

Crown Fields



A development of 4  
and 5 bedroom homes

## Crown Fields

A new home at Crown Fields will meet all your expectations and more... whatever you want out of life.

Families with children should note that there are several well regarded primary and secondary schools within 2 miles of the development, with Huntington Community and Boughton Heath primaries less than a mile away. Chester also has its own specialist Science College and university.

Shopping? Where to start! There are a few local shops and a pub at nearby Huntington but head for Chester and you can eat, drink and shop till you drop. You'll find all the major high street names plus lots of small specialist shops selling everything from designer clothes to antiques. Not to mention the famous Browns of Chester department store and the indoor market. There's a tempting selection of shops in the Mall Grosvenor Shopping Centre and the Forum Centre, with more shops, a wine bar and restaurant at Rufus Court. Several out of town retail parks are also well worth a visit.

Entertainment is year round, day and night with internationally renowned music and arts venues such as Telford's Warehouse, Alexander's Jazz Club and the Gateway Theatre. There are cinemas, galleries, bars, restaurants, pubs and clubs galore, and of course the fabulous Chester Zoo is a great day out for everyone.

Sports enthusiasts – doers or spectators – are amply catered for. There are several golf courses in the area, the famous Roodee racecourse (Britain's oldest), the Jets basketball team, sailing on the Dee, fishing, plus facilities for every kind of activity from badminton to swimming.



P/S = Pumping Station







### Key features

- Kitchen/breakfast area with french doors to rear garden
- Spacious reception room with french doors to rear garden and bay window
- Separate utility room and separate study with bay window
- Downstairs cloakroom
- Third reception room with bay window
- En-suite to bedrooms 1 & 2

5 bedroom home

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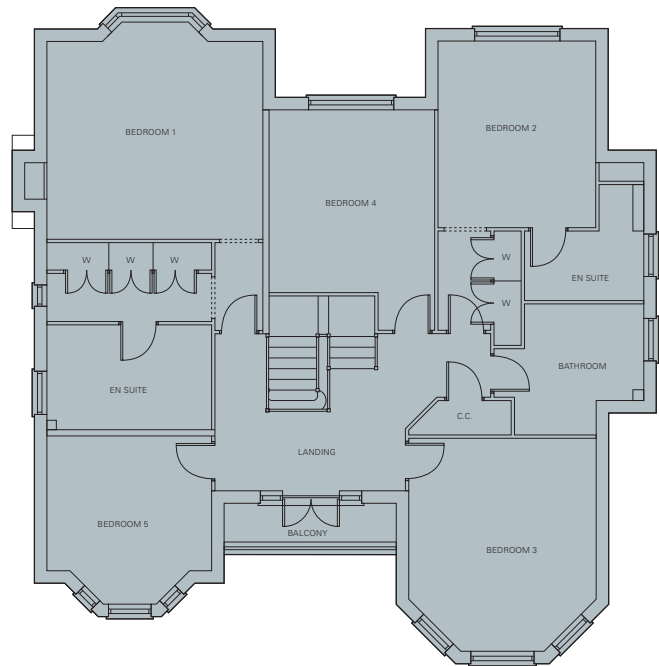
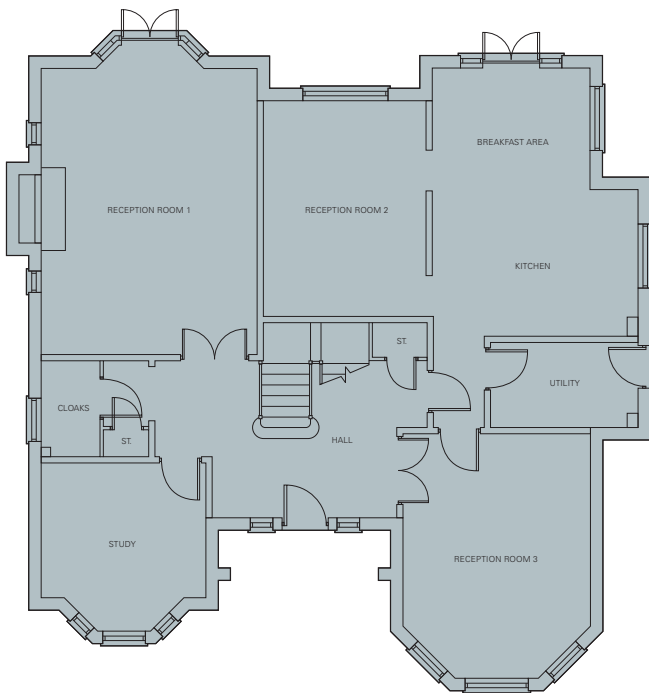
[taylorwimpey.co.uk](http://taylorwimpey.co.uk)

## Ground Floor

Kitchen (Min.)	4.28m x 3.06m	14'0" x 10'0"
Breakfast Area	3.27m x 2.57m	10'9" x 8'5"
Utility	3.03m x 1.75m	9'11" x 5'8"
Reception Room 1 (Min.)	6.02m x 4.53m	19'9" x 14'10"
Reception Room 2	4.54m x 3.44m	14'10" x 11'3"
Reception Room 3 (Max.)	5.15m x 3.89m	16'11" x 12'9"
Study (Min.)	3.43m x 2.79m	11'3" x 9'2"

## First Floor

Bedroom 1 (Min.)	4.53m x 4.16m	14'11" x 13'7"
Bedroom 2 (Min.)	3.90m x 3.27m	12'9" x 10'9"
Bedroom 3 (Max.)	4.47m x 3.89m	14'8" x 12'9"
Bedroom 4 (Min.)	3.83m x 3.52m	12'7" x 11'6"
Bedroom 5 (Min.)	3.43m x 2.79m	11'3" x 9'2"



### Please note

Floorplan scale not relative to other housetypes.  
Please liaise with your Sales Executive for further details.



