

# Chestnut Close

TALLENTIRE, COCKERMOUTH



Washington Homes  
Part of the Thomas Armstrong Group

Selling agents: **Grisdales**  
Selling | Letting | Buying | Renting



Welcome to

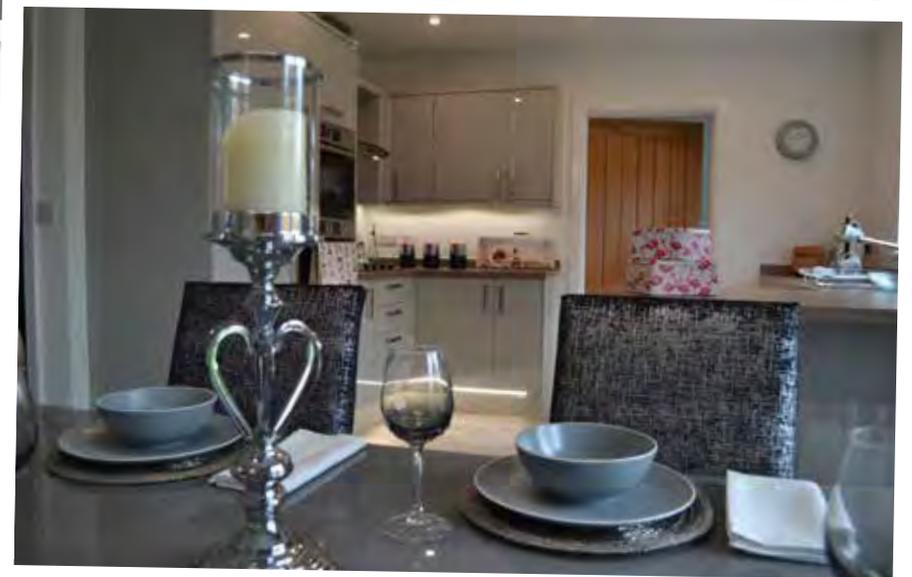
# Chestnut Close

Chestnut Close lies on the edge of Tallentire, enjoying a lovely rural village setting with extensive views opening up towards Tallentire Hill and surrounding countryside including glimpses towards the Solway coastline and Irish Sea. The village lies just 3 ½ miles from Cockermouth, an attractive market town designated as one of just 51 Gem towns in the country.

Bridekirk Dovenby Primary School, St Bridget's Church and the Village Hall in nearby Bridekirk and The Bush, Tallentire's own local pub, all help to serve the local community, giving opportunities for villagers to meet up socially with friends and neighbours.

Nearby, in Cockermouth, national retailers mix comfortably with a wide range of local shops, some of which have been part of the town for several generations. Cockermouth is renowned for that enjoyable shopping experience including a wide range of stylish cafes, bars and restaurants when the day is done.

Other facilities within Cockermouth include the Sports Centre and Swimming Pool, The Kirkgate Arts Centre and Cockermouth Castle, all playing a part in making this little bit of Cumbria an attractive place to live, work and play.



# In and around Tallentire

Traditional houses, farms, family homes and contemporary development all mix comfortably within the community. Historic properties include Tallentire Hall, part of which dates back to Elizabethan times, and the old school house and chapel which all add to the village streetscenes.

Beyond the village, a few minutes drive takes you to the Solway coastline much of which is designated an Area of Outstanding Natural Beauty (AONB) and in the other direction, the attractions of the lakes and fells of the Lake District are within easy reach.

The village is well placed for easy access to Carlisle and more locally, to Cockermouth, Maryport, Workington and Whitehaven together with companies linked to the Sellafield nuclear industry.

