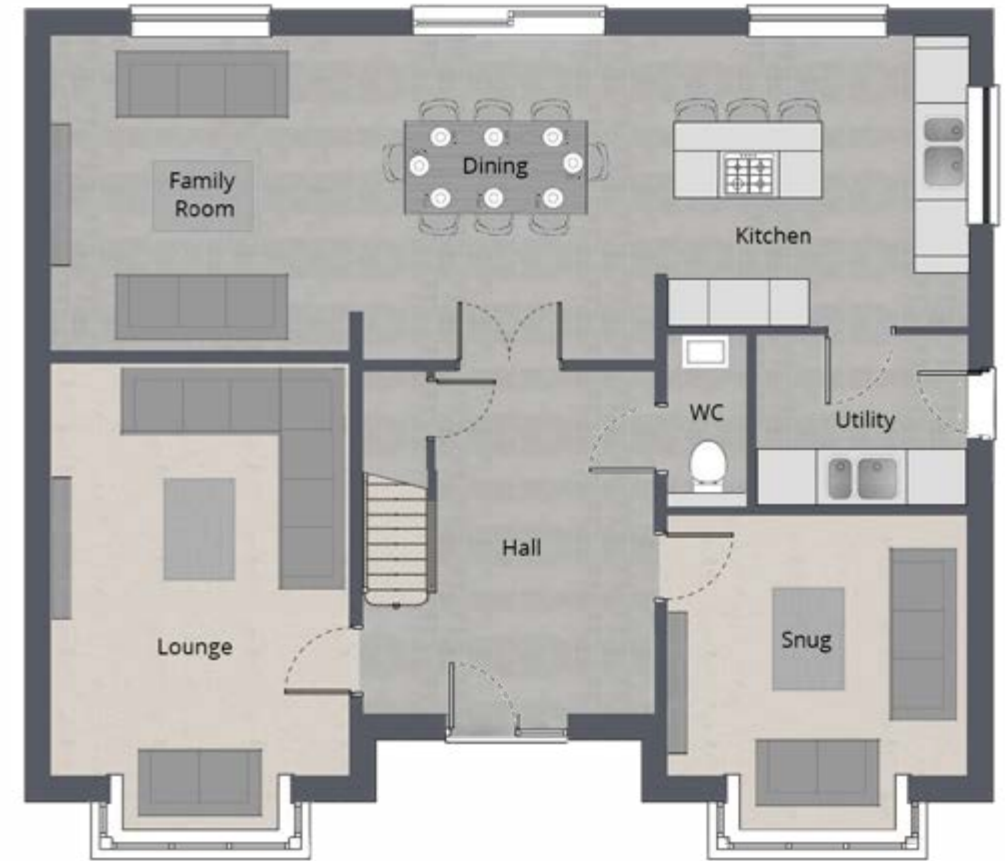
3.89 x 3.35 / 4.02  
[12' - 7" x 10' - 9" / 13' - 2"]