### Key features

- Second reception room with french doors to rear garden
- Third reception room with french doors to rear garden and bay window
- Separate utility room and separate study
- Downstairs cloakroom
- En-suite to bedrooms 1, 2 & 3 with dressing area to bedroom 1

5 bedroom home

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# Waverton

## Ground Floor

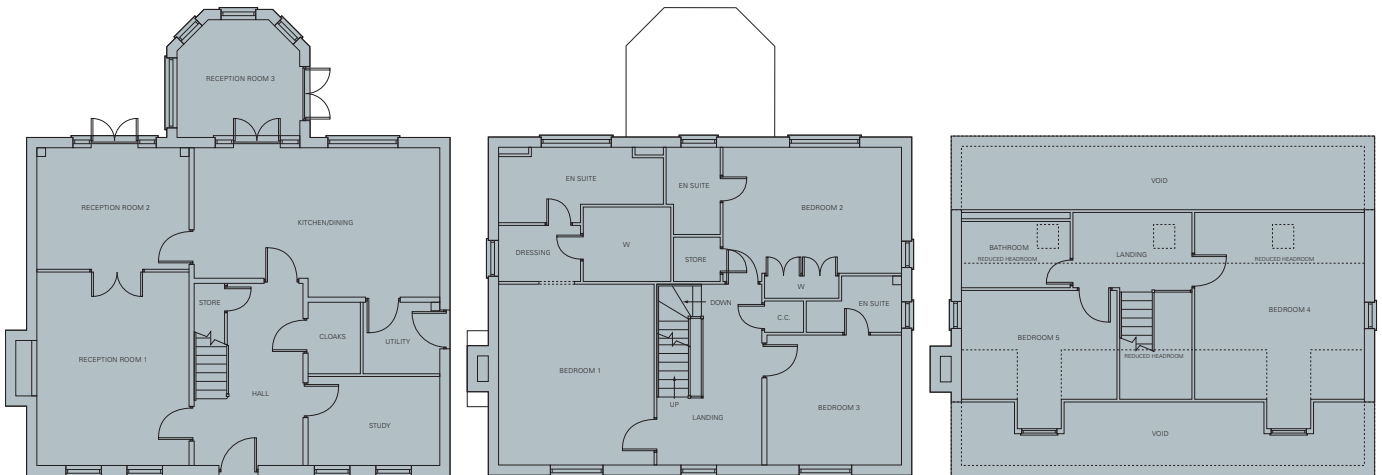
Kitchen/Dining (Max.)	6.26m x 3.82m	20'6" x 12'6"
Utility	1.92m x 1.91m	6'3" x 6'3"
Reception Room 1	4.93m x 3.84m	16'2" x 12'7"
Reception Room 2	3.84m x 3.10m	12'7" x 10'2"
Reception Room 3 (Max.)	3.03m x 2.94m	9'11" x 9'7"
Study	3.33m x 2.14m	10'11" x 7'0"

## First Floor

Bedroom 1 (Min.)	4.63m x 3.91m	15'2" x 12'10"
Bedroom 2 (Min. Ex. Robes)	4.56m x 3.17m	14'11" x 10'4"
Bedroom 3	3.43m x 3.32m	11'3" x 10'10"

## Second Floor

Bedroom 4 (Ex. Dormer)	4.81m x 4.33m	15'9" x 14'2"
Bedroom 5 (Ex. Dormer)	3.91m x 2.81m	12'10" x 9'2"



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All dimensions are + or - 50mm and floor plans are not shown to scale. TWNW23/November 2009





### Key features

- Second reception room with french doors to rear garden
- Spacious reception room and bedroom 2 with bay window
- Kitchen/reception room 3 with french doors to rear garden
- Separate utility room
- Integral garage
- En-suite to bedroom 1 & 2

5 bedroom home

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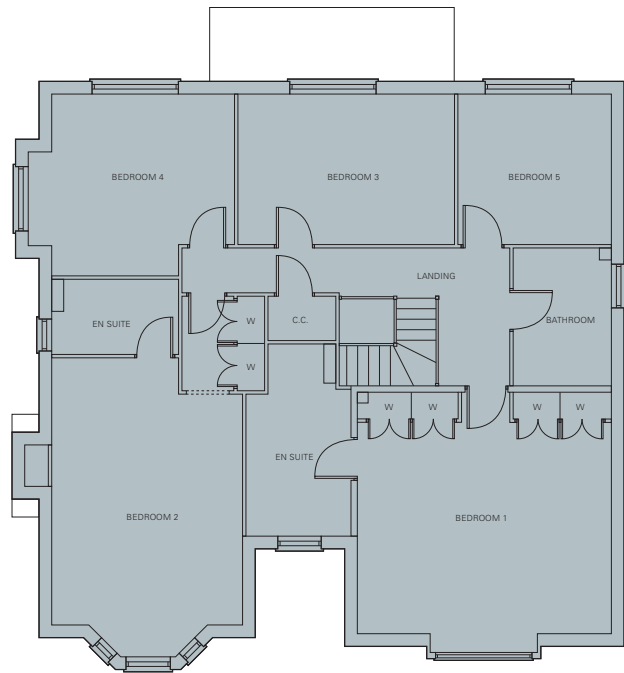
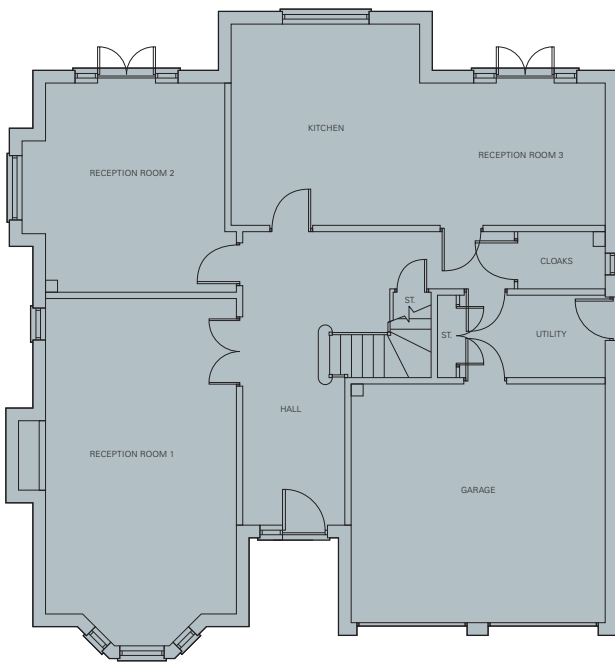
# Kelsall dual

