

Elworth Hall Farm, Sandbach



An elegant collection of 4 bedroom homes



Welcome to Sandbach

Situated in the heart of Cheshire's grasslands

Welsh raiders, Viking brigands and a Scottish army seen off by local residents; Sandbach has enjoyed an eventful history - and continues to be a lively, vibrant community!

Situated in the heart of Cheshire's rolling dairy grasslands, Sandbach is picture-postcard perfection of a peaceful and thriving historic market town.

These days, Sandbach town centre has an excellent range of independent shops including bakeries and butchers, greengrocers and delicatessens - plus there are plenty of cafés and restaurants providing a wide choice of refreshment. Moreover, a good number of supermarkets and retail stores are located in or near the town centre.

Sandbach is on the Crewe-Manchester railway line, providing fast commuter links to Manchester, Chester and Liverpool - and intercity trains from

nearby Crewe to London take little more than two hours. The M6 is also just a few minutes drive away, putting the whole of the North West and the Midlands within easy reach, as well as providing rapid access to North Wales, the Lake District and Manchester International Airport.

The surrounding peaceful Cheshire countryside is a delight to explore, whether on foot, by bicycle or in the car. Shropshire and the hills of the Welsh Marches are within easy reach, as are neighbouring market towns of Middlewich, Northwich and Nantwich - all with ancient Roman connections to the salt industry.

As an ideal place to live, Sandbach offers every modern amenity - yet it has a sense of community based on millennia of tradition, and a pride in its role as a Cheshire town with a true sense of place and history!



About Rowland

Independently owned and dedicated to creating stylish developments, Rowland has a track record in house design, construction and the creation of living communities, spanning more than 20 years.

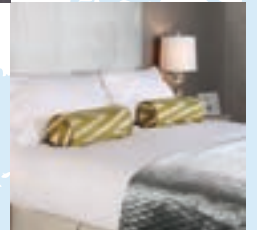
At Rowland, we believe in providing a varied portfolio of traditional, modern and contemporary houses in a range of popular locations throughout the North West.

The environments that we create may vary in shape and size, but our commitment to quality means that all are built to the same exacting standards.

Externally, Rowland homes incorporate eye-catching design features, whilst careful interior planning ensures that we maximise every square metre of available living space. The latest heating, glazing and insulation products combine optimum comfort with minimal maintenance, in keeping with today's busy lifestyles.

Our commitment to quality doesn't stop inside the home though. Time and careful planning go into the layout of each development to create neighbourhoods, blending the development and areas of public open space into the local environment in a complementary and sympathetic way.

Whichever Rowland home you choose to buy and wherever you choose to live, we hope you'll find one to suit your lifestyle; enjoy the experience!



Elworth Hall Farm

A range of homes with excellent specifications

Ideally positioned close to the centre of Sandbach, Elworth Hall Farm enjoys a peaceful location on the edge of open Cheshire countryside.

There are a range of 4 bedroom detached homes at Elworth Hall Farm, with each property benefiting from off road parking and an attached or detached single or double garage.

Properties boast designs that utilise classic proportions to create a harmonious whole, with architectural flourishes that incorporate traditional vernacular Cheshire building features and local brick styles. Yet these homes are unmistakably modern, and include all the amenities sought by the discerning modern home-buyer.

The homes are of an exceptionally high standard and include many fixtures & fittings as standard that other developers only provide as costly upgrades.

Interiors are largely open-plan, allowing for a relaxed family life which can flow effortlessly from kitchen and dining areas to living spaces, where all the family can relax and enjoy spacious surroundings - plus there is easy access to rear gardens via French doors. Master bedrooms have en-suite bathrooms, with a further bathroom serving remaining bedrooms.



