



Woodlands

CHESHIRE



Stunning new development of
2, 3 & 4 bedroom homes

Woodlands is perfect for first-time buyers, professionals, and young families.



Development

The Woodlands development, Winsford, offers a range of stylish and well-presented detached, semi-detached and mews properties.

Location

Winsford, situated near the picturesque River Weaver, is a remarkably beautiful location in the heart of the Cheshire countryside. The immediate local neighbourhood boasts an extensive range of amenities including shops, eateries, a leisure centre, a swimming pool, and sports ground. Winsford town centre is also home to a vast array of high street and independent shops.

The area enjoys excellent commuter links to the A49 and M6 as well as Winsford Railway Station which is just 5 minutes away. For families with children, there are a variety of nearby schools graded 'Good' and 'Outstanding' by Ofsted. Popular nearby family attractions like Chester Zoo, Blue Planet Aquarium, Oulton Park, and Delamere Forest also mean that an exciting day out is never far away.

Ways to Buy

Our friendly sales team will be on hand to help you understand the various ways to buy a new home at Woodlands and they will also help you through the home buying process once you've chosen your dream home. You can buy:

- **Private Sale** - Some of our homes are available to buy on the open market with a mortgage and savings. You can purchase a home if you are a first time buyer or have a completed chain. If you have a house to sell, you can take advantage of Part Exchange or our Assisted Purchase Scheme.
- **Shared Ownership** - Some of our homes are available to buy using the government's new Shared Ownership scheme, launched in April 2021. Put simply, you buy a share in your home and pay a rent on the part you don't own. Under the new scheme, you can buy anything from a 10% up to a 75% share. It's a much more affordable way to buy because it means you'll have a smaller mortgage and you won't have to find a big deposit. If you're eligible for Shared Ownership, we'll support you through the buying process to help make your move hassle-free.
- **Rent to Buy** - To help you save for a deposit, you could rent now and buy later. At Woodlands we have a number of homes available through Rent to Buy. You'll start by renting your home at 20% below the market rent for a minimum of five years. With less rent to pay, you will be able to save for a deposit to buy your home. It means you can move into a brand new home now, and start to make it your own.

The Burroughs

4 Bedroom Detached



Artist's Impression

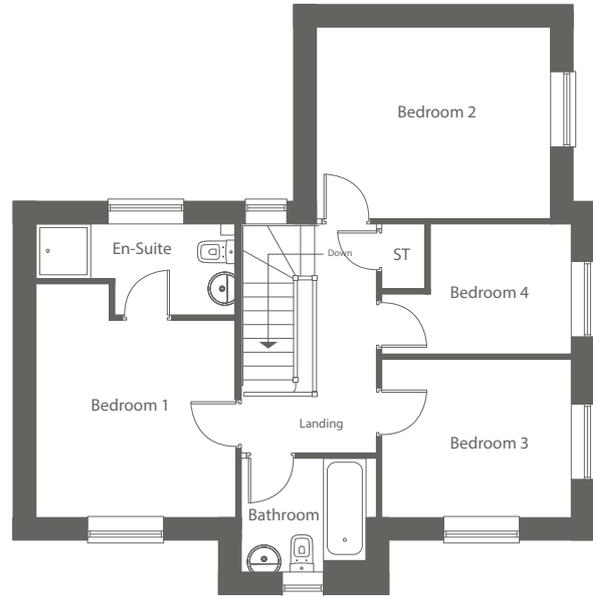
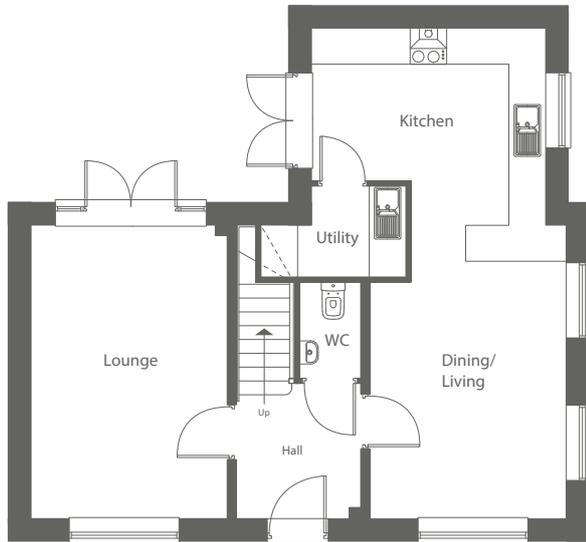
The Burroughs is an impressively designed, well-proportioned four-bedroom detached home featuring an ornately constructed front apex. The ground floor of the property comprises a generously sized kitchen/dining/living area with French doors for easy access to the garden. There is also a separate utility, a WC cloakroom and a spacious dual aspect lounge with more French doors providing access to the rear garden.

Equally impressive is the first floor which benefits from four generous bedrooms. A contemporary en-suite shower room and a well-sized family bathroom with a bath and overhead shower complete this modern detached home.

Floor area: 1230ft² / 114.2m²

The Burroughs

4 Bedroom Detached



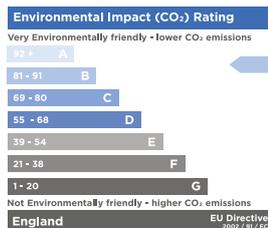
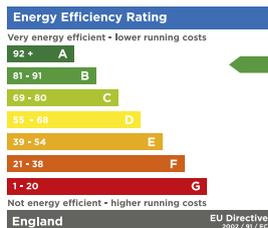
Ground Floor

Kitchen	3847 x 3863	12'6" x 12'7" †
Dining/Living	4247 x 3225	13'10" x 10'6" †
Lounge	3225 x 4860	10'6" x 15'10"
Utility	2378 x 1500	7'9" x 4'11" †
W.C	1000 x 1592	3'3" x 5'2"

First Floor

Bedroom 1	3287 x 3872	10'8" x 12'7" †
En-Suite	3269 x 1502	10'7" x 4'11" †
Bedroom 2	3848 x 3175	12'6" x 10'4"
Bedroom 3	3113 x 2625	10'1" x 8'6"
Bedroom 4	3113 x 2147	10'1" x 7' †
Bathroom	2222 x 1879	7'3" x 6'1" †

Site Plan Reference



www.woodlands-cheshire.co.uk

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Emedia-Saplings-Cheshire. Revision Date: 18.10.22

**CONSUMER
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The Attenborough

4 Bedroom Detached



Artist's Impression

A beautifully designed four-bedroom home, the Attenborough is ideal for a growing family. With its bright rooms and large proportions, it offers everything you would expect from a high specification, contemporary build. Beginning with the exterior, the stunningly presented entrance amplified by the planted garden area, integral garage and double driveway, provides a luxurious appearance to the property.

The well-appointed downstairs area incorporates a modern kitchen/breakfast room, separate dining room, WC cloakroom, integral garage, and lounge with French doors opening onto a private garden to the rear of the home.

Upstairs, the property benefits from four generous bedrooms, a luxuriously finished en-suite shower room and a classically finished family bathroom with a bath and overhead shower. This is a home that truly oozes comfort and class.