### 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

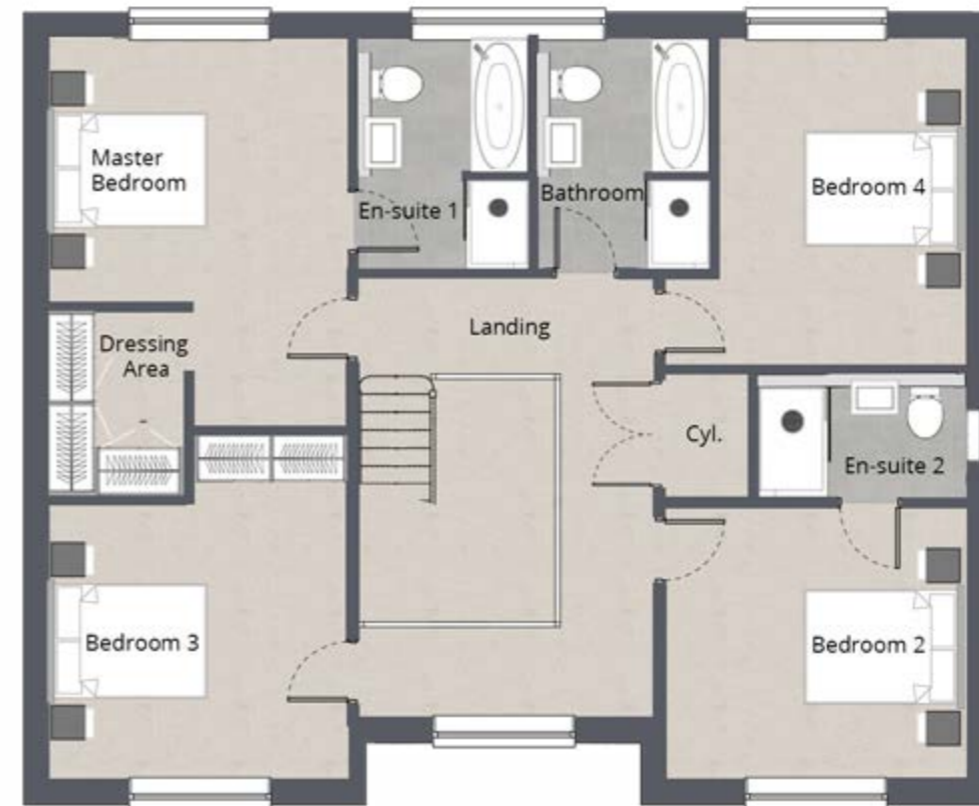
3.88 x 3.54 / 4.43  
[12' - 7" x 11' - 6"]

### 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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A place to relax

For illustration purposes only





For illustration purposes only

# The Cedar

3-bedroom detached bungalow with integral single garage

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

A contemporary lounge has anthracite sliding doors opening onto the large turfed garden. At the rear of the house is an impressive family kitchen diner, also providing access to the garden through the utility room. The central hallway links the master bedroom with en-suite and two further double bedrooms and a family bathroom.

Two storage cuboards and a complete the generous stylish bungalow.



**GROUND FLOOR**

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

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# 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.

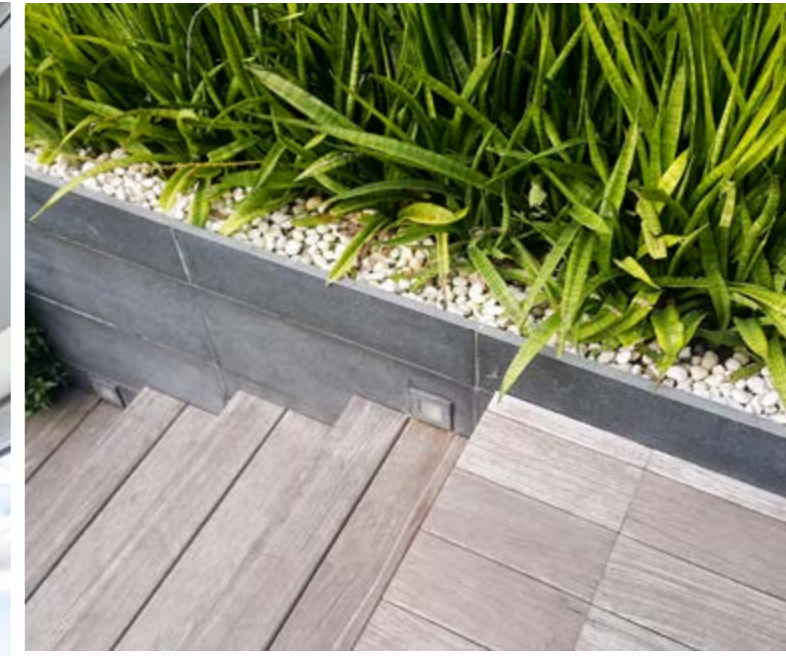
The design team works tirelessly to make sure every detail is right, indeed it is this meticulous attention to detail which sets us apart from others.

