



FAIRWAYS

A L N W I C K

4 AND 5 BEDROOM LUXURY HOMES



Thoughtfully designed,
and beautifully landscaped.

Wynyard Homes has built a strong reputation for excellence in both design and the high standards applied to all of their developments. A prime residential location, exciting elevational treatments, an exemplary quality of finish, and beautiful landscaping are the hallmarks of a Wynyard Homes development.

The interiors provide contemporary living spaces that flow effortlessly, and connect with the exterior space to the rear. Each property is ready for smart home technology and can be personalised with a range of optional specifications.

Our aim is to make the process of purchasing a new home an enjoyable one, and because of our experience, we are able to carefully co-ordinate and assist you through the entire process. Past clients frequently ask to be updated on new developments, confirming a consistently high level of customer satisfaction.





Alwick Castle - one of the largest inhabited castles in England



In the heart of Northumberland.

The Fairways is the latest development from Wynyard Homes, and set in the very heart of Northumberland within easy reach of the areas' glorious sandy beaches and stunning countryside. There are ten luxury four and five bedroomed detached homes. This important development has been meticulously planned to offer outstanding accommodation, with each property carefully designed with a stone and slate finish to give a contemporary take on the vernacular architecture.

A unique opportunity.

Nestled within Alwick Golf Club, The Fairways provides a unique opportunity to own a new luxury home in this established residential area. The Golf Club was created in 1907 and was built on mature parkland, offering spectacular views of the Capability Brown designed local countryside, which extends to the sea. Picturesque Alwick is one of the region's most sought after locations.

Alnwick is surrounded by the wonderful Northumberland countryside and twenty miles of stunning coastline. With the beautiful Alnwick Gardens on its doorstep, and easy access to the town's modern amenities, The Fairway is perfect for those who want the very best of both town and country lifestyles.

Vibrant town centre.

Modern amenities are all here with a choice of supermarkets, high street shops and boutiques.

The town's historic market place remains a central active hub with weekly markets and farmers markets. The vibrant town centre is complemented by cobbled pavements and stone houses, a real fusion of modern life and history.

Within a 30 mile drive of Alnwick golfers can find thirteen courses to choose from. To the south of the town, a modern leisure centre can be found, while the wider area boasts football, cricket,



The Northumberland coastline stretches for 20 miles

and rugby clubs, together with opportunities for rock climbing, water sports, cycling, horse riding, and rambling. For theatre and art lovers, Alnwick has a playhouse and arts centre where regular productions and performances can be enjoyed. Visit Barter Books and you'll find one of the largest second-hand bookshops in Europe located in the Victorian Alnwick Railway Station.

Perfectly placed, and well connected.

Located off the main A1 road, Alnwick boasts superb transport links with Newcastle and Edinburgh within easy reach. Edinburgh is approximately 1hr 10mins via the main East Coast rail and approximately 3hr 45mins to London via nearby Alnmouth from Alnwick Station. Here, a weekday service of 15 trains a day run north to Edinburgh with 13 trains a day to London. Newcastle Airport is only 45 minutes by car, for those who want to travel further afield.



FAIRWAYS

- **THE CONDOR**
 4 BEDROOMS - ATTACHED DOUBLE GARAGE
 PLOT 4 | PLOT 5 | PLOT 7

- **THE DORMIE**
 4 BEDROOMS - CONCEALED DOUBLE GARAGE
 PLOT 1 | PLOT 2 | PLOT 10

- **THE MULLIGAN**
 5 BEDROOMS - ATTACHED DOUBLE GARAGE
 PLOT 6 | PLOT 8

- **THE HONOUR**
 4 BEDROOMS - DETACHED DOUBLE GARAGE
 PLOT 3

THE CONDOR



A beautiful 4 bedroom detached home with attached double garage. The internal entrance porch leads into a spacious hallway. Double doors off the hall lead to a large living room to the side

and modern living is served by a fully fitted luxury kitchen, dining and family area. There is also a study and utility to the ground floor. On the first floor the master bedroom features a

luxury appointed en-suite and wardrobe area, with three further spacious double bedrooms, one with en-suite, along with a fully-fitted family bathroom complete with bath and separate double shower.



Please note that floor plans and dimensions are taken from architectural drawings and are intended for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. The overall dimensions are usually stated and there may be projections into these. With our continual improvement policy, we constantly review our designs and specifications to ensure we deliver the best product to our customers. Computer-generated images are not to scale and are for guidance only. Elevational / roof variants of specific plots may vary from those shown. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes, please ask our sales adviser.

