

# Stoneridge Hall

USWORTH, WASHINGTON

A stunning collection of 2, 3 and 4 bedroom homes  
in the picturesque village of Usworth.

**Taylor**  
**Wimpey**

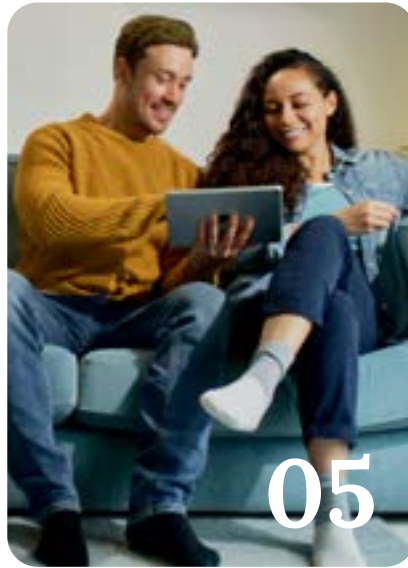
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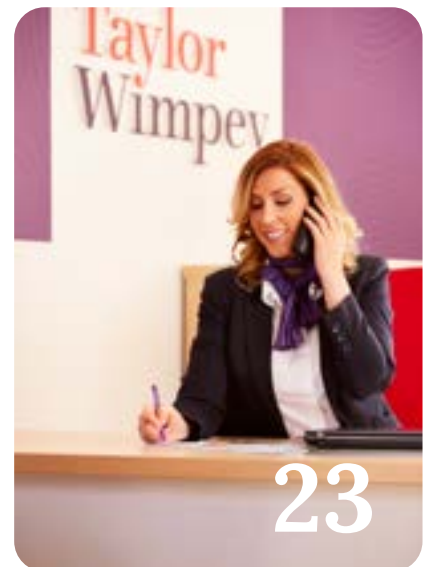
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# Welcome to Stoneridge Hall

Situated on the northern edge of the quaint village of Usworth, Stoneridge Hall is a new collection of homes meticulously crafted to complement the surrounding area.

The development will provide beautifully landscaped areas and green open spaces. All of our homes come with a range of energy efficient features and layouts to suit a variety of needs.



[→ View the site plan](#)



# The perfect location

Set within the village of Usworth, Stoneridge Hall provides the ideal environment for those looking to join a community that has a welcoming and vibrant atmosphere.

The surrounding green open spaces offer plenty of room for relaxation, play, and community activities, offering something for everyone.

Local amenities such as shops, bars and restaurants can be found within a mile of Stoneridge Hall. The development is ideally situated to access the cities of Newcastle and Sunderland, plus, with a selection of primary and secondary schools nearby, it is perfect for growing families.

Excellent connectivity to both the A19 and A1 ensures easy access to surrounding areas, making it an ideal location for commuters and families alike.

Victoria Viaduct on the River Wear



Spire Bridge Sunderland



Washington Wetland Centre



[View development webpage](#)



# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting gives your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Electrolux oven with built-in gas hob and integrated hood and extractor fan too.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

# Specification of our houses

## Kitchen & Utility

A contemporary fitted symphony kitchen including stainless steel splashback above hob	✓
Utility room designed to mirror kitchen (house type dependent)	✓
Choice of worktops with matching upstands	✓
1.5 bowl stainless steel inset sink with tap (house type dependent)	✓
Stainless steel integrated 4 burner gas hob	✓
Integrated cooker hood	✓
Stainless steel integrated Electrolux oven	✓
1 electric double socket to incorporate USB charge point with standard sockets and switches as indicated on working drawings - white	✓

## Bathrooms, en suites and cloakrooms

Extractor fan	✓
Splashback tiling to basin in wet rooms and cloakroom	✓
Porcelanosa full height tiling within shower enclosure to en suite	✓
Free standing sanitary ware - white	✓
Chrome basin tap single mixer and pair of chrome bath taps	✓
White shower tray to en suite	✓
Chrome with clear glass shower door to en suite	✓
Thermostatic chrome shower	✓

## Central heating/hot water system

Waste water heat recovery for showers	✓
Fully programmable gas central heating providing hot water	✓
White thermostatic controlled radiators	✓
Cavity wall insulation	✓
Loft insulation in line with building regulations	✓

## Electrical features

Standard sockets and switches as indicated on working drawings - white	✓
Electric Car Charging 7kW wall/post mounted point†	✓
TV socket to lounge and bedroom one (as indicated on drawings)	✓
One double socket in kitchen to incorporate USB charging points	✓
Light to garages within curtilage area (site layout dictates)	✓
Batten light point to garage where in plot curtilage (where applicable)	✓

✓ = Standard features. † = Electric Car Charging point will be wall or post mounted depending on plot.

