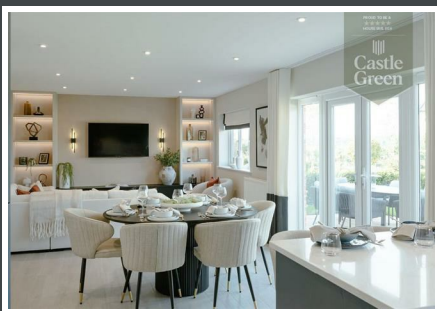


PROUD TO BE A  
★★★★★  
HOUSE BUILDER

Castle  
Green



## Lower Hays, Daresbury Warrington, Cheshire



**Mark Antony**  
SALES & LETTING AGENTS

## HIGHLIGHTS

- Ready To Move Into!
- Large open-plan kitchen, dining and family area
- 2 En-suite Bedrooms
- Double Integrated Garage
- Utility and Cloakroom
- Easy Move Scheme – estate agent fees covered T&Cs apply
- 10-Year NHBC Warranty
- Digitally customise your new home with Willow, by Castle Green
- In-roof PV system
- Part Exchange Available. T&Cs Apply

## ABOUT THE WILTSHIRE

Introducing The Wiltshire by Castle Green Homes at Bridgewater View, Daresbury — a magnificent and extremely popular detached family home designed with space and style in mind. The ground floor features an impressive open-plan kitchen, dining and family area, offering plenty of room for everyday living and entertaining. French doors lead directly onto the garden, creating a seamless connection between the indoor and outdoor spaces. The separate lounge features a beautiful bay window, offering a cosy spot for quiet evenings or entertaining guests. The ground floor is rounded off with practical features like a cloakroom, utility area and an integrated double garage—ideal for modern family life.

Upstairs, the luxurious primary bedroom features a stunning en-suite and dressing area, creating the ultimate private retreat. Bedroom two also benefits from its own en-suite—perfect for older children or guests. Two further generously sized bedrooms provide comfort and space for children of all ages, while a large, well-appointed family bathroom ensures convenience for everyone.

The Wiltshire is the ultimate blend of elegance and practicality, making it a perfect choice for families who want space and sophistication.

Get in touch to secure this stunning new energy-efficient home today with Castle Green Homes and Mark Antony Estates.

## CUSTOMISE YOUR HOME DIGITALLY WITH WILLOW

Exclusive to Castle Green Homes, Willow—Your Digital New Home Assistant—redefines the homebuying experience. With Willow, customising your new home is at your fingertips. Through its digital twin technology, you can personalise every aspect of your home virtually, from fixtures and finishes to other key details, all through our interactive configurators. Not sure which house type is best for you and your family? Willow's comparison tool makes it simple to find the perfect match. Forget about paper printouts and misplaced documents — Willow securely stores all of your important files, offering you peace of mind. Communication has never been easier. Willow streamlines your interactions with our team, from consulting with our sales advisors to post-completion support. With the ability to precisely pinpoint snags and an integrated calendar system, booking appointments with our customer care team is effortless. Everything is managed seamlessly in one place, so nothing is ever missed.

With Castle Green Homes, you're not just buying a home — you're creating one, with Willow by your side.



## LOCATION

Discover the perfect place to call home at Bridgewater View at Daresbury Garden Village - a new development located in the idyllic village of Daresbury, Cheshire, forming part of the Daresbury Garden Village. Surrounded by lush greenery, this peaceful community provides a tranquil retreat away from the hustle and bustle of city life. Residents of Bridgewater View will enjoy a range of shops and amenities that will be built in the future, adding to the convenience of this already well-situated location. Plus, with Daresbury Business Park, Warrington, and Runcorn all within easy reach, residents will have access to a range of employment opportunities and local services. The Bridgewater Canal is a picturesque destination for boating and leisure activities and offers stunning views of the local countryside. Additionally, Bridgewater View is located near the multi-occupied Sci-Tech Daresbury Science Park, a renowned facility for business and research. Transportation connections are seamless, with easy access to Runcorn, Warrington, and Altrincham. Whether you're seeking a peaceful retreat or the excitement of city life, Bridgewater View truly offers the best of both worlds.