## Ground Floor

Kitchen	4.19m x 3.84m	13'9" x 12'7"
Utility	2.99m x 1.66m	9'10" x 5'5"
Reception Room 1 (Min.)	6.53m x 3.88m	21'5" x 12'9"
Reception Room 2 (Min.)	4.28m x 4.27m	14'1" x 14'0"
Reception Room 3	3.86m x 2.95m	12'8" x 9'8"

## First Floor

Bedroom 1 (Min. Ex. Robes)	5.25m x 4.30m	17'2" x 14'1"
Bedroom 2 (Min.)	5.50m x 3.88m	18'0" x 12'9"
Bedroom 3	4.47m x 3.09m	14'8" x 10'2"
Bedroom 4 (Max.)	3.74m x 3.71m	12'3" x 12'2"
Bedroom 5	3.16m x 3.09m	10'4" x 10'2"



### Please note

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## Key features

- Second reception room with french doors to rear garden
- Spacious reception room and bedroom 2 with bay window
- Kitchen/reception room 3 with french doors to rear garden
- Separate utility room
- Integral garage
- En-suite to bedroom 1 & 2

5 bedroom home

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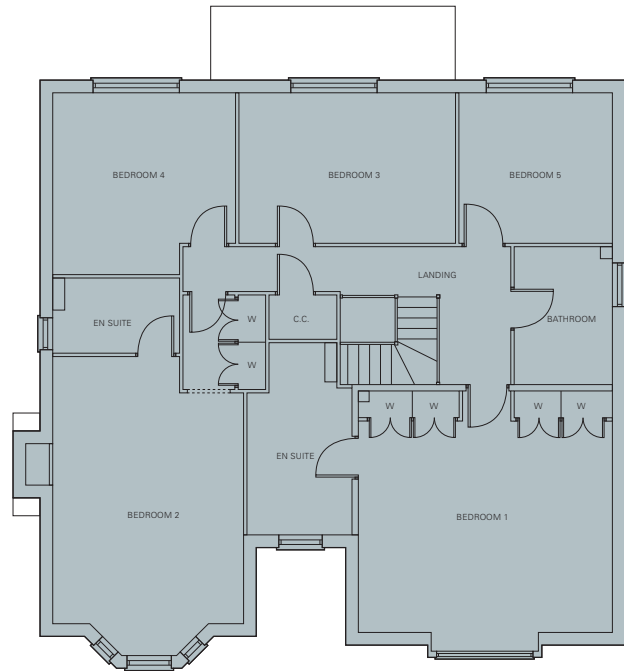
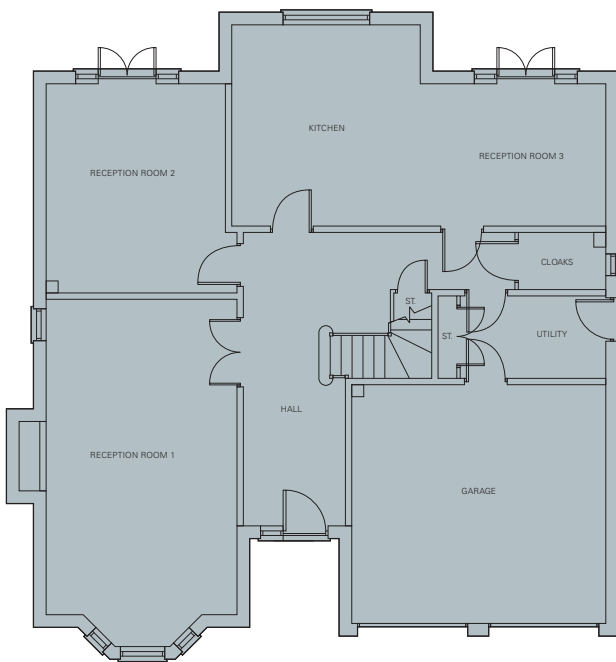
# Kelsall

## Ground Floor

Kitchen	4.19m x 3.84m	13'9" x 12'7"
Utility	2.99m x 1.66m	9'10" x 5'5"
Reception Room 1 (Min.)	6.53m x 3.88m	21'5" x 12'9"
Reception Room 2 (Min.)	4.27m x 3.71m	14'0" x 12'2"
Reception Room 3	3.86m x 2.95m	12'8" x 9'8"

## First Floor

Bedroom 1 (Min. Ex. Robes)	5.25m x 4.30m	17'2" x 14'1"
Bedroom 2 (Min.)	5.50m x 3.88m	18'0" x 12'9"
Bedroom 3	4.47m x 3.09m	14'8" x 10'2"
Bedroom 4 (Max.)	3.74m x 3.71m	12'3" x 12'2"
Bedroom 5	3.16m x 3.09m	10'4" x 10'2"



### Please note

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### Key features

- Kitchen/breakfast area and study with bay window
- Third reception room with french doors to rear garden
- Spacious reception room with french doors to rear garden
- Separate utility room
- Integral garage
- En-suite to bedroom 1 and shared en-suite to bedrooms 2 and 3

