



THE WILLOWS
KELSALL



BEECH
GROVE
HOMES

Part of Sanctuary

EFFORTLESS LIVING IN A
TRANQUIL
RURAL SETTING





THE WILLOWS KELSALL



Welcome to The Willows, a quaint collection of thoughtfully designed two and three bedroom bungalows and apartments in Kelsall, available exclusively for the over 55s.

Set in the stunning Cheshire countryside, The Willows is the perfect retreat for those looking to downsize to a one level home or to simply enjoy a semi-rural lifestyle. The development itself includes a badger conservation area specially designed to preserve the local wildlife, as well as a medical centre and wellbeing hub.

Located just 8 miles from the picturesque city of Chester, Kelsall is a popular village that benefits from a range of local amenities, great transport links and plenty of walking routes to enjoy a day out in the countryside.



SURROUNDED BY BEAUTIFUL CHESHIRE COUNTRYSIDE

The Willows itself also includes a medical centre and wellbeing hub, so you can be reassured that you have professional facilities on your doorstep. Within the village itself you can find a doctor's surgery, chemist, butchers, community centre, convenience stores and a selection of local bars, restaurants and cafés. Regular buses connect you to Chester city centre, with the number 84 departing every hour.

From Kelsall there is easy access to the A54/A51 towards Chester and Nantwich, as well as the A49, M6 and M56 connecting to both the north and south. There are many railway stations nearby, with direct lines to Chester, Liverpool, Manchester and Crewe. Kelsall also benefits from convenient access to two major airports, with Manchester and Liverpool airports each being less than 40 minutes away.

The two and three bedroom bungalows on the development are available for sale as an outright purchase, and the two bedroom apartments are available as a shared ownership purchase.*

*At least one purchaser must be over 55 years old.

SITE PLAN



2 BEDROOM BUNGALOWS

The Oakmere
Plot 5-6

2 BEDROOM APARTMENTS

The Ashton
Plot 7, 9, 11, 13

The Oscroft
Plot 8, 10, 12, 14

3 BEDROOM BUNGALOWS

The Delamere
Plot 16, 18-20, 22-24, 27, 29

The Willington
Plot 15, 17, 21, 25-26, 28

TENURE KEY

- Open Market (OM) - Plot 5-6, 15-29
- Shared Ownership (SO) - Plot 7-14
- Affordable rent