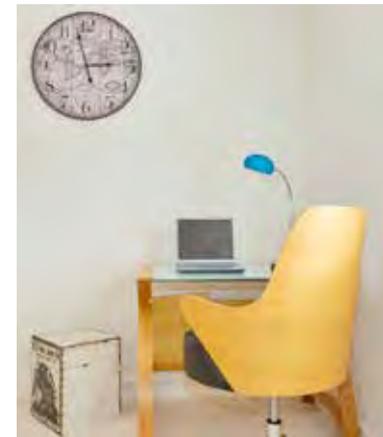


# Stunning Homes Inside & Out

Chestnut Close is an exciting development of just 11 new homes, setting a striking approach to contemporary living. At the forefront of design and sustainability, our homes all feature air source heat pump systems designed to provide reliable, renewable and energy efficient heating and hot water. Double glazed windows and high levels of cavity and loft insulation, help to keep your new home warm and cosy, whilst helping you save energy and money.

Interiors are carefully designed with an emphasis on open plan daytime living with french doors to terraces and gardens, blending inside and out seamlessly. Kitchens come with high end integrated appliances by Bosch, stylish bathrooms are fitted with Ideal Standard suites and Mira showers, finished with Porcelanosa tiling.

Whether getting ready for work, chilling out in the evening or having a busy weekend with friends and family, these desirable new homes make for comfortable living.



# Specification

Our superb specification adds to each and every room, combining contemporary trends and practical living.

- Energy efficient air source pump heating and hot water system
- Under floor heating to the ground floor, radiators to the first floor
- Light oak finished doors
- Recessed downlighters to kitchens, bathrooms & en-suites
- Designer kitchens with Bosch appliances
- Stylish Ideal Standard bathrooms with separate showers
- Porcelanosa ceramic tile finishes
- Turfed front & rear garden + feature planting
- Feather edge close boarded rear fences
- External lighting front and rear
- Pavioured driveway
- Full security alarm
- 10 year LABC Warranty

All as standard\*



# Washington Homes

Washington Homes is part of the Thomas Armstrong Group, a major company completing schemes throughout the north of England and southern Scotland.

Using this extensive experience of the industry, Washington Homes has completed a number of residential developments in West Cumbria taking great care to ensure they complement the surroundings and enhance the environment.

Continuous evolution of design, trends and styles enables us to bring you homes that really do meet the needs of modern day living.

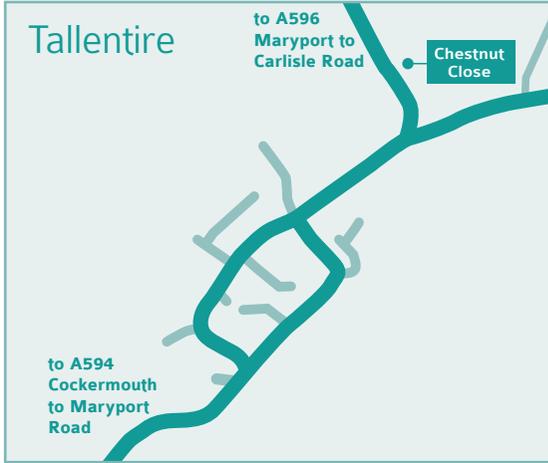
We are proud to announce Chestnut Close, Tallentire, the latest development, right here in our home area.





To find out more about Chestnut Close, Tallentire and other developments by Washington Homes Ltd, why not visit our website

[www.washingtonhomes.co.uk](http://www.washingtonhomes.co.uk)



Want to know more...

Call our Sales Advisor on 07748 673111 or Grisdales on 01900 829977



# The Oak

4 bedroom detached with adjoining garage



Stylish & spacious, The Oak is the largest design on the Chestnut Close development featuring attractive natural stone finishes and striking full height glazing.

Day to day life focusses around the open plan 'L' shaped living space, ideal for those family meals, entertaining, or for just sitting and chilling out. And at the heart of it all, a superb kitchen with island breakfast bar and french doors opening out to the rear garden giving a spacious, light and airy feel. In addition to a cosy lounge, there is a useful study / media room, utility and garage. Upstairs, 4 good bedrooms, the master bedroom featuring an en-suite, and the main bathroom, a bath and separate shower.