5 bedroom home

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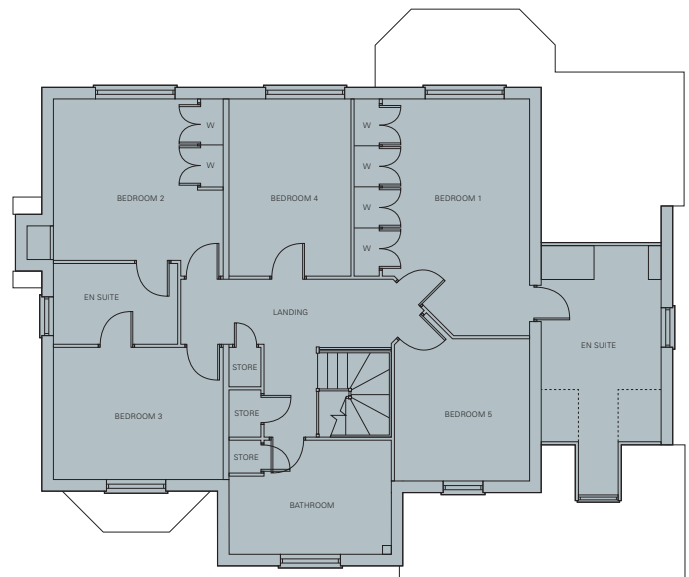
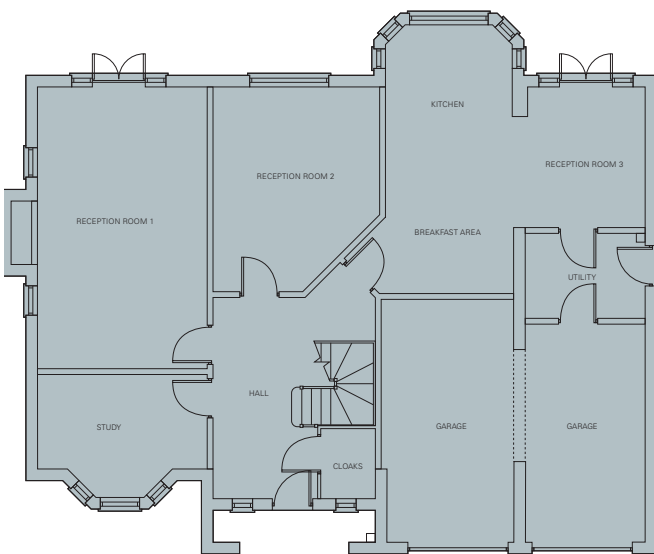
# Christleton

## Ground Floor

Kitchen/Breakfast Area (Min.)	6.05m x 2.84m	19'10" x 9'4"
Utility	2.63m x 1.90m	8'7" x 6'2"
Reception Room 1	6.38m x 3.89m	20'11" x 12'9"
Reception Room 2 (Max.)	4.63m x 3.76m	15'2" x 12'4"
Reception Room 3 (Min.)	3.17m x 2.98m	10'5" x 9'9"
Study (Min.)	3.89m x 2.10m	12'9" x 6'10"

## First Floor

Bedroom 1 (Max. Ex. Robes)	5.36m x 3.30m	17'7" x 10'11"
Bedroom 2 (Min. Inc. Robes)	3.89m x 3.66m	12'9" x 12'0"
Bedroom 3	3.89m x 3.00m	12'9" x 9'10"
Bedroom 4	4.02m x 2.73m	13'2" x 8'11"
Bedroom 5 (Min.)	3.19m x 3.07m	10'5" x 10'0"



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### Key features

- Spacious reception room with french doors to rear garden
- Third reception room with french doors to rear garden and bay window
- Separate study and separate utility
- En-suite to bedrooms 1 & 2
- Downstairs cloakroom

5 bedroom home

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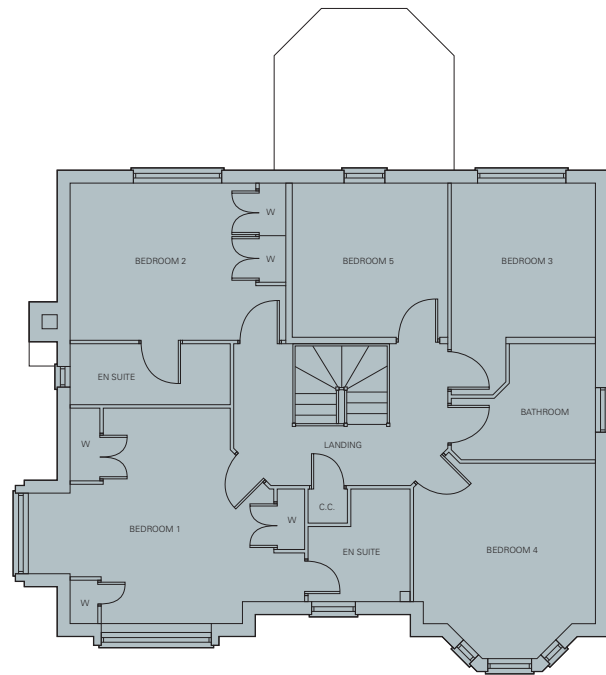
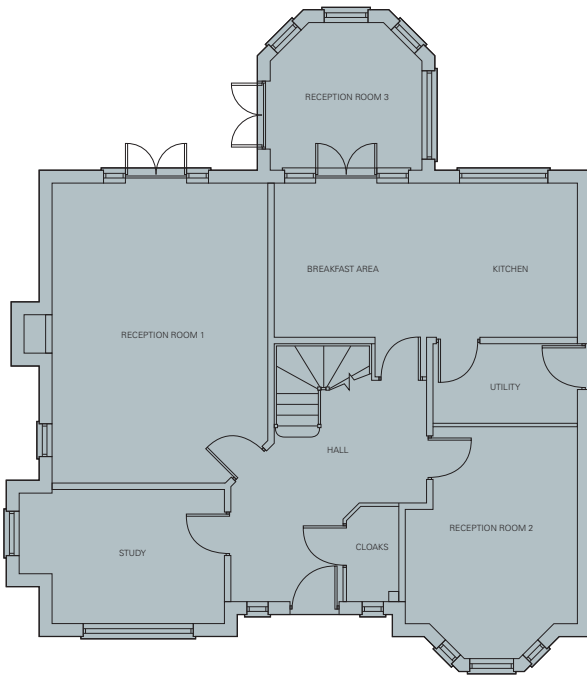
# Eccleston Dual

## Ground Floor

Kitchen/Breakfast Area (Min.)	6.15m x 3.13m	20'2" x 10'3"
Utility	2.91m x 1.58m	9'6" x 5'2"
Reception Room 1 (Max.)	6.10m x 4.37m	20'0" x 14'4"
Reception Room 2 (Min.)	3.97m x 3.43m	13'0" x 11'3"
Reception Room 3 (Max.)	3.03m x 2.94m	9'11" x 9'7"
Study (Max.)	4.11m x 2.69m	13'5" x 8'10"

## First Floor

Bedroom 1 (Max. Inc. Robes)	5.40m x 4.36m	17'8" x 14'3"
Bedroom 2 (Inc. Robes)	4.37m x 3.20m	14'4" x 10'6"
Bedroom 3 (Min.)	3.13m x 2.91m	10'3" x 9'6"
Bedroom 4 (Min.)	3.67m x 3.22m	12'0" x 10'7"
Bedroom 5	3.16m x 3.13m	10'4" x 10'3"



