

POTTERY GARDENS

Cheadle · Staffordshire



Persimmon
Together, we make a home.

TOGETHER, WE MAKE A HOME.

When it comes to designing a new development, we apply the same philosophy every time – make it unique, make it personal. That’s because we understand your new home is more than simply bricks and mortar. It’s a private place of sanctuary where we hope you’ll laugh, entertain and escape for many years to come.

We promise to provide:

- ✓ An expertly-designed home that’s sympathetic to the area
- ✓ A dedicated customer care helpline
- ✓ Two-year Persimmon defect cover
- ✓ Ten-year insurance-backed new homes warranty
- ✓ Energy-efficient features that promote sustainable living
- ✓ The creative freedom to personalise your home
- ✓ Landscaping schemes to enhance your surroundings

HERE TO HELP

One of the best things about buying a new-build home are the amazing offers and schemes you could benefit from.



PART EXCHANGE

Need to sell your home? We could be your buyer. Save money and time and stay in your home until your new one completes.



HOME CHANGE

Sell your current home with our support. We’ll take care of estate agent fees and offer expert advice to help get you moving.



OUR STAR RATING

We’ve been awarded a four star rating by the Home Builders Federation in their 2020 survey.



OUR PLEDGE TO YOU

We believe keeping you fully informed throughout the home-buying process is key to making the whole experience enjoyably simple. That's why we created The Persimmon Pledge. It's our way of making sure you receive exceptional customer service and relevant communications before, during and after you've moved in.

As part of the pledge, we carry out a comprehensive 24-point check on every new home we build to ensure everything meets our exacting standards. Once you've picked up the keys, we'll give you a few days to settle in before getting in touch to check everything's okay and to answer any questions you may have. Don't be shy though, you can always get in touch with us first if you have any issues.



Becoming part of the scenery

While we may have over 400 locations around the UK, we go to great lengths to adopt a local approach when it comes to building your home. So when we provide you with the local specification, you can be confident it'll be a perfect fit for the area in terms of the style of architecture and choice of materials. We also incorporate local scenery such as trees and lakes, and work with ecologists to protect the landscape and biodiversity.



Always by your side

Your safety will always be our priority, which is why we'll give you an exclusive emergency cover number when you move in which you can call in the unlikely event of a complete power failure, gas leak, water escape or severe drain blockage. And don't forget, when you buy a new home with us you'll benefit from our **two-year Persimmon warranty**, plus a **ten-year insurance-backed warranty**.



Pottery Gardens

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Pottery Gardens at a glance:

- Choice of 2, 3 & 4 bedroom homes
- Great selection of local amenities
- Good transport links
- Peak District on your doorstep

STUNNING NEW HOMES IN A POPULAR MARKET TOWN

Pottery Gardens is our collection of new homes situated in the charming market town of Cheadle. Steeped in history with many stunning Georgian and Victorian buildings, it's the perfect base for exploring the Peak District National Park.

An area popular with walkers, rock climbers and enthusiasts of the great outdoors; living at Pottery Gardens gives you access to the stunning countryside, plus has all the benefits of a bustling town with plenty of local amenities. You really do get the best of both worlds at Pottery Gardens.

There's a selection of independent shops in the town including a bakery, butchers, jeweller, crafts and gift shops. There's also a great choice of cafés and restaurants for every palette, including a much-loved fish & chip shop. You'll be able to do your weekly shops at either Morrisons or Asda, which are both under a mile away from Pottery Gardens.

If you're looking for even more choice, why not venture to Stoke-on-Trent. Renowned for an abundance of shopping options. The Intu Potteries is situated right in the centre of Stoke-on-Trent and boasts no less than 94 stores and many big name brands. You'll no-doubt work up an appetite with all that shopping so there's also a number of chain restaurants too to keep you going.

Countryside on your doorstep...

Cheadle is situated perfectly to enjoy the stunning countryside. It's the gateway to Churnet Valley, which has a choice of beautiful canal and river walks, as well as a steam railway. The National Trust-owned Hawksmoor Ancient Woodland and Consall Nature Park are both on your doorstep and are open to the public most of the year.

A good education for all...

Cheadle is well-served by schools and there are several local options within an under-two mile radius. For younger children there's Cheadle Pre School, St Giles Catholic Primary School and Bishops Rawle C of E Aided Primary School. For secondary education, there's The Cheadle Academy and also Painsley Catholic College.

