



DUTTON FIELDS
DEESIDE



A COLLECTION OF
3 & 4 BEDROOM HOMES
duttonfields.co.uk



COUNTRYSIDE
Places People Love



DUTTON FIELDS

BEAUTIFULLY DESIGNED HOMES

We're proud to introduce our superb development, Dutton Fields. Here you'll find 156 stunning new family homes with a choice of 3 and 4 bedrooms – in a perfect location to put down roots and become part of a thriving new community.

Living in Deeside just inside North Wales, you really couldn't be better situated. The development is in the middle of the Northern Gateway large-scale regeneration area, with a wealth of employment, education and travel opportunities.

All that, and with iconic cities within easy reach, mountains and coastline a short drive away, Dutton Fields leaves little to be desired.

I'M INCLUDED...

As soon as you're inside a Countryside home you'll begin to realise the quality and design of the features which are included.

You'll find everything has been carefully considered to work for you and your lifestyle. For full information on all that comes as standard please refer to the 'What's Included In Your New Home?' insert.



LOCAL AREA...

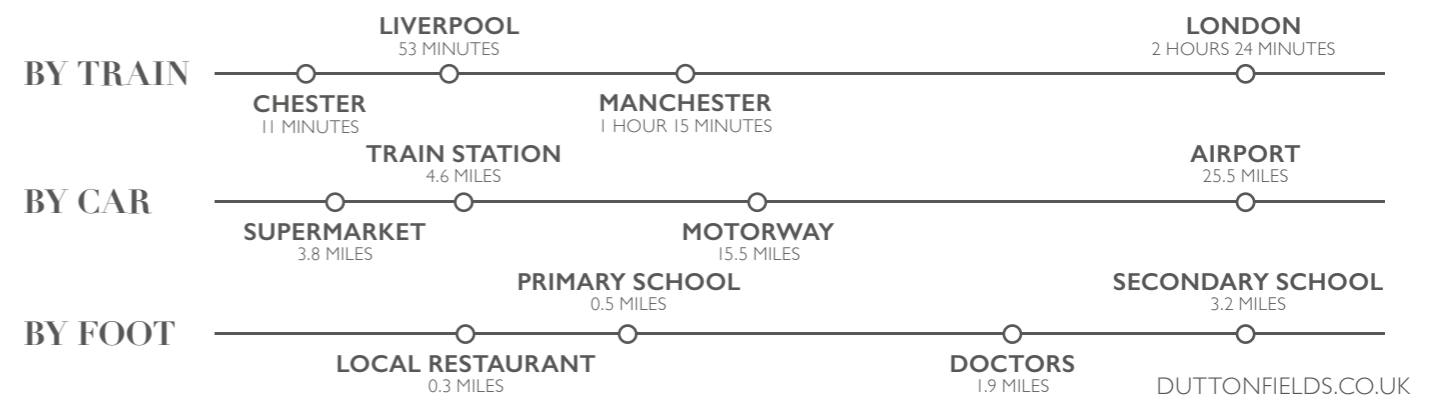
Located in the heart of Deeside, just across the river from Queensferry you'll find plenty of shopping opportunities for life's essentials. The local 24-hour supermarket is ideal for the family shop. For those looking to do some serious shopping or perhaps an evening out, Chester is just five miles away with a huge variety which will suit all tastes.

The local area includes a great selection of both primary and secondary schools, with Saughall C of E Primary School rated 'Good' by Ofsted.

In well under an hour you'll reach Snowdonia National Park, home to magnificent, remote mountains and wild unspoilt scenery. Here you'll find some of the best mountain walking in Britain as well as mountain biking, zip wires and even a man-made surfing experience!

Alternatively, spend the day in Hawarden which is located only three miles away and is home to Hawarden Castle. Explore the beautiful grounds of Gladstone's Library or take a scenic walk through the picturesque village.

TRANSPORT LINKS





CLOSE TO THE CITY

Chester is one of Britain's best-preserved walled Roman cities and as such is packed with interesting things to see and do. A guided family tour of the city walls will give you a fun insight into the fascinating lives of the Romans when they built and occupied the city.

You'll find a wide range of designer boutiques as well as larger well-known high street stores. Once the shopping is done, there are plenty of fashionable bars in which to grab a cocktail or tiny backstreet pubs serving excellent quality local ales.

For an evening out, this city will not disappoint! There really is something for every taste here, top-class restaurants serving fabulous food or well-known curry houses where booking is essential. Alternatively, the city is home to a thriving arts scene with both a theatre and community-owned cinema being very popular. Chester really does have something for everyone.

ABOUT US

Countryside is a leading UK home builder and urban regeneration partner. We believe that where we live matters. We're passionate about creating places people aspire to live, where they feel a true sense of belonging.

Striving to be industry leaders in our approach to social responsibility, we deliver all our homes in an environmentally responsible, ethical, safe and sustainable manner. This is reflected in the execution of our developments, our working practices and the value we bring to communities.

All of our developments and homes carry a signature style and character, designed to work for the way people live today – with materials that reflect our commitment to quality. Our exacting standards and sustainable credentials combine to create places that will stand the test of time. As a result, we hold more Housing Design Awards than any other developer.

From the character of the homes we build, to the planning of environments and the unique detailing of the landscape, our creative approach to placemaking creates places where people feel at home. We provide a greater sense of belonging, spirit of neighbourhood and quality of life for everyone who lives in and around our developments.

It is all this and more that enables us to create **places people love.**

A man in a dark jacket with the 'Countryside' logo is showing a tablet to a smiling couple in a modern kitchen. The kitchen features light-colored cabinets, a wooden countertop, a stainless steel sink, and a gas hob. A window with blinds is visible in the background.

CUSTOMER CARE

We have a dedicated team who are committed to working to our own Customer Charter, ensuring we always deliver the very best service.

From our experienced construction team through to our trained Sales Consultants, we ensure you are fully informed with respect to your purchase. We offer guidance on the complete process involved in buying a Countryside home and we can put you in touch with independent financial advisors and solicitors.

From the moment you reserve your plot, to the day you receive your keys and beyond, a dedicated Sales Progressor will guide you through the process and ensure you receive the very best service from Countryside.

Every Countryside home carries our commitment to quality and improvement. You have the added assurance of every Countryside home being covered by an NHBC Warranty, protecting against structural defects for a 10-year period following the date of legal completion.

