



Your new location

Rural setting. Village location. Good schools. Great facilities. Aspirational designs. Stylish living. This is a wonderful place to call home.

Tarporley is located to the west of the Cheshire Plain. The fertile Cheshire Plain is a rural, predominately farming area, famous for it's dairy herds with meadows, pasture and woodland. The fertile farmland with it's Cheshire black and white buildings overlays glacial and sandstone deposits. The sandstone is evident where it is exposed on the Mid-Cheshire Ridge running from Helsby in the North via Beeston and Peckforton through to Bickerton. On the ridge Beeston Castle gives fine views of Tarporley and the surrounding countryside.

The village of Tarporley itself with it's historic buildings, numerous antique and fashion shops as well as excellent eateries and drinking holes is itself the principle attraction but for the adventurous there are many places to visit nearby.

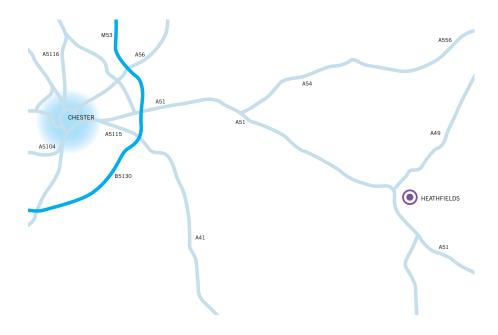
Both Nantwich and Chester are within easy reach. Nantwich is an historic market town offering a wider selection of up-market retail shops and eateries. Chester provides all that can be expected from a city and more; from retail parks and leisure facilities to a cathedral and boating on the River Dee.

Just 9 miles away is Crewe railway station with its main line into London Euston in just one and a half hours.

Neighbouring towns /cities include:

Nantwich	6 miles
Chester	16 miles
Liverpool	25 miles
Manchester	28 miles

Welcome to Heathfields. Make yourself at home.





Your new community

We're building at Heathfields for a simple reason: the area's perfect for enjoying life to the full.

The setting

A collection of period Georgian inspired 'Cheshire brick' homes designed specifically for this location.

Heathfields is designed to suit the more discerning lifestyle with properties ranging from 3/4 bedroom mews homes to 5 and 6 bedroom detached mansion style homes, complete with fully integrated kitchens, dedicated dining and family rooms, en-suite bedrooms and double detached garages.

The location boasts extensive landscaped areas, featuring a village green that helps to create a real sense of place; a setting that is truly unique.

This is something special - be part of it.



Living life

With four traditional country style pubs, plus restaurants and take-aways for every taste, all within the High Street, the village of Tarporley is a wonderful place for the culinary enthusiast. What's more, its all on your doorstep.

Beyond the attractions of the village itself, nearby can be found historic castles, traditional markets, craft centres, candle making, antique fairs, ice cream making, horse riding, golf courses and fishing.

Village life is very active with many events organised by local organisations.

Macdonald Portal Hotel Golf & Spa is a real jewel in the North West. This hotel with its golf courses, restaurant and leisure facility is located just a short distance from the development. The Portal Premier Golf Club is a well established 18 hole, Par71 Parkland golf course with bistro and function facilities for members and visitors alike.

Just half a mile away, the Sandstone Trail is a 34 mile well marked path along the Cheshire sandstone ridge, representing a wonderful and not too demanding walk with splendid views.

And, just a mile or so away, you'll find Oulton Park race track, a famous local motor racing circuit, hosting rounds of the British Touring Car and British Superbike Championships. Living so close, local families find the practice days an interesting and not too hectic or expensive day out.

Shopping

Tarporley is a real gem, offering the discerning resident easy access to a number of high quality local shops, inclusive of the 'must have' butcher, baker, and greengrocer, together with small local mini mart and chemist. There are a range of specialist boutiques, tea shops, upmarket restaurants, traditional pubs, and take-aways

Schools

Tarporley is well served by local schools. The local Primary School, located on Park Road, regularly achieves above average scores in all its core subjects. Tarporley High School, on Eaton Road, specialises in maths and computing, and is renowned for high achievement.