### Please note

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### Key features

- Spacious reception room with french doors to rear garden
- Third reception room with french doors to rear garden and bay window
- Separate study and separate utility
- En-suite to bedrooms 1 & 2
- Downstairs cloakroom

5 bedroom home

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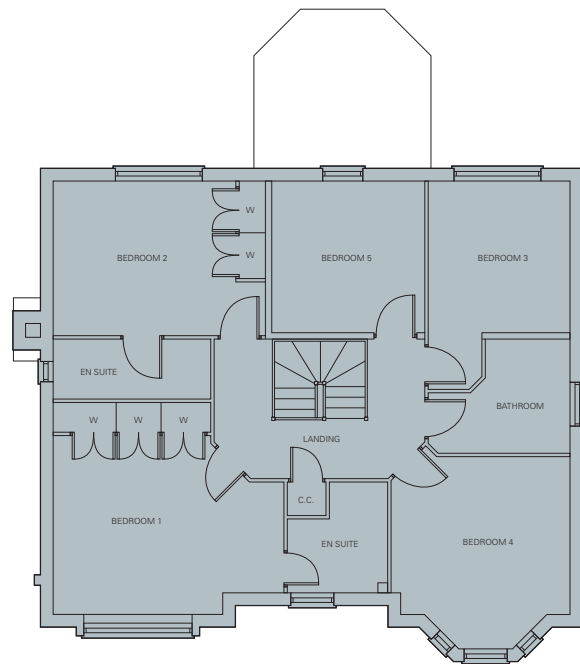
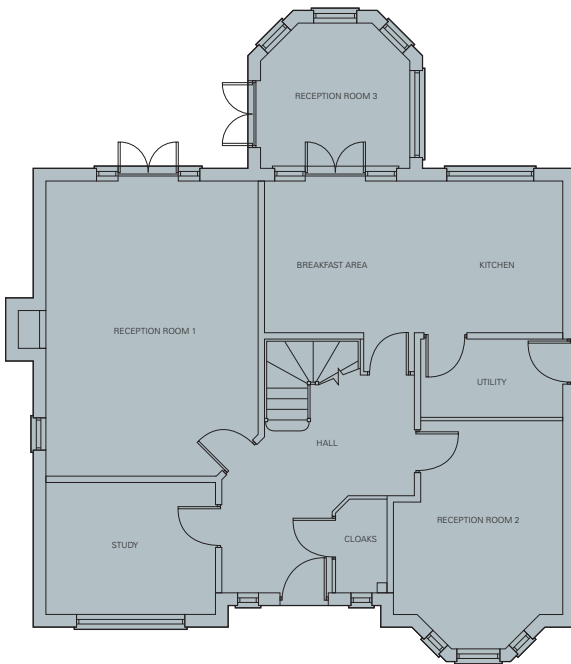
# Eccleston

## Ground Floor

Kitchen/Breakfast Area (Min.)	6.15m x 3.13m	20'2" x 10'3"
Utility	2.91m x 1.58m	9'6" x 5'2"
Reception Room 1 (Max.)	6.10m x 4.37m	20'0" x 14'4"
Reception Room 2 (Min.)	3.97m x 3.43m	13'0" x 11'3"
Reception Room 3 (Max.)	3.03m x 2.94m	9'11" x 9'7"
Study	3.44m x 2.69m	11'3" x 8'10"

## First Floor

Bedroom 1 (Max. Inc. Robes)	4.76m x 4.37m	15'7" x 14'4"
Bedroom 2 (Inc. Robes)	4.37m x 3.20m	14'4" x 10'6"
Bedroom 3 (Min.)	3.13m x 2.91m	10'3" x 9'6"
Bedroom 4 (Min.)	3.67m x 3.22m	12'0" x 10'7"
Bedroom 5	3.16m x 3.13m	10'4" x 10'3"



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### Key features

- Kitchen/breakfast area with french doors to rear garden
- Spacious reception room with french doors to rear garden
- Separate utility room and separate study
- Integral garage
- En-suite to bedroom 1 & 2
- Grand entrance hall, staircase and balcony to landing

5 bedroom home

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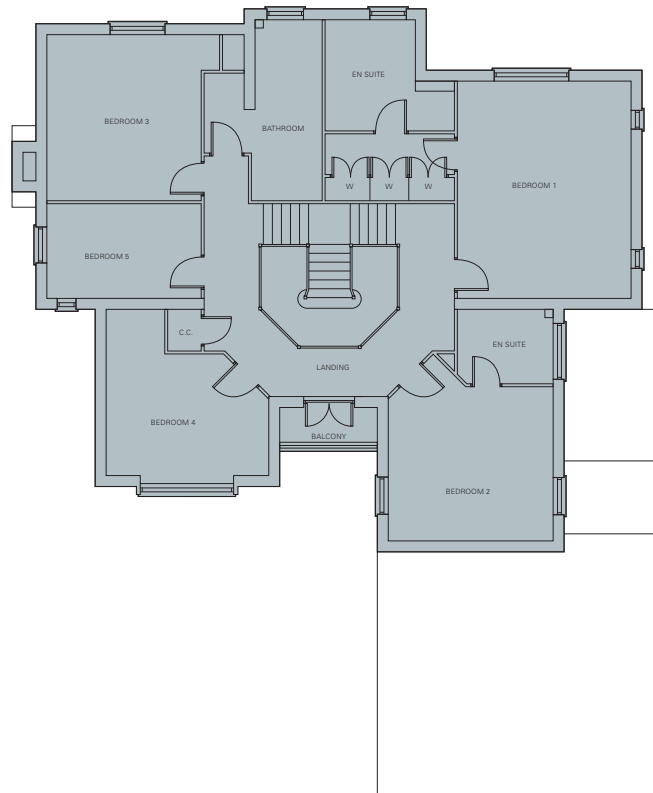
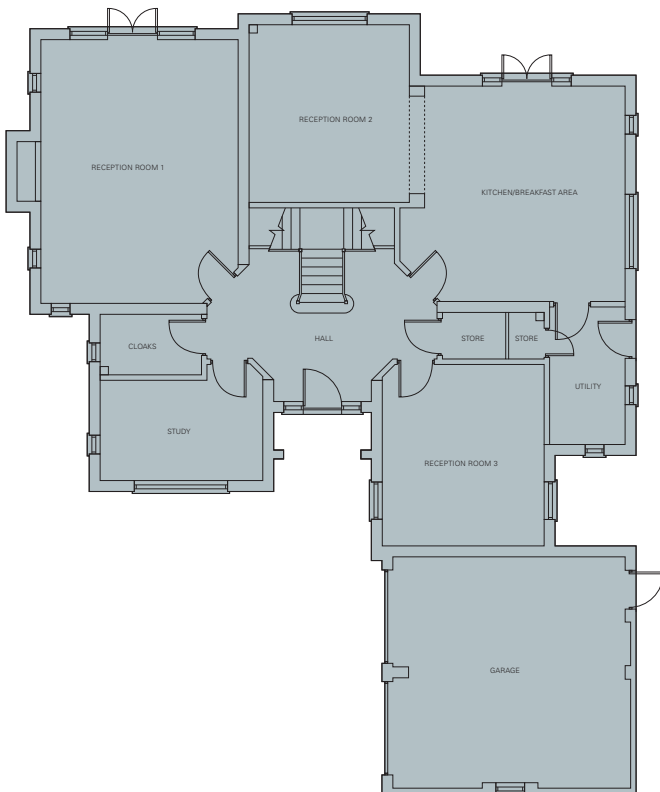
# Westminster