Each property is also quality checked and commissioned by our dedicated Customer Care team before it is handed over to you. Prior to legal completion the Sales Consultant along with the Site Manager will invite you to a home demonstration where they will walk you through all aspects of your new home.

The Sales Consultant will complete a formal handover of your property on legal completion. Our Site Management team will also visit on several occasions to ensure you are settling in.

All of our homes are covered by a comprehensive 2-year Customer Service Warranty as standard, providing you with 24-hour emergency cover.

As registered home builders with NHBC Warranty we also follow the Consumer Code, which ensures you as a new homeowner are treated fairly and are fully informed about your purchase before and after signing your contract.

HELP TO BUY

Buying a beautiful new property can be one of the most exciting things you can do. So you'll be thrilled to know that you don't need a huge deposit to make your dream come true.

The Government-backed Help to Buy scheme can work for you if you want to get onto the property ladder, get a bigger home, or just make your monthly repayments more affordable.

The current scheme is designed to help both first-time buyers and existing and previous homeowners by making mortgages more affordable when buying a new build home.

How it works...

With Help to Buy you only need a deposit of 5%* of the property's purchase price, because the Government will lend you a further 20%#. That means you'll have a 75% mortgage and 100% ownership of your beautiful new home.

On a property worth £200,000:

5% Deposit – £10,000

20% Government loan – £40,000

75% Mortgage – £150,000

The benefits of Help to Buy...

- You only need a 5% deposit
- You can receive a Government backed 20% equity loan
- The equity loan is interest free for the first 5 years
- You will have 100% ownership of your home
- You can access competitive mortgage rates†
- You can have lower monthly repayments



*5% deposit is applicable with the Government's Help to Buy scheme and is available to first-time buyers, as well as existing and previous homeowners.

†20% Government-backed Equity Loan and 75% Mortgage subject to status. †Terms and conditions apply.

WHY BUY NEW?

Building a better future and caring for the environment, Countryside creates quality, eco-friendly and sustainable homes in the best locations.

Our outstanding range of new homes are designed for modern living, offering lower environmental impact, running costs and maintenance. These provide compelling reasons to choose a new home from Countryside. In recognition of this, we have received more than 100 awards for sustainability since 2000.

A new home from Countryside is on average 6.5 times more energy efficient than one built just 30 years ago.

Our developments contribute to a higher quality of life by protecting the environment, promoting social cohesion and strengthening the local economy.

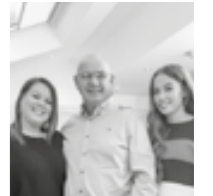
We achieve this through building attractive residential areas with their own architectural character and identity, green open spaces and convenient transport links to essential local amenities such as schools and shops.

In addition, our new homes are well designed, comfortable, safe, adaptable and wherever possible they are constructed from materials that have a reduced impact on the environment.



THE NEW STAMFORD

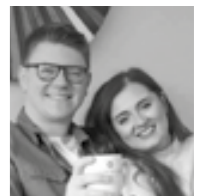
CUSTOMER STORIES



Linda, Martin & Katie

"The standard of design and layout of the homes is high. We could see that the open-plan layout was spacious and light – just what we wanted for our family."

Juniper Grove



Elisha & Mike

"The Help to Buy scheme was really useful and easy, I'd definitely recommend it to anyone. The most exciting thing about the whole process is just being in a home that is completely ours."

Blackberry Vale

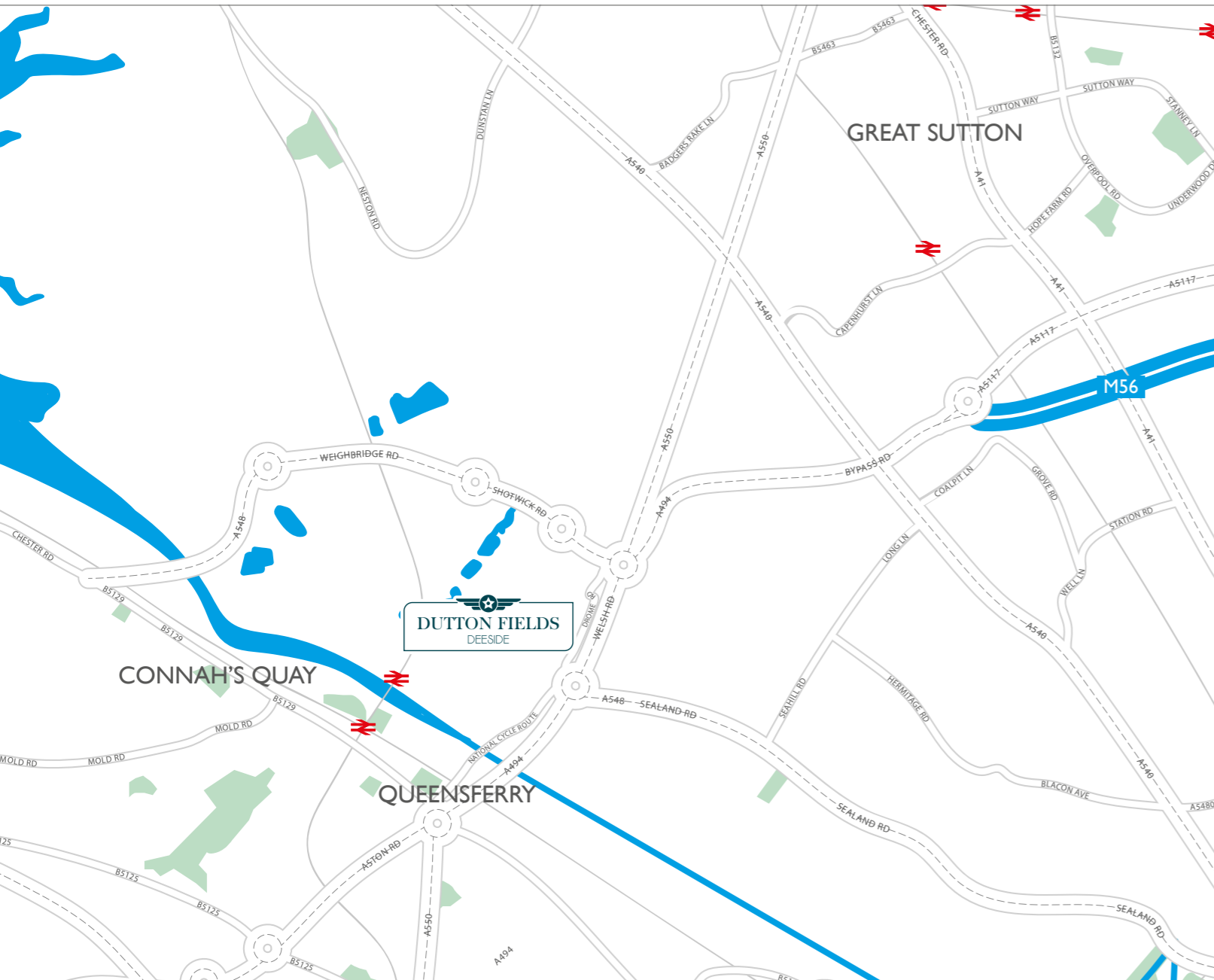


James

"The thought of a new build really appealed to me, as you get the luxury of everything already being done for you."