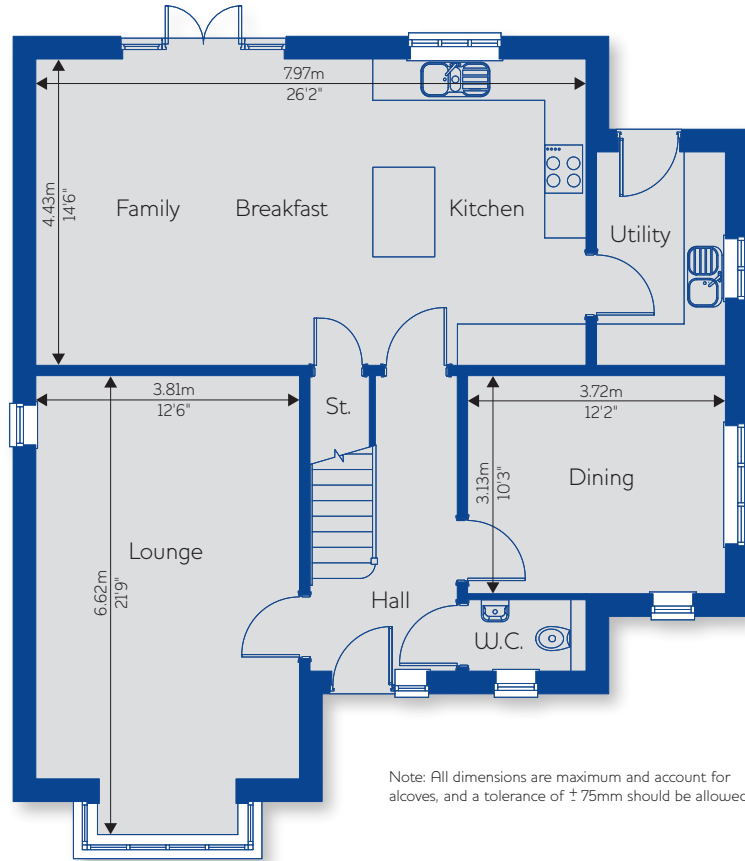
Development plan

- ◆ **Gainsborough**
4 bedroom detached home with garage
- ◆ **Marlborough**
4 bedroom detached home with garage
- ◆ **Wolsey**
4 bedroom detached home with garage
- ◆ **Reynold**
4 bedroom detached home with garage
- ◆ **Renishaw**
4 bedroom detached home with garage
- ◆ **Bonington**
4 bedroom detached home with garage
- ◆ **Brantwood**
4 bedroom detached home with garage
- ◆ **Bellingham**
4 bedroom detached home with garage
- ◆ **Bowes**
4 bedroom detached home with garage
- ◆ **Holbrook**
4 bedroom detached home with garage
- ◆ **Affordable Houses**



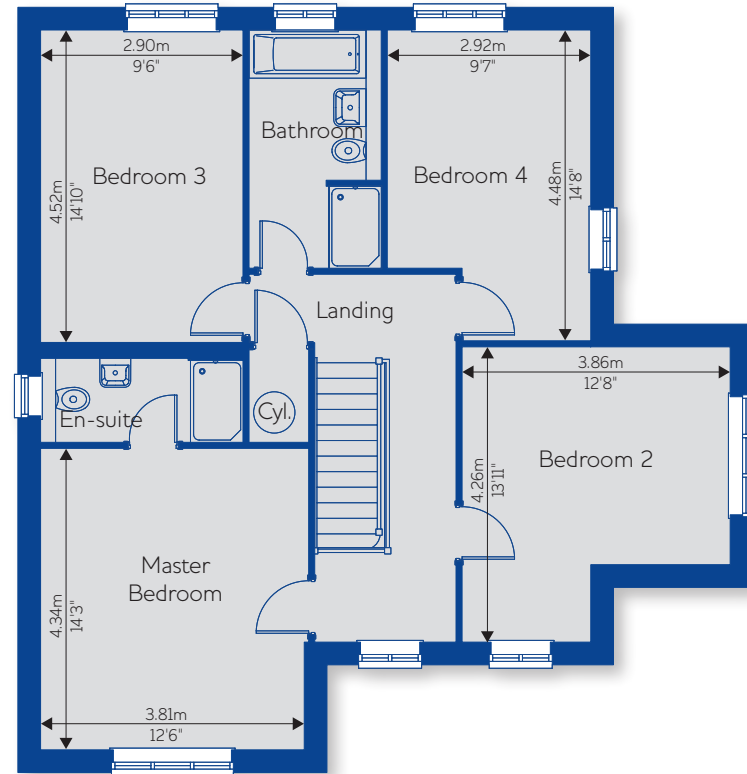


Ground Floor



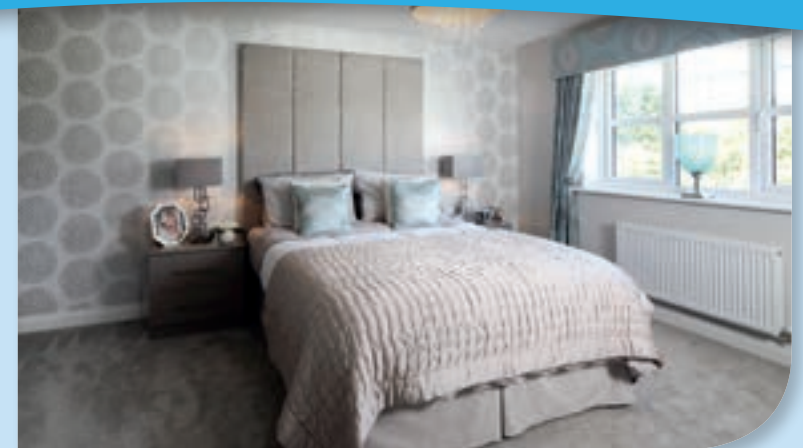
Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed.