## Ground Floor

Kitchen/Breakfast Area (Min.)	5.37m x 5.16m	17'7" x 16'11"
Reception Room 1 (Max.)	6.29m x 4.69m	20'7" x 15'4"
Reception Room 2	4.24m x 3.84m	13'11" x 12'7"
Reception Room 3 (Max.)	4.30m x 3.87m	14'1" x 12'8"
Study (Min.)	3.84m x 2.35m	12'7" x 7'8"

## First Floor

Bedroom 1	5.21m x 4.16m	17'1" x 13'8"
Bedroom 2 (Min.)	3.87m x 3.66m	12'8" x 12'0"
Bedroom 3 (Min.)	3.97m x 3.67m	13'0" x 12'0"
Bedroom 4 (Max.)	3.92m x 3.84m	12'10" x 12'7"
Bedroom 5	3.67m x 2.24m	12'0" x 7'4"



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### Key features

- Kitchen/dining area with french doors to rear garden
- Spacious reception room with french doors to rear garden
- Second reception room
- Downstairs cloakroom
- Separate utility and separate study
- En-suite to bedrooms 1 & 2

4 bedrooms and study

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# Littleton

## Ground Floor

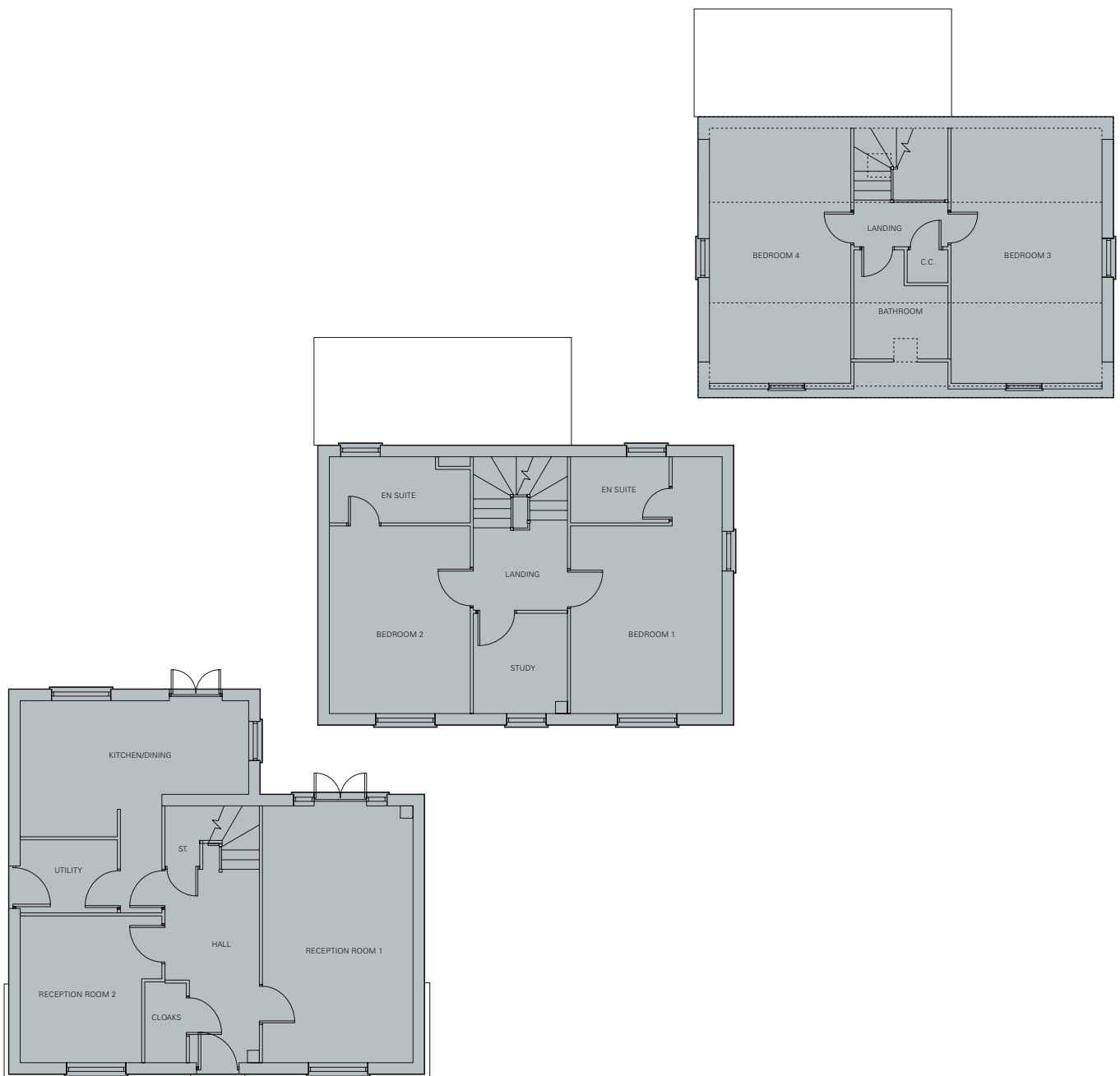
Kitchen/Dining (Max.)	5.19m x 3.13m	17'0" x 10'3"
Utility	1.66m x 2.20m	5'5" x 7'3"
Reception Room 1	5.87m x 3.42m	19'3" x 11'3"
Reception Room 2 (Min.)	3.33m x 2.73m	10'11" x 8'11"