Wren Green

HOW TO FIND US

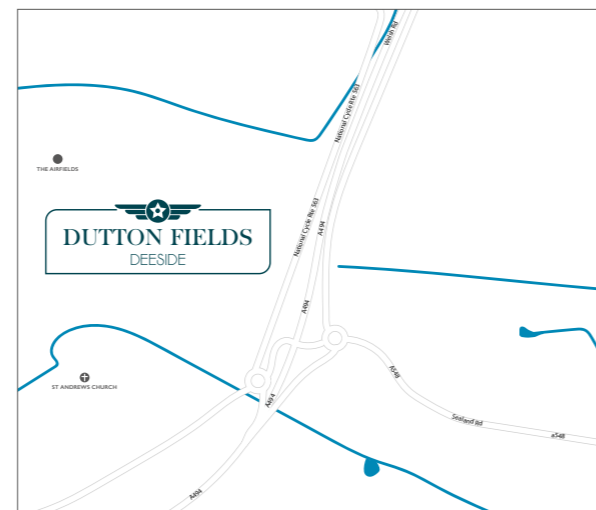


From the M56

Continue on M56 heading towards North Wales and Queensferry. Continue straight onto A494. Exit at A548 Flint/Chester and keep right. At the roundabout keep right crossing over the dual carriageway taking the third exit Drome Road signposted Zone/Parth 1. At the roundabout turn left. Continue round the road and you will find Dutton Fields on the right. Continue onto the Airfields/Dutton Fields site and you will find the Show Village on the right.

FOR YOUR SAT NAV: CH5 2HR

Directions are taken from Google Maps and are intended as a guide.



 @Countryside_NW  @Countryside_Inspire

Please speak to our Sales Consultants for details of specific plots. Please note choices and upgrades are only available subject to the construction stage of the property. Please ask our Sales Consultants for further details. Whilst every effort has been made to ensure that the information contained in this brochure is correct, it is designed specifically as a guide and Countryside Properties (UK) Ltd. reserve the right to amend the specification as necessary and without notice. This does not constitute or form any part of a contract or sale. Images are indicative only. Countryside Properties (UK) Ltd. 3rd February 2020. 8020.009.

Images may include items of non-standard specification.
Please see our Sales Consultants for further details.



COUNTRYSIDE
Places People Love

OUR OUTSTANDING SPECIFICATION
COMES AS STANDARD...



COUNTRYSIDE
Places People Love

WHAT'S INCLUDED IN YOUR NEW HOME?

KITCHENS

- Choose from a selection of custom designed kitchens with laminate worktops[†]
- Upstands to worktops
- Kitchen units with soft closers and bookcase in kitchen island (selected homes only)
- Stainless steel 1 1/2 bowl sink
- Single lever mixer taps
- Integrated double electric oven with five ring gas hob and glass splashback*
- Glass/stainless steel chimney hood
- Pelmet lights
- Integrated fridge-freezer
- Chrome LED downlights
- Chrome effect sockets & USB points

BATHROOMS

- White bathroom suite with shower over bath[#]
- Fitted glass screen above bath where no separate shower enclosure within the same bathroom. Some housetypes feature an en-suite
- White porcelain washbasin with chrome mixer tap and pop-up waste
- Vanity unit to family bathroom and en-suite
- Porcelanosa tiles, with half height tiling to bath, full height tiling to shower cubicles
- Heated chrome towel rail with summer setting
- Polished edge mirror
- Chrome LED downlights
- Glass shelving with lighting behind bath*

INSIDE YOUR HOME

- Gas-fired boiler heating system
- Compact radiators
- Mains powered smoke detectors
- Contemporary V groove skirting boards and architraves
- Internal woodwork painted brilliant white gloss – ash handrails to stairs
- Oak foil internal doors with polished chrome door furniture
- Whole house ventilation system

OUTSIDE YOUR HOME

- Skylight windows
- White UPVC windows and French doors with double-glazed units
- Polished chrome front door furniture
- Outside tap
- Turf, shrubbery and fencing to front and rear gardens where applicable

SECURITY

- Intruder alarm
- Exterior lights to front and rear
- 1.8 metre timber fencing to garden between houses
- Multi-point locking system to front and French doors

GENERAL

- Chrome effect sockets and switch faceplates featured downstairs
- White plastic sockets and switch faceplates elsewhere
- Energy-efficient LED lighting
- White matt emulsion to walls and ceilings

All the below come as part of our integrated multimedia points:

- Telephone points provided in living room and master bedroom
- Multimedia points in living room, master bedroom and family area
- USB charging points

PERSONALISE

Reserve your home early and you can personalise to your own taste by choosing your kitchen, worktops, tiles and vanity units free of charge from our extensive range[‡].

Take inspiration from our stunning showhomes that demonstrate our wide variety of options and finishes available.

Images may include items of non-standard specification. Please see our Sales Consultants for further details.

