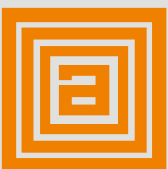
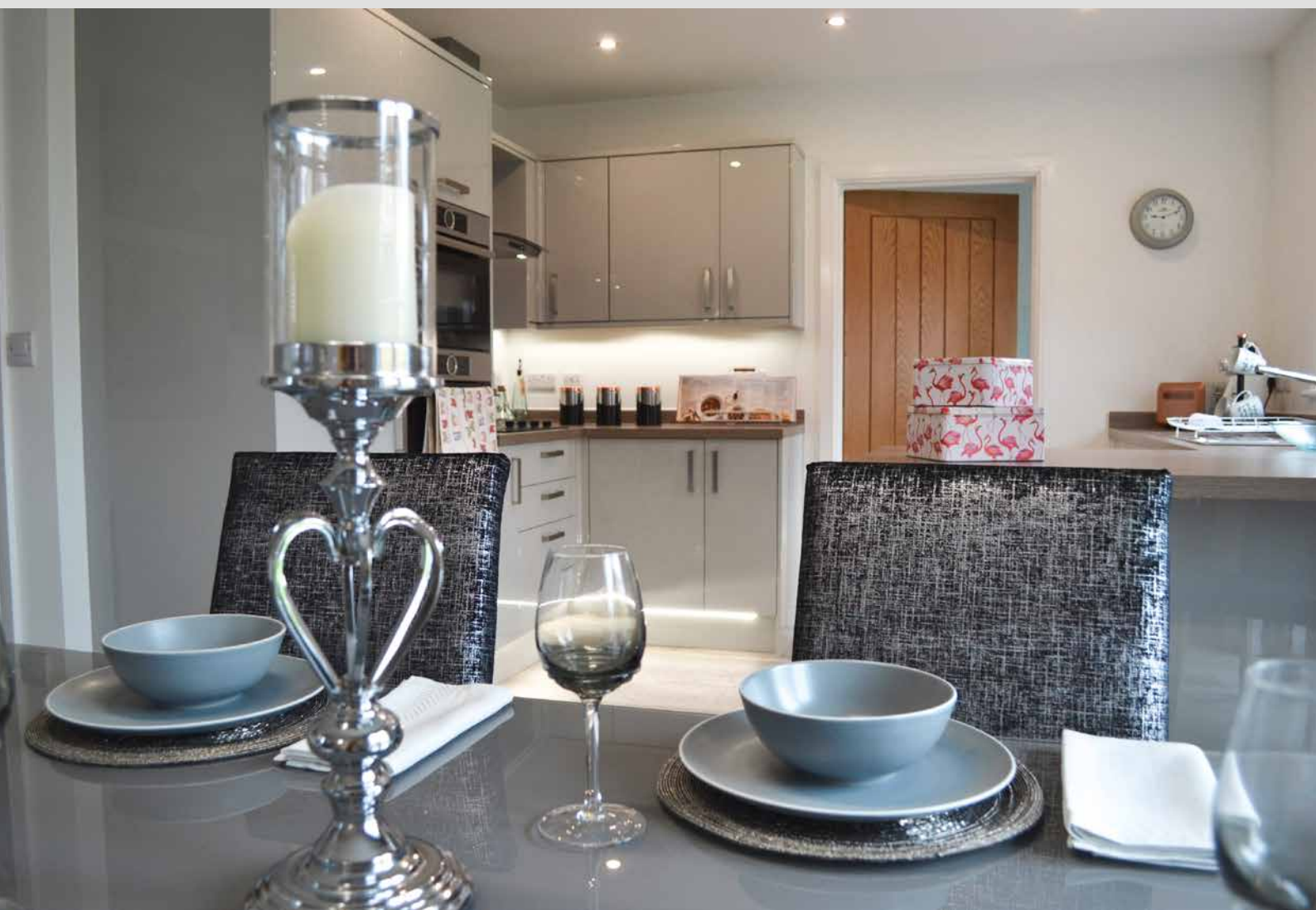


Strawberry Meadows

Wigton



WASHINGTON HOMES

www.washingtonhomes.co.uk

Welcome to

Strawberry Meadows

Strawberry Meadows enjoys a lovely setting on the edge of Wigton with views opening up over surrounding countryside towards Lakeland fells in the distance, including the well known Skiddaw range. Yet it is literally just a few minutes from the centre of this traditional Cumbrian market town.