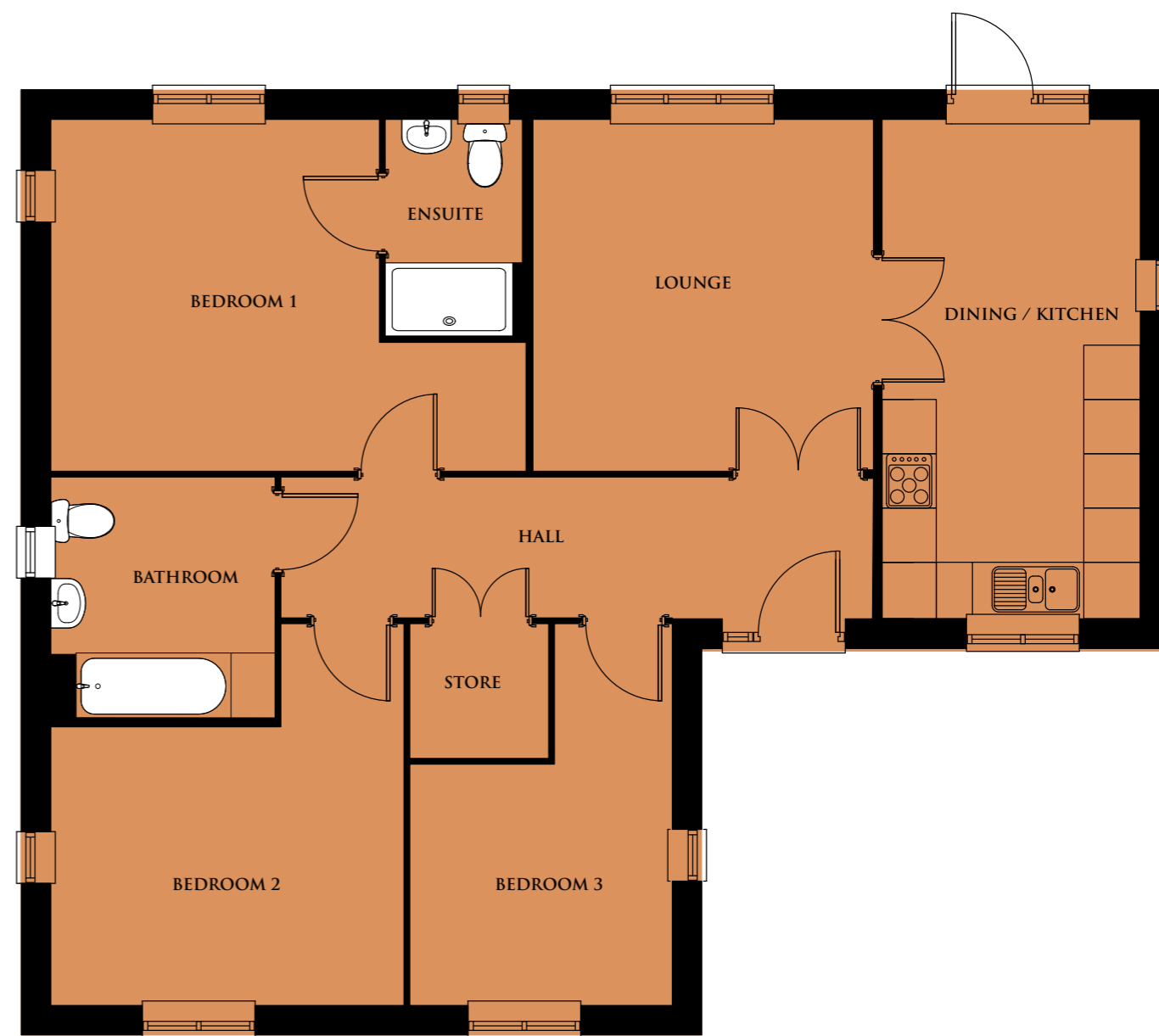
THE WILLINGTON

3 BEDROOM DETACHED HOME



PLOT 15, 17, 21, 25-26, 28

The Willington is perfect if you're looking for a spacious home with everything you need all on one floor. From the entrance, there is a generous lounge offering you space to unwind and relax, with an open plan kitchen/dining room connected to it including double door access to the garden. There are three ample-sized bedrooms in the property, with the master bedroom including an ensuite, plus a bathroom and storage cupboard.



Ground Floor	Width (m) x Length (m)*	Width (feet and inches) x Length (feet and inches)*
Lounge	3.85 x 3.75	12' 7" x 12' 3"
Dining/Kitchen	2.83 x 5.47	9' 3" x 17' 11"
Bedroom 1	3.85 x 5.21	12' 7" x 17' 1"
Ensuite	1.40 x 2.36	4' 7" x 7' 9"
Bathroom	2.63 x 2.44	8' 7" x 8' 0"
Bedroom 2	4.18 x 3.86	13' 8" x 12' 8"
Bedroom 3	2.86 x 4.18	9' 4" x 13' 8"