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COUNTRYSIDE
Places People Love

THE LYMINGTON

FOUR BEDROOM HOME



COUNTRYSIDE
Places People Love

THE NEW STAMFORD

THREE BEDROOM HOME

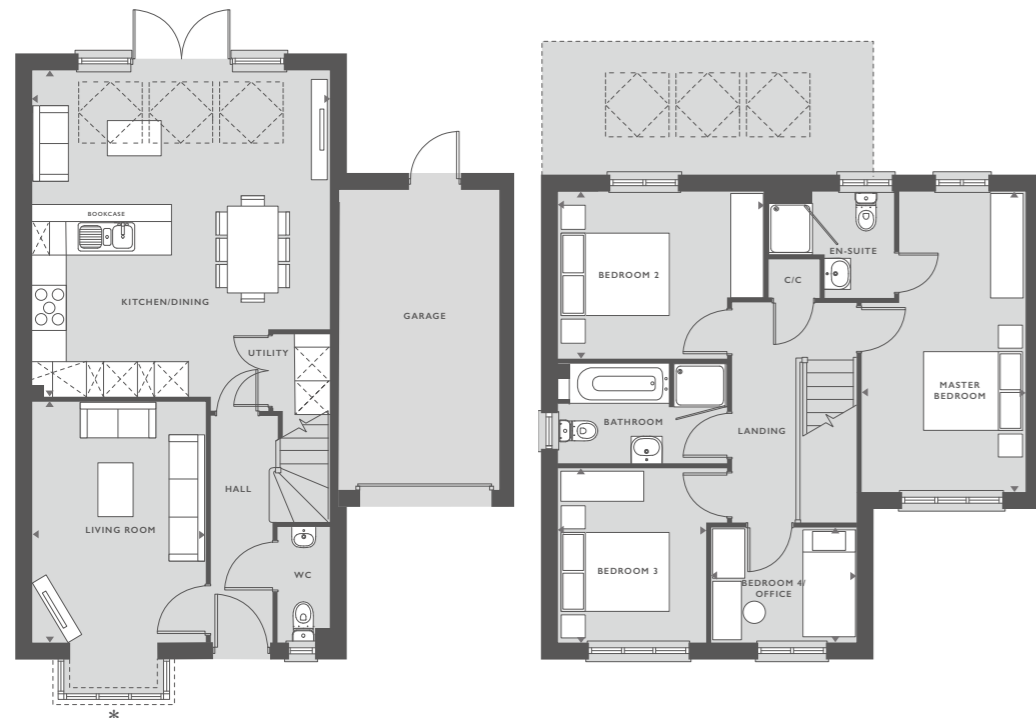


COUNTRYSIDE
Places People Love

THE LYMINGTON

FOUR BEDROOM HOME

1215 SQFT
112.8 M²



FEATURES:

- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with beautiful bay window
- Convenient downstairs WC and integral garage access
- Spacious master bedroom with en-suite
- Three further well-proportioned bedrooms
- Modern family bathroom

GROUND FLOOR

KITCHEN/DINING ROOM	5.62M X 5.24M	18'5" X 17'2"
LIVING ROOM	3.06M X 4.36M	10' X 14'3"

FIRST FLOOR

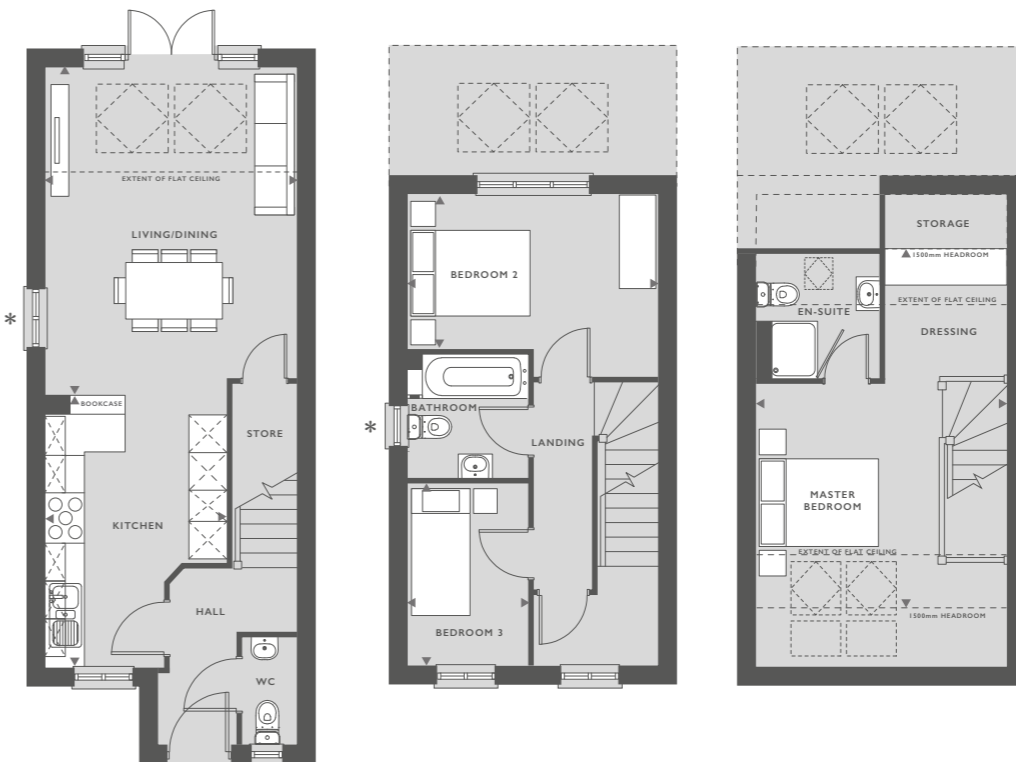
MASTER BEDROOM	5.29M X 2.82M	17'4" X 9'3"
BEDROOM 2	2.94M X 3.60M	9'7" X 11'8"
BEDROOM 3	2.60M X 3.06M	8'6" X 10'
BEDROOM 4/OFFICE	2.54M X 2.00M	8'4" X 6'6"

Skylight windows
C/C = Cylinder cupboard

THE NEW STAMFORD

THREE BEDROOM HOME

1005 SQFT
93.4 M²



FEATURES:

- Open-plan kitchen/dining and living room
- Impressive skylight windows and French doors leading to rear garden
- Convenient downstairs store room and WC
- Private master bedroom with en-suite, dressing area and skylight windows
- Two further well-proportioned bedrooms
- Modern family bathroom

GROUND FLOOR

KITCHEN	2.94M X 4.48M	9'8" X 14'9"
LIVING/DINING	4.00M X 5.04M	13'2" X 16'7"

FIRST FLOOR

BEDROOM 2	4.00M X 2.93M	13'2" X 9'8"
BEDROOM 3	1.93M X 2.91M	6'4" X 9'7"

SECOND FLOOR

MASTER BEDROOM	4.00M X 5.61M#	13'2" X 18'5"
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#HEADROOM OVER 1.5M