3 & 4 bedroom
detached houses

3 bedroom
semi-detached houses

2 & 3 bedroom
bungalows



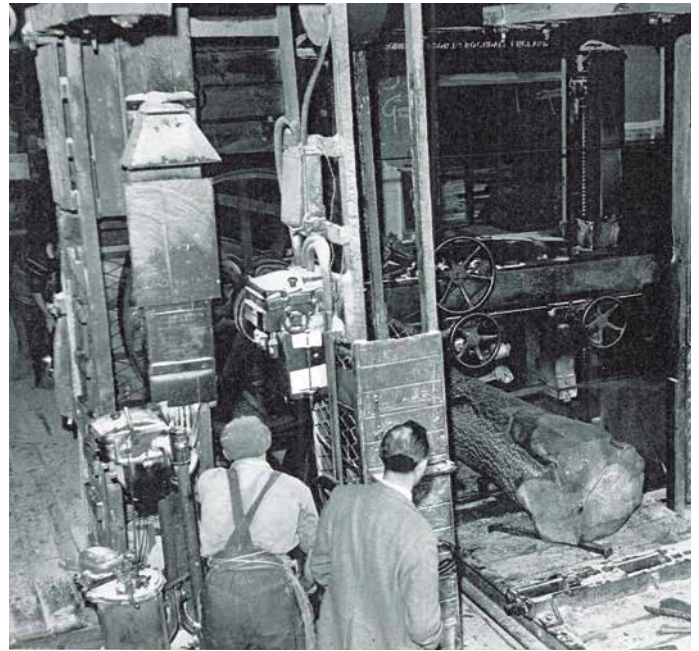
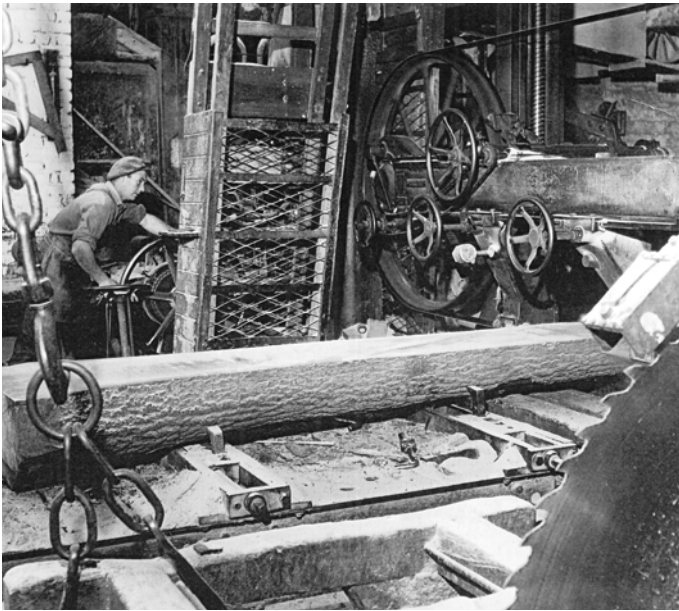


Strawberry Meadows offers an attractive range of 77 brand new homes, setting a striking approach to contemporary design and aspirational living. The exciting range includes 3 and 4 bedroom detached houses, 3 bedroom semi-detached houses, and 2 and 3 bedroom bungalows.

Thoughtful layouts reflect modern day lifestyles with open plan daytime living spaces and the latest in kitchen and bathroom designs, complemented by attractively finished exteriors with paved driveways, landscaped gardens and external lighting.

Homes of exceptional style and character, superbly finished to a truly stunning specification.





Washington Homes

Part of the Thomas Armstrong Group

Established in 1830, Thomas Armstrong has grown in to a major contractor throughout the north of England and southern Scotland, completing projects over a wide range of expertise and requirements.

Buying a new home from Washington Homes offers peace of mind that you are investing in a high quality-built home with character and style, built by an experienced, well-established, Cumbrian company.

All our homes come with a 10-year insurance backed LABC Warranty and we strive to make your home buying experience easier by offering a range of home buying services.

In recent years, Washington Homes have completed a number of new residential developments within West Cumbria, taking great care to ensure they complement the setting and enhance the environment.

Washington Homes are proud to announce Strawberry Meadows, Wigton, their latest development right here in their home area.



WASHINGTON HOMES

THE BRICKS
LABC WARRANTY
SITE RECOGNITION AWARD
WINNER 2023



In and around Wigton

Tall Georgian houses lining its streets, an attractive memorial fountain gracing the old market place and an elegant Georgian church are all part of the history of Wigton, an attractive traditional Cumbrian market town. Wigton has a wide variety of local shops, supermarkets, cafés, restaurants and bars, many within the narrow lanes and alleys which are such a prominent feature of the town.