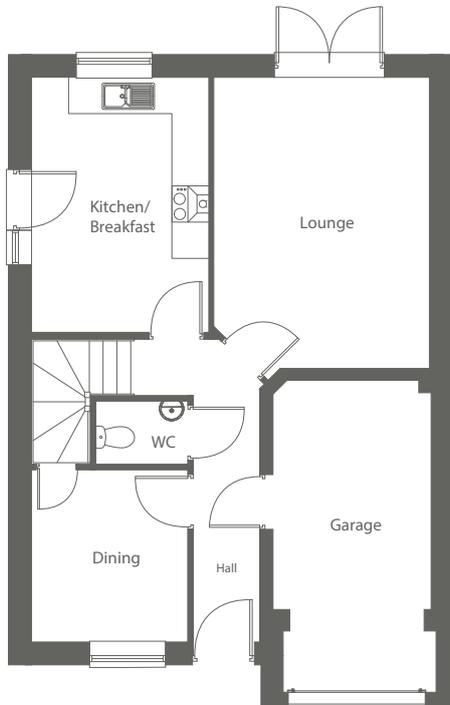
Floor area: 1178ft² / 109.4m²

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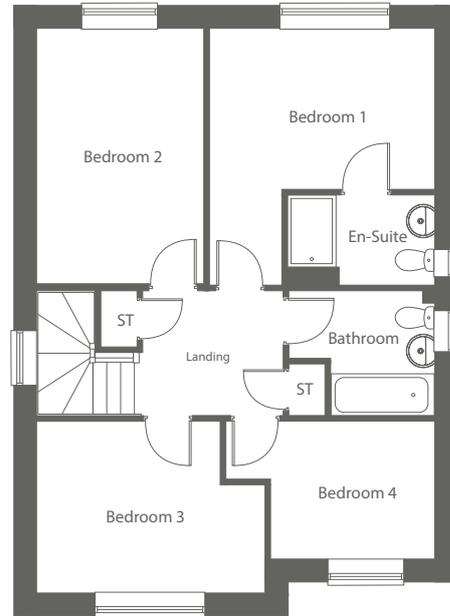
The Attenborough

4 Bedroom Detached



Ground Floor

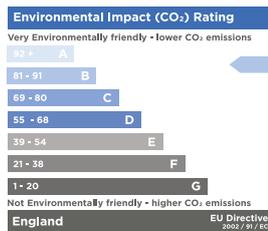
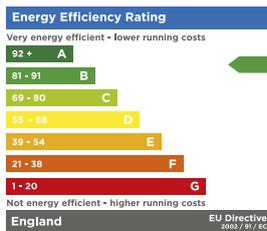
Kitchen	2913 x 4232	9'6" x 13'9"
Dining	2575 x 2855	8'4" x 9'3"
Lounge	3547 x 4833	11'6" x 15'8"
W.C	1518 x 1041	4'11" x 3'8"
Garage	2598 x 5175	8'5" x 16'10"



First Floor

Bedroom 1	3700 x 2668	12' x 8'8" †
En-suite	2423 x 1500	7'11" x 4'11"
Bedroom 2	2755 x 4232	8'11" x 13'9"
Bedroom 3	3760 x 2855	12'3" x 9'3" †
Bedroom 4	2700 x 2293	8'9" x 7'5" †
Bathroom	2401 x 2073	7'10" x 6'9" †

Site Plan Reference



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Emedia-Saplings-Cheshire. Revision Date: 14.10.22

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The Radford

3 Bedroom, 2.5 Storey Semi-detached



Artist's Impression

A distinctive three-bedroom semi-detached home, the Radford offers substantial accommodation across three separate floors and is ideal for either families or first-time buyers.

The lounge is accessed off the hallway and includes a large bay window which creates a light, airy living space for relaxing. The stylish and modern kitchen/dining area is located to the rear of the ground floor, with French doors providing access to the private rear garden. A WC cloakroom completes the ground floor.

The first floor boasts two double bedrooms, with the bonus of a lobby/study area off the landing with natural light from the front facing window. This floor concludes with a contemporary family bathroom including a bath and overhead shower.

The second storey is dominated by the Master bedroom suite. This spacious bedroom benefits from built-in 'eaves storage' and a contemporary en-suite shower room. The Radford is a property not to be missed!

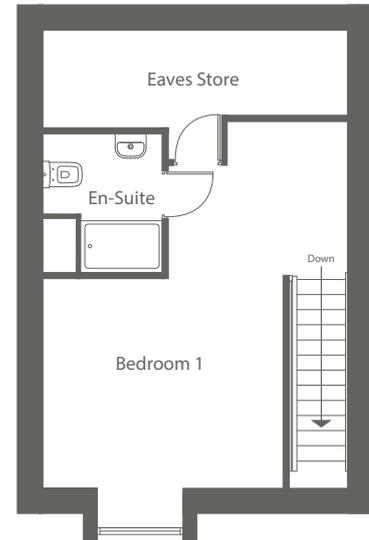
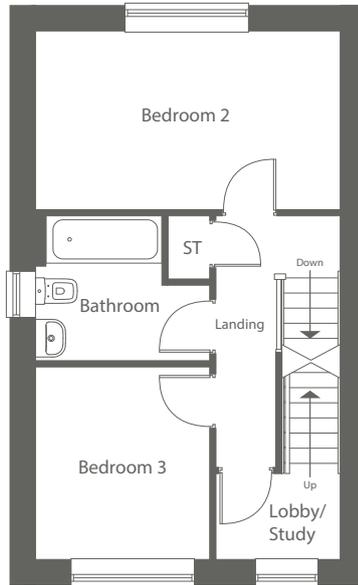
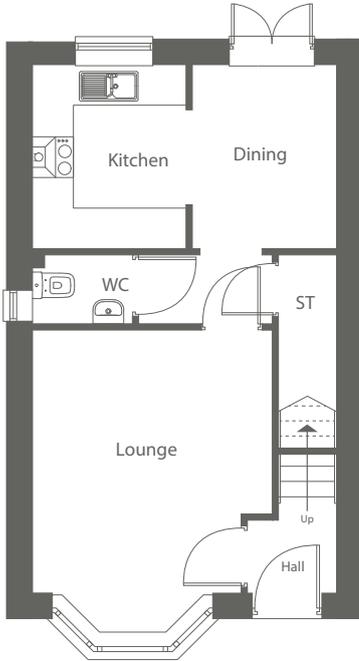
Floor area: 1062ft² / 98.7m²


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The Radford

3 Bedroom, 2.5 Storey Semi-detached



Ground Floor

Kitchen	2250 x 2713	7'4" x 8'10"
Dining	2111 x 2698	6'10" x 8'9"
Lounge	3506 x 3876	11'5" x 12'7" †
W.C	1510 x 1020	4'11" x 3'4"

First Floor

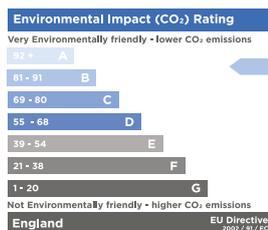
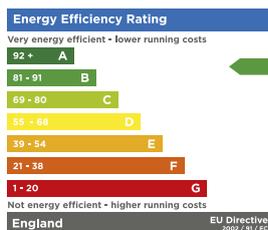
Bedroom 2	4449 x 2637	14'6" x 8'7"
Bedroom 3	2542 x 2834	8'3" x 9'3"
Bathroom	2542 x 2139	8'3" x 6'11" †

Second Floor

Bedroom 1	3506 x 5410	11'5" x 17'7" †
En-suite	2037 x 1750	6'7" x 5'8" †
Eaves	4449 x 1252	14'6" x 4'1"

Please note: The eaves storage is reduced headroom.

Site Plan Reference



The Irwin

3 Bedroom Detached



Artist's Impression

The Irwin is an impressive three-bedroom detached family home with an integral garage and double driveway.

Once inside, the Irwin continues to impress, offering a well-proportioned spacious lounge with views of the front garden, alongside a contemporary open-plan kitchen/dining area with French doors leading onto the patio and private rear garden. The WC cloakroom completes the ground floor.

The upstairs of the property boasts three double bedrooms, providing plenty of flexibility for expanding families, with the Master bedroom enjoying the additional benefit of a luxurious en-suite shower room. A well-sized family bathroom with a bath and overhead shower completes this impressive three-bedroom detached property.