Skylight windows
■ SVP

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THE NEW WALTON

THREE BEDROOM HOME



COUNTRYSIDE
Places People Love

THE NEW ASHBOURNE

THREE BEDROOM HOME

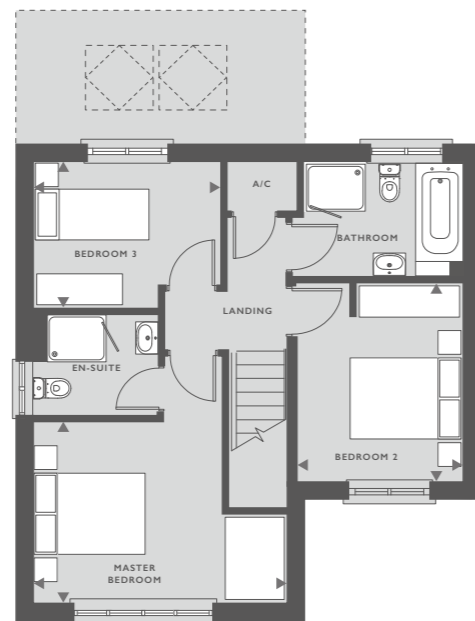
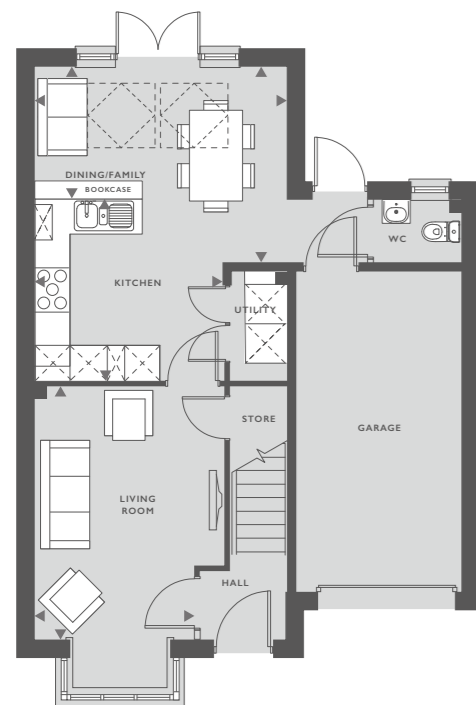


COUNTRYSIDE
Places People Love

THE NEW WALTON

THREE BEDROOM HOME

1028 SQFT
96 M²



FEATURES:

- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with beautiful bay window
- Convenient downstairs utility room, WC and integral garage access
- Spacious master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle and bath decorated with Porcelanosa tiles

GROUND FLOOR

KITCHEN	3.40M X 3.22M	11'2" X 10'7"
DINING/FAMILY	4.28M X 3.29M	14'1" X 10'11" (L-SHAPE)
LIVING ROOM	4.30M X 2.71M	14'1" X 8'11"

FIRST FLOOR

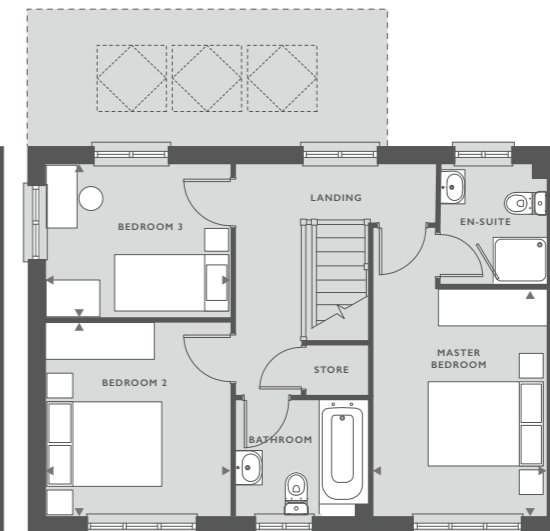
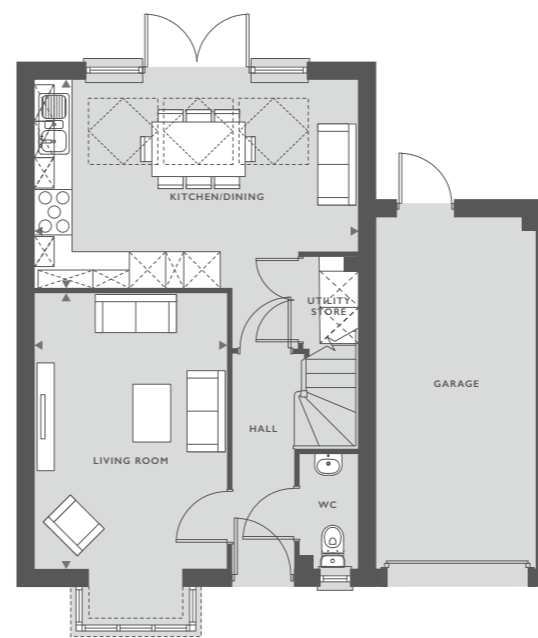
MASTER BEDROOM	3.07M X 4.27M	10'1" X 14'1"
BEDROOM 2	3.38M X 2.82M	11'1" X 9'3"
BEDROOM 3	2.50M X 3.18M	8'2" X 10'5"

☒ Skylight windows
■ SVP

THE NEW ASHBOURNE

THREE BEDROOM HOME

991 SQFT
92.1 M²



FEATURES:

- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with beautiful bay window
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom
- Single garage

GROUND FLOOR

KITCHEN/DINING ROOM	5.29M X 3.41M	17'4" X 11'2"
LIVING ROOM	4.51M X 3.14M	14'9" X 10'3"

FIRST FLOOR

MASTER BEDROOM	2.82M X 3.70M	9'3" X 12'2"
BEDROOM 2	3.02M X 3.18M	9'11" X 10'4"
BEDROOM 3	3.02M X 2.50M	9'9" X 8'2"