The town is well placed for easy access to Carlisle just 12 miles to the north, Cockermouth approximately 15 miles to the south, and the major employment centres of West Cumbria including Workington, Whitehaven and companies linked to the Sellafield nuclear industry.



On a wider note, Wigton is within easy reach of the quiet north western side of the Lake District National Park including Caldbeck and the “Back ‘o’ Skiddaw” area, loved by those who appreciate the quieter reaches of this beautiful area. And just to the west lie delightful coastal areas along the Solway Estuary, much of it designated an Area of Outstanding Natural Beauty.



Stunning Homes - inside & out

Strawberry Meadows is an exciting development of 77 new homes, setting a striking approach to contemporary living. At the forefront of design and sustainability, our homes include inbuilt solar PVs with inverter, energy efficient heating and ventilation, double glazed windows and high levels of wall, floor and loft insulation, keeping your home warm and cosy whilst helping you save energy and money.



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

- Inbuilt solar PVs with inverter
- 'A' rated energy efficient heating
- Light oak finished doors
- Recessed downlighters to kitchens, bathrooms & en-suites
- Designer kitchens with leading brand appliances
- Stylish Ideal Standard bathrooms and en-suites
- Porcelanosa ceramic tile finishes
- Turfed front & rear garden + feature planting
- Feather edge close boarded rear fences
- External lighting front and rear
- Paved driveway
- 10 year LABC warranty



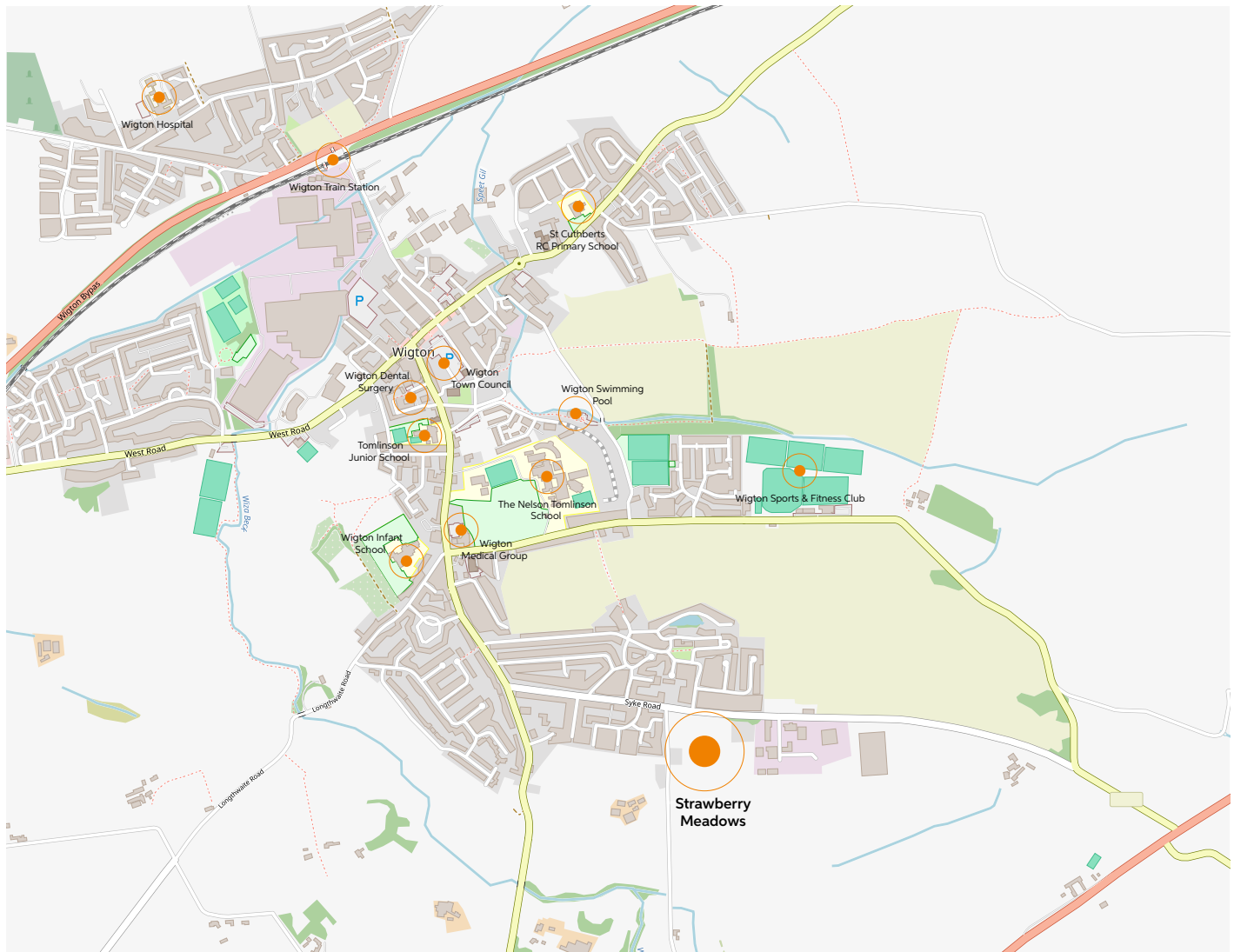
Services:

- Mains electricity
- Inbuilt solar PVs with inverter
- Mains water
- Mains drainage
- Mains gas



**All our new homes
are energy efficient.**

Local Amenities



Council

Wigton Town Council
Market Hall, Church Street

Schools

The Nelson Tomlinson School
High Street
Thomlinson Junior School
High Street
St Cuthberts RC Primary School
East End
Wigton Infant School
Longthwaite Road

Health

Wigton Community Hospital
Cross Lane
Wigton Medical Group
South End
Wigton Dental Surgery
Half Moon Lane
North Lakeland Dental
High Street
Trotman Opticians
King Street
Hollinshead & King Opticians
King Street
Rayner Opticians
King Street

Transport Links

Wigton Train Station
Station Road
Stagecoach Bus Stops
Throughout the town
Motorway Connections
M6 connections at Carlisle
(Junctions 42, 43 & 44)
M6 connection at Wigton /
Southwaite (Junction 41)
M6 connection at Penrith
(Junction 39)

Other

Wigton Library
High Street
The John Peel Theatre
Station Road
Wigton Swimming Pool
Stony Banks Lane
Wigton Sports & Fitness Club
Lowmoor Road



The **Clover**

4 bedroom detached house with integral garage

Plots: 9, 10, **18**, 21, 44, 49, 50, 56



The **Camphor**

4 bedroom detached house with integral garage

Plots: 8, 15, 25, 43, 60, 68



The **Burdock**

3 bedroom detached house with attached garage

Plots: 7, 23, 24, 40, 41, 45, 53, 75



The **Kingcup**

3 bedroom detached house with attached garage

Plots: 1, 3, 22, 26, 48, 57, 61, 71, 72



The **Campion**

3 bedroom detached house with attached garage

Plots: 2



The **Harebell**

3 bedroom semi-detached house with 2 car driveway parking

Plots: 11, 12, 13, 14, 19, 20, 27, 28, 54, 55, 64, 65



The **Alder**

3 bedroom semi-detached house with 2 car driveway parking

Plots: 4, 5, 31, 32, 38, 39, 51, 52, 58, 59, 66, 67, 73, 74



The **Alexander**

3 bedroom detached bungalow with attached garage

Plots: 6



The **Stonecrop**

2 bedroom semi-detached bungalow

Plots: 46, 47



LCHO: A number of The Stonecrop designs are offered on the Low Cost Home Ownership programme. In addition, a number of the Alder designs are offered on the First Homes scheme. See Page 19 for details.

Strawberry Meadows



PS Pumping Station
 SS Substation
 VP Visitor Parking
 LC Lighting Column

The Clover

Plots: 9, 10, 18, 21, 44, 49, 50, 56

4 bedroom detached house with integral garage



Downstairs Living

Lounge	5.07m x 3.86m	16'7" x 12'7"
Open Plan Living Kitchen	6.16m x 3.49m	20'2" x 11'5"
Utility	2.37m x 2.09m	7'9" x 6'10"
WC	2.09m x 0.98m	6'10" x 3'2"
Garage	5.22m x 3.00m	19'10" x 17'1"



Upstairs Living

Bedroom 1	3.92m x 3.86m	12'10" x 12'7"
En-suite	2.43m x 1.53m	7'11" x 5'0"
Bedroom 2	3.14m x 2.74m	10'3" x 8'11"
Bedroom 3	3.99m x 3.47m	13'1" x 11'4"
Bedroom 4	4.24m x 3.47m	13'10" x 11'4"
Bathroom	2.84m x 2.30m	9'3" x 7'6"

Gross Internal Area*: 143sm / 1538sq.ft (excluding Garage)

* 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.