Your new home

Within Heathfields, we're creating an exclusive collection of individually-designed homes.

The benefits

Buying a home at Heathfileds gives you reassurance of long lasting value and peace of mind. Each home comes with a 10 year warranty so you can always call us if you need help. We design all our homes to be stylish and to meet the needs of modern living. You'll find spacious interiors, high quality kitchens and bathrooms and attractive exteriors.

We know that an energy efficient home is important to you. We include loft, wall and floor insulation as well as double glazed windows to ensure that your home is energy efficient, comfortable and cost effective to run.



Our quality

At Stewart Milne Homes, we pride ourselves on building innovative and high quality homes. Each home is quality checked at various stages of its build and inspected by the National House Building Council.

We use a high level of specification in materials, and apply superior craftsmanship. In particular, we build to exacting standards, and create homes that are long-lasting.

All our homes come with a 10 year warranty, giving you peace of mind.

We ensure the highest quality finishes inside and out and all our fittings are premium quality, in keeping with your expectations.

Your choice

All the homes at Heathfields are spacious, light and airy. They've been designed to provide flexible accommodation that suits the ever-changing needs of modern living, with well-planned living areas for entertaining and family life, combined with high specification kitchens that have integrated appliances and an excellent choice of styles.

Every aspect of your new home is finished to the highest standards, with great attention to detail – providing you with the very best premium home.

Features include expertly crafted fully integrated kitchens, with stainless steel ovens, hobs and hoods. Vanity units in family bathrooms and sliding mirror or solid door wardrobes. Chrome door furniture features throughout.

Working together with you to choose these features is an integral and enjoyable part of buying a Stewart Milne home.

In addition, our homes are designed to be energy-efficient with excellent insulation, ensuring comfortable temperatures throughout and reducing your energy bills, compared to second hand properties.

Your surroundings

Helping you feel right at home.

When you're choosing your new home, you'll want to see where it's positioned in relation to the rest of its surroundings.

The development plan on the following pages will help you to see how your home fits into its surroundings and how your new community will grow around you.

On the next few pages, you'll see the full choice of homes available within the development, with illustartions and floor plans to help you visualise the range of homes available - ensuring that your ideal home is exactly what you want.

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This site plan is for illustration purposes only. The layout is not to scale and is an indication only of the relative positions of properties and landscaping. A more detailed plan is available at our sales office at the development, please ask for details. While the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by Stewart Milne Group. Please note that the development plan was drawn before building started on site. Whilst it is always our intention to build in accordance with this plan, there are occasions when boundaries and layouts may change as the development proceeds. Please check the details of your chosen plot with our Sales Consultant when you are making your reservation. The deed plan will be sent directly to your solicitors and should be inspected by you.



Please note that some properties are built handed (mirror image) to those shown. Door, window and elevational treatments may vary to provide interest within the development. Please ask us for details of the specification of your chosen home and the technical specification, heating and electrical layout drawings which may have changed since this brochure was printed. Details are for guidance only and do not constitute a part of any contract, nor do they constitute an offer. While the particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by Stewart Milne Group.

Step Inside

Embark on a journey to discover your ideal home.

We believe that the better we know our customers the better our homes will be. That's why, before we build anything, we devote a lot of time to understanding families just like yours.

Your dreams.
Your needs.
Your expectations.

We understand the ever-changing demands and aspirations of modern living. The styles and choices you desire, the attention to detail you expect and the practicalities you need to make life easier. We then translate this knowledge into every aspect of our homes. At Heathfields that means a great choice of five individual styles.





The inside story

Let's start in the **kitchen**. It's the true heart of a family home. So you can be sure that ours are large and lead straight onto impressive dedicated dining areas/

You'll find our kitchens are beautifully designed to a high specification with stainless steel oven, hob and hood, together with an integrated microwave, fridge/freezer and dishwasher. We also offer a wide choice of style* options to give your kitchen a personal touch.