A unique 4 bedroom detached home with concealed double garage to the lower ground floor. The internal entrance porch opens into a spacious hall which leads to a utility and boot room to one side and a large lounge to the other, leading

to a long terrace to the side. To the rear there is a fully-fitted luxury kitchen and dining area which opens out to an impressive garden room. On the first floor, the spacious landing leads to the master bedroom which features a luxury

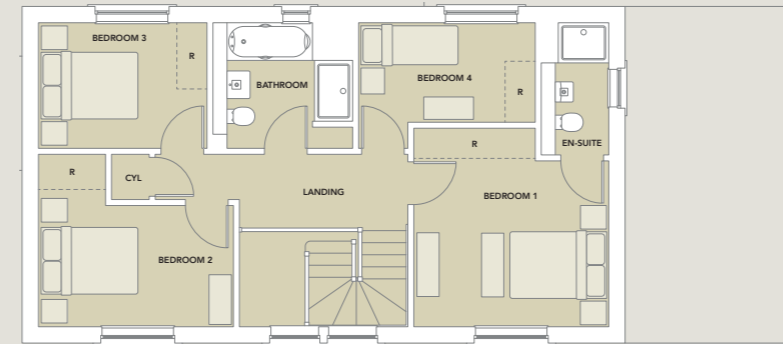
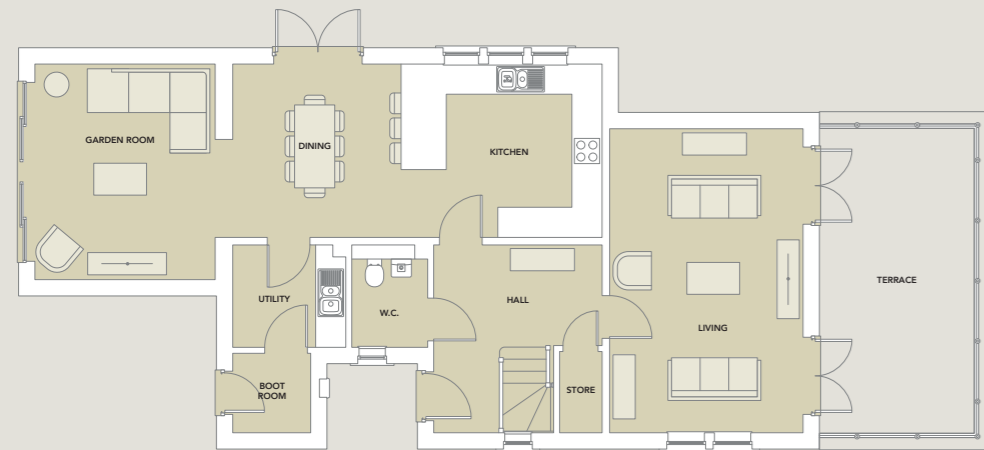
appointed en-suite, with three further spacious bedrooms, along with a fully-fitted family bathroom complete with bath and separate double shower.

GROUND FLOOR

Hall 3.4m x 3.7m	Dining 3.4m x 3.5m	Boot Room 1.6m x 1.6m
Living Room 3.9m x 6m	Kitchen 4m x 3.5m	WC 1.5m x 2m
Garden Room 3.6m x 4.3m	Utility 2.3m x 2m	Store 0.8m x 1.6m

FIRST FLOOR

Bedroom One 3.4m x 4m	Bedroom Three 3.4m x 2.5m
En-Suite 1.3m x 2.6m	Bedroom Four 3.5m x 2.5m
Bedroom Two 3.4m x 3.4m	Bathroom 2.8m x 2.5m



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THE DORMIE



THE MULLIGAN



An imposing 5 bedroom detached home with attached double garage. The internal entrance porch leads into a spacious hall. Double doors off the hall lead to a large living room to the side of the property and an open plan kitchen and

dining area with added utility room. To the side of the home is an impressive garden room with double bi-fold doors to access a well-proportioned garden. The first floor comprises a master bedroom

which features a luxury appointed en-suite, with three further spacious bedrooms, one with en-suite, along with a fully-fitted family bathroom complete with bath and separate double shower.

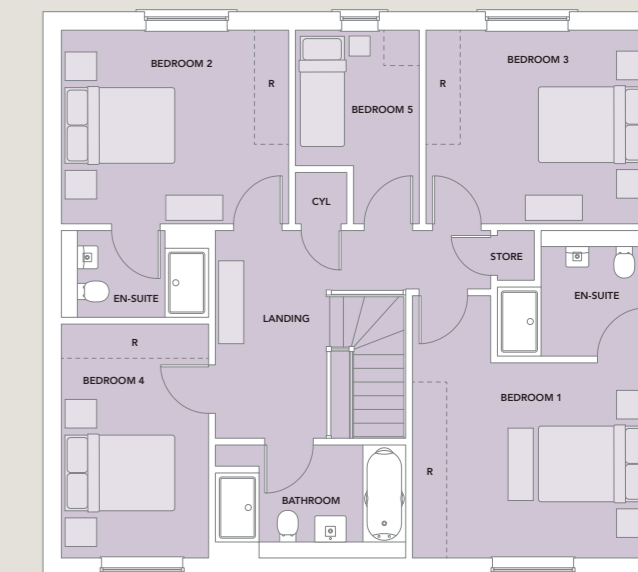
GROUND FLOOR

Hall 3.1m x 5.9m	Kitchen / Dining 11.1m x 3.9m	Store 1.7m x 0.8m
Living Room 4.2m x 5.9m	Garden Room 3.6m x 4.3m	WC 1.7m x 1.2m
	Utility 2.2m x 3.9m	Garage 5.7m x 6.1m