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The Camphor

Plots: 8, 15, 25, 43, 60, 68

4 bedroom detached house with integral garage



Downstairs Living

Lounge	4.62m x 3.93m	15'1" x 12'10"
Open Plan Living Kitchen	5.82m x 3.85m	19'1" x 12'7"
Utility	2.74m x 2.08m	8'11" x 6'9"
WC	2.08m x 0.99m	6'9" x 3'2"
Garage	5.39m x 2.91m	17'8" x 9'6"



Upstairs Living

Bedroom 1	3.47m x 2.81m	12'3" x 9'2"
En-suite	2.02m x 1.63m	6'7" x 5'4"
Bedroom 2	4.48m x 2.96m	14'8" x 9'8"
Bedroom 3	4.02m x 2.69m	13'2" x 8'9"
Bedroom 4	3.89m x 3.02m	12'9" x 9'10"
Bathroom	2.75m x 2.19m	9'0" x 7'2"

Gross Internal Area*: 129sm / 1387sq.ft (excluding Garage)

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The Burdock

Plots: 7, 23, 24, 40, 41, 45, 53, 75

3 bedroom detached house with attached garage



Downstairs Living

Lounge	5.39m x 3.41m	17'8" x 11'2"
Open Plan Living Kitchen	3.65m x 5.44m	17'10" x 11'11"
Utility	1.99m x 1.86m	6'6" x 6'1"
WC	1.99m x 1.09m	6'6" x 3'6"
Garage	5.51m x 3.16m	18'0" x 10'4"



Upstairs Living

Bedroom 1	3.41m x 3.14m	11'2" x 10'3"
En-suite	1.92m x 1.59m	6'3" x 5'2"
Bedroom 2	2.73m x 3.65m	11'11" x 8'11"
Bedroom 3	2.59m x 2.54m	8'5" x 8'3"
Bathroom	2.16m x 1.71m	7'1" x 5'7"

Gross Internal Area*: 104sm / 1116sq.ft (excluding Garage)

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Downstairs Living

Lounge	4.46m x 2.94m	14'7" x 9'7"
Open Plan Living Kitchen	4.31m x 4.14m	14'1" x 13'6"
Utility	1.80m x 1.75m	5'10" x 5'8"
WC	1.75m x 1.00m	5'8" x 3'3"
Garage	5.29m x 2.85m	17'4" x 9'4"



Upstairs Living

Bedroom 1	4.41m x 2.91m	14'5" x 9'6"
Dressing	2.91m x 1.41m	9'6" x 3'11"
En-suite	2.91m x 1.20m	9'6" x 3'11"
Bedroom 2	3.68m x 2.73m	12'0" x 8'11"
Bedroom 3	3.30m x 3.22m	10'9" x 10'6"
Bathroom	2.49m x 2.26m	8'2" x 7'4"

Gross Internal Area*: 104sm / 1123sq.ft (excluding Garage)

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The Campion

Plots: 2

3 bedroom detached house with attached garage



Downstairs Living

Lounge	5.89m x 3.86m	19'3" x 12'7"
Open Plan Living Kitchen	5.89m x 3.16m	19'3" x 10'4"
WC	1.84m x 0.95m	6'3" x 3'1"
Garage	5.89m x 3.16m	19'3" x 10'4"

Upstairs Living

Bedroom 1	3.93m x 3.86m	12'10" x 12'7"
En-suite	1.25m x 2.45m	4'1" x 8'0"
Bedroom 2	3.16m x 3.15m	10'4" x 10'4"
Bedroom 3	2.75m x 2.47m	9'0" x 8'1"
Bathroom	2.58m x 2.29m	8'5" x 7'6"

Gross Internal Area*: 103sm / 1110sq.ft (excluding Garage)

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The Harebell

Plots: 11, 12, 13, 14, 19, 20, 27, 28, 54, 55, 64, 65

3 bedroom semi-detached / linked house with integral garage



Downstairs Living

Lounge	4.46m x 2.94m	14'7" x 9'7"
Open Plan Living Kitchen	4.31m x 4.14m	14'1" x 13'6"
Utility	1.80m x 1.75m	5'10" x 5'8"
WC	1.75m x 1.00m	5'8" x 3'3"
Garage	5.29m x 2.85m	17'4" x 9'4"



Upstairs Living

Bedroom 1	4.41m x 2.91m	14'5" x 9'6"
Dressing	2.91m x 1.41m	9'6" x 3'11"
En-suite	2.91m x 1.20m	9'6" x 3'11"
Bedroom 2	3.68m x 2.73m	12'0" x 8'11"
Bedroom 3	3.30m x 3.22m	10'9" x 10'6"
Bathroom	2.49m x 2.26m	8'2" x 7'4"