Total Area = 94.8m² / 1020.42sq ft

*Measurements are shown to maximum room dimensions

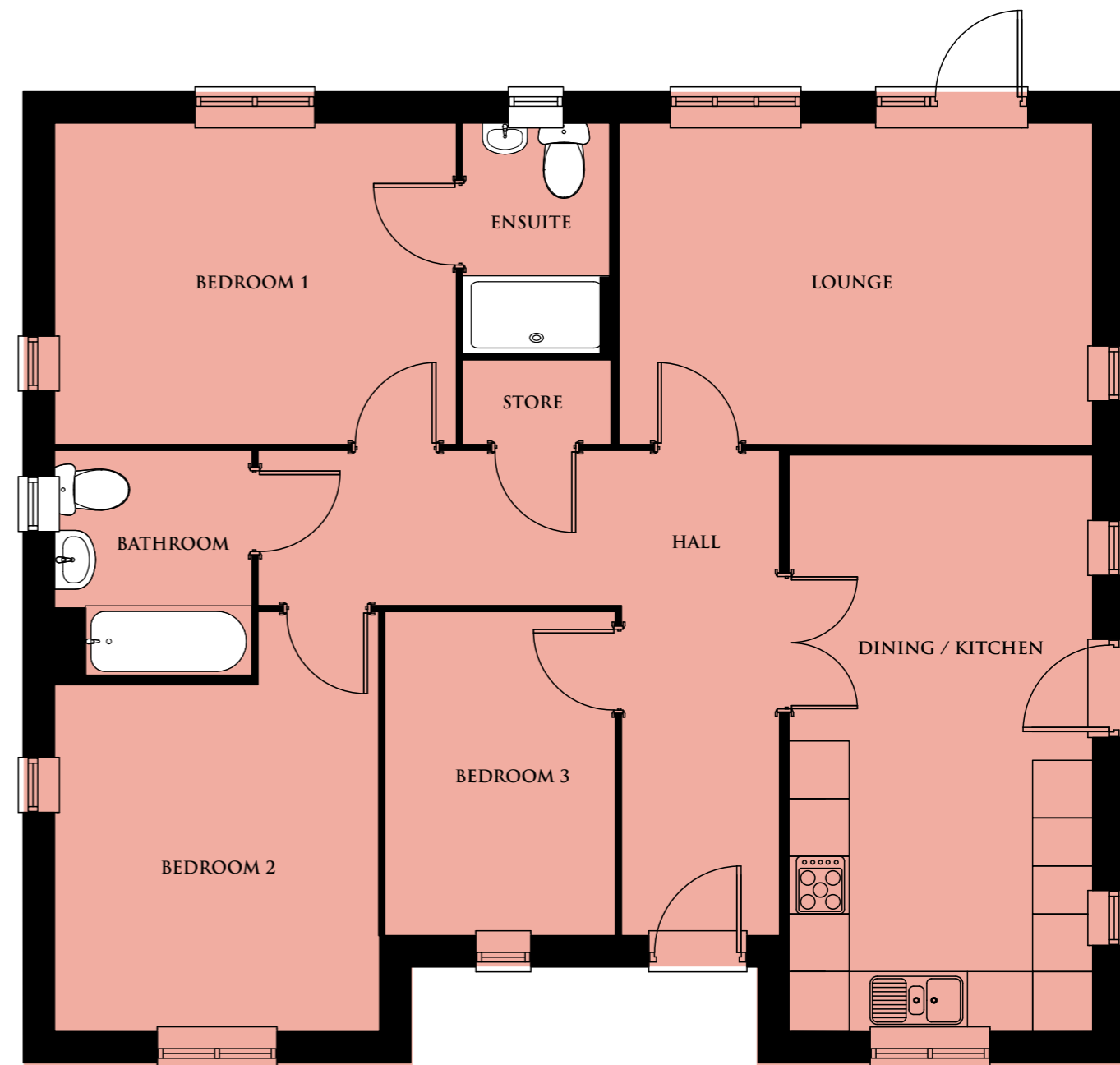
THE DELAMERE

3 BEDROOM DETACHED HOME



PLOT 16, 18-20, 22-24, 27, 29

Offering the perfect space for you to call home, The Delamere is thoughtfully designed with you in mind. From the entrance you have a spacious kitchen/dining room, complete with integrated appliances and side-access to the property. Next to the kitchen/dining room is the lounge, offering a comfortable amount of space for you to relax in with access to your garden. The Delamere includes three bedrooms, with the master including an ensuite, plus a bathroom and storage cupboard.