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# The Oak

4 bedroom detached with adjoining garage

## Downstairs Living



## Upstairs Living



## Downstairs Living

<b>Hall/Stairs</b>	3.43m x 3.15m	11' 3" x 10' 4"
<b>Lounge</b>	5.53m x 4.16m	18' 2" x 13' 7"
<b>Kitchen/Dining</b>	6.98m x 3.63m	22' 11" x 11' 11"
<b>Family Area</b>	3.40m x 3.30m	11' 2" x 10' 10"
<b>Study</b>	4.16m x 2.28m	13' 7" x 7' 6"
<b>Utility</b>	4.20m x 1.88m	19' 9" x 6' 2"
<b>Cloakroom</b>		
<b>Garage</b>	5.43m x 2.83m	17' 9" x 9' 3"

## Upstairs Living

<b>Master Bedroom</b>	4.45m x 4.18m	14' 7" x 13' 8"
<b>Ensuite</b>	2.35m x 1.70m	7' 9" x 5' 7"
<b>Bedroom 2</b>	4.18m x 3.40m	13' 8" x 11' 2"
<b>Bedroom 3</b>	3.65m x 3.45m	12' 0" x 11' 4"
<b>Bedroom 4</b>	3.40m x 2.58m	11' 2" x 8' 5"
<b>Bathroom</b>	2.40m x 2.35m	7' 11" x 7' 8"

Gross Internal Area\*: 179sm / 1925sq.ft

\* The area measurement quoted is approximate and may vary within the build process. You are advised to check the measurements and layouts of any intended plot purchase on site.



# The Oak

4 bedroom detached with adjoining garage



Stylish & spacious, The Oak is the largest design on the Chestnut Close development featuring attractive natural stone finishes and striking full height glazing.

Day to day life focusses around the open plan 'L' shaped living space, ideal for those family meals, entertaining, or for just sitting and chilling out. And at the heart of it all, a superb kitchen with island breakfast bar and french doors opening out to the rear garden giving a spacious, light and airy feel. In addition to a cosy lounge, there is a useful study / media room, utility and garage. Upstairs, 4 good bedrooms, the master bedroom featuring an en-suite, and the main bathroom, a bath and separate shower.



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# The Oak

4 bedroom detached with adjoining garage

## Downstairs Living



## Upstairs Living



## Downstairs Living

### Hall

3.43m x 3.15m 11' 3" x 10' 4"

### Lounge

5.53m x 4.16m 18' 2" x 13' 7"

### Kitchen/Dining

6.98m x 3.63m 22' 11" x 11' 11"

### Family Area

3.40m x 3.30m 11' 2" x 10' 10"

### Study

4.16m x 2.28m 13' 7" x 7' 6"

### Utility

3.35m x 1.88m 11' 0" x 6' 2"

### Cloakroom

### Garage

5.43m x 2.83m 17' 9" x 9' 3"

## Upstairs Living

### Master Bedroom

4.45m x 4.18m 14' 7" x 13' 8"

### Ensuite

2.35m x 1.70m 7' 9" x 5' 7"

### Bedroom 2

3.65m x 3.45m 12' 0" x 11' 4"

### Bedroom 3

4.18m x 3.40m 13' 8" x 11' 2"

### Bedroom 4

3.40m x 2.58m 11' 2" x 8' 5"

### Bathroom

2.40m x 2.35m 7' 11" x 7' 8"

Gross Internal Area\*: 179sm / 1925sq.ft

\* The area measurement quoted is approximate and may vary within the build process. You are advised to check the measurements and layouts of any intended plot purchase on site.



# The Beech

4 bedroom detached with integral garage



How spacious is this! Open plan day to day living is the striking theme to this design.

The 8.35m / 27'5" open plan daytime living offers plenty of space for sitting down with family and friends, together with a cosy lounge for quieter moments. Upstairs, 4 good bedrooms, the master bedroom featuring an en-suite with larger than average shower. Completing the accommodation is an integral garage and landscaped garden. A great family home.