Upstairs, all **bedrooms** are very generous in size. The **master bedroom** - your sanctuary - has a luxurious en-suite with contemporary sanitary ware, 'Kelvin' vanity units are provided as standard in all family bathrooms (great storage!) and en-suites in most house types. You can also personalise your bathroom from our great range of ceramic tiling[†].

We also make sure that the **internal decoration** suits you. You've told us that you want your new home to be neutral, so you can stamp your individuality on each room.

We paint every home in magnolia, with ceilings and internal woodwork in brilliant white.

Doors throughout your home are painted white and feature chrome lever handles.

A new home has many other advantages over second-hand. **Central heating and energy efficiency** is maximised, with double glazing, loft insulation and gas fired central heating for lower bills. Additionally at Heathfields, all our homes

benefit from the most advanced solar powered energy efficient heating and water systems.

And **safety** is always a priority - all homes at Heathfields come complete with a mains smoke detector (and battery back-up pack) linked to other detectors within the house.

All external doors have multipoint locking systems.

And the outside story

We know that the outside space of a home is just as important to you as the inside space. So our commitment to giving you the perfect living environment is equally focused here.

Your **front garden** is fully landscaped, with planted areas (as shown on landscape layout). Your **rear garden** is topsoiled and fenced, walled or hedged. Each home is individually finished with its own boundary detail to enhance the appeal. Our Sales Consultant will be able to show you the detail for your chosen plot.

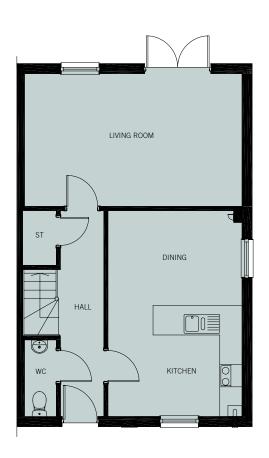
The front door features GRP panelling with a smooth finish in black, a stainless steel viewer, a chain restrictor, an aluminum postal plate and a 3 point locking system.

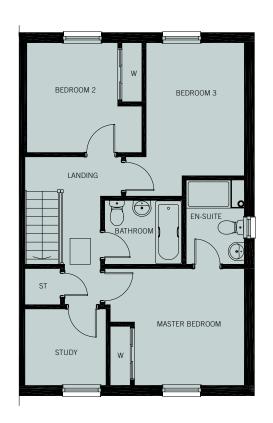
Externally, these homes are of the highest quality. Soffits are finished in white UPVC, with feature GRP facias. Decorative art stone window sills and plinth detail feature on all housetypes, with many also including art stone band course. Double glazed mock sash Georgian style windows complete the high level of external specification

The Tabley

This three/four bedroom spacious home has a fantastic layout, boasting a light and airy kitchen and dining area, the perfect hub of the family home and generous lounge with French doors opening out onto the rear garden. Upstairs the spacious master bedroom has an en-suite shower room. Two further generously sized bedrooms, a study/fourth bedroom and a family bathroom complete this fantastic home.







GROUND FLOOR

Living room	5870mm x 3580mm	19′ 3″ x 11′ 9″
Kitchen/Dining	3615mm x 5555mm	11' 10" x 18' 3"
WC	855mm x 2065mm	2' 10" x 6' 9"

Master Bedroom (excluding wardrobe)	3766mm x 3155mm	12' 4" x 10' 4"
En Suite	1565mm x 2275mm (max)	5′ 2″ x 7′ 6″
Bedroom 2 (excluding wardrobe)	3105mm x 2965mm	10' 2" x 9' 9"
Bedroom 3	2650mm x 4140mm (max)	8′ 8″ x 13′ 7″
Study	2190mm x 2065mm	7′ 2″ x 6′ 9″
Bathroom	2085mm x 1725mm	6' 10" x 5' 8"

The Dunham

A beautifully designed four bedroom family home. The Dunham boasts a welcoming entrance hall which leads to a stunning fully equipped kitchen adjacent to the dining room which features French doors leading to the rear garden. There is a separate utility room and downstairs cloakroom. From the dining room, double doors lead to the bright and airy living room with feature bay window. There is also a separate study/family room. Upstairs the master bedroom and guest bedroom have en-suite facilities, two further double bedrooms and a family bathroom complete this impressive family home.