Ground Floor	Width (m) x Length (m)*	Width (feet and inches) x Length (feet and inches)*
Lounge	3.30 x 4.88	10' 10" x 16' 0"
Dining/Kitchen	3.11 x 5.95	10' 2" x 19' 6"
Bedroom 1	4.14 x 3.30	13' 7" x 10' 10"
Ensuite	1.50 x 2.36	4' 11" x 7' 9"
Bathroom	2.01 x 2.30	6' 7" x 7' 6"
Bedroom 2	3.33 x 4.33	10' 11" x 14' 2"
Bedroom 3	2.37 x 3.33	7' 9" x 10' 11"

Total Area = 96.93m² / 1043.35sq ft

*Measurements are shown to maximum room dimensions

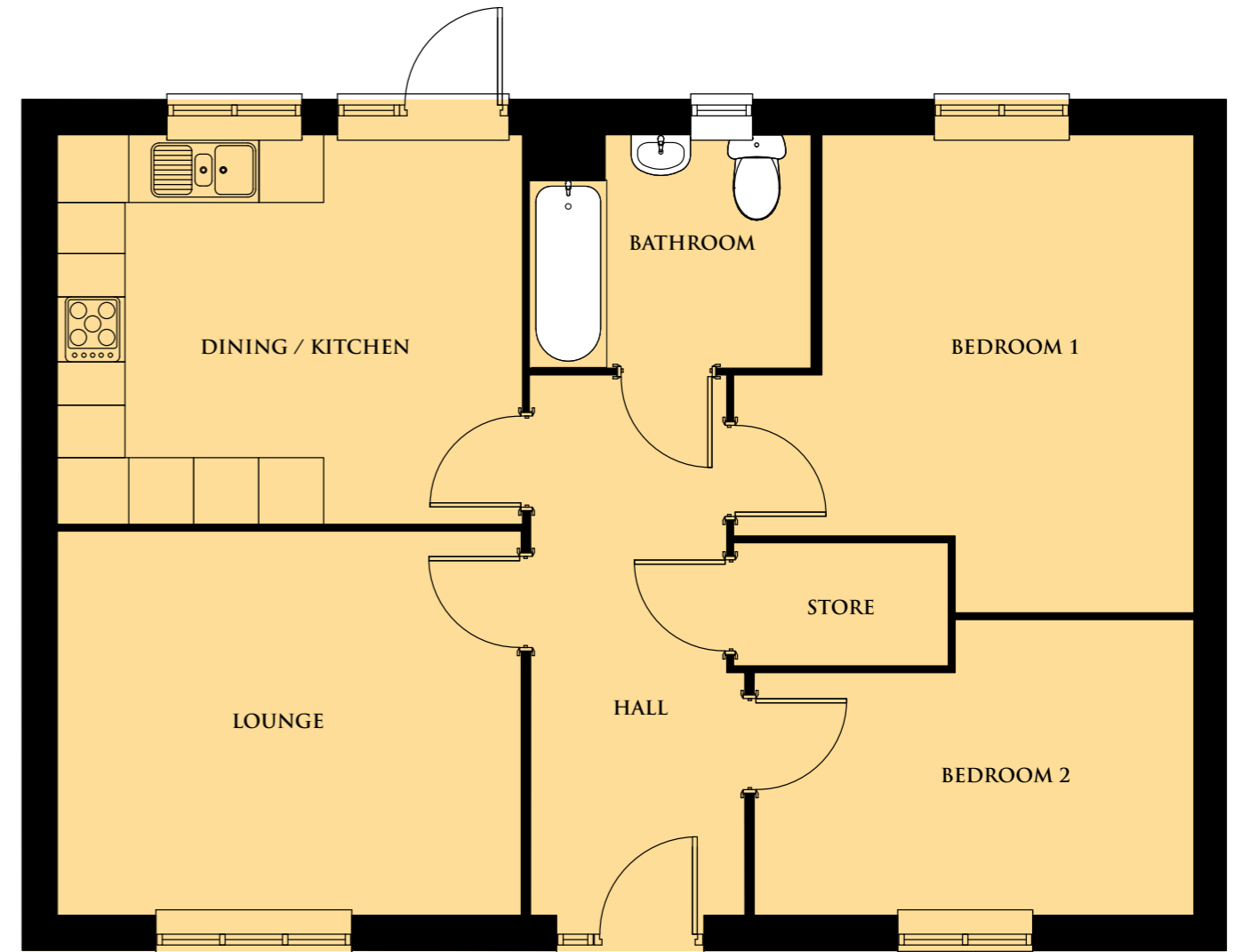
THE OAKMERE

2 BEDROOM SEMI-DETACHED HOME



PLOT 05-06

Perfect for downsizers, The Oakmere offers a comfortable living space finished to the highest standard. The property features a spacious lounge for you to unwind and relax in, plus an open-plan kitchen/dining room with integrated appliances and access to the garden. The Oakmere also includes two bedrooms with ample space, plus a bathroom and storage cupboard.



Ground Floor	Width (m) x Length (m)*	Width (feet and inches) x Length (feet and inches)*
