



Symeon  
Manor

at  
MOUNT OSWALD

Live without limits



*Close your eyes and  
imagine a property as  
unique as you are*

*A stunning space for  
entertaining friends*

*A beautiful  
forever home*

Introducing Symeon Manor, a magnificent, bespoke, curated space for luxury living located on the exclusive development of Mount Oswald in Durham City.



# Live without limits

**Symeon Manor is an exquisite combination of style, design, and functionality. Rich, bold, and sophisticated, it is the pinnacle of luxury living, with all the features you need to live, work and play in absolute comfort.**

**We've designed Symeon Manor to bring joy, excitement and a sense of belonging. Walk through the beautiful open hallway into the stunning lounge space or gorgeous open-plan kitchen area, and you'll be spellbound.**

## FOR LIVING

We've crafted Symeon Manor with everything you need, from a walk-in dressing room in the principal bedroom to a study so that you can work from home in style.

With six bedrooms, six bathrooms and spacious three car garage, Symeon Manor has a luxurious amount of space for everyone.

While the elegant French doors to the side and rear of the house ensure your home is flooded with natural light.

## FOR ENTERTAINING

Exuding elegance and modern functionality, Symeon Manor has ample space for entertaining and hosting guests. Six bedrooms mean everyone will have their own private space. The open plan kitchen and dining area are designed for catching up over nibbles, with an exquisitely landscaped garden for summer BBQs and late-night chats.

Downstairs there is potential for a cinema room or additional lounge area to make your events extra memorable. Whether a birthday celebration, a family games night, or drinks in the garden with long-time friends, Symeon Manor has room for all your nearest and dearest companions.

## TAKE THE FIRST STEP TOWARDS THE HOME OF YOUR DREAMS

A one-of-a-kind property just south of the city centre, Symeon Manor is the perfect place to call home.

**We'd love you to become the proud owner of Durham's most exclusive and elegant property. Get in touch with our knowledgeable customer care team today to register your interest in Symeon Court.**





**INDICATIVE GROUND FLOOR**

Images are indicative and are shown for illustrative purposes only. All dimensions +/- 50mm. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture.



GROUND FLOOR	METRIC SIZES	IMPERIAL SIZES
A. Garage	8.510m x 7.722m	27'11" x 25'4"
B. Utility room	2.687m x 2.757m	8'10" x 9'1"
C. Kitchen/living area	9.090m x 10.728m	29'10" x 35'3"
D. Entrance hallway*	6.310m x 4.105m	20'9" x 13'6"
E. Cloakroom and w/c	2.092m x 3.872m	6'11" x 12'9"
F. Study/snug	3.160m x 3.937m	10'5" x 12'11"
G. Formal lounge	5.600m x 6.885m	18'5" x 22'8"
H. Cinema room	4.627m x 4.185m	15'3" x 13'9"
I. Bedroom 5	4.335m x 4.572m	14'3" x 15'0"
J. En suite 5	2.462m x 2.387m	8'1" x 7'10"

\*to base of stairs

**INDICATIVE FIRST FLOOR**

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FIRST FLOOR	METRIC SIZES	IMPERIAL SIZES
K. Principal bedroom	4.289m x 6.885m	14'1" x 22'8"
L. Dressing room	2.480m x 2.577m	8'2" x 8'6"
M. En suite 1	2.480m x 2.577m	8'2" x 8'6"
N. Bedroom 2	4.254m x 6.187m	13'12" x 20'4"
O. En suite 2	2.542m x 2.569m	8'5" x 8'6"
P. Bedroom 3	4.294m x 5.073m	14'2" x 16'8"
Q. En suite 3	2.500m x 2.757m	8'3" x 9'1"
R. Bedroom 4	4.908m x 6.172m	16'2" x 20'3"
S. Bedroom 6	7.328m x 7.672m	24'1" x 25'3"
T. En suite 6	2.332m x 2.542m	7'8" x 8'5"
U. Bathroom	2.542m x 4.112m	8'5" x 13'6"



# Mount Oswald: The shining gem of Durham City Centre



**Home to a Grade II listed building, Mount Oswald has a rich, deep history. The estate was built at the turn of the 19th century, enjoyed by reverends and former mayors before being transformed into a golf course in the late 1920s.**

A stunning blend of modern city centre living and bucolic splendour, Mount Oswald is now home to two Durham University Colleges. With dedicated space for new amenities, plans for a seven-acre park, and excellent transport links, Mount Oswald is a dream location for families, commuters, and countryside lovers alike.

#### **SYMEON COURT: AN EXCLUSIVE COMMUNITY**

Symeon Manor is part of Symeon Court, home to a spectacular collection of four, five and six bedroom luxury properties, with a prestigious DH1 postcode.

Each home has a generous landscaped garden space, beautifully designed kitchen, and contemporary bathroom, covered by the ICW Warranty. Calming and secluded, Symeon Court is a peaceful paradise in an exciting, bustling urban location.

With just nine bespoke, forever homes on sale - you'll be part of an extremely special community.