GROUND FLOOR

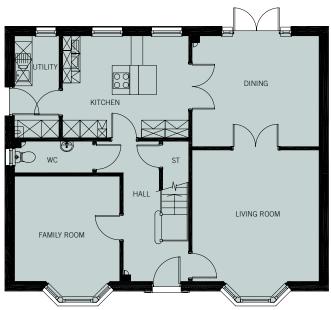
Living room (excluding bay)	4120mm x 4770mm	13′ 6″ x 15′ 8″
Dining	5120mm x 3165mm	16′ 10″ x 10′ 5″
Kitchen	4515mm x 3165mm (max)	14' 10" x 10' 5"
Study/Family room (excluding bay)	3465mm x 2840mm (max)	11' 4" x 9' 4"
Utility	2665mm x 1625mm	8′ 9″ x 5′ 4″
WC	2665mm x 1075mm	8′ 9″ x 3′ 6″

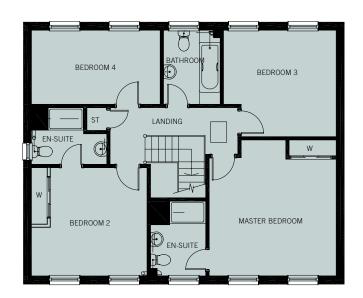
Master Bedroom (excluding wardrobe)	4120mm x 4670mm (max)	13′ 6″ x 15′ 4″
En Suite	2135mm x 2016mm (max)	7' 0" x 6' 7"
Bedroom 2 (excluding wardrobe)	3425mm x 2730mm (max)	11' 3" x 8' 11"
Ensuite	1840mm x 1825mm (max)	6' 0" x 6' 0"
Bedroom 3	3615mm x 3265mm (max)	11′ 10″ x 10′ 9″
Bedroom 4	3280mm x 3265mm (max)	10' 9" x 10' 9"
Bathroom	2625mm x 2115mm	8' 7" x 6' 11"

The Lyme

A well appointed four bedroom home with a light and airy living room, dedicated dining room and large well appointed kitchen complete with breakfast bar and island oven & hob unit. The dining room is accessed via double doors from both the kitchen and the generously sized living room, with French doors onto the rear patio/garden, making this an ideal home for entertaining. Upstairs the master bedroom has a stylish en-suite and built-in wardrobe as well as a guest bedroom with en-suite, a further two good sized bedrooms and family bathroom.







GROUND FLOOR

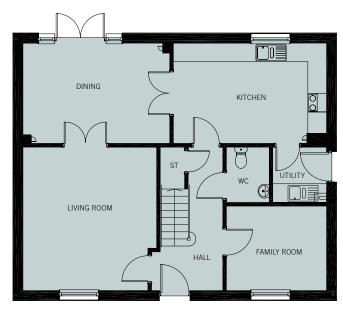
Living room (excluding bay)	4315mm x 4470mm	14' 2" x 14' 8"
Dining	4315mm x 3765mm	14' 2" x 12' 4"
Kitchen	4290mm x 3465mm	14' 1" x 11' 4"
Family Room (excluding bay)	3580mm x 3580mm (max)	11' 9" x 11' 9"
Utility	1515mm x 3465mm	5' 0" x 11' 4"
WC	2665mm x 1075mm	8' 9" x 3' 6"