Lounge	4.24 x 3.50	13' 11" x 11' 6"
Dining/Kitchen	3.55 x 4.25	11' 8" x 13' 11"
Bedroom 1	4.37 x 4.21	14' 4" x 13' 9"
Bathroom	2.57 x 2.11	8' 5" x 6' 11"
Bedroom 2	2.69 x 4.02	8' 9" x 13' 2"

Total Area = 74.76m² / 804.71sq ft

*Measurements are shown to maximum room dimensions

THE ASHTON

2 BEDROOM APARTMENT



PLOT 7, 9, 11, 13

Available on the ground floor, The Ashton is a thoughtfully designed two bedroom apartment. The property features a spacious living room and an open-plan kitchen/dining room with access to the garden. There is also a master bedroom complete with an en-suite, plus an additional bedroom, bathroom and storage cupboard.

The Ashton is available for purchase via Shared Ownership.



Ground Floor	Width (m) x Length (m)*	Width (feet and inches) x Length (feet and inches)*
Lounge	3.16 x 4.58	10' 4" x 15' 0"
Dining/Kitchen	3.16 x 5.90	10' 4" x 19' 4"
Bathroom	2.00 x 2.20	6' 6" x 7' 2"
Bedroom 1	4.15 x 3.49	13' 7" x 11' 5"
Ensuite	1.50 x 2.87	4' 11" x 9' 5"
Bedroom 2	3.90 x 4.45	12' 9" x 14' 7"