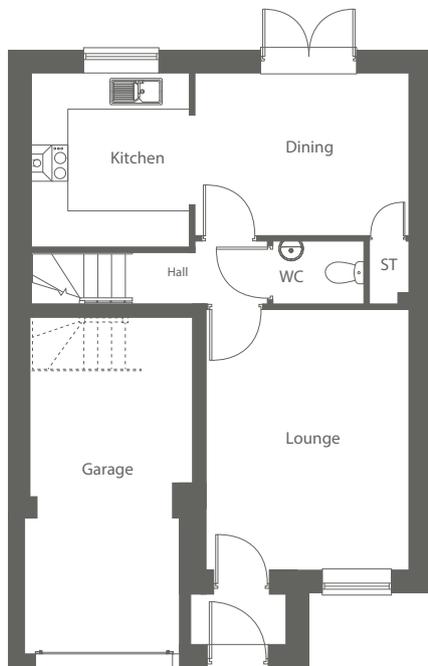
Floor area: 955ft² / 88.7m²


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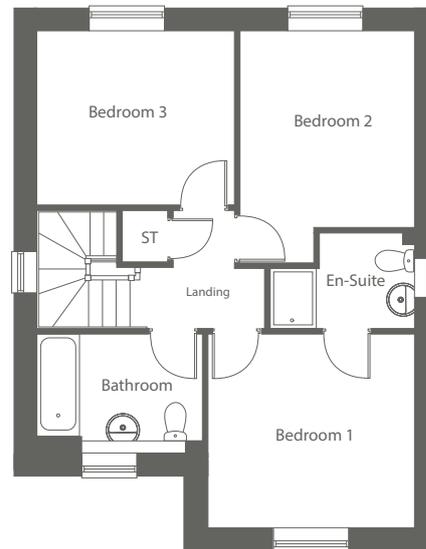
The Irwin

3 Bedroom Detached



Ground Floor

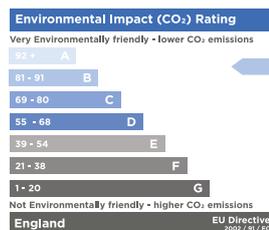
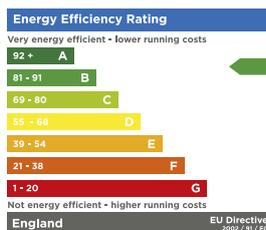
Kitchen	2601 x 2890	8'5" x 9'5"
Dining	3521 x 2695	11'5" x 8'9"
Lounge	3348 x 4314	10'11" x 14'
W.C	1500 x 1050	4'11" x 3'5"
Garage	2672 x 5587	8'8" x 18'2"



First Floor

Bedroom 1	3397 x 3208	11'1" x 10'5"
En-suite	2358 x 1587	7'8" x 5'2" †
Bedroom 2	2871 x 3850	9'4" x 12'6" †
Bedroom 3	3250 x 2890	10'7" x 9'5"
Bathroom	2724 x 1971	8'10" x 6'5"

Site Plan Reference



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Emedia-Saplings-Cheshire. Revision Date: 18.10.22

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The Comstock

3 Bedroom Semi-detached



Artist's Impression

The Comstock is a spacious three-bedroom semi-detached home, ideal for the growing family. The lounge is accessed off the hallway and includes a large front-facing window, giving the room a bright and airy feel. To the rear of the property, there is a large open-plan kitchen/dining area with French doors opening out onto the private rear garden. The ground floor also benefits from understairs storage and a separate WC cloakroom.

The first floor provides two double bedrooms and a third bedroom offering additional sleeping accommodation or an ideal space for a home office. There is also additional storage and a contemporary family bathroom with a bath and overhead shower, which complete this impressive property.

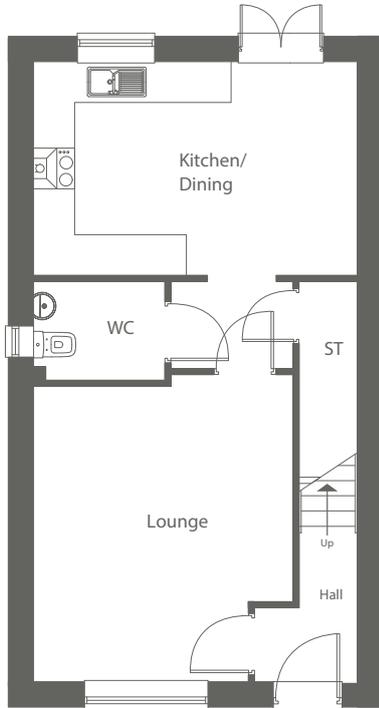
Floor area: 953ft² / 88.5m²


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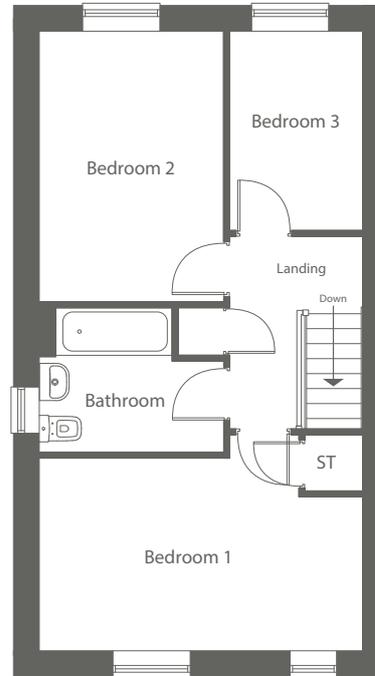
The Comstock

3 Bedroom Semi-detached



Ground Floor

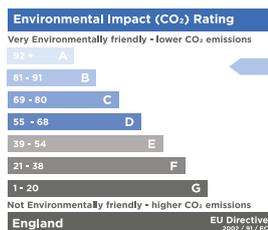
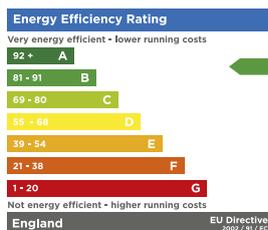
Kitchen / Dining	4731 x 3138	15'4" x 10'2"
Lounge	3791 x 4339	12'4" x 14'1" †
W.C	1912 x 1431	6'3" x 4'8"



First Floor

Bedroom 1	4723 x 2828	15'4" x 9'2" †
Bedroom 2	2696 x 3981	8'9" x 12'11"
Bedroom 3	1946 x 2942	6'4" x 9'7"
Bathroom	2696 x 2099	8'9" x 6'10" †

Site Plan Reference



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The Waterton

3 Bedroom Detached and Semi-detached



Artist's Impression

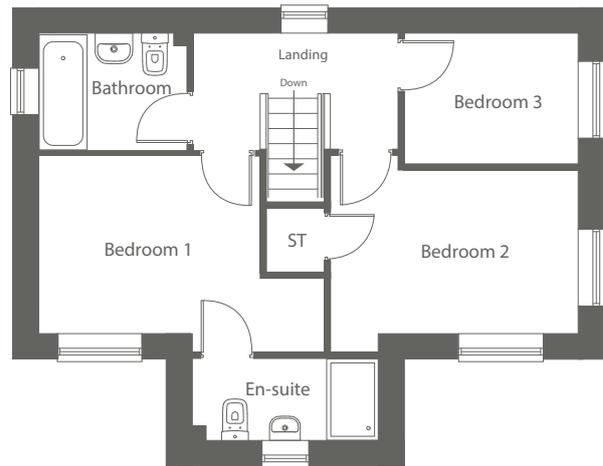
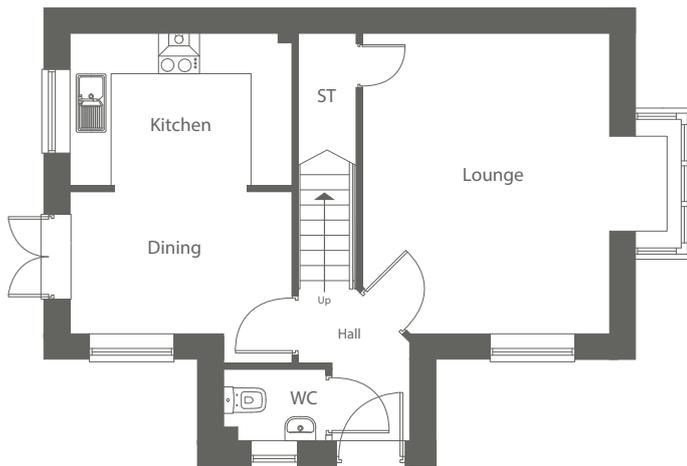
The Waterton is an impressively designed, well-proportioned three-bedroom detached house featuring an ornately constructed front apex. The ground floor of the property comprises a generously sized kitchen/dining area with French doors for easy access to the garden. There is also a separate WC cloakroom and a spacious lounge with feature bay window.