## First Floor

Bedroom 1 (Min.)	4.32m x 3.42m	14'2" x 11'3"
Bedroom 2 (Ex. En suite)	4.32m x 3.19m	14'2" x 10'6"
Study	2.30m x 2.11m	7'7" x 6'11"

## Second Floor

Bedroom 3 (to 1.5m high Min.)	5.03m x 3.42m	16'6" x 11'3"
Bedroom 4 (to 1.5m high Min.)	5.03m x 3.19m	16'6" x 10'6"



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### Key features

- Integral garage
- Separate utility
- Downstairs cloakroom
- En-suite to bedrooms 1 & 2
- Velux windows to bedroom 1

5 bedroom home

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# Churton

## Ground Floor

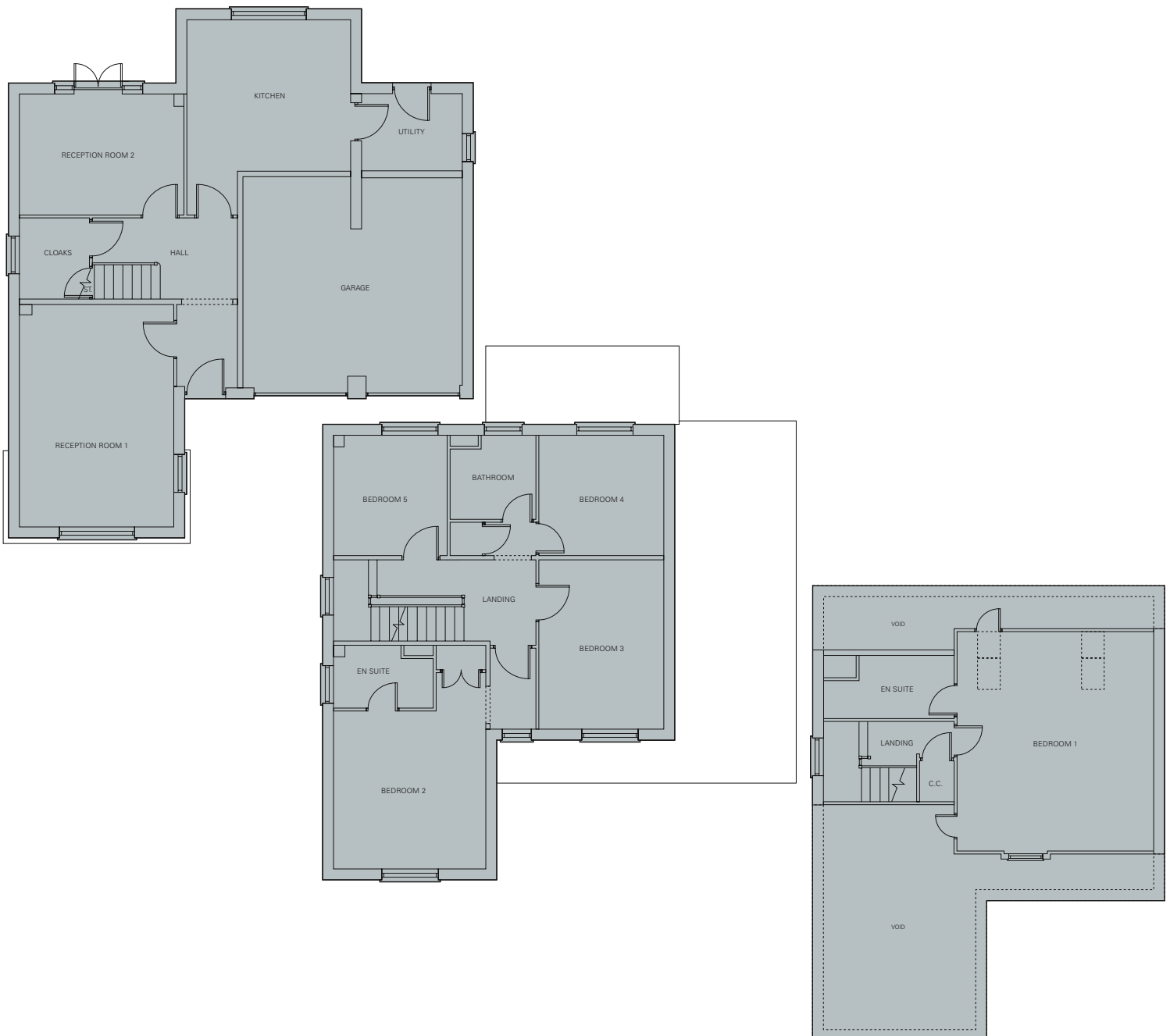
Kitchen (Min.)	3.57m x 3.84m	11'9" x 12'7"
Utility	2.35m x 1.77m	7'9" x 5'10"
Reception Room 1	5.31m x 3.62m	17'5" x 11'11"
Reception Room 2	3.92m x 2.83m	12'10" x 9'3"

## First Floor

Bedroom 2 (Min. Ex. En suite)	3.75m x 3.61m	12'4" x 11'10"
Bedroom 3	4.04m x 2.96m	13'3" x 9'9"
Bedroom 4 (Min. Ex. En suite)	2.92m x 2.85m	9'7" x 9'4"
Bedroom 5	2.85m x 2.71m	9'4" x 8'11"

## Second Floor

Bedroom 1 (to 1.5m high - Max. Ex. En suite)	4.84m x 4.71m	15'11" x 15'5"
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## Specification

This is the standard specification for each of the homes available, as indicated. Please speak to the Sales Executive if you would like to take advantage of our Choices service, which allows you to customise your new Taylor Wimpey home before you move in, so it's exactly as you want it to be.