First Floor



Gainsborough

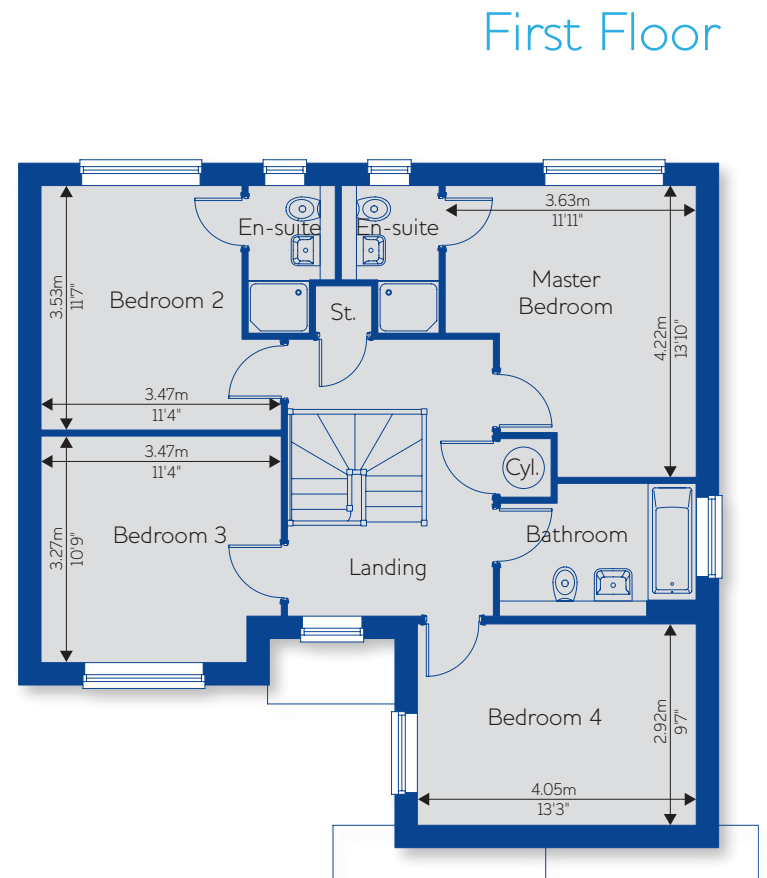
4 bedroom detached home with garage







Note: All dimensions are maximum and account for alcoves, and a tolerance of ±75mm should be allowed. Plot 98 has a detached garage and window positions will vary to the dining/study and bedroom 4. Please speak to a Sales Executive for full details.