Gross Internal Area*: 104sm / 1123sq.ft (excluding Garage)

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The Alder

Plots: 4, 5, 31, 32, 38, 39, 51, 52, 58, 59, 66, 67, 73, 74

3 bedroom semi-detached house with 2 car driveway



Downstairs Living

Lounge	4.00m x 3.96m	13'1" x 12'11"
Open Plan Dining Kitchen	4.00m x 4.99m	16'4" x 13'1"
WC	1.59m x 0.94m	5'2" x 3'1"



Upstairs Living

Bedroom 1	2.70m x 3.95m	12'11" x 8'10"
En-suite	1.54m x 1.78m	5'10" x 5'0"
Bedroom 2	2.89m x 2.96m	9'8" x 9'5"
Bedroom 3	2.18m x 2.44m	8'0" x 7'1"
Bathroom	1.92m x 1.90m	6'3" x 6'2"

Gross Internal Area*: 88sm / 944sq.ft

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The Alexander

Plots: 6

3 bedroom detached bungalow with attached garage



Lounge	4.74m x 3.75m	15'6" x 12'3"
Open Plan Living Kitchen	5.67m x 3.93m	18'7" x 12'10"
Utility	3.25m x 1.98m	10'7" x 6'5"
Bedroom 1	3.62m x 3.95m	12'11" x 11'10"
En-suite	2.41m x 1.25m	7'1" x 4'1"

Bedroom 2	3.77m x 2.95m	12'4" x 9'8"
Bedroom 3	2.95m x 2.20m	9'8" x 7'2"
Bathroom	3.93m x 2.00m	12'10" x 6'6"
Garage	6.20m x 3.20m	20'4" x 10'5"

Gross Internal Area*: 104sm / 1123sq.ft (excluding Garage)

* 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.

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The Stonecrop

Plots: 46, 47

2 bedroom semi-detached bungalow with 2 car driveway parking



Lounge	5.06m x 3.13m	16'7" x 10'3"
Open Plan Living Kitchen	4.69m x 3.19m	16'7" x 10'3"
Bedroom 1	3.92m x 3.68m	12'10" x 12.0"
Bedroom 2	3.41m x 2.66m	11'2" x 8'8"
Shower Room	2.50m x 2.48m	8'2" x 8'1"

Gross Internal Area*: 82sm / 882sq.ft

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LCHO

Offered on the Low Cost Home Ownership (LCHO) scheme, designed to help buyers on to the housing ladder. These properties are offered at 75% of full market value.*

* Available to qualifying buyers

The Stonecrop

Plots: 16, 17, 62, 63

2 bedroom semi-detached bungalow with 2 car driveway parking



See **Page 18** for floorplan

First Homes Scheme

Offered on the government new First Homes scheme, designed to help first time buyers on to the housing ladder. These properties are offered at 70% of full market value.*