Equally impressive is what the Waterton offers upstairs - The large Master bedroom is complemented by a contemporary en-suite shower room; a spacious second bedroom, a family bathroom with bath and overhead shower, and a third bedroom offering additional sleeping accommodation or ideal space for a home office.

Floor area: 867ft² / 80.5m²

The Waterton

3 Bedroom Detached and Semi-detached



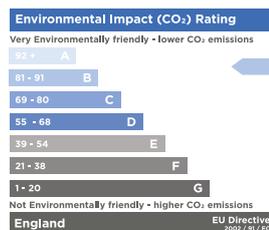
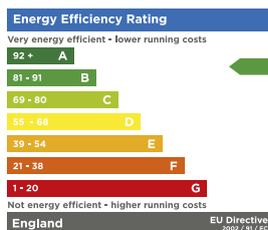
Ground Floor

Kitchen	2224 x 3247	7'3" x 10'7"
Dining	2097 x 3247	6'10" x 10'7" †
Lounge	4409 x 3624	14'4" x 11'9" †
W.C	1050 x 1500	3'5" x 4'10"

First Floor

Bedroom 1	2597 x 4185	8'5" x 13'7" †
En-suite	1200 x 2723	3'11" x 8'10"
Bedroom 2	2403 x 3624	7'10" x 11'9" †
Bedroom 3	1918 x 2549	6'3" x 8'3"
Bathroom	1724 x 2171	5'7" x 7'1"

Site Plan Reference



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The Ellisa

3 Bedroom Semi-detached



Artist's Impression

The Ellisa is a stylish, uniquely designed three-bedroom semi-detached home with a generous kitchen/dining area with beautifully fitted units and a front-facing window. To the rear of the property is the elegant, spacious lounge, which benefits from French doors leading to the private rear garden. A separate storage cupboard and downstairs WC cloakroom complete the ground floor.

The first floor comprises three well-proportioned bedrooms, with the Master bedroom benefitting from a contemporary en-suite shower room. A beautiful family bathroom complete with a bath and overhead shower concludes this impressive property.

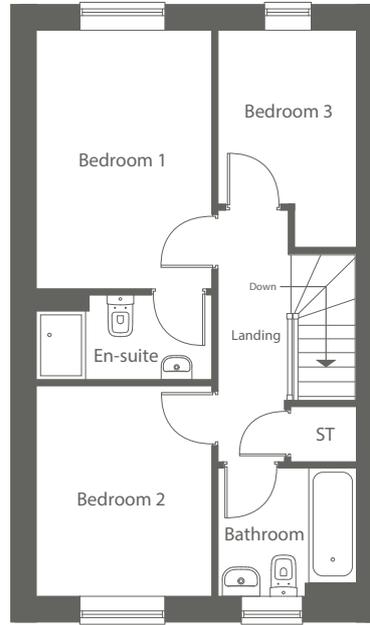
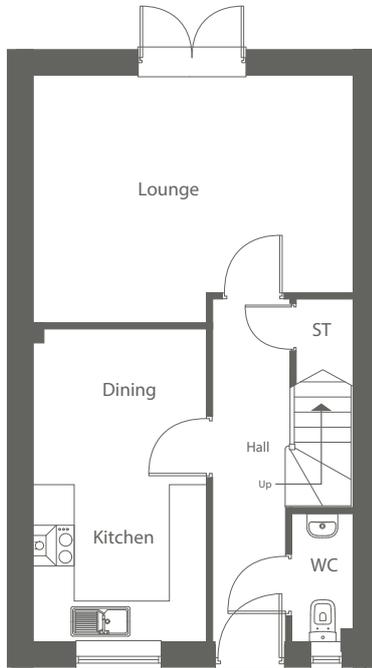
Floor area: 851ft² / 79.1m²

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The Ellisa

3 Bedroom Semi-detached



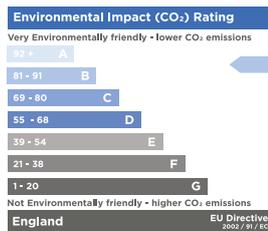
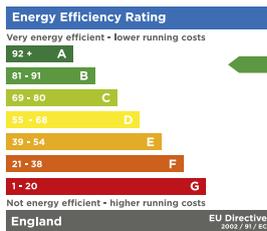
Ground Floor

Kitchen/Dining	2531 x 4617	8'3" x 15'
Lounge	4674 x 3642	15'2" x 11'10" †
W.C	1898 x 900	6'2" x 2'11"

First Floor

Bedroom 1	2558 x 3812	8'4" x 12'5"
En-suite	2558 x 1252	8'4" x 4'1" †
Bedroom 2	2559 x 3109	8'4" x 10'1"
Bedroom 3	2028 x 3199	6'7" x 10'5" †
Bathroom	2028 x 1898	6'7" x 6'2"

Site Plan Reference



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The Roosevelt

3 Bedroom Semi-detached



Artist's Impression

Offering three bedrooms and off-street parking, the Roosevelt is a semi-detached property that is packed with opportunity! Ideally suited to first-time buyers or those with young families, the downstairs boasts an impressively sized lounge, WC cloakroom, and a generous open-plan kitchen/dining area complete with French doors that open onto the private rear garden.

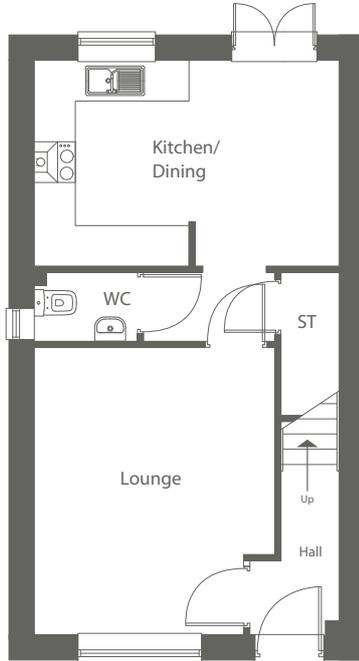
The impressive nature of the property stretches upstairs, finished with a large master bedroom complete with a beautifully finished en-suite shower room. In addition to the well-appointed family bathroom, the Roosevelt boasts two further bedrooms offering maximum flexibility in terms of sleeping accommodation and/or home office.