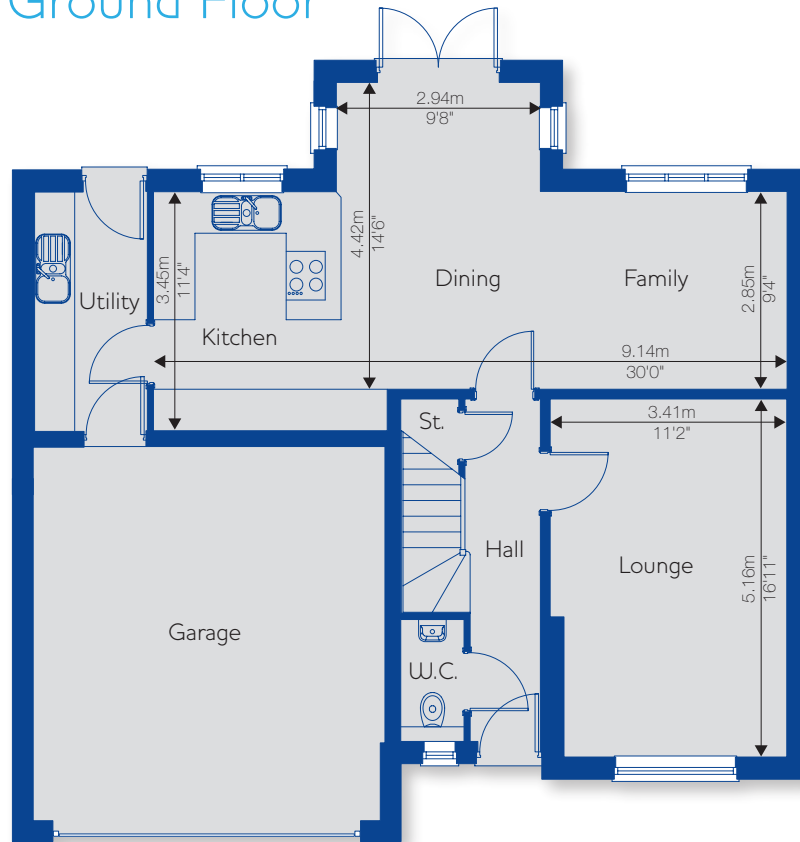
Marlborough

4 bedroom detached home with double garage

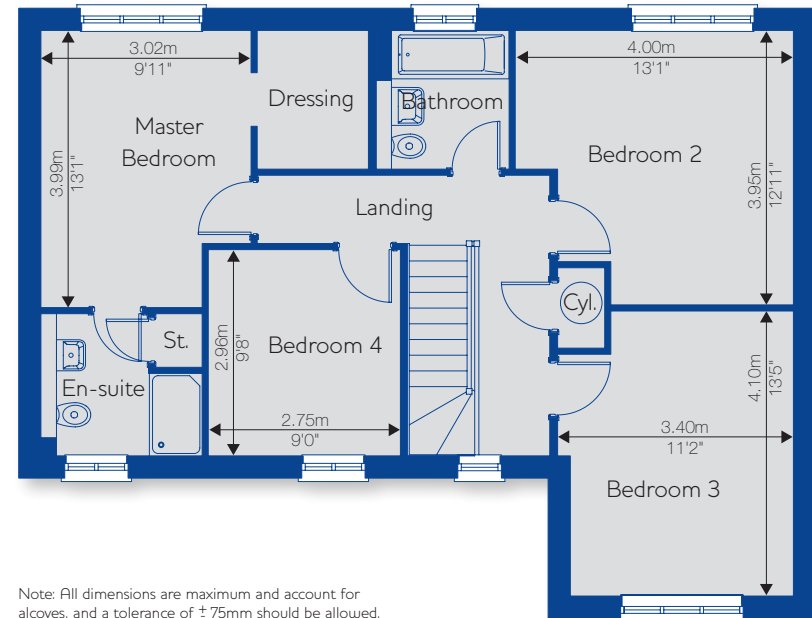




Ground Floor



First Floor



Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed.