* Available to qualifying buyers

The Alder

Plots: 29, 30, 36, 37

3 bedroom semi-detached house with 2 car driveway parking



See **Page 16** for floorplan

Quality comes as standard

Specifications			The Stonecrop	The Alder	The Harebell	The Kingcup	The Burdock	The Alexander	The Campion	The Camphor	The Clover
Doors, Joinery & Finishes	Cast Stone / features	Cast stone & / or brick features to front elevations	•	•	•	•	•	•	•	•	•
	French Doors	Linlar White French Door	-	•	•	•	•	•	•	•	•
	External doors - front	Linlar White Composite Door Frame, Farmhouse Sunningdale style composite door, Cotswold Glass and chrome multi-point locking system. White internal finish. External finished in a range of designated colours. Refer to site layout for details	•	•	•	•	•	•	•	•	•
	External doors - rear	Linlar White Composite Door Frame, Farmhouse Cottage half glazed, style composite door, Cotswold Glass and chrome multi-point locking system. White internal finish. External finished in a range of designated colours. Refer to site layout for details	•	-	-	-	-	•	•	•	•
	Internal Doors	Suffolk oak style door with chrome lever door handle	•	•	•	•	•	•	•	•	•
	Architrave & Skirting boards	White MDF 69x19mm architrave and 119x19 skirting	•	•	•	•	•	•	•	•	•
	Staircase	White painted softwood spindles and newel post with oak handrail and oak newel caps finished with clear varnish	•	•	•	•	•	•	•	•	•
	Ceilings	White matt emulsion to all ceilings	•	•	•	•	•	•	•	•	•
	Walls	Timeless white matt emulsion to all walls	•	•	•	•	•	•	•	•	•
Kitchen & Appliances	Kitchen	Range of kitchens in a contemporary layout with matching panels, cornices & plinths	•	•	•	•	•	•	•	•	•
	Work surfaces & Upstand	Laminate worktops - choices of 22mm or 38mm	•	•	•	•	•	•	•	•	•
		100mm upstand to match worktop choice	•	•	•	•	•	•	•	•	•
	Hob Splashback	Glass splashback behind hob.	•	•	•	•	•	•	•	•	•
	Sink	Rumworth 1.5 Bowl Stainless Steel Sink to kitchen area and single bowl to utility area (where applicable)	•	•	•	•	•	•	•	•	•
	Tap	Breggia polished chrome swivel mixer tap	•	•	•	•	•	•	•	•	•
	Oven	Bosch single multi-function oven	•	•	•	•	•	•	•	•	•
		Bosch Integrated Combination Microwave	-	•	•	•	•	•	•	•	•
	Hob	Bosch 4 burner gas hob OR	•	•	•	•	•	•	•	•	•
		Bosch electric glass-ceramic radiant hob black	•	•	•	•	•	•	•	•	•
	Cooker Hood	Bosch chimney extractor	•	•	•	•	•	•	•	•	•
	Dishwasher	Bosch fully-integrated dishwasher	•	•	•	•	•	•	•	•	•
	Fridge Freezer	Bosch Integrated 50/50 fridge freezer	•	•	•	•	•	•	•	•	•

Specifications

			The Stonecrop	The Alder	The Harebell	The Kingcup	The Burdock	The Alexander	The Campion	The Camphor	The Clover
Bathroom & Sanitaryware	Bathroom Basin	Idea Standard, white basin and pedestal with Blitz basin mixer tap to bathrooms, en-suites & cloaks (where applicable)	•	•	•	•	•	•	•	•	•
	WC	Ideal Standard, close coupled WC with soft close toilet seat to bathrooms, en-suites & cloakroom (where applicable)	•	•	•	•	•	•	•	•	•
	Bath	Ideal Standard, rectangular bath with Tempo Blitz Tap	•	•	•	•	•	•	•	•	•
	Shower cubicle to bathroom and en-suite	MIRA flight low level shower tray with MIRA Elevate glassscreen and Mira Assist EV shower (where applicable)	•	•	•	•	•	•	•	•	•
	Wall tiling to bathroom and en-suites	Full height tiles to all shower enclosures with feature tiling to back wall. Half height tiling to all other walls. Brushed Silver straight edge tile trim.	•	•	•	•	•	•	•	•	•
	Wall tiles to cloaks	Tile splashback to washhand basin	•	•	•	•	•	•	•	•	•
Heating	Central Heating	Full gas central heating Worcester Greenstar - Combi boiler.	•	•	•	•	•	•	•	•	•
		Single Zone central heating system	•	-	-	-	-	•	-	-	-
		Dual Zone central heating system	-	•	•	•	•	-	•	•	•
	Towel Rails	Chrome Towel rail to bathroom & en-suite	•	•	•	•	•	•	•	•	•
Light	Downlighters	Satin chrome LED downlighter to kitchen, bathroom & en-suites (where applicable)	•	•	•	•	•	•	•	•	•
External Works	Fencing & gates	Close boarded 1.8m high fence with timber gate to rear. Refer to site layout.	•	•	•	•	•	•	•	•	•
	Garden	Turf to front and rear gardens	•	•	•	•	•	•	•	•	•
	Outside Tap	Fitted to rear/side elevations. Refer to house type drawing for location.	•	•	•	•	•	•	•	•	•
	Garages	Power and lighting to all garages	-	-	•	•	•	•	•	•	•
	Garage Doors	Retractable style garage door finished in a range of designated colours. Refer to site layout for details.	-	-	•	•	•	•	•	•	•
	Paving	Textured concrete paving	•	•	•	•	•	•	•	•	•
	Driveway	Block paved driveway	•	•	•	•	•	•	•	•	•
	Doorbell	Bell push with transformer	•	•	•	•	•	•	•	•	•
	External Lights	Black Lamp PIR - front and rear doors	•	•	•	•	•	•	•	•	•

- Available as standard
- Not available

The specification for our LCHO and First Homes differs from the open market homes.
Please speak to our Sales Advisor for further details of the relevant housing specification.

A Greener, Cleaner Lifestyle

At the forefront of design and sustainability, our homes are more efficient, greener and cleaner than ever.