☒ Skylight windows
■ SVP

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THE NEW CALDER

THREE BEDROOM HOME



THE DUNHAM

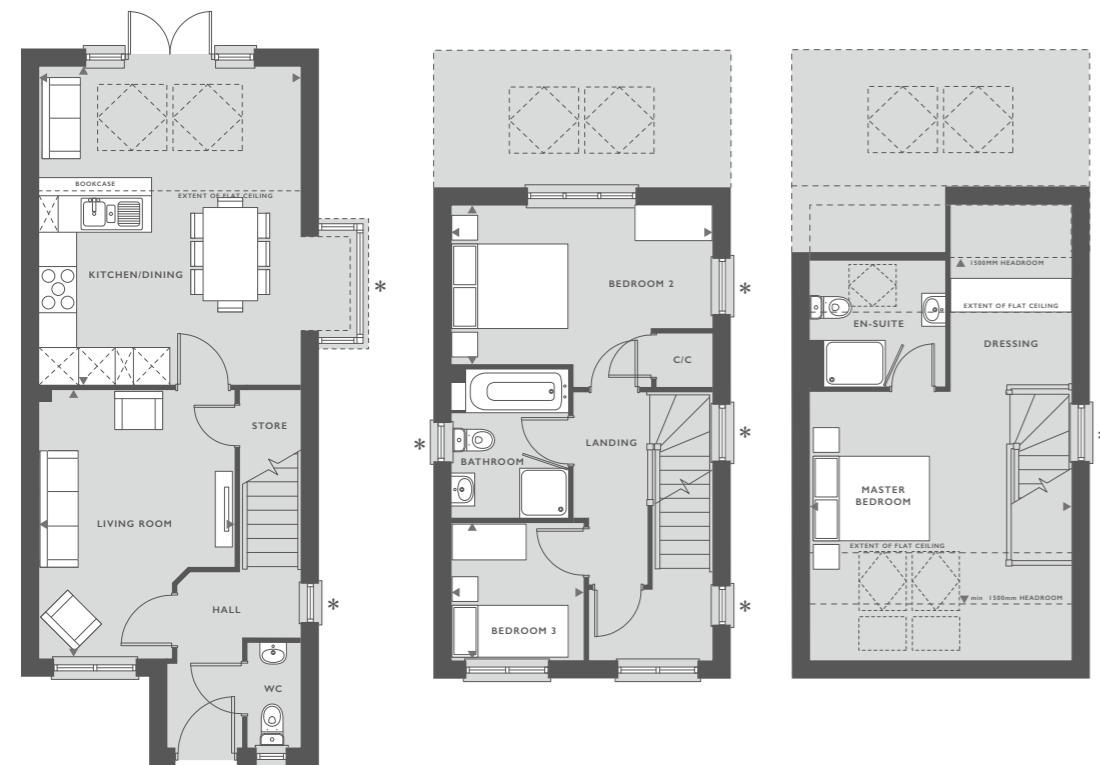
FOUR BEDROOM HOME



THE NEW CALDER

THREE BEDROOM HOME

1094 SQFT
101.64 M²



FEATURES:

- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Convenient downstairs store room and WC
- Private master bedroom with en-suite and dressing area
- Two further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles

GROUND FLOOR

KITCHEN/DINING	4.27M X 5.21M	14' X 17'1"
LIVING ROOM	3.21M X 4.40M	10'6" X 14'5"

FIRST FLOOR

BEDROOM 2	4.27M X 2.6M	14' X 8'6"
BEDROOM 3	2.25M X 2.16M	7'4" X 7'1"

SECOND FLOOR

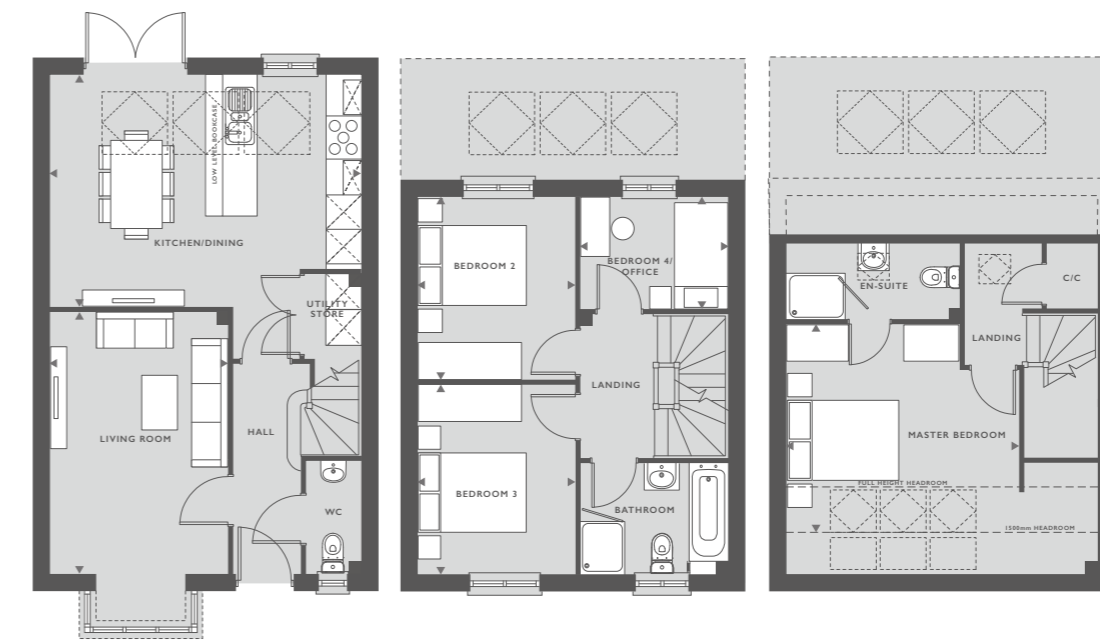
MASTER BEDROOM	4.27M X 5.61M	14' X 18'4"
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- ☒ Skylight windows
- C/C = Cylinder cupboard
- SVP

THE DUNHAM

FOUR BEDROOM HOME

1199 SQFT
111.4 M²



FEATURES:

- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors
- Spacious separate living room with beautiful bay window
- Convenient downstairs utility room, WC and integral garage access
- Private master bedroom with en-suite and skylight windows
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle

GROUND FLOOR

KITCHEN/DINING	5.34M X 4.02M	17'5" X 13'2"
LIVING ROOM	3.08M X 4.52M	10'1" X 14'8"

FIRST FLOOR

BEDROOM 2	2.73M X 3.28M	9' X 10'8"
BEDROOM 3	2.73M X 3.17M	9' X 10'4"
BEDROOM 4/OFFICE	2.53M X 1.93M	8'3" X 6'3"