Total Area = 90.67m² / 975.96sq ft

*Measurements are shown to maximum room dimensions

THE OSCROFT

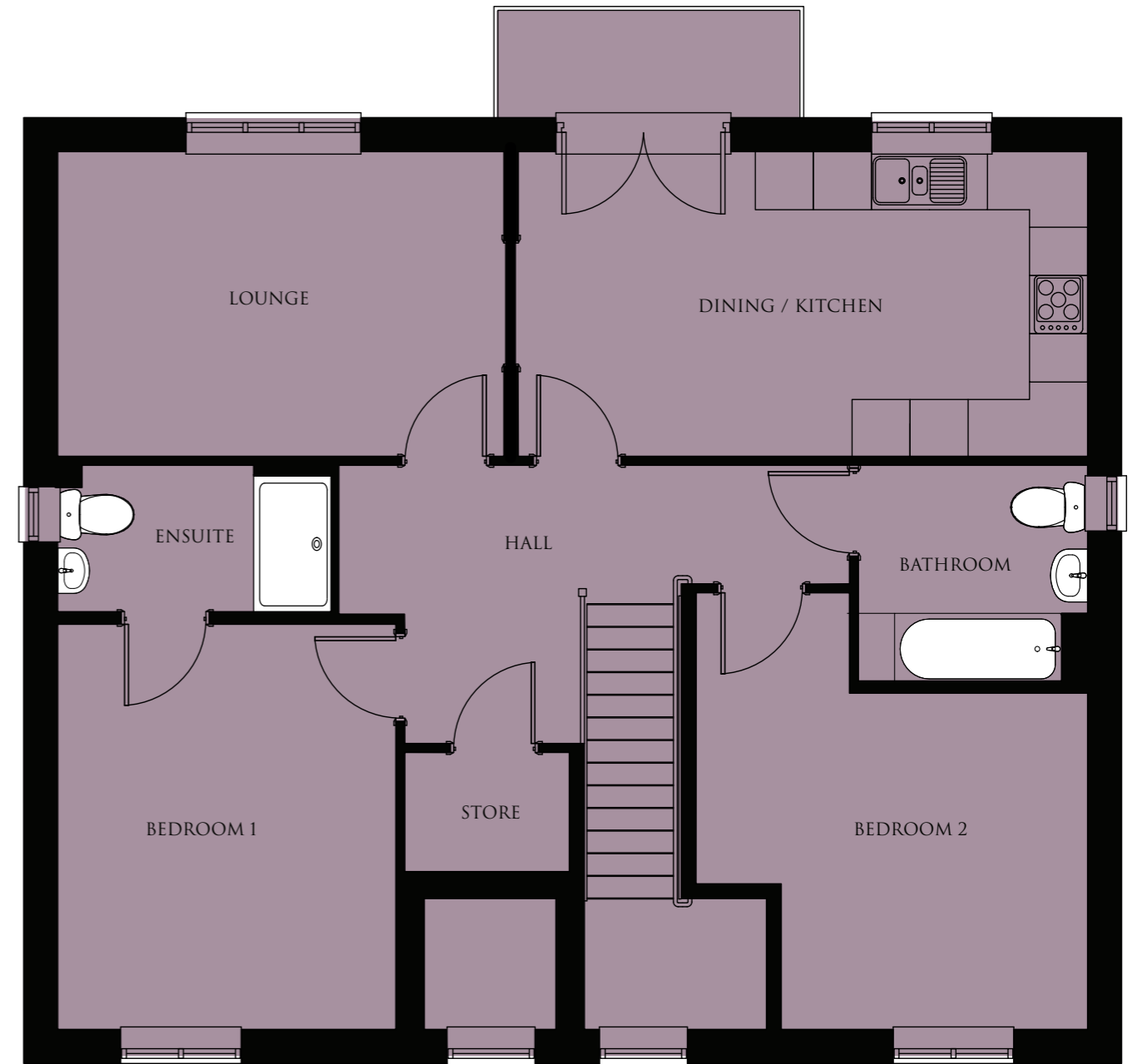
2 BEDROOM APARTMENT



PLOT 8, 10, 12, 14

Available on the first floor, The Oscroft is a thoughtfully designed two bedroom apartment. The property features a spacious living room and an open-plan kitchen/dining room with balcony access. There is also a master bedroom complete with an en-suite, plus an additional bedroom, bathroom and storage cupboard.

The Oscroft is available for purchase via Shared Ownership.



First Floor	Width (m) x Length (m)*	Width (feet and inches) x Length (feet and inches)*
Lounge	3.16 x 4.58	10' 4" x 15' 0"
Dining/Kitchen	3.16 x 5.90	10' 4" x 19' 4"
Bathroom	2.00 x 2.20	6' 6" x 7' 2"
Bedroom 1	4.15 x 3.49	13' 7" x 11' 5"
Ensuite	1.50 x 2.87	4' 11" x 9' 5"
Bedroom 2	3.90 x 4.45	12' 9" x 14' 7"

Total Area = 98.94m² / 1064.98sq ft

*Measurements are shown to maximum room dimensions



THE WILLOWS SPECIFICATIONS



KITCHENS

- Soft close drawers/cupboards
- Laminate worktops with matching upstand
- Glass splashback
- Integrated Zanussi appliances including fridge freezer, hob, electric oven and extractor hood
- Franke stainless steel sink and chrome mixer tap
- Space for washing machine