## IMPORTANT INFORMATION

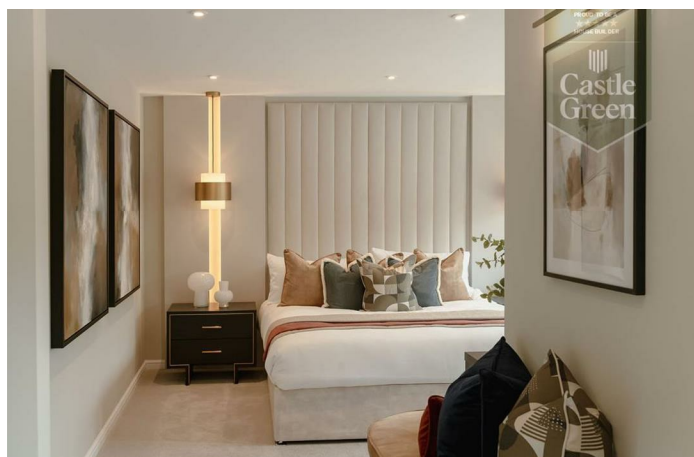
Not all fixtures and fittings shown are available or included, please contact the sales team to discuss.

## DIMENSIONS

Kitchen/Dining/Family - 10.32m x 4.04m / 33'10" x 13'3"  
Lounge - 5.23m x 3.57m / 17'2" x 11'9"  
Utility - 1.96m x 1.71m / 6'5" x 5'7"  
Cloaks - 1.54m x 1.10m / 5'1" x 3'7"  
Bedroom 1 - 4.38m x 3.57m / 14'4" x 11'9"  
Dressing Area - 3.04m x 2.33m / 10' x 7'8"  
En-suite 1 - 2.55m x 2.33m / 8'4" x 7'8"  
Bedroom 2 - 4.03m x 3.44m / 13'3" x 11'3"  
En-suite 2 - 2.59m x 1.49m / 8'6" x 4'11"  
Bedroom 3 - 3.27m x 2.86m / 10'9" x 9'5"  
Bedroom 4 - 3.41m x 2.86m / 11'2" x 9'5"  
Bathroom - 2.14m x 1.94m / 7' x 6'4"







## GENERAL INFORMATION

**Local Authority:** Halton Borough Council

**Council Band:** New Build

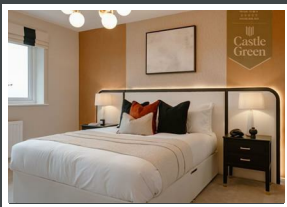
**Tenure:** Freehold

(Property tenure to be confirmed by solicitors)