With all that's on offer here, it's easy to see why Pottery Gardens is a fantastic place to call home.

JUMP IN THE CAR AND START EXPLORING:

- Alton Towers | 6 miles | 13 mins
- Stoke-on-Trent | 11.3 miles | 22 mins
- Newcastle-under-Lyme | 13.3 miles | 25 mins
- Stafford | 16.2 miles | 32 mins
- Burton upon Trent | 22.7 miles | 40 mins
- Crewe | 26.6 miles | 43 mins



SITE PLAN

POTTERY GARDENS





KEY

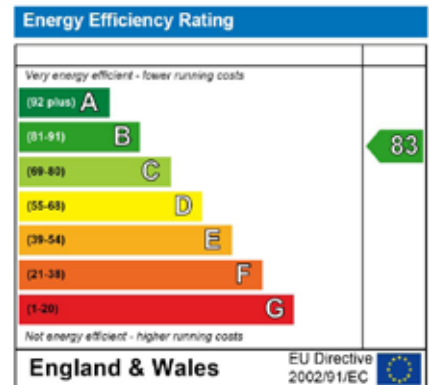


- | | | |
|---|--|--|
| ● The Alnmouth | ● The Hatfield Corner | ● The Kendal |
| ● The Danbury | ● The Clayton | ● The Chedworth |
| ● The Stafford | ● The Clayton Corner | ● Affordable Housing |
| ● The Hatfield | ● The Longthorpe | * Bin Collection Points |

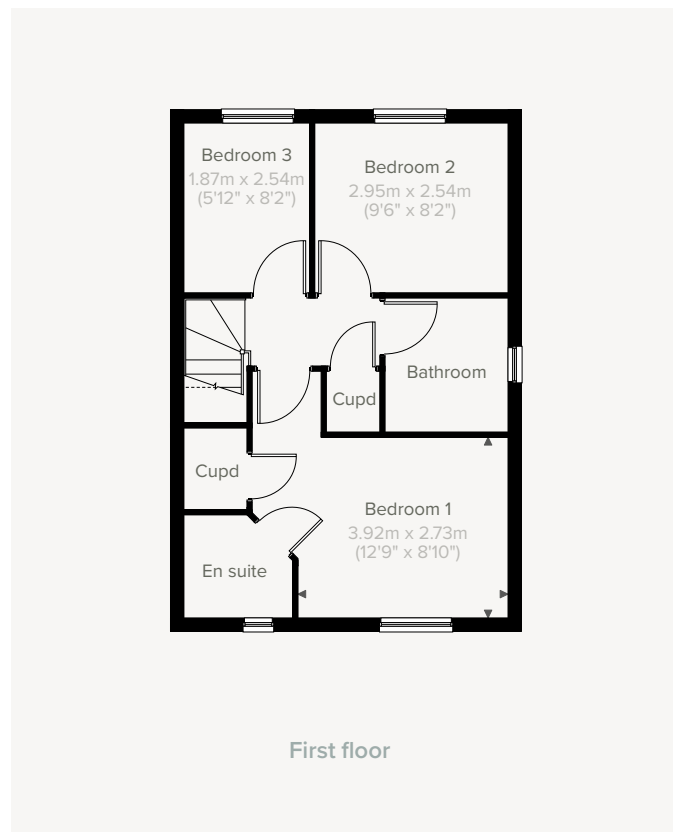
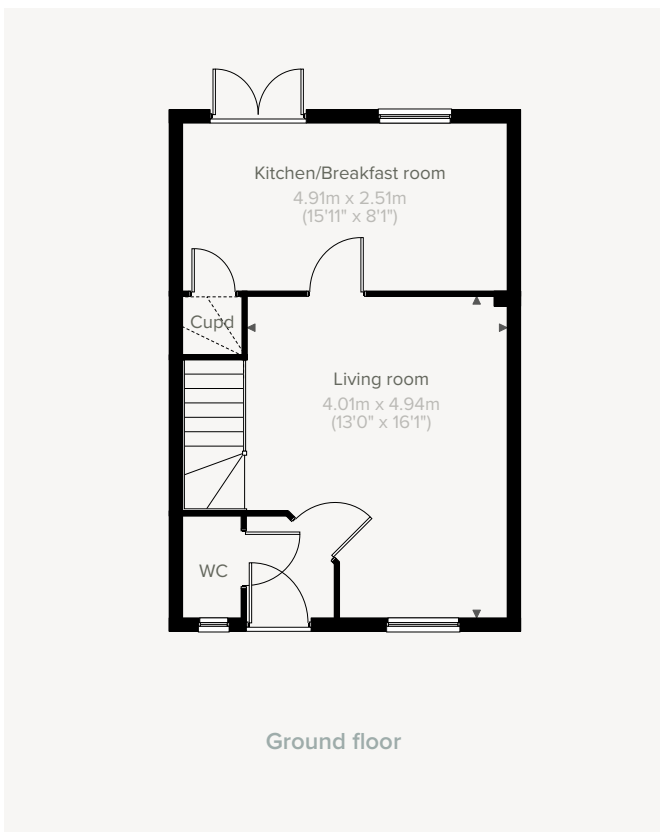
This site layout is intended for illustrative purposes only, and may be subject to change, for example, in response to market demand, ground conditions or technical and planning reasons. Trees, planting and public open space shown are indicative, actual numbers and positions may vary. This site plan does not form any part of a warranty or contract. Further information is available from a site sales advisor.