BATHROOMS

- Contemporary Vitra suites to bathroom and ensuites
- Bathroom accessories, including taps and shower-ware by Vado
- Thermostatic shower
- Vitra wall and floor ceramic tile range in bathrooms and ensuites
- Shower over bath, with shower screen in all family bathrooms
- Walk-in enclosed shower in ensuite bathrooms
- Shaving socket point in main bathroom and ensuites

INTERNAL FINISH

- Premdor internal doors
- Ian Firth polished chrome handles
- Dulux Brilliant White to internal ceilings | White Cotton to internal walls

LIGHTING AND ELECTRICAL

- LED ceiling downlights to kitchen, bathroom and ensuite areas
- Under cabinet kitchen lighting
- LED pendant lighting to hall, dining room, living room, bedrooms
- Telephone points in lounge and hall
- TV point to living room and master bedroom

HEATING

- Worcester Bosch combi boiler
- White Compact Stelrad radiators
- Heated chrome towel rails to bathroom and ensuite

EXTERNAL FEATURES

- Turfed rear garden to all properties
- Patio areas in rear gardens
- Hedgehog Highways

PEACE OF MIND

- Multipoint locking front door
- Heat and smoke detectors
- 10-year Premier Warranty

*Please speak to your Sales Executive for more information on which plot these relate to. Specifications are subject to change.

CREATING YOUR FOREVER HOME



Images are representative.

ESCAPE THE OUTSIDE WORLD



The home is a place where you can relax and unwind in your own private oasis.

With this in mind, the homes at The Willows have been built for everyday living – with generous open-plan, multi-functional spaces to relax in and kitchen / diners that quickly become the central hub of the home. We aim to make sure that your Beech Grove Home is the perfect place for you to sit back and relax, creating memories in a space you love and cherish.

Your new home at The Willows also benefits from high quality kitchens and bathrooms, fitted with the latest fixtures, fittings and energy efficient appliances, giving you the peace of mind that comes as standard when buying a new-build property from Beech Grove Homes.

With everything taken care of all you have to do is move in and make your new house a home.

BEECH GROVE HOMES ABOUT US



Here at Beech Grove Homes, we're about more than just bricks and mortar. We carefully select each site to ensure it is the best available in the local area. This means that each Beech Grove development is special, whether that be due to its natural beauty, awe-inspiring views or renowned location.

We then carefully consider every feature of every home, from room layouts to top quality specifications, fixtures and fittings. Our aim is to ensure that we design properties which are perfect for our future homeowners to use as a blank canvas to create their forever homes.

The process of finding you your perfect home starts as soon as we find its ideal location. Every single aspect is carefully considered by the whole team, who share a passion for creating high quality, sophisticated properties. So whether you need advice on choosing which of our homes to make your own or help to make your move-in day as smooth as possible, our experienced team are here for you every step of the way.



MORE THAN JUST
BRICKS AND MORTAR

CUSTOMER CARE



You're in safe hands...

Beech Grove Homes is committed to ensuring that through every step of your home buying journey our teams are there for you, and that doesn't stop when you move in. From when you begin your search to when you move into your dream home and start creating memories; we'll be on hand to listen, guide and give straight-forward advice.

Quality and service are two areas that our Beech Grove Homes teams are passionate about. During key stages of the construction of your new home, a series of independent quality inspections are carried out to ensure your home is meeting our quality expectations as well as being compliant with building standards. These standards provide guidance on every part of the build process from foundations to decoration including performance and technical standards. By conducting these regular reviews, you can have the peace of mind in knowing that we have been looking after your home from the moment a spade first enters the ground.

So from the construction partners who carefully build your home, to our friendly Sales Executives who will help to guide you through the sales process and our dedicated customer service agents who are at the end of the phone to manage any queries you may have after you move in – we are here to ensure that your new home is as exactly as it should be.



HERE FOR YOU

EVERY STEP OF THE WAY



Protection for new-build home buyers



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