Floor area: 832ft² / 77.3m²


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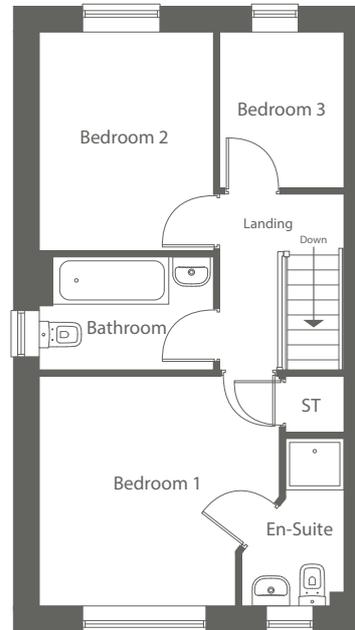
The Roosevelt

3 Bedroom Semi-detached



Ground Floor

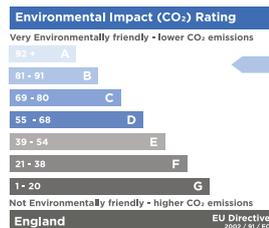
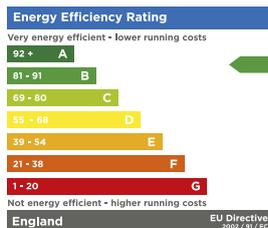
Kitchen / Dining	4449 x 3036	14'6" x 9'10"
Lounge	3522 x 4228	11'5" x 13'9" †
W.C	1504 x 1020	4'11" x 3'4"



First Floor

Bedroom 1	3506 x 3390	11'5" x 11' †
En-suite	1497 x 2460	4'10" x 8' †
Bedroom 2	2542 x 3213	8'3" x 10'5"
Bedroom 3	1819 x 2301	5'11" x 7'6"
Bathroom	1670 x 2542	5'5" x 8'3"

Site Plan Reference



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The Carson

3 Bedroom Semi-detached

Plots 201, 202, 246, 247, 259, 260, 263, 264, 267, 268



Artist's Impression

The Carson is a well-proportioned three-bedroom semi-detached home, which is ideal for those interested in their first home or a small family looking for a little extra space. The ground floor includes a spacious lounge with a large window to the front. The rear of the property boasts a homely kitchen/dining area, with French doors opening onto the beautifully presented rear garden. The WC cloakroom completes the ground floor.

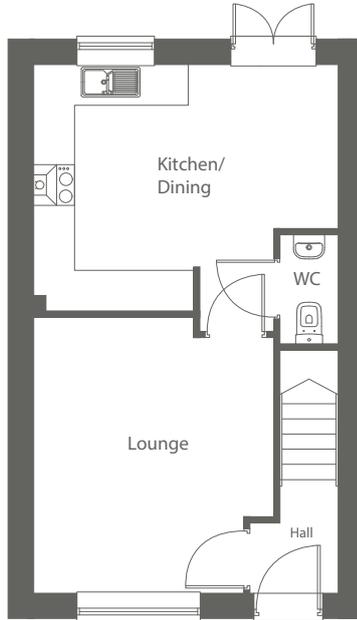
Upstairs, the Carson offers three bedrooms. The Master bedroom benefits from two front-facing windows, providing a light, airy feel with direct access to the contemporary family bathroom. The second bedroom offers generous space, with the third bedroom providing flexibility for either an additional bedroom or a home office for those who wish to have a dedicated workspace.

Floor area: 764ft² / 71.0m²

The Carson

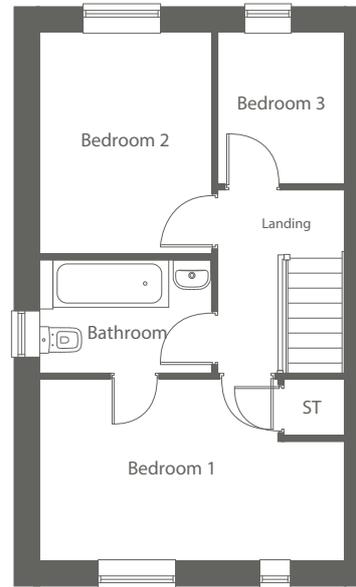
3 Bedroom Semi-detached

Plots 201, 202, 246, 247, 259, 260, 263, 264, 267, 268



Ground Floor

Kitchen / Dining	4448 x 3633	14'5" x 11'10" †
Lounge	3507 x 4064	11'5" x 13'2" †
W.C	855 x 1610	2'9" x 5'3"

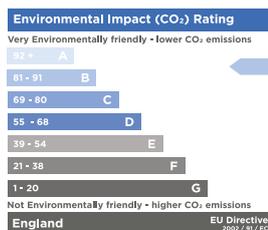
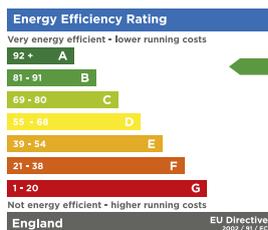


First Floor

Bedroom 1	4449 x 2676	14'5" x 8'8" †
Bedroom 2	2513 x 3262	8'2" x 10'7"
Bedroom 3	1848 x 2227	6'0" x 7'3"
Bathroom	2513 x 1671	8'2" x 5'5"

Please note: The floors plans and dimension on this leaflet applies to plots Plots 201, 202, 246, 247, 259, 260, 263, 264, 267, 268

Site Plan Reference



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† Denotes longest measurement taken. These measurements should not be used for the purchase of carpets and curtains. All dimensions are + or - 50mm and floor plans are not shown to scale. Artist's impressions are used for illustration purposes only. Elevations, external treatments, brick, roof tile colour, window positions, landscaping and garden fencing may vary. The energy rating graph is typical of this property type. Each individual property has its own graph which we will either supply on request or as part of our reservation documentation. Please see our Sales Advisor for full specification and plot details at this development. Emedia-Saplings-Cheshire. Revision Date: 18.10.22

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The Carson

3 Bedroom Semi-detached

Plots 197, 200, 261



Artist's Impression

The Carson is a well-proportioned three-bedroom semi-detached home, which is ideal for those interested in their first home or a small family looking for a little extra space. The ground floor includes a spacious lounge with a large window to the front. The rear of the property boasts a homely kitchen/dining area, with French doors opening onto the beautifully presented rear garden. The WC cloakroom completes the ground floor.

Upstairs, the Carson offers three bedrooms. The Master bedroom benefits from two front-facing windows, providing a light, airy feel with direct access to the contemporary family bathroom. The second bedroom offers generous space, with the third bedroom providing flexibility for either an additional bedroom or a home office for those who wish to have a dedicated workspace.

Floor area: 764ft² / 71.0m²

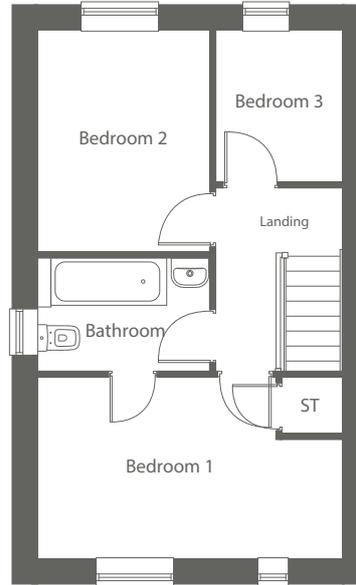
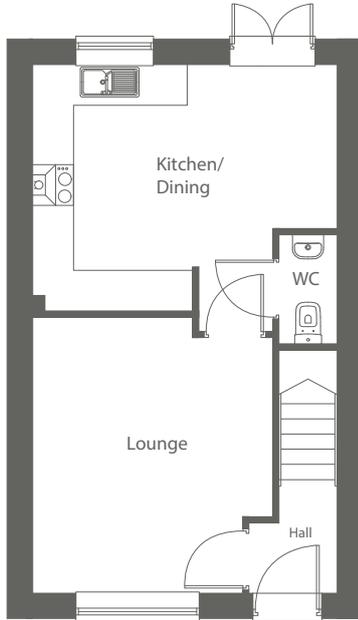

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The Carson

3 Bedroom Semi-detached

Plots 197, 200, 261



Ground Floor

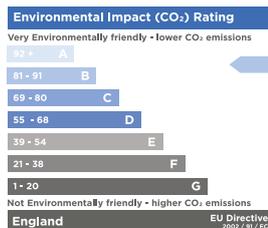
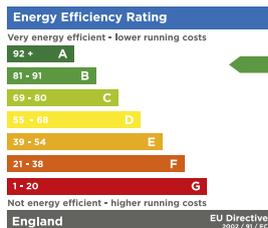
Kitchen / Dining	4399 x 4176	14'4" x 13'7" †
Lounge	3458 x 4064	11'3" x 13'2" †
W.C	856 x 1610	2'9" x 5'3"

First Floor

Bedroom 1	4440 x 2676	14'4" x 8'8" †
Bedroom 2	2503 x 3262	8'2" x 10'7"
Bedroom 3	1809 x 2237	5'11" x 7'3"
Bathroom	2308 x 1671	7'6" x 5'5"