SECOND FLOOR

MASTER BEDROOM	4.04M X 3.54M	13'3" X 11'6"
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- ☒ Skylight windows
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- SVP

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THE FOSS FCT

THREE BEDROOM HOME



COUNTRYSIDE
Places People Love

THE FOSS

THREE BEDROOM HOME

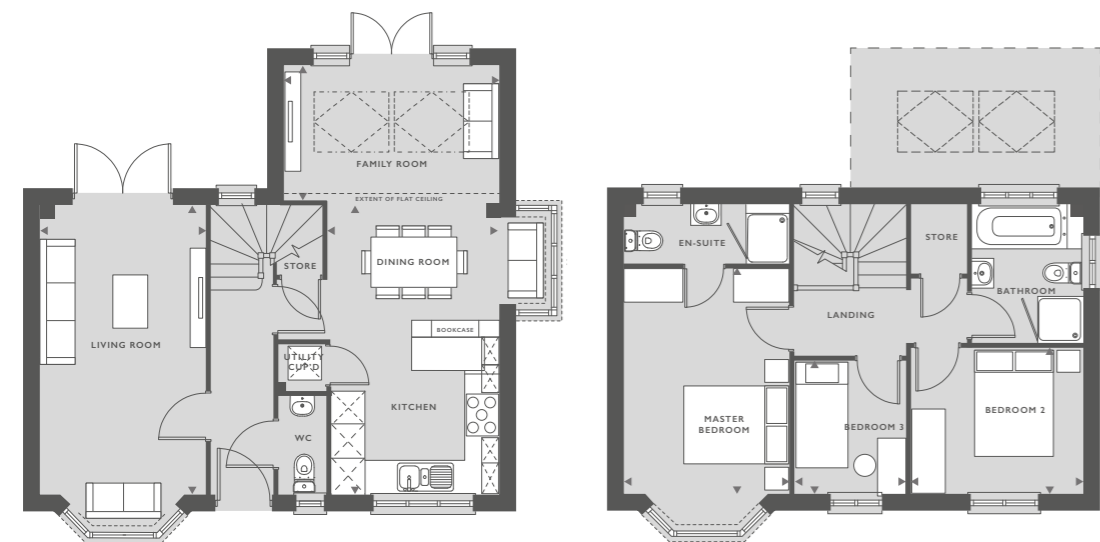


COUNTRYSIDE
Places People Love

THE FOSS FCT

THREE BEDROOM HOME

1052 SQFT
97.7 M²



FEATURES:

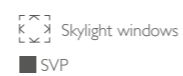
- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with French doors
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle

GROUND FLOOR

KITCHEN/DINING	5.24M X 3.05M	172" X 10"
FAMILY ROOM	3.82M X 2.40M	125" X 78"
LIVING ROOM	5.14M X 2.93M	169" X 96"

FIRST FLOOR

MASTER BEDROOM	3.99M X 2.93M	131" X 97"
BEDROOM 2	3.05M X 2.58M	10' X 85"
BEDROOM 3	2.36M X 1.98M	78" X 65"



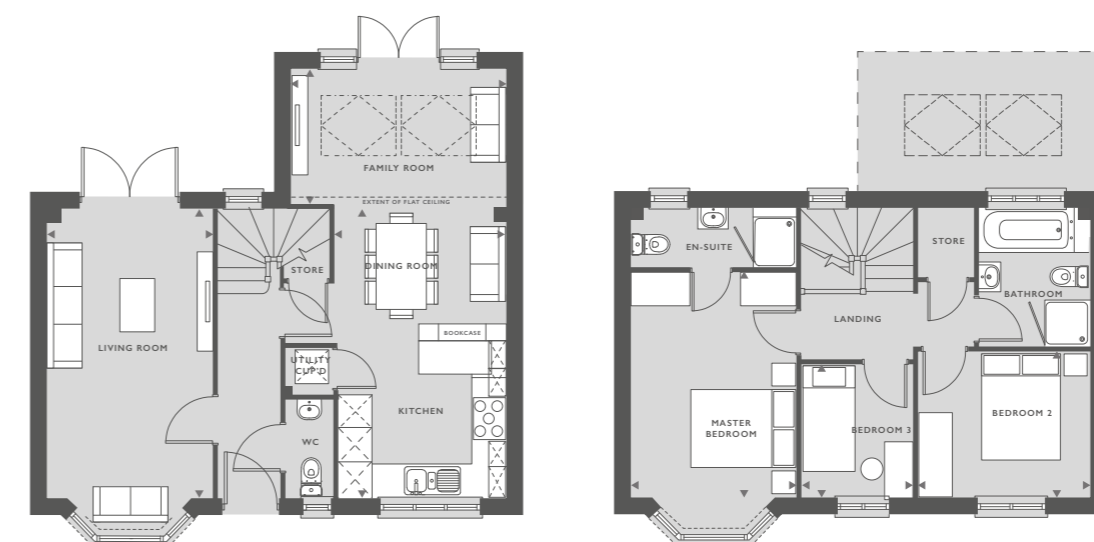
Some plots may be subject to additional gable and bay windows. All gable and bay windows are plot specific and subject to change. Please note, overall square footage is based on structural dimensions. Dimensions listed are to be used as a guideline, the working drawings should be used for definitive measurements. Dimensions do not include bay window. The external elevations, architectural detailing and floor plans of individual house types may vary from those illustrated. All room sizes are approximate with maximum dimensions. Furniture positioning is indicative only, wardrobes are not included and are only there for illustration purposes. Please ask our Sales Consultants for detailed information. While every effort has been made to ensure that the information contained in this leaflet is correct, it is designed specifically as a guide and Countryside Properties Ltd. reserve the right to amend the specifications as necessary and without notice. This does not constitute or form any part of contract or sale. Images are indicative only. Countryside Properties 19th February 2020. The Foss FCT, Revision 0, WR YB 8335.002.