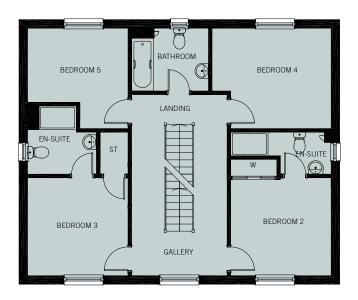
Master Bedroom (excluding wardrobes)	4315mm x 4645mm (max)	14' 2" x 15' 3"
En Suite	1880mm x 2540mm (max)	6' 2" x 8' 4"
Bedroom 2 (excludes wardrobes)	3930mm x 3680mm	12' 11" x 12' 1"
En Suite	2555mm x 1925mm (max)	8′ 5″ x 6′ 4″
Bedroom 3	3825mm x 3616mm (max)	12' 7" x 11' 10"
Bedroom 4	4370mm x 2515mm	14′ 4″ x 8′ 3″
Bathroom	1925mm x 2515mm	6′ 4″ x 8′ 3″

The Tatton

This superb five/six bedroom family home incorporates a spacious living room with double doors leading to the dining room. The light and airy kitchen has direct access from the dining room and a separate utility room. There are French doors leading to the garden from the dining room and a downstairs cloakroom. On the first floor all rooms are accessed off the impressive galleried landing. The guest bedroom has an en-suite and built-in wardrobes while bedroom 3 also has en-suite facilities, two further bedrooms and the family bathroom, complete this floor. The second floor accommodates the master bedroom with en-suite, built-in wardrobes and dual aspect windows. The studio/bedroom six has large storage space and windows to the side and front.





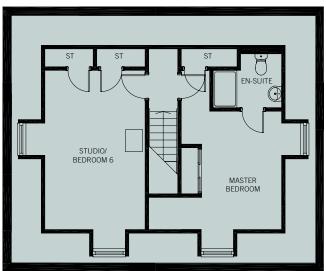


GROUND FLOOR

Living room	4295mm x 4610mm	14' 1" x 15' 2"
Dining	4715mm x 3225mm	15′ 6″ x 10′ 7″
Kitchen	4920mm x 3225mm	16' 2" x 10' 7"
Family room	3215mm x 2715mm	10′ 7″ x 8′ 11″
Utility	725mm x 1780mm	5′ 8″ x 5′ 10″
WC	1375mm x 1780mm	4′ 6″ x 5′ 10″

FIRST FLOOR

Bedroom 2 (excluding wardrobe)	3225mm x 3145mm (max)	10′ 7″ x 10′ 4″
Ensuite	3225mm x 1350mm (max)	10′ 7″ x 4′ 5″
Bedroom 3	3225mm x 3145mm	10' 7" x 10' 4"
En Suite	2210mm x 2195mm (max)	7′ 3″ x 7′ 2″
Bedroom 4	3825mm x 3225mm (max)	12' 7" x 10' 7"
Bedroom 5	3225mm x 3225mm (max)	10' 7" x 10' 7"
Bathroom	2470mm x 2020mm	8′ 1″ x 6′ 7″



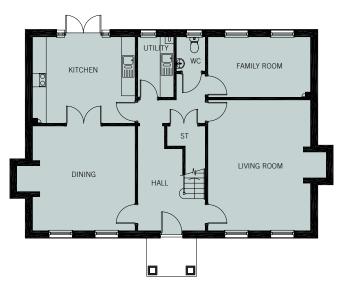
SECOND FLOOR

Master Bedroom	3220mm x 3800mm (max)	10′ 7" x 12′ 6"
En Suite	2195mm x 1730mm (max)	7′ 2″ x 5′ 8″
Studio/ Bedroom 6	3220mm x 5115mm (max)	10' 7" x 16' 9"

The Capesthorne

This large, yet perfectly-proportioned, five bedroom detached home has a spacious reception hall behind the impressively designed portico entrance. This leads to a stunning breakfast kitchen with double doors to the dedicated dining room and out to the garden. A family room, downstairs cloakroom and separate utility room are all easily accessed from the large entrance hall. The light and airy living room is ideal for entertaining. Upstairs all rooms are accessed off a light and spacious galleried landing area. The master bedroom has built-in wardrobes and en-suite shower room, while the guest bedroom also has built-in wardrobes and en-suite. Three further bedrooms and family bathroom complete this stunning home.