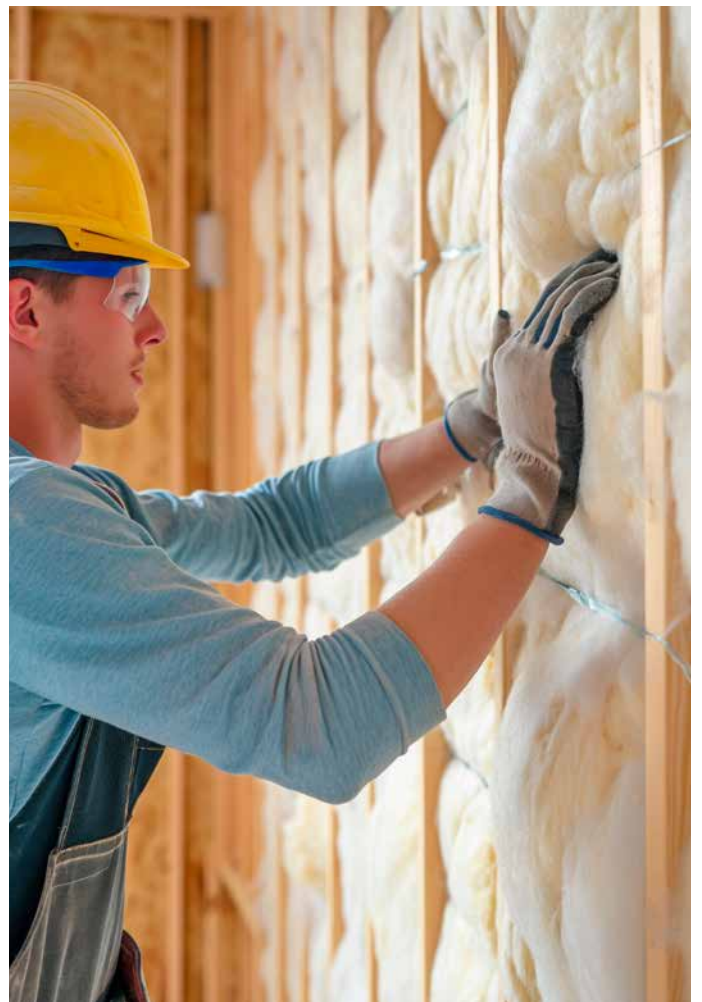
Our timber frames are produced to an exacting standard using timber sourced from purpose grown, managed forests, to a code of practice that requires replanting. It is a totally renewable resource.



The outer leaf is either brick or block and render depending upon the design. The inner leaf is timber framed incorporating 120mm of insulation with 150mm insulation within the floor construction and 450mm of quilt insulation in the roof space. Our timber framed modern homes have a lower embodied carbon footprint than a masonry built equivalent.

Our solar PV panels including the inverter, as fitted to all our brand new homes at Strawberry Meadows, help you to reduce your carbon footprint and can save you money.

Internally, boilers and hot water systems are compliant with the Domestic Heating Compliance Guide including time and temperature zone control, delayed start stat and weather compensation control. Our Worcester Bosch boilers are 'A' rated.





Windows and doors are energy efficient, fitted with 24mm double glazed panels, compression draught seals and for maximum security, are Secured by Design compliant.

- Kitchen appliances are all 'A' rated
- Toilets are dual flush to save water
- Downlighters and room lighting are 'A' rated energy efficient LED, tailored to your home
- External lighting includes PIR sensors



Everything is designed to keep you warm, cosy and efficient in your new home, whilst helping you save energy, money and the environment.



Strawberry Meadows



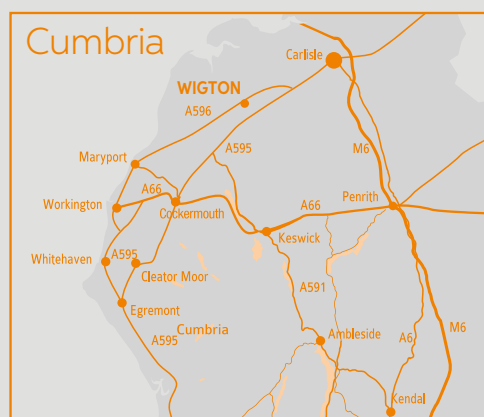
Selling Agents

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WASHINGTON HOMES

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www.washingtonhomes.co.uk

Washington Homes is a Trading Name of Thomas Armstrong (Construction) Ltd, part of the Thomas Armstrong Group