THE FOSS

THREE BEDROOM HOME

1039 SQFT
96.5 M²



FEATURES:

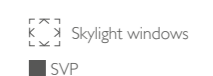
- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with French doors
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle

GROUND FLOOR

KITCHEN/DINING	5.24M X 3.05M	172" X 10"
FAMILY ROOM	3.82M X 2.40M	125" X 78"
LIVING ROOM	5.14M X 2.93M	169" X 96"

FIRST FLOOR

MASTER BEDROOM	3.99M X 2.93M	131" X 97"
BEDROOM 2	3.05M X 2.58M	10' X 85"
BEDROOM 3	2.36M X 1.98M	78" X 65"



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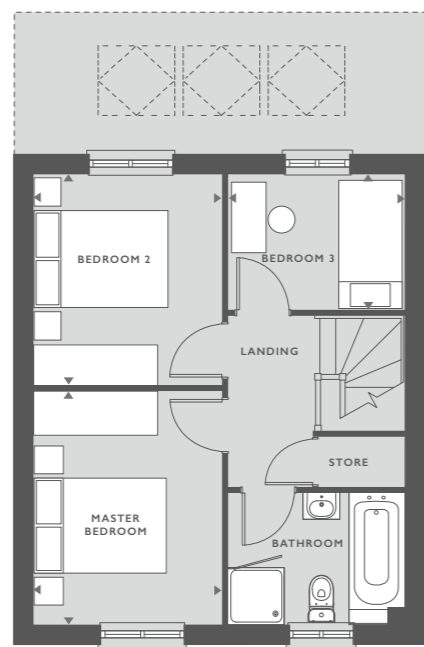
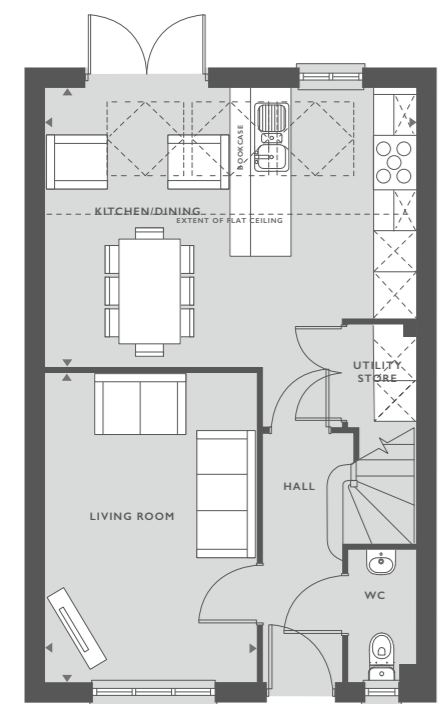




THE LONGFORD

THREE BEDROOM HOME

893 SQFT
82.9 M²



FEATURES:

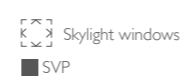
- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room
- Three well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles

GROUND FLOOR

KITCHEN/DINING ROOM	4.07M X 5.34M	13'4" X 17'6"
LIVING ROOM	4.49M X 3.08M	14'7" X 10'10"

FIRST FLOOR

MASTER BEDROOM	3.40M X 2.73M	11'2" X 9'
BEDROOM 2	3.06M X 2.73M	10'1" X 9'
BEDROOM 3	2.54M X 1.94M	8'3" X 6'4"

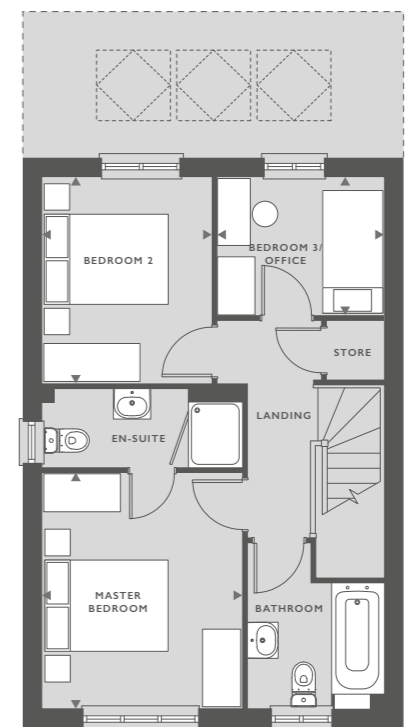
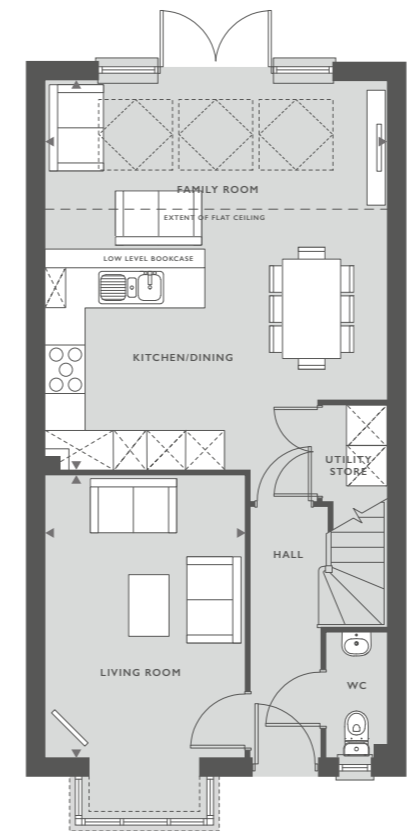


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THE ASHOP

THREE BEDROOM HOME

1075 SQFT
99.87 M²



FEATURES:

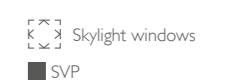
- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom

GROUND FLOOR

KITCHEN/DINING/FAMILY ROOM	5.25M X 5.99M	17'2" X 19'7"
LIVING ROOM	4.32M X 3.06M	14'2" X 10'

FIRST FLOOR

MASTER BEDROOM	3.06M X 3.60M	10' X 11'10"
BEDROOM 2	2.61M X 3.16M	8'6" X 10'4"
BEDROOM 3	2.54M X 2.11M	8'3" X 6'9"



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SITE PLAN

KEY

-  **THE LONGFORD**
3 Bedroom home (893sqft)
-  **THE NEW ASHBOURNE**
3 Bedroom home (991sqft)
-  **THE NEW STAMFORD**
3 Bedroom home (1005sqft)
-  **THE NEW WALTON**
3 Bedroom home (1028sqft)
-  **THE FOSS**
3 Bedroom home (1039sqft)
-  **THE FOSS FCT**
3 Bedroom home (1052sqft)
-  **THE ASHOP**
3 Bedroom home (1075sqft)
-  **THE NEW CALDER**
3 Bedroom home (1094sqft)
-  **THE DUNHAM**
4 Bedroom home (1199sqft)
-  **THE LYMINGTON**
4 Bedroom home (1215sqft)
-  **PRIVATE RENT**
-  **AFFORDABLE RENT**