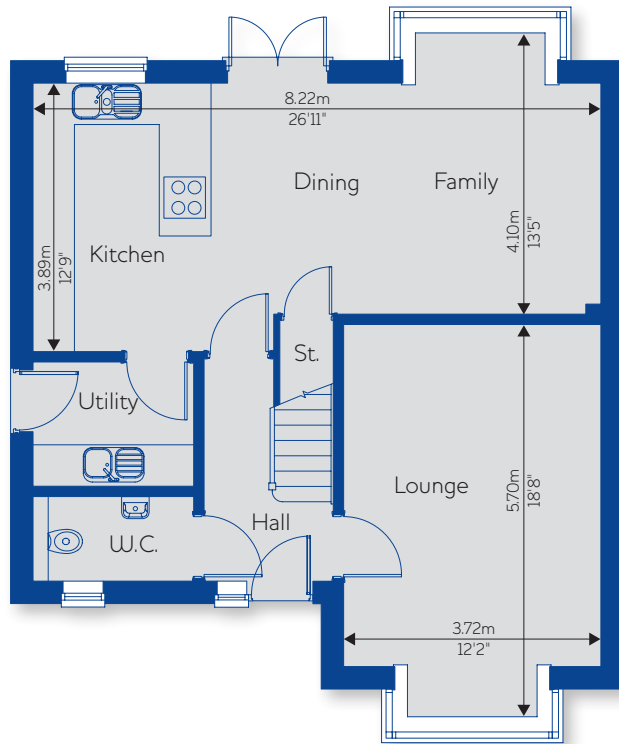


Wolsey

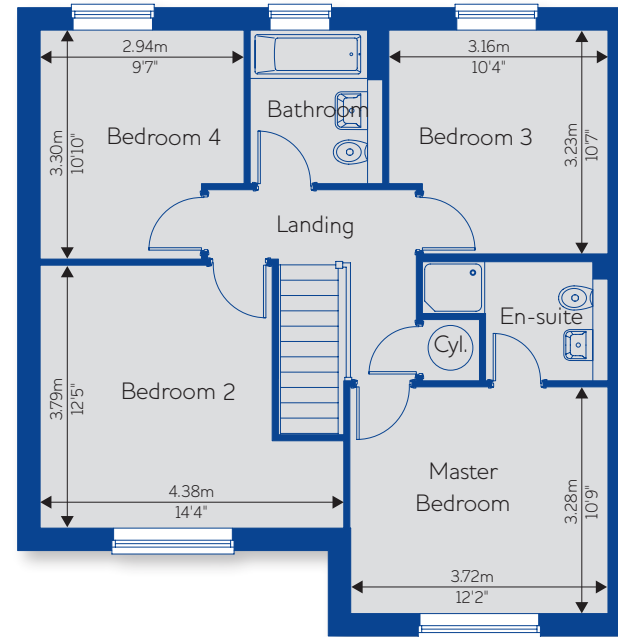
4 bedroom detached home with garage



Ground Floor



First Floor



Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed.

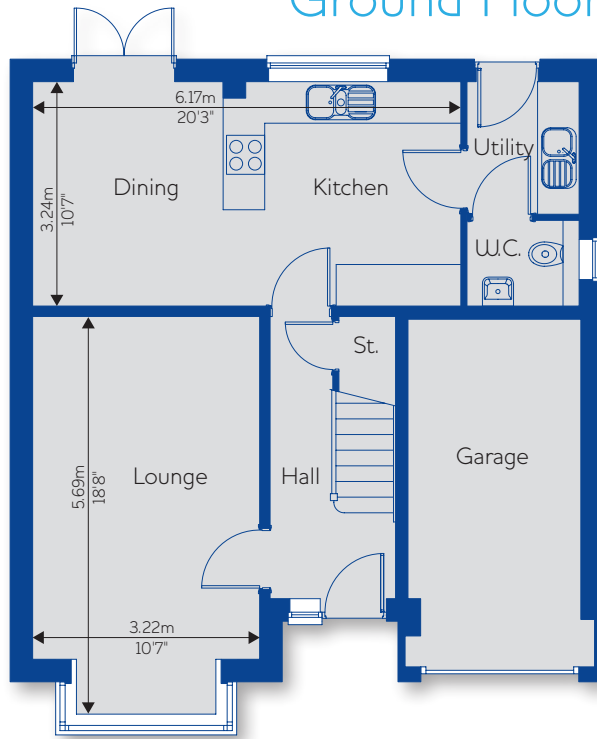
Reynold

4 bedroom detached home with double garage

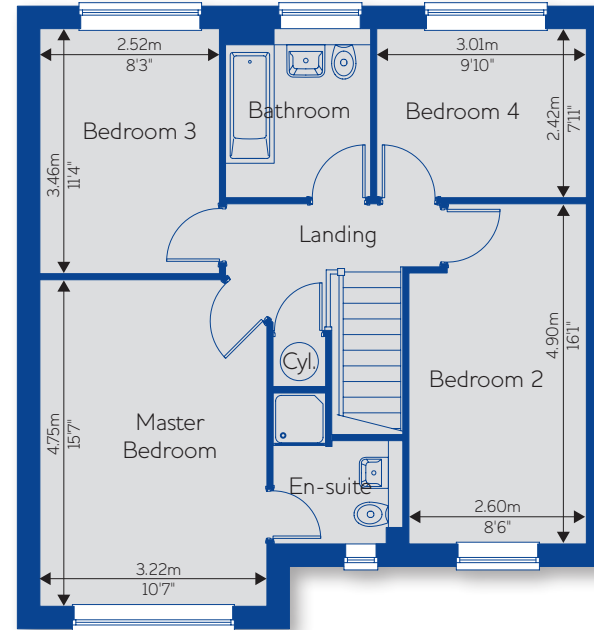




Ground Floor



First Floor



Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed.