Please note: The floors plans and dimension on this leaflet applies to plots 197, 200, 261

Site Plan Reference



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The Adams

2 Bedroom Semi-detached



Artist's Impression

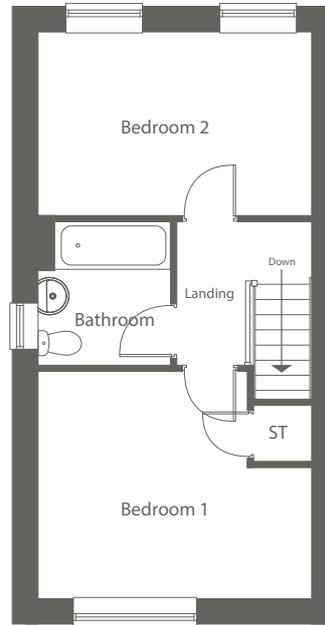
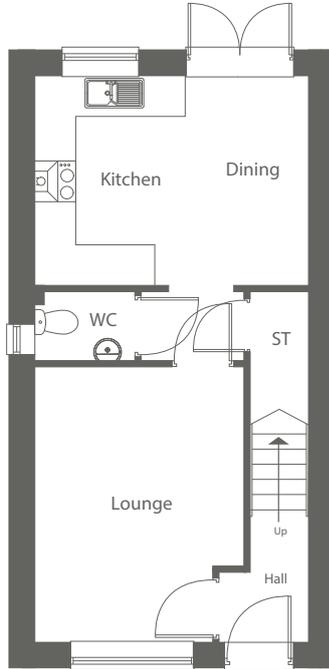
The Adams is a two-bedroom semi-detached home, with off-road parking for two cars, which is ideally suited to a young professional or a young couple. The lounge features a large front-facing window, allowing natural light to flood through to create a bright and airy feel. This leads to the spacious open-plan kitchen/dining area with French doors providing access to the patio area and rear garden. A downstairs WC cloakroom completes the ground floor.

The first floor comprises two generously sized double bedrooms and a beautifully fitted bathroom complete with bath and overhead shower which completes this exciting new home!

Floor area: 740ft² / 68.7m²

The Adams

2 Bedroom Semi-detached



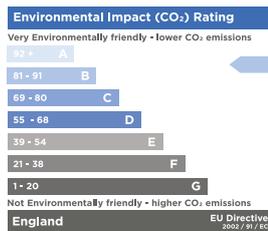
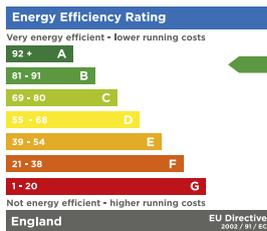
Ground Floor

Kitchen/Dining	3999 x 3098	13' x 10'1"
Lounge	2996 x 4054	9'9" x 13'2" †
W.C	1487 x 1020	4'10" x 3'4"

First Floor

Bedroom 1	3999 x 3336	13' x 10'10" †
Bedroom 2	3999 x 2713	13' x 8'10"
Bathroom	1940 x 2118	6'4" x 6'11"

Site Plan Reference



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The Aspinall

2 Bedroom Semi-detached



Artist's Impression

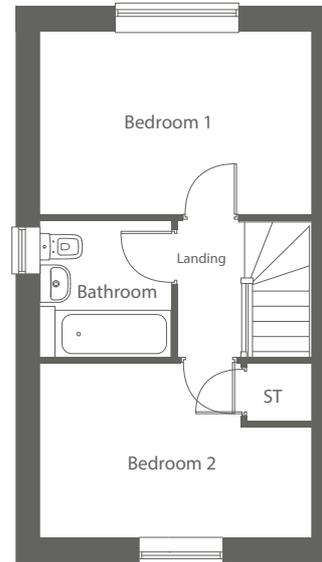
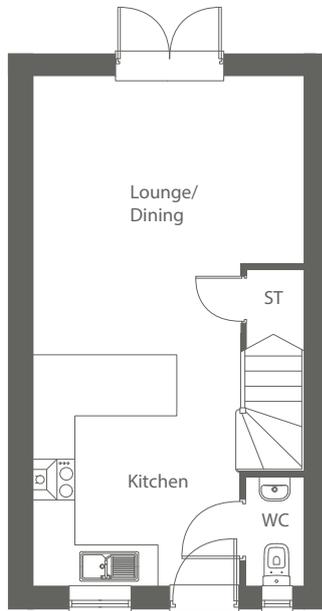
The Aspinall is a welcoming two-bedroom semi-detached home, with off-street parking for two vehicles, which is ideally suited to first-time buyers. The spacious kitchen enjoys views over the front of the property. The impressive open plan design features a lounge/dining area to the rear of the property, with French doors leading directly onto the patio and private rear garden, which creates an airy and spacious downstairs living area. A downstairs WC/cloakroom completes the ground floor.

The first floor comprises two beautiful double bedrooms sharing a modern family bathroom complete with a bath and overhead shower. A cosy property with character.

Floor area: 651ft² / 60.5m²

The Aspinall

2 Bedroom Semi-detached



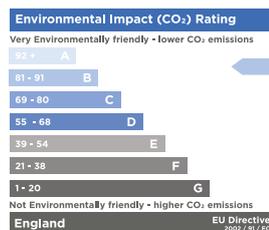
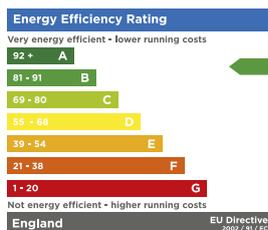
Ground Floor

Lounge/Dining	3942 x 4045	12'10" x 13'2" †
Kitchen	3010 x 3102	9'9" x 10'1" †
W.C	853 x 1618	2'9" x 5'3"

First Floor

Bedroom 1	3948 x 2677	12'10" x 8'8"
Bedroom 2	3948 x 2563	12'10" x 8'4" †
Bathroom	1893 x 2020	6'2" x 6'7"

Site Plan Reference



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Emedia-Saplings-Cheshire. Revision Date: 18.10.22

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The Whitten

2 Bedroom Semi-detached

Plots 21, 22, 140, 141



Artist's Impression

The Whitten is a well-proportioned two-bedroom semi-detached home, which is ideal for those interested in their first home or a small family looking for a little extra space. The ground floor includes a spacious lounge with a large window to the front. The rear of the property boasts a homely kitchen/dining area, with French doors opening onto the beautifully presented rear garden. The WC cloakroom completes the ground floor.

Upstairs, the Whitten offers two spacious double bedrooms which share a contemporary family bathroom. The Master bedroom benefits from two front-facing windows, providing a light, airy feel, whilst the second double sized bedroom with two rear-facing windows offers a generous space. A separate storage cupboard completes the first floor.