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# Specification of our houses

Finishing touches	
White emulsion to walls and ceilings	✓
White pre-finished internal doors with chrome handles	✓
Black pre-finished GRP front entrance door with three point locking system and chrome ironmongery	✓
Electrical sockets and switches to all garages (in plot curtilage)	✓
External Features	
External front light and wiring for rear	✓
PV Solar panels	✓
Triple glazed windows	✓
PVCu French doors to rear	✓
Security and Safety	
Mains operated smoke detectors supplied	✓
Carbon monoxide detectors supplied	✓
Gardens, Paths and Drives	
Hard standing area to rear garden for wheelie bin storage	✓
Outside tap to rear elevation	✓
Grey concrete paving slabs to pathways and patios	✓
Front garden turfed or shrubbed	✓
1.8m closeboard fencing to rear garden	✓
Permeable Block Paved driveway	✓
Other Features	
NHBC 10 year build mark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓

[→ Find out more](#)

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# Our homes

[→ 2 bedroom homes](#)



[→ 3 bedroom homes](#)



[→ 4 bedroom homes](#)



[→ View the site plan](#)



# The Beaford

**2 BEDROOM HOME, TOTAL 792 sq ft / 73.6m<sup>2</sup>**

*This home is available through the First Homes Scheme*



## GROUND FLOOR

**Living room** max.

4.06m x 3.80m      13' 4" x 12' 6"

**Kitchen/Dining** max.

2.18m x 2.92m      7' 2" x 9' 7"



## FIRST FLOOR

**Bedroom 1**

4.06m x 3.79m      13' 4" x 12' 5"

**Bedroom 2**

4.06m x 2.70m      13' 4" x 8' 10"

[→ Discover more about this home](#)

[→ View our current availability](#)

\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWNE 81786/August 2024



# The Mapleford

**2 BEDROOM HOME, TOTAL 878 sq ft / 81.6m<sup>2</sup>**

*This home is available through the First Homes Scheme*



## GROUND FLOOR

**Living room max.**

4.51m × 4.79m      14' 10" × 15' 9"

**Kitchen/Dining max.**

2.45m × 3.98m      10' 10" × 16' 2"



## FIRST FLOOR

**Bedroom 1**

3.32m × 3.73m      10' 11" × 12' 3"

**Bedroom 2**

4.51m × 2.75m      14' 10" × 9' 0"

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# The Tetford

3 BEDROOM HOME, TOTAL 1,036 sq ft / 96.2m<sup>2</sup>



## GROUND FLOOR

### Living room

3.30m × 3.85m      10' 10" × 12' 8"

### Kitchen/Dining

3.30m × 4.93m      10' 10" × 16' 2"



## FIRST FLOOR

### Bedroom 1

2.80m × 3.18m      9' 2" × 10' 5"

### Bedroom 2

3.12m × 3.30m      10' 3" × 10' 10"

### Bedroom 3

2.52m × 2.96m      8' 3" × 9' 9"

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# The Owlton

3 BEDROOM HOME, TOTAL 1,238 sq ft / 115.0m<sup>2</sup>



## GROUND FLOOR

**Living**  
4.74m × 4.10m      15' 6" × 13' 5"

**Kitchen/Dining**  
2.50m × 4.80m      8' 2" × 15' 9"

## FIRST FLOOR

**Bedroom 1**  
4.74m × 3.17m      15' 6" × 10' 5"

**Bedroom 2**  
3.66m × 3.43m      12' 0" × 11' 3"

## SECOND FLOOR

**Bedroom 3**  
2.58m × 3.32m      8' 5" × 10' 11"

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# The Harrton

3 BEDROOM HOME, TOTAL 1,154 sq ft / 107.2m<sup>2</sup>



## GROUND FLOOR

<b>Living room</b>	4.40m × 4.10m	14' 5" × 13' 5"
<b>Kitchen/Dining</b>	3.37m × 3.18m	11' 1" × 10' 5"



## FIRST FLOOR

<b>Bedroom 1</b>	4.40m × 3.17m	14' 5" × 10' 5"
<b>Bedroom 3</b>	2.40m × 3.32m	7' 10" × 10' 11"



## SECOND FLOOR

<b>Bedroom 2</b>	3.35m × 3.41m	11' 0" × 11' 2"
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# The Eynsford

3 BEDROOM HOME, TOTAL 987 sq ft / 91.7m<sup>2</sup>



## GROUND FLOOR

### Living room

4.17m × 3.43m      13' 8" × 11' 3"

### Kitchen/Dining

5.07m × 3.80m      16' 8" × 12' 6"



## FIRST FLOOR

### Bedroom 1

4.03m × 3.01m      13' 3" × 9' 11"