## *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.



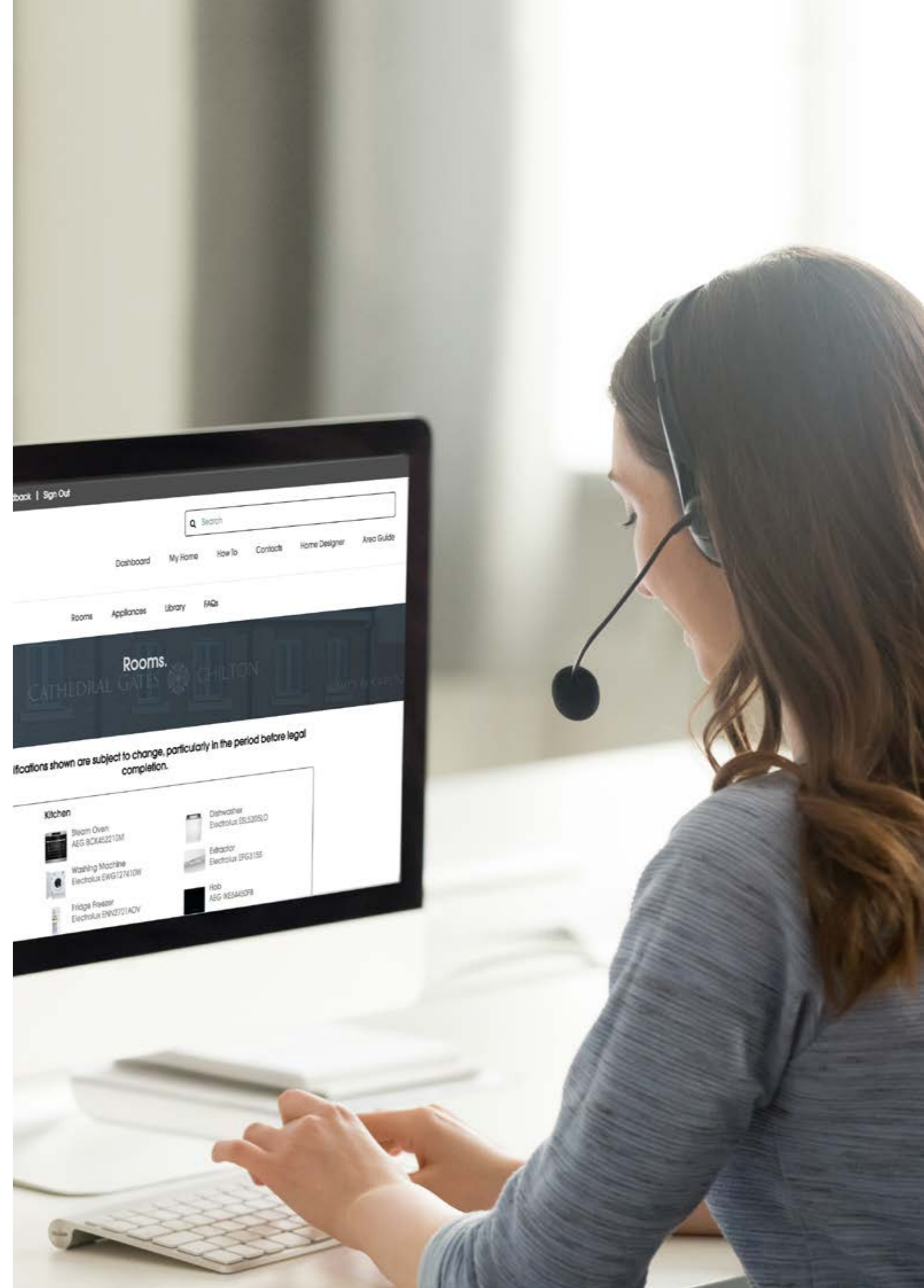


# Homes by Carlton Customer Care

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

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

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

Call: **0330 353 0303**

Or email: [homesbycarltonsales@urban-base.com](mailto:homesbycarltonsales@urban-base.com)

Visit us online: [www.homesbycarlton.com](http://www.homesbycarlton.com)



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# Our luxury developments



## Middleton Waters

MIDDLETON ST GEORGE

Overlooking picturesque fields and ponds, this beautiful collection of 3, 4 and 5-bedroom family homes are perfectly placed in the idyllic village of Middleton St George. Local amenities, attractions and glorious countryside are just a peaceful stroll away.



## 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.





# Eastfields

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

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