HOUSE TYPE	PLOT
 <b>THE BURNHOPE</b> 4 Bed	1 / 2 / 5 / 6
 <b>THE HUNTER</b> 5 Bed - Hipped roof	3 / 4
 <b>THE HUNTER B-TYPE</b> 5 Bed - Gable end roof	7 / 8
 <b>SYMEON MANOR</b> 6 Bed	9





# A combination of thrilling city living and relaxed country life, Durham is a fantastic place to live.

## DURHAM: THE 'PERFECT LITTLE CITY'

Symeon Manor is a short walk from Durham City Centre, which blends magnificent medieval history with a fast-paced modern lifestyle. Spend an afternoon admiring the awe-inspiring cathedral and castle, walk along the banks of the River Wear, and finish your day in one of the outstanding pubs, cafes, or restaurants.

Take in a comedy gig at the Gala Theatre, enjoy a visit to one of the many museums, or hire a rowing boat and look for otters, herons, and kingfishers on the river. There are also many fantastic events, including the vibrant Lumiere Festival, the lively Miner's Gala, and the exhilarating Durham Regatta.

With something for everyone, Durham City Centre and the surrounding areas cater for culture lovers, food and drink connoisseurs, music fans, and children of all ages.

Symeon Manor is surrounded by areas of outstanding natural beauty, making it ideal for those who love nothing more than being in the great outdoors. Take a leisurely stroll around the surrounding countryside, including the tranquil woodlands of Low Burnhall and Pelaw Wood. Many wonderful local attractions, including High Force Waterfall, Penshaw Monument, and the East Durham Coast are just a short drive away.

Grey towers of Durham  
 Yet well I love thy mixed and massive piles  
 Half Church of God, half castle 'gainst the Scot  
 And long to roam these venerable aisles  
 With records stored of deeds long since forgot.

**SIR WALTER SCOTT**  
 HISTORIAN, NOVELIST, POET, & PLAYWRIGHT



# At the heart of the North East

**When you live in Durham, you're well-connected to the outside world. The major local commercial centres of Newcastle, Sunderland and Teesside are easily accessed via the A1(M), the region's main arterial route north and south.**

The East Coast Main Line gives easy access to Edinburgh, Glasgow, and Newcastle to the north and Leeds, Manchester, Birmingham and London to the south. You can travel from Durham to Kings Cross in just under three hours.

Durham lies within 24 miles of Newcastle International Airport and 28 miles from Teesside Airport, providing a comprehensive range of domestic and international flights.

It's easy to see why Durham is such a sought-after location.

**We'd love you to become the proud owner of Durham's most exclusive and elegant property. Get in touch with our knowledgeable customer care team at Urban BASE today to register your interest in Symeon Manor.**

 0845 643 1186  [info@urban-base.com](mailto:info@urban-base.com)



	Botanical Gardens Houghall Woods Durham Cathedral Durham Centre Ramside Hall Hotel, Golf & Spa	500m 500m 0.9 MILES 1 MILE 6 MILES
	Durham Train Station Helipoint, Ramside Hall Hotel Tees Valley Airport Newcastle Airport	1.4 MILES 6 MILES 22 MILES 26 MILES
	A1(M) A19 A66 Newcastle upon Tyne Darlington Stockton-on-Tees Sunderland	4 MILES 11 MILES 18 MILES 19 MILES 21 MILES 22 MILES 24 MILES

## FIND YOUR PERFECT HOME HERE

Come off the A1(M) at the A690 junction heading towards Durham City. Carry on the A690 until you reach the New Elvet roundabout. Bear left as you approach this roundabout. Cross the river and head up New Elvet. Bear right at the Church Street junction traffic lights. Continue down this street which then becomes the A177 / South Road. Go past various Durham University buildings. Turn right at the Mount Oswald gatehouses.





Images are indicative and are shown for illustrative purposes only

# Specifications

## BEAUTIFULLY DESIGNED KITCHENS

At the heart of every Banks Home is a beautifully designed and equipped kitchen. Whether you prefer a contemporary feel or a more traditional look, your kitchen will be tailored to your style. A range of options and complementing colours will be available and quality appliances found throughout.

- Choice of contemporary or traditional door finishes
- Soft motion hinges and doors
- Silestone worktops
- Induction hob\*
- Extractor hood\*
- Single oven\*
- Combi microwave with compact oven\*
- Warming drawer\*
- Integrated full size fridge\*
- Integrated full size freezer\*
- Integrated dishwasher\*
- Stainless steel one-and-a-half bowl sink
- Single lever monobloc mixer tap

\*Appliance specifications may vary subject to availability

## PRACTICAL AREAS

- Units to match kitchen choice
- Silestone worktop and laminate upstand
- Pre plumbed space for washing machine†
- Separate space for tumble dryer†

†Both appliances are optional extras

## CONTEMPORARY BATHROOMS

"A place of sanctuary" for the whole family. Enjoy some well-deserved pampering or just get the family ready for bed in style. Each bathroom, en suite and cloakroom features elegant design and high quality finishes from the Atelier Collections for maximum impact.