DANBURY
Three bedroom home



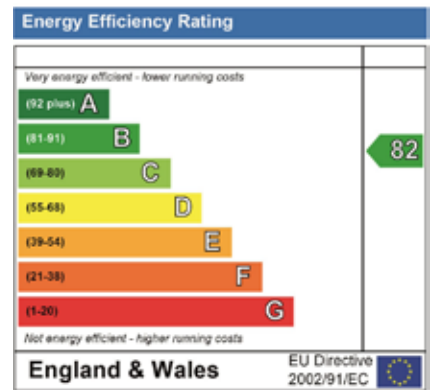
The Danbury is a nicely-proportioned three-bedroom home with a good-sized living room, an open plan kitchen/breakfast room and plenty of storage space on both floors. Upstairs there are three bedrooms, including an en suite to bedroom one, and a family bathroom.



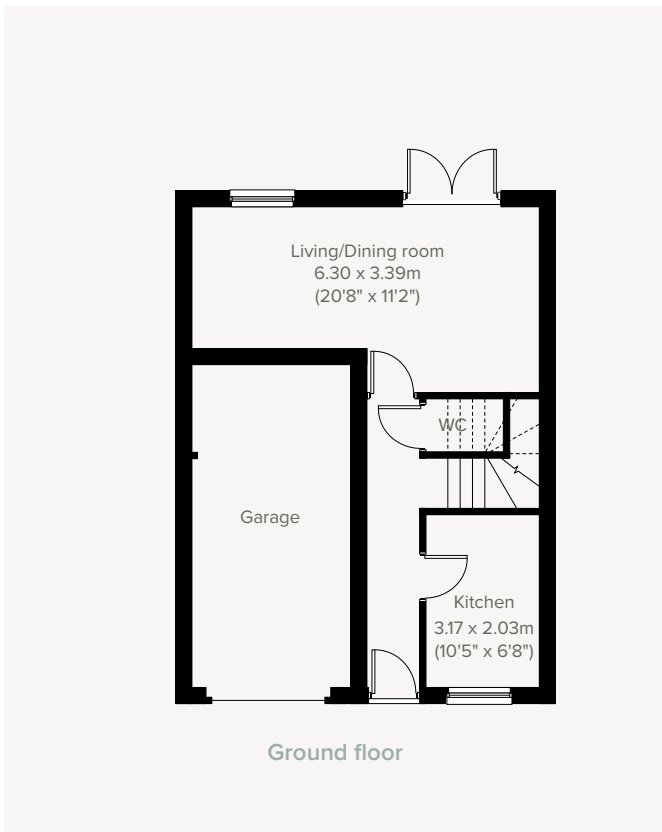
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STAFFORD
Three bedroom home



Benefiting from a large integral garage, an open plan living/dining room with French doors leading into the garden, plus three double bedrooms, The Stafford is a popular family home. The downstairs WC, handy first floor storage cupboard, family bathroom and en suite to bedroom one means its practical as well as stylish.