GROUND FLOOR

Living room (excluding fireplace)	4525mm x 5770mm	14' 10" x 18' 11"
Dining (excluding fireplace)	4525mm x 4620mm	14' 10" x 15' 2"
Kitchen	4525mm x 3815mm	14' 10" x 12' 6"
Family room	4525mm x 2665mm	14' 10" x 8' 9"
Utility	1585mm x 2665mm	5' 2" x 8' 9"
WC	1275mm x 1515mm	4' 2" x 5' 0"

Master Bedroom (excluding wardrobe)	4525mm x 4620mm (max)	14′ 10″ x 15′ 2″
En Suite	3280mm x 1225mm	10' 9" x 4' 0"
Bedroom 2 (excluding wardrobe)	3250mm x 3815mm (max)	10' 8" x 12' 6"
Ensuite	1515mm x 2370mm (max)	5' 0" x 7' 9"
Bedroom 3	4525mm x 3075mm (max)	14′ 10″ x 10′ 1″
Bedroom 4	4525mm x 2580mm (max)	14' 10" x 8' 6"
Bedroom 5	3585mm x 2665mm	11' 9" x 8' 9"
Bathroom	4525mm x 1925mm (max)	14′ 10″ x 6′ 4″

Taking things forward

It's a big step. It's a great feeling. It's a chance to start afresh in this clean new space that you can make your own. Completely your own. But the experience of buying a new home can also be stressful. There's a lot to think about, a lot to do. You need to make sure that you have everything in the right place at the right time.

That's where we can help.

Not only can we provide you with a perfect new home to make just yours, we can also ensure that the process of buying is simple and straightforward - even stress free. And we start right here. In this brochure, we outline the benefits of buying a new home, and provide you with a lot of tips on the key things to think about when you're doing it. And towards the back of this book, you'll find detailed information about the ways in which Stewart Milne Homes can help you to buy the new home of your dreams - right now. So what are we waiting for - let's get started.

Visit Heathfields

Our marketing suite and showhome is open weekly from Thursday through to Monday, from 10.00am to 5.00pm.

We're also happy to see you at any other time, if that's more convenient.

Please call 0845 076 6132 to arrange an appointment.

Reserve your home

Heathfields is extremely desirable, so we're giving you the chance to reserve now.

When you get in touch, you'll be assigned your own sales consultant. They'll help you choose your property and discuss with you your choice of fittings and finishes.

We'll keep paperwork to a minimum, and a simple non-refundable deposit will secure your home.

Let us help with your move

We can help with:

- Solicitors
- Mortgages
- Interior designers
- Advice on marketing and selling your existing house, or even taking it as part exchange*.

We'll make the whole process easy and affordable - our 30 years of experience have proved how vital that is. We can even help you find a suitable removal company - any little aspect that will help make your move to Heathfields as smooth and pleasurable as possible.

Please just ask your sales consultant.

Our Warranty - your peace of mind

The National House Building Council 10 Year Buildmark Warranty covers all new Stewart Milne homes.

For the first two years we take care of any agreed defects. Our Customer Service team prides itself on dealing with problems as quickly as possible. For the remaining eight years, structural defects are dealt with directly by the highly-respected NHBC - the benchmark for quality in British building standards.

All kitchen appliances are covered by a two-year manufacturer's warranty. The manufacturer will assist you with any problems directly should they arise.

Supporting you when you move in

The best thing about buying a new Stewart Milne home? You have nothing to worry about once you've moved in.

Our comprehensive warranties take care of all the things that might be a problem with an older home. The list of what's covered runs to three A4 pages, and includes central heating (other than boiler servicing), wastes and drains, kitchen appliances, alarm installations, flashings, gutters and downpipes, roof, sanitary ware, structural defects, water services and much more.

On the day you move in, you receive a comprehensive Guide to your New Home and a detailed Home Owner's pack. You'll also be given the name of your Stewart Milne Customer Service Co-ordinator, who is on hand to help you settle in.

The benefits of a Stewart Milne home

Our homes come in all shapes and sizes, and there are countless designs and styles to choose from - something for everyone.