FIRST FLOOR

Bedroom One 4.2m x 4.6m	Bedroom Two 4m x 3.4m	Bedroom Four 2.6m x 4.1m
En-Suite One 2.7m x 2.2m	En-Suite Two 2.6m x 1.5m	Bedroom Five 2.2m x 3.4m
	Bedroom Three 4m x 3.4m	Bathroom 3.3m x 2m



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A stunning double fronted 4 bedroom detached home with separate double garage. The internal entrance porch leads into a spacious hall. Double doors off the hall lead to a study, utility room and WC to one side and a large living room to the

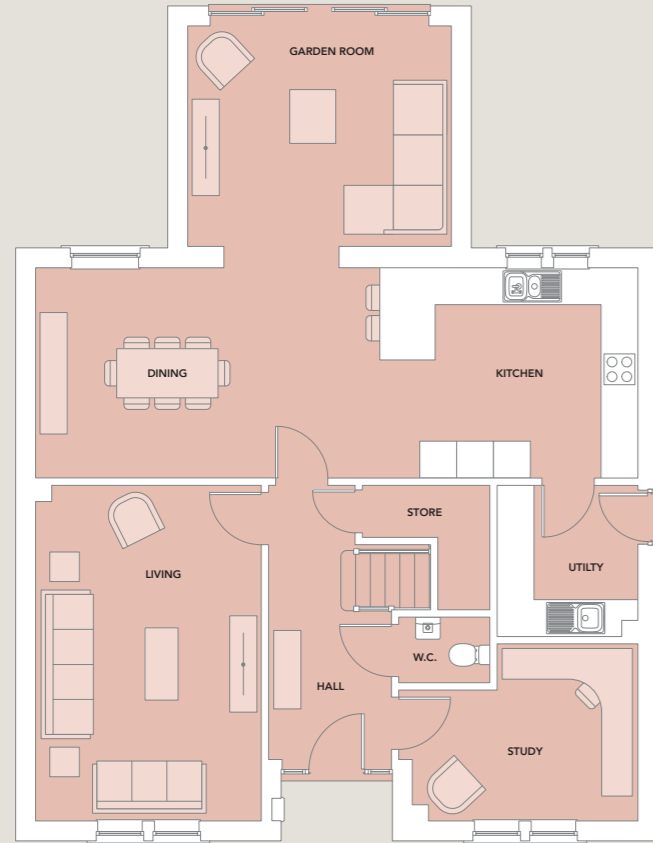
other. To the rear is an open plan kitchen and dining room which leads to an impressive garden room with double bi-fold doors to access a well proportioned garden. The first floor is served by a generous landing.

The master bedroom features a luxury appointed en-suite, with three further spacious double bedrooms, one with en-suite, along with a fully-fitted family bathroom complete with bath and separate double shower.

THE HONOUR

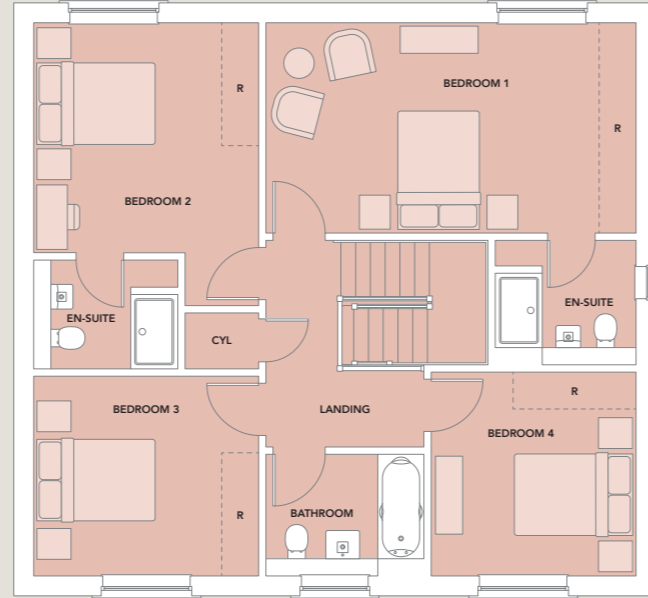
GROUND FLOOR

- Hall**
2m x 4.5m
- Living Room**
3.7m x 5.5m
- Study**
3.7m x 2.9m
- Store**
2.1m x 0.8m
- Utility**
2.3m x 2.5m
- Kitchen / Dining**
9.8m x 3.4m
- Garden Room**
4.3m x 4m
- WC**
1.5m x 1.1m



FIRST FLOOR

- Bedroom One**
6m x 3.4m
- En-Suite One**
2.3m x 2m
- Bedroom Two**
3.6m x 4.6m
- En-Suite Two**
2.3m x 1.8m
- Bedroom Three**
3.6m x 3.2m
- Bedroom Four**
3.3m x 3.3m
- Bathroom**
2.6m x 2m



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Book your exclusive appointment to view our show home
and discuss your individual requirements.
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WYNYARD HOMES

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