- Wall hung w/c with concealed cistern (depending on house type)
- Bathroom and en-suites walls half height tiled with full height tiled walls to shower walls
- Polished chrome dual flush plate
- Wall mounted basins
- Monobloc mixer tap
- Wet room style shower enclosures
- Thermostatic shower valve
- Shaver sockets
- Heated towel rails
- Walls to w/c, half tiled

## SUSTAINABLE ENERGY, HEATING, LIGHTING & ELECTRICAL

- Underfloor heating throughout ground floor
- Wall mounted radiators to first floor
- Energy efficient air source heat pump
- Solar panels (positioning TBC)
- Electric vehicle charging point
- Mechanical extraction to all bathrooms, kitchen and utility
- LED down lights in the bathroom and en-suites
- External feature lighting at front door

## INTERIOR FINISHES

- Vertically boarded oak finished doors
- Satin chrome ironmongery
- Large format ceramic tiles to walls in bathrooms
- Moulded skirting boards and architraves
- Walls and ceilings finished in Dulux off-white emulsion
- Timber staircase with contemporary handrails
- Fitted wardrobes to principal bedroom

## EXTERNAL FINISHES

- High quality UPVC double glazed casement windows
- High quality UPVC french doors to kitchen/family dining room and other selected rooms
- Insulated, grained effect composite doors to the front and utility - incorporating high security multi-point locking system
- Landscaped and turfed front garden
- Turf to rear garden
- Outside tap
- Fencing/wall around the plot boundary
- Paved patio and paths
- Block paving on driveway

## SECURITY AND PEACE OF MIND

- Two-year Banks Homes warranty and ten-year ICW new home warranty
- External doors feature ultra secure five-point locking system
- Mains fed smoke detectors with battery backup
- Carbon monoxide detector
- Alarm system

# The Banks Homes Promise

**From the first viewing to handing over the keys to your dream home, we provide a world-class service, guiding you every step of the way. Here's what you can expect when you choose Banks Homes as your partner:**

**WE'RE DEDICATED TO MAKING YOU FEEL SPECIAL**

With nearly fifty years of development with care, we know how to make buying your new home a smooth and fully supported journey. With a dedicated point of contact and regular catch-ups, we listen to your needs and offer exceptional sales and after-sales support, ensuring you feel right at home.

From helping you choose the style of your fixtures and fittings to recommending reliable mortgage brokers, we're just a phone call or email away, whenever you need us. After all, you should feel really special when you buy the home of your dreams.

**WE TAKE PRIDE IN BEING FAMILY-OWNED**

Family-owned, we're reliable, work with integrity, and take pride in the properties we build. Everything you expect when investing in your forever home.

**WE DON'T JUST BUILD HOMES, WE BUILD COMMUNITIES**

Home isn't just about where you wake up in the morning and go to sleep at night. Home is all about friendly neighbours, excellent infrastructure and local amenities. All of this helps create a sense of community. Symeon Court and Mount Oswald will be wonderful places to work, rest, and play, with space for amenities and a brand-new seven-acre park.

Our community funds support community groups, voluntary organisations, and environmental projects in Durham and the local area, meaning everyone benefits.

**WE VALUE THE WORLD WE LIVE IN**

Our ethos is 'development with care', meaning we don't just create homes but eco-friendly environments and sustainable communities.

We develop environmental management plans before building to surpass Government guidelines. We install energy-efficient appliances and lighting and encourage nature through tree and shrub planting, as well as bat and bird boxes.

Because luxurious living and a sustainable lifestyle can work so well together.

**REGISTER YOUR INTEREST**

**Given the highly desirable location and the exceptional home design, we expect Symeon Manor to attract early interest. Please register your interest now to be sure you don't miss out. Please contact Urban BASE for sales and further information:**

 0545 643 1186  info@urban-base.com



## The significance of Symeon

Symeon of Durham was an English Chronicler and Benedictine Monk of Durham Priory. Having entered the monastery at Jarrow as a youth, the order was relocated to Durham in 1074. He became so enamoured with the cathedral's striking peninsula position he wrote, "To see Durham is to see the English Sion and by doing so one may save oneself a trip to Jerusalem."

Symeon rose to become precentor (choir master) of the priory. He is credited with writing two major chronicles - the *Historia Ecclesiae Dunelmensis* (a history of the See of Durham from its establishment at Lindisfarne in 635 to 1096) and the *Historia Regum* - "History of the Kings" - which begins at the point where the *Ecclesiastical History* by the Venerable Bede ends.

Chronicles are continuous historical accounts of events arranged in order of time without analysis or interpretation - composed in prose or verse. In addition to providing valuable information about the period they covered, they were used as sources by William Shakespeare and other playwrights in the later Middle Ages and the Renaissance.

Examples of Symeon's handwriting also appear in several surviving Durham books, including brief biographies of the Archbishops of York and the *Liber Vitae*, the so-called 'Cantor's Book' whose text he would have had to keep up to date as part of his duties as precentor.

For sales and further  
information please  
contact Urban BASE:

☎ 0845 643 1186

@ info@urban-base.com



ICW will be the warranty  
provider and the consumer  
code will be applicable

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Floorplans and dimensions are taken from architectural drawings and could vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information. You should take appropriate advice to verify any information on which you wish to rely.

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