



# MAPLE OAK

HOMES



INTRODUCING

Meadow View, Merrybent.

BY MAPLE OAK HOMES

Maple Oak Homes is a design-led North East property developer creating distinctive, high-specification homes that combine architectural quality, refined finishes and thoughtfully planned living



Each development is carefully considered, with close attention paid to both exterior character and interior detail, ensuring homes feel as impressive in design as they are comfortable to live in.

Layouts are created for modern lifestyles, balancing open, light-filled living spaces with practical features that support

everyday life. From materials and craftsmanship to setting and specification, every element is carefully chosen to deliver homes that feel enduring, elegant and built to a higher standard.

Meadow View, Merrybent – set in a semi-rural location just outside Darlington – is an exclusive collection of eight executive homes comprising three distinctive house designs.

Positioned within generous plots and enhanced by private and shared landscaped amenity areas, Meadow View offers a rare balance of privacy, openness and countryside tranquillity, while remaining within easy reach of local amenities, well-regarded schools and key transport links.

Computer generated images are indicative only and intended for illustrative purposes. Final specification and finishes may vary.



Each home provides over 2,500 sq ft of thoughtfully designed living space, featuring expansive kitchen and dining areas, elegant reception rooms, dedicated studies and four generously sized bedrooms.



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Three beautifully finished bathrooms add everyday convenience, while high-specification materials and carefully curated interior finishes create a cohesive, contemporary aesthetic throughout.

Practical features such as turfed gardens, garages with additional storage, air source heat pumps and EV charging points ensure these homes are not only luxurious but also future-ready.

A defining feature of Meadow View is the one-acre biodiversity land to the rear of the development, reserved exclusively for residents.

This private landscaped green space offers uninterrupted natural views, creating a calm, park-like setting that enhances the sense of openness and privacy across the development.



Merrybent is known for its welcoming community and attractive surroundings, yet sits just a ten-minute drive from Darlington town centre.



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Residents can enjoy a variety of bars, restaurants, shops and leisure options, alongside excellent transport links, including the recently upgraded Darlington train station.

The development is also well positioned to benefit from Darlington's growing business hub, including the Treasury's Northern Economic Campus, which continues to attract professionals to the area. This combination of a peaceful village setting with convenient access to amenities and employment makes Meadow View especially appealing to families and professionals seeking high-quality, thoughtfully designed homes.

# The Bluebell

£725,000

 Approx. 2,496 sq ft (excluding garage)

 4 spacious bedrooms

 3 bathrooms including two en-suites, plus ground floor WC

The Bluebell is a beautifully proportioned four-bedroom home designed around modern family life, combining generous living space with carefully considered design.

At the heart of the home is an expansive kitchen, dining and family area, creating a natural space for both everyday living and entertaining. Large glazed openings invite natural light while connecting the interior to the garden beyond.

A separate living room provides a quieter retreat, while a dedicated ground floor study offers the ideal environment for home working. Practicality is thoughtfully integrated throughout, with a boot and utility room positioned conveniently alongside the integral garage.

Upstairs, the home continues to impress with four spacious bedrooms. The principal suite benefits from a private dressing room and en-suite, while a second bedroom also enjoys its own en-suite. The remaining bedrooms are served by a well-appointed family bathroom. Set within generous landscaped plots and finished to a high specification throughout, The Buttercup offers a refined balance of style, comfort and practicality for modern family living.



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**Living Spaces:** Open-plan kitchen, dining and family area; separate living room; ground floor study; utility / boot room

**Key Features:** Generous proportions throughout; high ceilings; carefully considered layouts for modern family and work-from-home lifestyles; landscaped gardens; integral garage with storage; eco-forward features including EV charging provision

## The Buttercup

£735,000

Approx. 2,537 sq ft (excluding garage)

4 spacious bedrooms

3 bathrooms including two en-suites, plus ground floor WC

The Buttercup is an impressive four-bedroom home designed for modern family living, offering generous proportions and a thoughtfully balanced layout throughout.

At the centre of the home is a spacious kitchen and dining room, creating a natural hub for everyday life and entertaining. This bright and welcoming space sits alongside a separate family room, offering additional flexibility for relaxed living while maintaining a strong connection between the main living areas.

A separate living room provides a more private retreat, while practicality is thoughtfully considered throughout the ground floor with a boot and utility room positioned conveniently alongside the integral garage.

Upstairs, the home offers four well-proportioned bedrooms. The principal suite provides a calm and spacious retreat, while a second bedroom benefits from its own en-suite bathroom. A dedicated first-floor study offers the perfect environment for home working, and the remaining bedrooms are served by a stylish family bathroom. Set within generous landscaped plots and finished to a high specification throughout, The Bluebell offers a refined balance of space, comfort and contemporary family living.

Outside, the property features parking for up to four vehicles, a rare find that adds to the practicality of this home. The surrounding area is peaceful and picturesque, perfect for those who appreciate the beauty of nature while still being within easy reach of local amenities and transport links.



**Living Spaces:** Kitchen and dining room; separate family room; additional living room; first-floor study; utility / boot room


**Key Features:** Generous proportions throughout; high ceilings; carefully considered layouts for modern family and work-from-home lifestyles; landscaped gardens; integral garage with storage; eco-forward features including EV charging provision

## The Primrose

£775,000

 Approx. 2,728 sq ft (excluding garage)

 4 spacious bedrooms

 3 bathrooms including two en-suites, plus ground floor WC

The Primrose is an exceptional four-bedroom home designed to offer expansive living space, refined proportions and a carefully considered layout for modern family life. At the heart of the home is a generous kitchen and dining room, creating an impressive space for everyday living and entertaining. This bright central hub connects seamlessly to a spacious family room, allowing the main living areas to flow naturally while maintaining distinct spaces for relaxing and socialising.

A separate living room provides a quieter retreat, while a dedicated ground floor study offers the perfect environment for home working. Practicality is thoughtfully integrated throughout the design, with a boot and utility room conveniently positioned alongside the integral garage.

Upstairs, the home offers four beautifully proportioned bedrooms. The principal suite benefits from a private dressing room and en-suite, while a second bedroom also enjoys its own dressing room and en-suite. The remaining bedrooms are served by a spacious family bathroom, completing a well-balanced and flexible first-floor layout.

Set within generous landscaped plots and finished to a high specification throughout, The Primrose offers an outstanding combination of space, comfort and contemporary design for modern family living.



**Living Spaces:** Kitchen and dining room; separate family room; additional living room; ground floor study; utility / boot room

**Key Features:** Generous proportions throughout; high ceilings; carefully considered layouts for modern family and work-from-home lifestyles; landscaped gardens; integral garage with storage; eco-forward features including EV charging provision



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