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# The Beech

4 bedroom detached with integral garage

## Downstairs Living



## Upstairs Living



## Downstairs Living

### Hall

### Lounge

5.16m x 3.80m 16' 11" x 12' 6"

### Kitchen/Dining

8.30m x 3.13m 27' 3" x 10' 3"

### Cloakroom

### Garage

5.40m x 3.00m 17' 9" x 9' 10"

## Upstairs Living

### Master Bedroom

3.93m x 3.78m 12' 10" x 12' 5"

### Ensuite

2.37m x 1.50m 7' 9" x 4' 11"

### Bedroom 2

4.20m x 3.15m 13' 9" x 10' 4"

### Bedroom 3

4.00m x 3.15m 13' 2" x 10' 4"

### Bedroom 4

3.15m x 2.77m 10' 4" x 9' 1"

### Bathroom

2.80m x 2.18m 9' 2" x 7' 2"

Gross Internal Area\*: 136sm / 1466sq.ft

\* The area measurement quoted is approximate and may vary within the build process.  
You are advised to check the measurements and layouts of any intended plot purchase on site.



# The Beech

4 bedroom detached with integral garage



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# The Beech

4 bedroom detached with integral garage

## Downstairs Living



## Upstairs Living



## Downstairs Living

### Hall

### Lounge

5.16m x 3.80m 16' 11" x 12' 6"

### Kitchen/Dining

8.30m x 3.13m 27' 3" x 10' 3"

### Cloakroom

### Garage

5.40m x 3.00m 17' 9" x 9' 10"

## Upstairs Living

### Master Bedroom

3.93m x 3.78m 12' 10" x 12' 5"

### Ensuite

2.37m x 1.50m 7' 9" x 4' 11"

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4.20m x 3.15m 13' 9" x 10' 4"

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### Bedroom 4

3.15m x 2.77m 10' 4" x 9' 1"

### Bathroom

2.80m x 2.18m 9' 2" x 7' 2"

Gross Internal Area\*: 136sm / 1466sq.ft

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# The Ash

3 bedroom detached with adjoining garage



With a cosy lounge and open plan dining kitchen featuring an island breakfast bar, the daytime space is ideal for those family gatherings or entertaining friends.

The Ash is a stunning home – upstairs, there are 3 good bedrooms with very contemporary en-suite and main bathroom, which also includes a separate shower. An attached garage with internal access from the utility, and landscaped gardens, completes the picture.



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# The Ash

3 bedroom detached with adjoining garage

## Downstairs Living



## Upstairs Living



### Downstairs Living

Hall		
Lounge	4.93m x 3.82m	16' 2" x 12' 7"
Kitchen/Dining	5.92m x 4.93m	19' 6" x 16' 2"
Utility	2.08m x 2.05m	6' 10" x 6' 9"
Cloakroom		
Garage	5.23m x 2.95m	17' 2" x 9' 8"

### Upstairs Living

Master Bedroom	4.33m x 3.80m	14' 2" x 12' 6"
Ensuite	2.35m x 1.45m	7' 8" x 4' 9"
Bedroom 2	3.75m x 2.95m	12' 4" x 9' 8"
Bedroom 3	2.85m x 2.75m	9' 4" x 9' 0"
Bathroom	2.70m x 2.18m	8' 10" x 7' 2"

Gross Internal Area\*: 128sm / 1370sq.ft

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# The Ash

3 bedroom detached with adjoining garage



With a cosy lounge and open plan dining kitchen featuring an island breakfast bar, the daytime space is ideal for those family gatherings or entertaining friends.