Floor area: 764ft² / 71.0m²

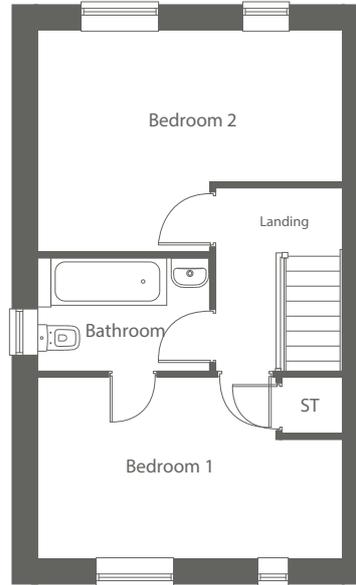
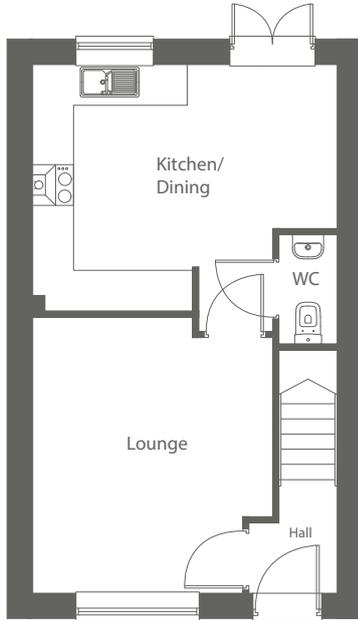
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The Whitten

2 Bedroom Semi-detached

Plots 21, 22, 140, 141



Ground Floor

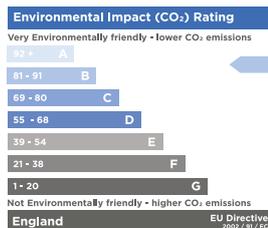
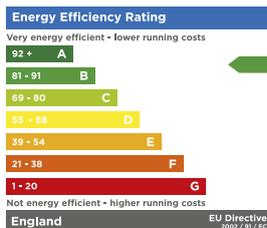
Kitchen / Dining	3671 x 4498	12'1" x 14'9" †
Lounge	4120 x 3542	13'6" x 11'7" †
W.C	1636 x 893	5'4" x 2'11"

First Floor

Bedroom 1	4449 x 2676	14'5" x 8'8" †
Bedroom 2	4449 x 3262	14'5" x 10'7" †
Bathroom	2318 x 1671	7'6" x 5'5"

Please note: The floors plans and dimension on this leaflet applies to plots 21, 22, 140, 141

Site Plan Reference



The Whitten

2 Bedroom Semi-detached

Plots 7, 29, 86, 142



Artist's Impression

The Whitten is a well-proportioned two-bedroom semi-detached home, which is ideal for those interested in their first home or a small family looking for a little extra space. The ground floor includes a spacious lounge with a large window to the front. The rear of the property boasts a homely kitchen/dining area, with French doors opening onto the beautifully presented rear garden. The WC cloakroom completes the ground floor.

Upstairs, the Whitten offers two spacious double bedrooms which share a contemporary family bathroom. The Master bedroom benefits from two front-facing windows, providing a light, airy feel, whilst the second double sized bedroom with two rear-facing windows offers a generous space. A separate storage cupboard completes the first floor.

Floor area: 764ft² / 71.0m²

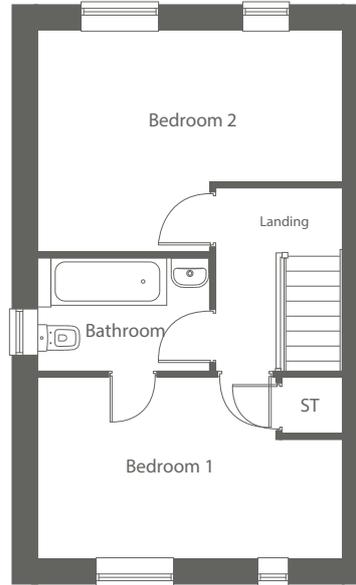
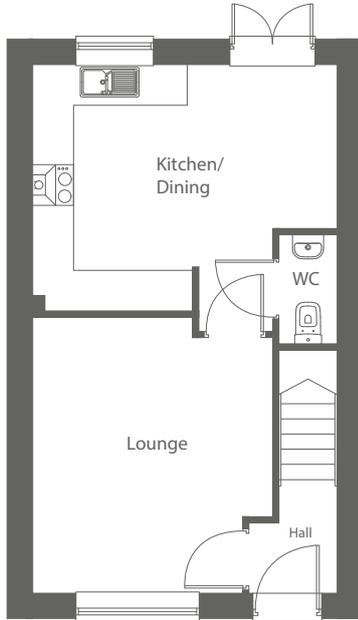

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The Whitten

2 Bedroom Semi-detached

Plots 7, 29, 86, 142



Ground Floor

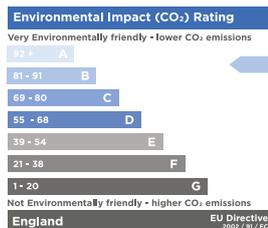
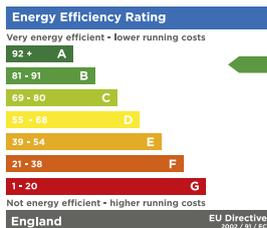
Kitchen / Dining	4399 x 4176	14'4" x 13'7" †
Lounge	3458 x 4064	11'3" x 13'2" †
W.C	856 x 1610	2'9" x 5'3"

First Floor

Bedroom 1	4440 x 2676	14'4" x 8'8" †
Bedroom 2	4440 x 3262	14'4" x 10'7" †
Bathroom	2308 x 1671	7'6" x 5'5"

Please note: The floors plans and dimension on this leaflet applies to plots 7, 29, 86, 142

Site Plan Reference



Development Site Plan



-  **The Burroughs**
4 Bedroom Detached
 -  **The Attenborough**
4 Bedroom Detached
 -  **The Radford**
3 Bedroom Semi-detached
 -  **The Irwin**
3 Bedroom Detached
 -  **The Waterton**
3 Bedroom Detached/Semi-detached
 -  **The Ellisa**
3 Bedroom Semi-detached
 -  **The Whitten**
2 Bedroom Semi-detached
 -  **The Bellamy**
1 Bedroom First Floor Cottage Flat
 -  **The Muir**
1 Bedroom Ground Floor Cottage Flat
-  Sales Information Centre
 -  Show Homes
 -  Outright Sale
 -  Shared Ownership
 -  Rent to Buy
 -  Rental

Outright Sale Specification

External Features	I	R	W	A	A	R	C	B	E	C	A
Front and rear Garden turfed	●	●	●	●	●	●	●	●	●	●	●
External lighting to front and rear	●	●	●	●	●	●	●	●	●	●	●
Anthracite Grey UPVC glazed windows	●	●	●	●	●	●	●	●	●	●	●
Chrome door numbers and letter box	●	●	●	●	●	●	●	●	●	●	●
Fencing to garden perimeter with access gate	●	●	●	●	●	●	●	●	●	●	●
Paving to pathways and patio	●	●	●	●	●	●	●	●	●	●	●
Double driveway	●	●	●	●	●	●	●	●	●	●	●
Garage	●			●							
External electric socket	●	●	●	●	●	●	●	●	●	●	●
Wireless doorbell	●	●	●	●	●	●	●	●	●	●	●
Lockable cycle store	●	●	●	●	●	●	●	●	●	●	●

Electrical Features	I	R	W	A	A	R	C	B	E	C	A
Media plate to lounge	●	●	●	●	●	●	●	●	●	●	●
White pendant light fittings	●	●	●	●	●	●	●	●	●	●	●
White switches and sockets throughout	●	●	●	●	●	●	●	●	●	●	●
Wiring for TV aerial coiled in loft	●	●	●	●	●	●	●	●	●	●	●
External light to front and rear	●	●	●	●	●	●	●	●	●	●	●
TV and telephone point to master bedroom	●	●	●	●	●	●	●	●	●	●	●
Fused spur to lounge for potential fireplace	●	●	●	●	●	●	●	●	●	●	●

Internal Features	I	R	W	A	A	R	C	B	E	C	A
Walls finished with Timeless Matt Emulsion paint	●	●	●	●	●	●	●	●	●	●	●
Ceilings finished with Pure Brilliant White Matt Emulsion paint	●	●	●	●	●	●	●	●	●	●	●
5 panel white doors throughout with satin chrome handles	●	●	●	●	●	●	●	●	●	●	●
Satin painted pencil top skirting boards & architrave	●	●	●	●	●	●	●	●	●	●	●
White uPVC french doors to garden	●	●	●	●	●	●	●	●	●	●	●