### Contents, Fixtures and Fittings

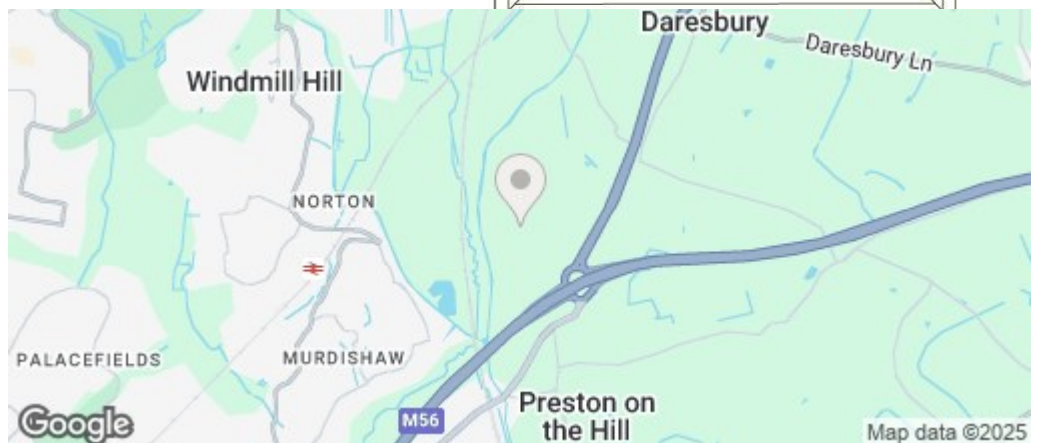
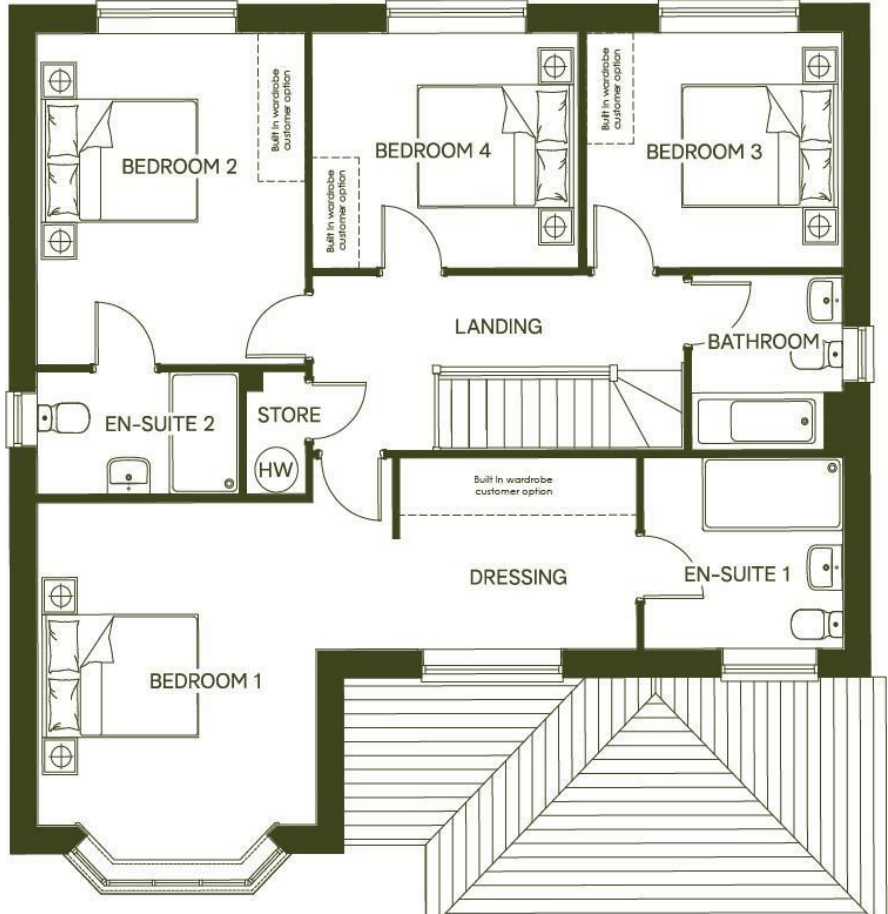
Not included in the asking price. These items may be available under separate negotiation.





## IMPORTANT NOTICE

Mark Antony Estates wishes to inform all interested parties that these sales particulars have been prepared in good faith as a general guide only. We have not conducted a detailed survey and not checked the availability or function of any service or appliance. Any floor plans shown are for illustration purposes only and may not be drawn to scale. Room sizes stated are approximate and should not be relied upon for furnishing purposes. If there is any important matter that is likely to affect your decision to purchase; we strongly advise you telephone our office in advance of viewing the property and then verify any details with an independent Surveyor or Solicitor. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## VIEWING ARRANGEMENTS

Viewing is strictly by appointment only. Please call 01925 267070 to arrange a viewing.

## OTHER SERVICES

Upon request, we can assist with many property related services. Including:

- Mortgages • Survey • Removals • Insurance
- Conveyancing • EPCs



**Mark Antony**

SALES & LETTING AGENTS

Sales@MarkAntonyEstates.com

www.MarkAntonyEstates.com

Tel: 01925 267070