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# The Ash

3 bedroom detached with adjoining garage

## Downstairs Living



## Upstairs Living



## Downstairs Living

Hall		
Lounge	4.93m x 3.82m	16' 2" x 12' 7"
Kitchen/Dining	5.92m x 4.93m	19' 6" x 16' 2"
Utility	2.08m x 2.05m	6' 10" x 6' 9"
Cloakroom		
Garage	5.23m x 2.95m	17' 2" x 9' 8"

## Upstairs Living

Master Bedroom	4.33m x 3.80m	14' 2" x 12' 6"
Ensuite	2.35m x 1.45m	7' 8" x 4' 9"
Bedroom 2	3.75m x 2.95m	12' 4" x 9' 8"
Bedroom 3	2.85m x 2.75m	9' 4" x 9' 0"
Bathroom	2.70m x 2.18m	8' 10" x 7' 2"

Gross Internal Area\*: 128sm / 1370sq.ft

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# The Willow

3 bedroom semi-detached with 2 car driveway parking



An attractive traditional semi-detached design, a real part of the village streetscene.

This design is the latest in modern day living with a completely open plan feel, yet with very identifiable cooking, eating and relaxing areas. Upstairs, 3 good bedrooms and a larger than average bathroom with separate shower. Outside, there are landscaped gardens and paved car parking.



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# The Willow

3 bedroom semi-detached with 2 car driveway parking

## Downstairs Living



## Upstairs Living



## Downstairs Living

Hall		
Lounge	4.28m x 4.20m	14'1" x 13'9"
Kitchen/Dining	5.33m x 4.20m	17'5" x 13'9"
Cloakroom		

## Upstairs Living

Bedroom 1	3.74m x 3.10m	12'3" x 10'2"
Bedroom 2	3.60m x 2.94m	11'10" x 9'7"
Bedroom 3	3.60m x 2.27m	11'10" x 7'5"
Bathroom	2.65m x 2.09m	8'8" x 6'10"

Gross Internal Area\*: 93sm / 1001sq.ft

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# The Elm

2 bedroom semi-detached with 2 car driveway parking



An easy to live in and easy to manage stylish 2 bedroom semi-detached design featuring a spacious open plan dining kitchen with french doors to the garden and a cosy lounge to the front.

Outside, landscaped gardens and paved car parking. The Elm is offered on the Low Cost Housing Ownership scheme, designed to make home buying an affordable reality. The properties are offered at 70% of full market value, but you own a full 100% of the equity and freehold\*.



*\*subject to terms & conditions*

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# The Elm

2 bedroom semi-detached with 2 car driveway parking

## Downstairs Living



## Upstairs Living



## Downstairs Living

Entrance Hall		
Lounge	4.50m x 3.18m	14' 9" x 10' 5"
Kitchen/Dining	4.50m x 2.93m	14' 9" x 9' 7"
Cloakroom		

## Upstairs Living

Bedroom 1	3.83m x 3.44m	12' 7" x 11' 3"
Bedroom 2	3.45m x 2.37m	11' 4" x 7' 9"
Bathroom	2.15m x 2.00m	7' 0" x 6' 7"

Gross Internal Area\*: 70sm / 756sq.ft

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# Chestnut Close



## The Oak

4 bedroom detached with adjoining garage

**Plot:** 3,8



## The Beech

4 bedroom detached with integral garage

**Plot:** 6,7



## The Ash

3 bedroom detached with adjoining garage

**Plots:** 4,5,9



## The Willow

3 bedroom semi-detached with 2 car driveway parking

**Plots:** 10, 11



## The Elm

2 bedroom semi-detached with 2 car driveway parking

**Plots:** 1, 2



Selling agents:



40 Main Street, Cockermouth,  
Cumbria CA13 9LQ



Telephone 01900 829977

**For more information, contact our  
Washington Homes Sales Advisor  
on 07748 673111**



Help to Buy is a government backed initiative designed to help buyers in to their new home with a smaller than normal deposit. With Help to Buy, through Washington Homes, you can buy a new home with just 5% deposit - whether you're a first time buyer or you're moving on from your existing home. For more information, speak with our Sales Advisor on 07748 673111.

 **Washington Homes** | Part of the Thomas Armstrong Group [www.washingtonhomes.co.uk](http://www.washingtonhomes.co.uk)

The specification and site descriptions relate to the majority of plots but are dependent upon the house type and design.. You are advised to check the individual plots and specific design specification with our Sales Advisor.

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