Kitchen Features	I	R	W	A	A	R	C	B	E	C	A
Fully fitted Symphony kitchen in a superb range of colours and styles	●	●	●	●	●	●	●	●	●	●	●
Choice of Symphony laminate work tops with upstand	●	●	●	●	●	●	●	●	●	●	●
Integrated stainless steel electric oven and electric hob	●	●	●	●	●	●	●	●	●	●	●
Stainless steel & glass cooker hood	●	●	●	●	●	●	●	●	●	●	●
Vinyl flooring in a range of contemporary colours	●	●	●	●	●	●	●	●	●	●	●
Glass splash back behind hob, available in a range of colours	●	●	●	●	●	●	●	●	●	●	●
1 1/2 bowl stainless steel sink & drainer	●	●	●	●	●	●	●	●	●	●	●
Stainless steel mixer tap	●	●	●	●	●	●	●	●	●	●	●
Satin chrome spotlights	●	●	●	●	●	●	●	●	●	●	●
Space for fridge freezer and washing machine	●	●	●	●	●	●	●	●	●	●	●

Bathroom Features	I	R	W	A	A	R	C	B	E	C	A
Satin chrome spotlights	●	●	●	●	●	●	●	●	●	●	●
Vinyl flooring in a range of contemporary colours	●	●	●	●	●	●	●	●	●	●	●
White bathroom suite with glass shower screen	●	●	●	●	●	●	●	●	●	●	●
Thermostatic shower over bath		●			●			●		●	
Electric shower over bath	●	●	●	●	●	●	●	●	●	●	●
Range of contemporary Porcelanosa wall tiles in a selection of colours	●	●	●	●	●	●	●	●	●	●	●

En-Suite Features	I	R	W	A	A	R	C	B	E	C	A
Satin chrome spotlights	●	●	●	●	●	●	●	●	●	●	●
Vinyl flooring in a range of contemporary colours	●	●	●	●	●	●	●	●	●	●	●
Thermostatic shower with low profile shower tray and glass screen enclosure	●	●	●	●	●	●	●	●	●	●	●
Range of contemporary Porcelanosa wall tiles in a selection of colours	●	●	●	●	●	●	●	●	●	●	●

W.C Features	I	R	W	A	A	R	C	B	E	C	A
Satin chrome spotlights	●	●	●	●	●	●	●	●	●	●	●
Vinyl flooring in a range of contemporary colours	●	●	●	●	●	●	●	●	●	●	●
White dual flush toilet and sink basin	●	●	●	●	●	●	●	●	●	●	●
Porcelanosa Tiled splash back above sink	●	●	●	●	●	●	●	●	●	●	●

Security, Safety Features, Energy Efficiencies	I	R	W	A	A	R	C	B	E	C	A
Security locks to windows	●	●	●	●	●	●	●	●	●	●	●
Double Glazed Front Door with chrome handle and multi-point lock	●	●	●	●	●	●	●	●	●	●	●
Anthracite Grey UPVC rear door with chrome handle and multi-point lock				●							
Illuminated entrance to front and rear	●	●	●	●	●	●	●	●	●	●	●
Loft and exterior wall insulation	●	●	●	●	●	●	●	●	●	●	●
Gas central heating with high efficiency thermostatic radiator valves	●	●	●	●	●	●	●	●	●	●	●
Dual flush toilets	●	●	●	●	●	●	●	●	●	●	●
Mains fed smoke detector to hallway and landing	●	●	●	●	●	●	●	●	●	●	●
PV (Solar) Panels	●	●	●	●	●	●	●	●	●	●	●

- A The Aspinall
- C The Comstock
- A The Adams
- I The Irwin
- C The Carson
- R The Radford
- R The Roosevelt
- A The Attenborough
- E The Ellisa
- B The Burroughs
- W The Waterton

Shared Ownership Specification



External Features	C	A	R	W	E	R	W
Front garden turfed and rear garden seeded	●	●	●	●	●	●	●
External lighting to front	●	●	●	●	●	●	●
Anthracite Grey UPVC glazed windows	●	●	●	●	●	●	●
Chrome door numbers and letter box	●	●	●	●	●	●	●
Fencing to garden perimeter with access gate	●	●	●	●	●	●	●
Paving to pathways and patio	●	●	●	●	●	●	●
Double driveway	●	●	●	●	●	●	●
External electric socket	●	●	●	●	●	●	●
6' x 8' shed	●	●	●	●	●	●	●

Electrical Features	C	A	R	W	E	R	W
TV and telephone point to lounge	●	●	●	●	●	●	●
White pendant light fittings	●	●	●	●	●	●	●
White switches and sockets throughout	●	●	●	●	●	●	●
Wiring for TV aerial coiled in loft	●	●	●	●	●	●	●
External light to front	●	●	●	●	●	●	●
TV point to master bedroom	●	●	●	●	●	●	●

Internal Features	C	A	R	W	E	R	W
Walls finished with White Matt Emulsion paint	●	●	●	●	●	●	●
Ceilings finished with White Matt Emulsion paint	●	●	●	●	●	●	●
4 panel white doors throughout with satin chrome handles	●	●	●	●	●	●	●
Satin painted pencil top skirting boards & architrave	●	●	●	●	●	●	●
White UPVC french doors to garden	●	●	●	●	●	●	●

Kitchen Features	C	A	R	W	E	R	W
Fully fitted Symphony kitchen in a superb range of colours and styles	●	●	●	●	●	●	●
Symphony laminate work tops with upstand	●	●	●	●	●	●	●
Integrated stainless steel electric oven and ceramic hob	●	●	●	●	●	●	●
Stainless steel cooker hood	●	●	●	●	●	●	●
Glass splash back behind hob	●	●	●	●	●	●	●
1 1/2 bowl stainless steel sink & drainer	●	●	●	●	●	●	●
Stainless steel mixer tap	●	●	●	●	●	●	●
Space for dishwasher, fridge/freezer and washing machine	●	●	●	●	●	●	●
Vinyl flooring in a range of temporary colours	●	●	●	●	●	●	●

Bathroom Features	C	A	R	W	E	R	W
Vinyl flooring in a range of temporary colours	●	●	●	●	●	●	●
White bathroom suite with glass shower screen	●	●	●	●	●	●	●
Thermostatic shower over bath	●	●					●
Electric shower over bath			●	●	●	●	
Range of contemporary Porcelanosa wall tiles	●	●	●	●	●	●	●

En-Suite Features	C	A	R	W	E	R	W
Vinyl flooring in a range of temporary colours			●	●	●	●	
Thermostatic shower with low profile shower tray and glass screen enclosure			●	●	●	●	
Range of contemporary Porcelanosa wall tiles			●	●	●	●	

W.C Features	C	A	R	W	E	R	W
Vinyl flooring in a range of temporary colours	●	●	●	●	●	●	●
White dual flush toilet and sink basin	●	●	●	●	●	●	●
Porcelanosa Tiled splash back above sink	●	●	●	●	●	●	●

Security, Safety Features, Energy Efficiencies	C	A	R	W	E	R	W
Security locks to windows	●	●	●	●	●	●	●
Double Glazed Front Door with chrome handle and multi-point lock	●	●	●	●	●	●	●
Illuminated entrance to front	●	●	●	●	●	●	●
Loft and exterior wall insulation	●	●	●	●	●	●	●
Gas central heating with high efficiency thermostatic radiator valves	●	●	●	●	●	●	●
Dual flush toilets	●	●	●	●	●	●	●
Mains fed smoke detector to hallway and landing	●	●	●	●	●	●	●
PV (Solar) Panels	●	●	●	●	●	●	●

- C The Comstock
- A The Adams
- R The Radford
- W The Waterton
- E The Ellisa
- W The Whitten
- R The Roosevelt



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Please Note: Whilst every effort has been made to ensure that the information contained within this brochure is correct, it should be noted that all images are for illustrative purposes only and are representative. All purchasers should satisfy themselves on design, size and specification before entering into a contract. We operate a policy of continuous review and reserve the right to amend the design, specification, size and prices without prior notice. The brochure is intended as a guide only and should not be relied upon as accurately describing any matters contained within the Consumer Protection Regulations, nor does it constitute part of a contract or warranty.