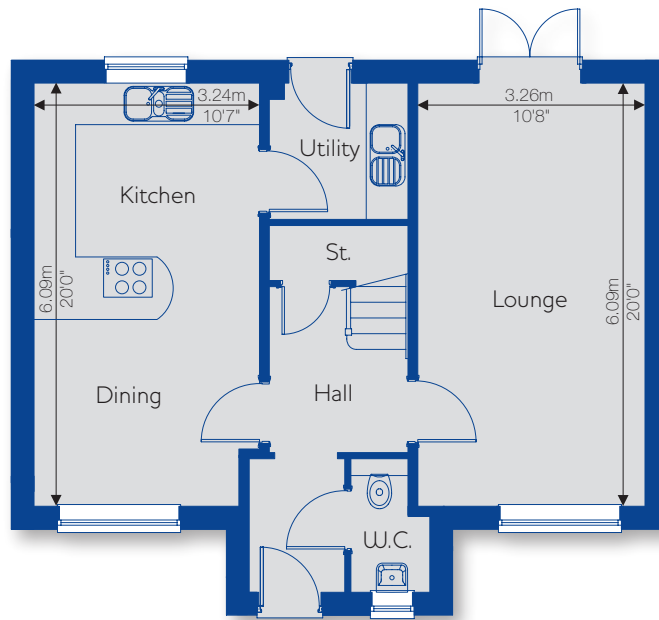
Renishaw

4 bedroom detached home with garage

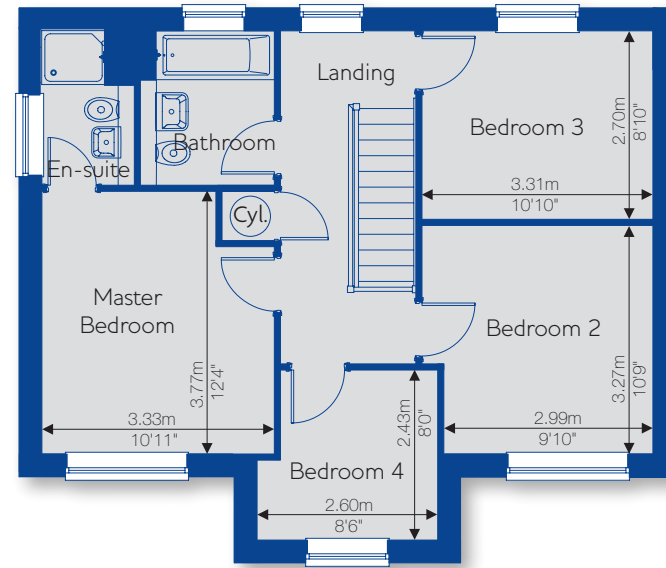




Ground Floor



First Floor



Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed.
 Plot 97 will have a bay window in the dining room.
 Please speak to a Sales Executive for full details.

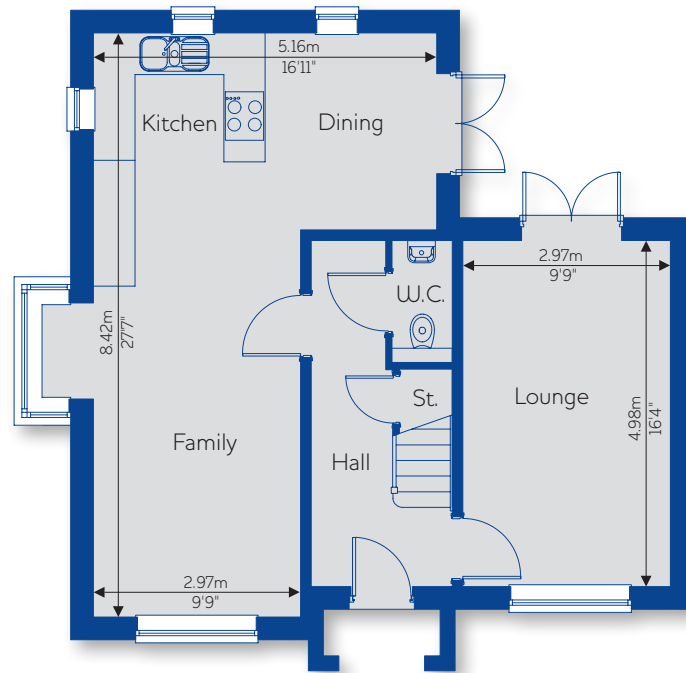
Bonington

4 bedroom detached home with garage





Ground Floor



First Floor



Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed. Plot 68 will not have a bay window in the family area. Please speak to a Sales Executive for full details.