Spoilt for choice

Subject to the stage of construction, you can choose fixtures and fittings, or a higher specification from our range at an additional cost. In some cases this will include flooring, soft furnishings, interior design or even a garden landscaping service.

More energy efficient

On average, our homes are six times more energy-efficient and generate significantly less CO_2 emissions than older style homes. Our homes are also fitted with the latest heating systems, excellent wall and loft insulation, double glazed windows and doors. But it's not just about the planet, improved energy efficiency saves money too and living in a new home can reduce energy bills by more than £500 per year.

Enjoy peace of mind

Buying a new home eliminates the need to do any renovations, repairs or DIY, meaning you can spend more time with family and friends, doing all the things you really enjoy.

10 year guarantee

All our homes come with a 10 year NHBC warranty providing you with peace of mind which those buying a second hand property simply do not have.

Less chain means less stress

You can move into your new home as soon as it is complete, there is no need to wait for existing residents to vacate. This reduces the chain, stress and uncertainty associated with buying a second hand property.

Designed to suit modern lifestyles

Our homes are built to make use of every inch of space. Research shows 17% of living space in older style properties often goes unused, which translates to £34,000 of a £200,000 house going to waste. Our homes provide flexible living space whatever your needs.

Stay safe and sound

Our homes are designed to adhere to high building standards. These standards relate to every aspect of a building's construction including its structure, ventilation, sound insulation, electrical and fire safety, so you can enjoy living in a safe and secure environment.

Brand new means a blank canvas

Everything in a new home is clean and untouched by previous owners - it's like buying a brand new car and driving it out of the showroom. Our homes are decorated in 'neutral' colours giving you a blank canvas to stamp your own style and personality on from day one.

Be part of a new community

Moving to a brand new home is an opportunity to make new friends and be part of an emerging community.

Our neighbourhoods are designed and built with people in mind and with everybody starting from scratch, getting to know your neighbours is easy.

Five great reasons to make Heathfields your home

Space

A distinctive collection of traditional period inspired homes, set within a tree-lined location within walking distance of one of the most sought after semi-rural villages in Cheshire.

Quality

Expertly crafted kitchens, stylish vanity units in all family bathrooms and sliding mirror wardrobes. Chrome door furniture features throughout and kitchens are fully integrated with stainless steel ovens, hobs and hoods.

Location

Tarporley is one of the most sought after semi-rural villages in Cheshire due to it's local boutiques, specialist shops, and everyday provisions and it's links to the Cheshire countryside and leisure pursuits and local eateries.

Design

Carefully planned, cleverly designed: Stewart Milne homes reflect today's – and tomorrow's – lifestyles. Key to this is flexible, open and stylish living areas, ideal for entertaining and family

Value

10 year warranty.
High ratings for
money-saving energy
efficiency. Plus great
offers and assistance to
make your move easy
and affordable. With
Stewart Milne Homes,
there's never been a
better time to buy.

How to find us

From A51 Chester

Head east onto Tarvin Road (A51) at Tarvin roundabout take the 3rd exit continuing on the A51. At the A49 roundabout take the 2nd exit signposted Tarporley, onto Rode Street, at the fork in the road (Burton Square) turn left onto Utkinton Road, taking the second right onto Heatherways where the development can be found on the right.

From A54 Winsford/Middlewich

From the A54 turn left onto the A51 signposted Tarporley, at the A49 roundabout go straight ahead onto Rode Street and at the fork in the road (Burton Square) turn left onto Utkinton Road, taking the second right onto Heatherways where the development can be found on the right.

From A49/A51 Nantwich

Take A51 sign posted Chester/Tarporley continuing forward onto the A49. On entering Tarporley village continue through the High Street. As you leave the High Street behind, take the right hand fork (Burton Square) onto Utkinton Road, taking the second right onto Heatherways where the development can be found on the right.



Sat Nav reference: CW6 OHP



Marketing Suite open from Thursday to Monday from 10am to 5.00pm. 0845 076 6132 stewartmilnehomes.com e-mail: heathfields@stewartmilne.com