### Bedroom 2

2.15m × 4.37m      7' 1" × 11' 5"

### Bedroom 3

2.84m × 2.93m      9' 4" × 9' 7"

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# The Byrneham

3 BEDROOM HOME, TOTAL 1,172 sq ft / 108.8m<sup>2</sup>



## GROUND FLOOR

### Living room

4.17m × 4.38m      13' 8" × 14' 4"

### Kitchen/Dining

4.17m × 4.40m      13' 8" × 14' 5"

### Study

1.85m × 2.60m      6' 1" × 8' 6"



## FIRST FLOOR

### Bedroom 1

3.29m × 5.32m      10' 9" × 17' 6"

### Bedroom 2

4.17m × 2.89m      13' 8" × 9' 6"

### Bedroom 3

2.24m × 3.60m      7' 4" × 11' 10"

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# The Aynesdale

3 BEDROOM HOME, TOTAL 1,073 sq ft / 99.7m<sup>2</sup>



## GROUND FLOOR

### Living room

5.52m × 3.12m      18' 1" × 10' 6"

### Kitchen/Dining

5.52m × 3.12m      18' 1" × 10' 6"



## FIRST FLOOR

### Bedroom 1

2.77m × 3.36m      9' 1" × 11' 0"

### Bedroom 2

3.23m × 3.27m      10' 7" × 10' 9"

### Bedroom 3

2.67m × 2.80m      8' 9" × 9' 2"

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# The Kitham

4 BEDROOM HOME, TOTAL 1,557 sq ft / 144.6m<sup>2</sup>



## GROUND FLOOR

### Living room

3.84m x 4.49m      12' 7" x 14' 9"

### Kitchen/Dining

5.91m x 5.42m      19' 5" x 17' 9"



## FIRST FLOOR

### Bedroom 1

3.84m x 5.65m      12' 7" x 18' 6"

### Bedroom 2

3.63m x 4.25m      11' 11" x 13' 11"

### Bedroom 3

3.23m x 4.28m      10' 7" x 14' 0"

### Bedroom 4

3.20m x 4.28m      10' 6" x 14' 0"

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# The Hubham

4 BEDROOM HOME, TOTAL 1,389 sq ft / 129.0m<sup>2</sup>



## GROUND FLOOR

<b>Living room</b>	3.61m × 4.13m	11' 10" × 13' 7"
<b>Kitchen/Dining</b>	5.81m × 3.89m	19' 1" × 12' 9"



## FIRST FLOOR

<b>Bedroom 1</b>	3.61m × 5.27m	11' 10" × 17' 3"
<b>Bedroom 2</b>	3.75m × 3.29m	12' 4" × 10' 10"
<b>Bedroom 3</b>	3.08m × 3.72m	10' 11" × 12' 2"
<b>Bedroom 4</b>	3.51m × 2.83m	11' 6" × 9' 3"

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# The Chalham

4 BEDROOM HOME, TOTAL 1,310 sq ft / 121.7m<sup>2</sup>



## GROUND FLOOR

<b>Living room</b>	4.85m × 4.67m	15' 11" × 15' 4"
<b>Kitchen/Dining</b>	4.85m × 4.10m	15' 11" × 13' 5"



## FIRST FLOOR

<b>Bedroom 1</b>	3.26m × 3.64m	10' 8" × 11' 11"
<b>Bedroom 2</b>	3.28m × 4.43m	10' 9" × 14' 6"
<b>Bedroom 3</b>	3.25m × 3.37m	10' 8" × 11' 1"
<b>Bedroom 4</b>	4.85m × 2.85m	15' 11" × 9' 4"

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# The Bittesford

4 BEDROOM HOME, TOTAL 1,253 sq ft / 116.4m<sup>2</sup>



## GROUND FLOOR

### Living room

4.40m × 3.49m      14' 5" × 11' 5"

### Kitchen/Dining

4.40m × 5.30m      14' 5" × 17' 5"



## FIRST FLOOR

### Bedroom 1

3.41m × 3.51m      11' 2" × 11' 6"

### Bedroom 2

2.94m × 3.16m      9' 8" × 10' 4"

### Bedroom 3

3.04m × 2.45m      10' 0" × 8' 0"

### Bedroom 4

3.51m × 2.13m      11' 6" × 7' 0"

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# Ways to buy

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Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



## First time buyer?

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[→ Here's how we can help](#)

## Existing home owner?

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[→ Here's how we can help](#)



# Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **0191 6225 650**.



Find out how we can get you moving with our buying schemes.

[→ Book an appointment](#)

[→ How to buy a home](#)



**STONERIDGE HALL**, Stone Cellar Road, Washington, NE37 2NH

**CONTACT US ON 0191 6225 650**

# Taylor Wimpey

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