### Kitchen

Range cooker	✓
Chimney cooker hood	✓
Integrated dishwasher	✓
American style fridge/freezer	✓
Fluorescent strip light under wall units	✓

### Cloakrooms, Bathrooms and Ensuites

Shaver unit to bathroom (and en suites where applicable)	✓
Thermostatically controlled shower to en suite† (or bathroom where applicable)	✓

### Windows and French Doors

PVCu lockable double glazed windows	✓
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### Internal Finishes

Chrome plated lever door handles	✓
Polished timber staircase	•
Wardrobes to bedroom 1	✓
Wardrobes to bedroom 2	✓

### Heating, Water and Insulation

Gas central heating	✓
Thermostatically controlled radiator valves (excluding hall)	✓
Gas point to living room/feature fireplace	✓

### Electrical

Energy efficient lighting to specified rooms	✓
Telephone point to hall	✓
Telephone point to reception room 1	✓
TV and telephone point to bedroom 1	✓
TV and telephone point to study	✓
TV point to reception room 1/family room	✓
Power and light to garage (where specified)††	✓

### Security and Safety

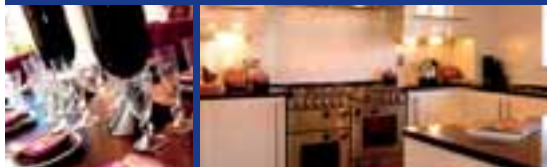
Mains operated doorbell	✓
Mains operated smoke detectors	✓
Burglar alarm system (wire only)	✓

### Gardens, Paths and Drives

Fenced rear garden	✓
Outside tap	✓

### Warranty

NHBC 10 year Build Mark policy	✓
Taylor Wimpey warranty for 2 years from date of Legal Completion	✓



✓ = Standard Features  
• = Subject to Housetype

† Excluding baths to en suites

†† For confirmation on power and light to garage, please check with your Sales Executive

Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information.

## How to find us:

From Chester city centre, take the A51/ A41 towards Nantwich and Whitchurch. Take the right fork and continue to follow the A51/ A41 – the road bends round to the right and back towards the city centre. Take the first turning on the left, the B5130 signposted Huntington, Farndon, River Dee and Sandy Lane. Follow the B5130 for 1.5 miles, then immediately after the 'Rake & Pikel' pub, turn first left onto Sandy Lane. The development is situated on the left-hand side.

Follow the M56 and M53 towards Chester and Queensferry, then take the A51/A41 exit towards Nantwich and Whitchurch. At the first roundabout, take the 3rd exit onto Caldley Valley Road. Follow this across the mini-roundabout, with the Retail park on your left, and onto Gorse Way. At the T-junction, turn left onto the B5130. Immediately after the 'Rake & Pikel' pub, turn first left onto Sandy Lane. The development is situated on the left-hand side.

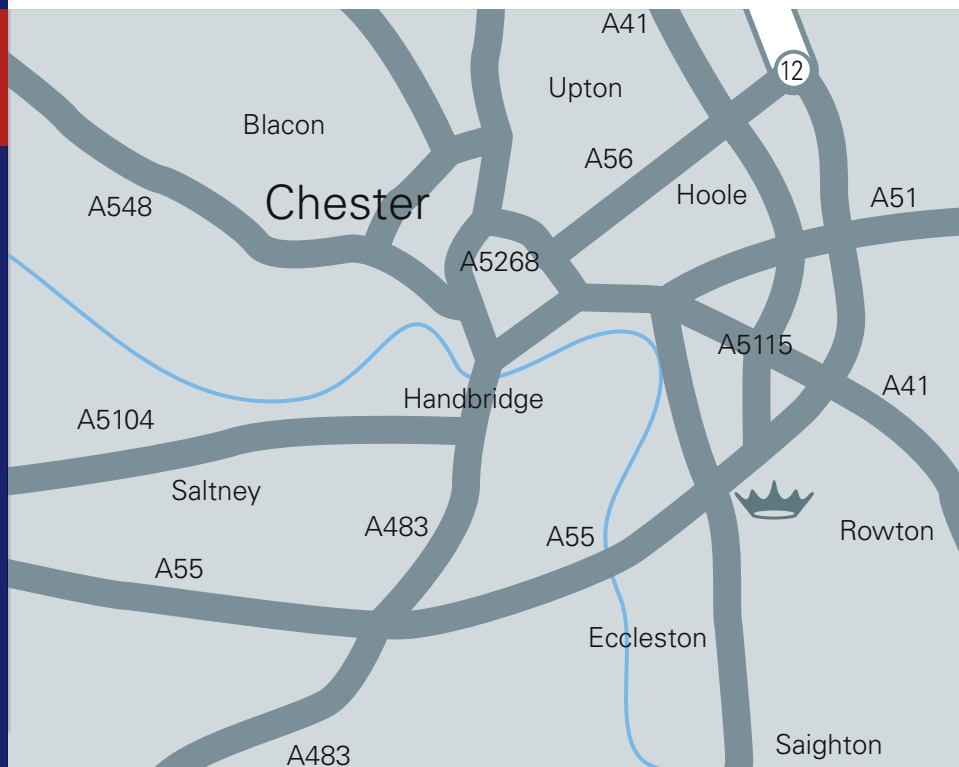
**Crown Fields,**  
Chester Road, Huntington,  
Cheshire CH3 6BS  
**Sales hotline:** 0845 671 1818

Sales information centre open  
Thursday – Monday 10am – 5.30pm

**Taylor Wimpey North West**  
The Beacons, Warrington Road  
Birchwood Warrington, Cheshire WA3 6XU

Regional Office: 01925 849 500

[taylorwimpey.co.uk](http://taylorwimpey.co.uk)



Maps not to scale.

### Please note:

Information correct at time of going to print, in April 2010. Taylor Wimpey has a policy of continuous improvement and reserves the right to change specifications, designs, floorplans and siteplans at any time. Room dimensions are subject to change and should not be used when ordering floorcoverings or furnishings. Please ask the Sales Executive for up-to-date information when reserving your new home.