Brantwood

4 bedroom detached home with garage







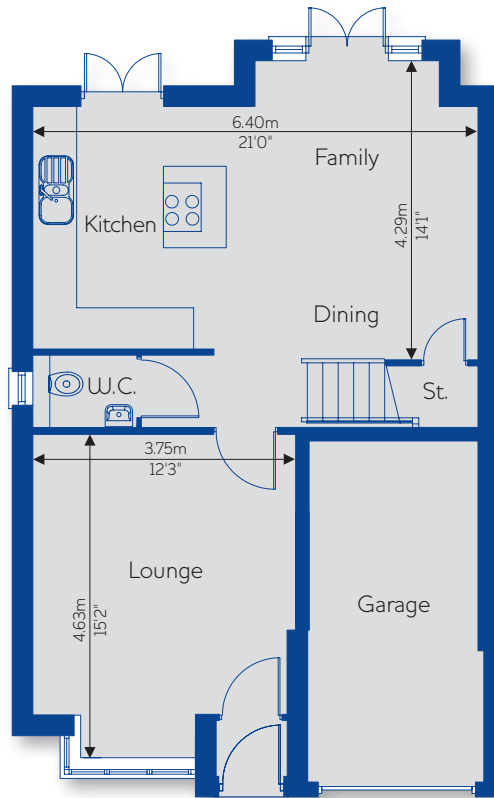
Bellingham

4 bedroom detached home with garage

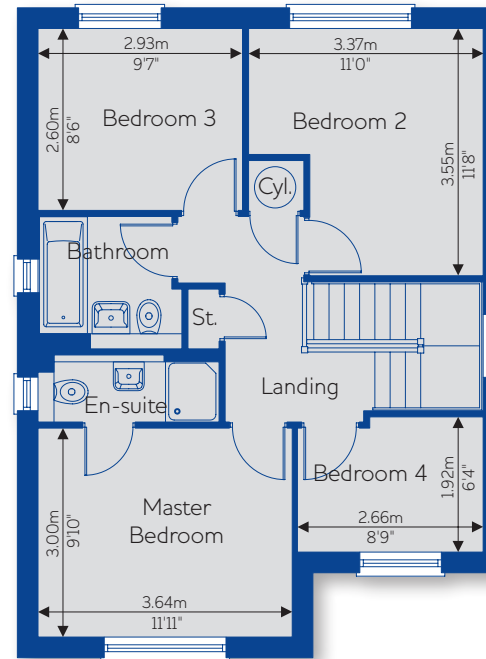




Ground Floor



First Floor



Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed.

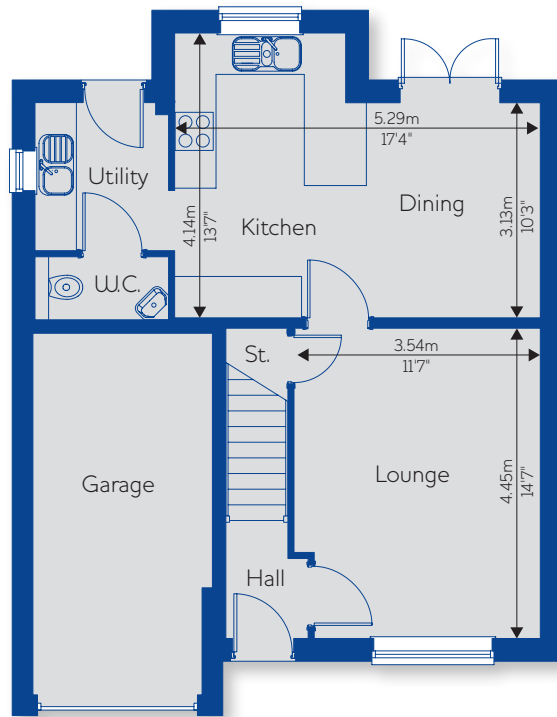


Bowes

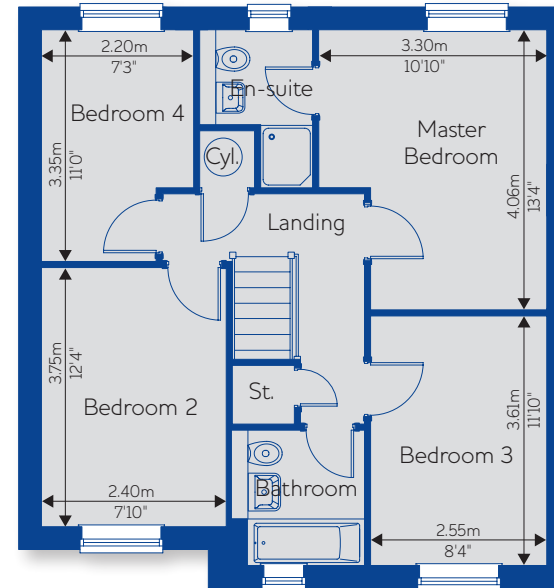
4 bedroom detached home with garage



Ground Floor



First Floor



Note: All dimensions are maximum and account for alcoves, and a tolerance of $\pm 75\text{mm}$ should be allowed.

Holbrook

4 bedroom detached home with garage



Specification

Fixtures and fittings of exceptional quality

All the homes at Elworth Hall Farm are built with modern family living in mind. The specification is carefully chosen for its quality, practicality and aesthetics, to meet the daily demands of modern household requirements.



Kitchens

A generous selection of kitchen choices are available; from contemporary styling to a more traditional finish.

- ◆ Upstands with a stainless steel splashback
- ◆ Zanussi appliances are fitted as standard and include a stainless steel single fan oven, stainless steel 4 ring gas hob, stainless steel chimney hood or island hood and integrated microwave
- ◆ A+ rated integrated low frost fridge freezer
- ◆ Polished chrome ceiling downlights

Bathrooms and en-suites

Complete with classic white sanitaryware and chrome fittings, providing a quality feel around these rooms;

- ◆ Back to wall Roca sanitaryware including soft close toilet seats
- ◆ Hansgrohe taps to hand basins
- ◆ Hansgrohe thermostatic bath and shower mixer tap, with slide shower rail and bath screen to bathroom
- ◆ Hansgrohe thermostatic shower to en-suite
- ◆ A large selection of ceramic tiles are available to choose from for selected wall areas, with the option of upgrades
- ◆ Chrome downlighting
- ◆ Chrome heated towel rail

Heating

Gas fired central heating and hot water is provided by a highly efficient BAXI Potterton system, by use of either a system boiler and cylinder or combination boiler (house types dependent), the warmth is radiated through your home with radiators.



Internal fixtures and fittings

Your new home is fitted with an array of quality modern fixtures and fittings all as standard.

- ◆ Contemporary style 2 panel satinwood internal doors with Carlisle Brass polished chrome door furniture
- ◆ Polished chrome switches and sockets are provided throughout
- ◆ TV sockets are standard to the lounge, family room (where applicable) and master bedroom with phone sockets fitted to the lounge and smallest bedroom
- ◆ Mains powered smoke detectors fitted in the hallway and on the first floor landing

External features

All homes include:

0.9m high post and rail fencing (1.8m screen fencing when plots are back to back) is provided throughout. Paved areas are in a buff riven flag. The front gardens are turfed and landscaped with trees and shrubs in accordance with our landscaping layout.



Warranty and Sustainability



An NHBC ten year warranty on your Rowland home will ensure that you can sleep comfortably with the knowledge that along with the high specification this home offers, it also offers a reassuringly high quality of build. In addition;

- ◆ Your new Rowland home addresses a number of sustainable principles, by improved build techniques and utilising selected quality materials, and where possible from sustainable sources, the impact on the environment and climate change has been reduced whilst increasing the performance of your home
- ◆ Water wastage has significantly been reduced by installing cisterns and showers that by design conserve water
- ◆ Kitchen appliances such as your fridge freezer are minimum A- rated for energy efficiency
- ◆ Waste Management system implemented during construction to reduce waste produced and promote recycling materials where possible

Upgrade your home

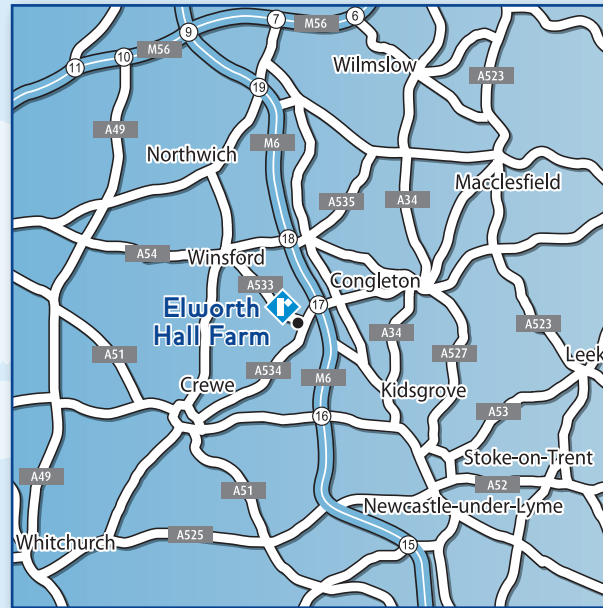
Rowland offer a competitively priced range of extras which can help you to personalise your home. Please ask a member of our sales team for more information.

*Specification is subject to change, please confirm with the Sales Executive for full details.





Elworth Hall Farm



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Sales Enquiries: 0844 875 1319

Calls cost 7p per minute plus your phone company's access charge.

rowland.co.uk

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