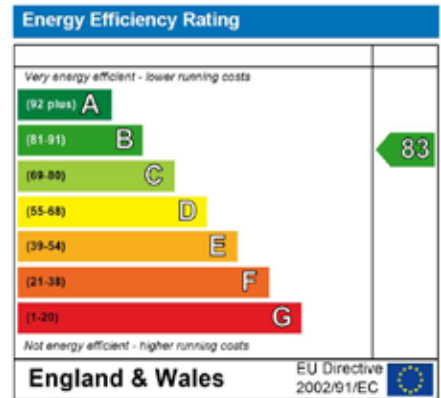


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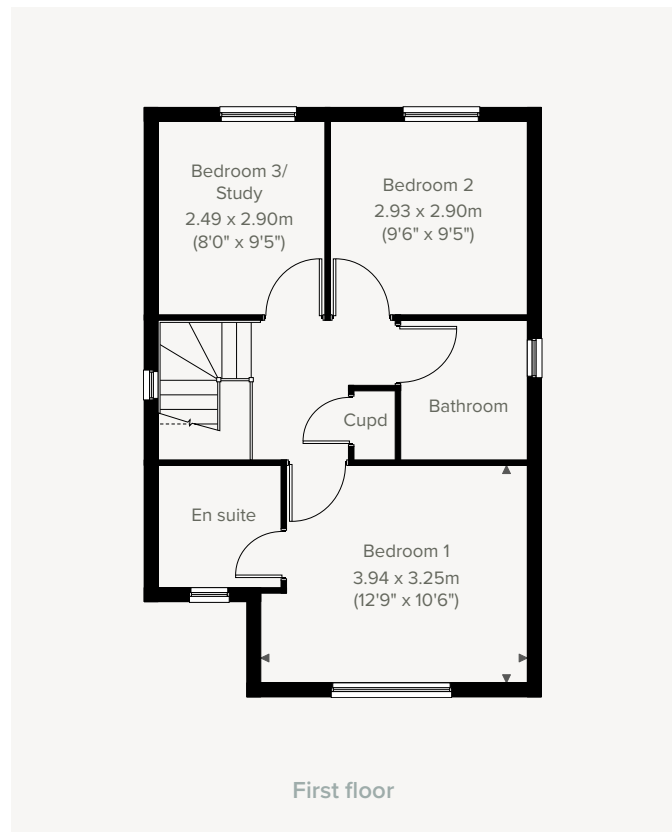
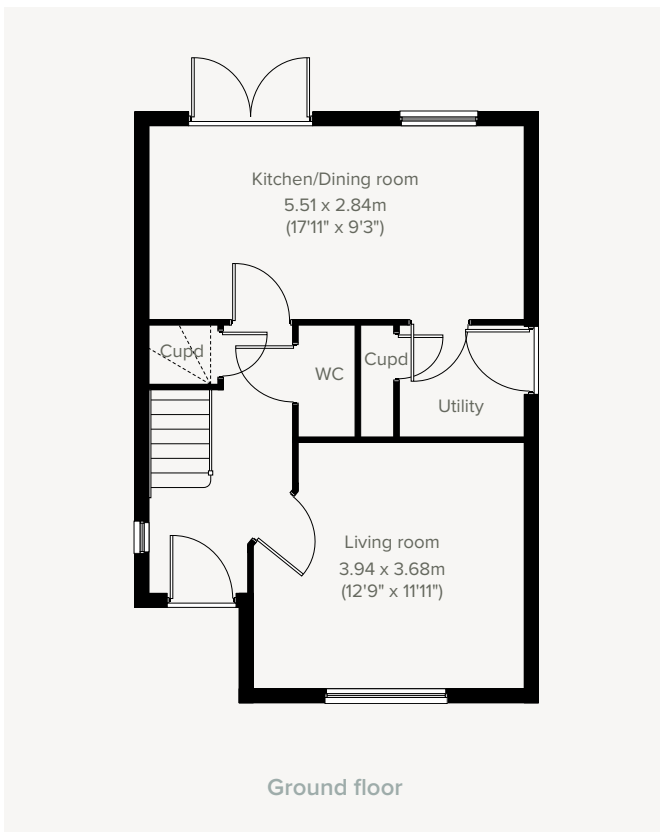


HATFIELD

Three bedroom home



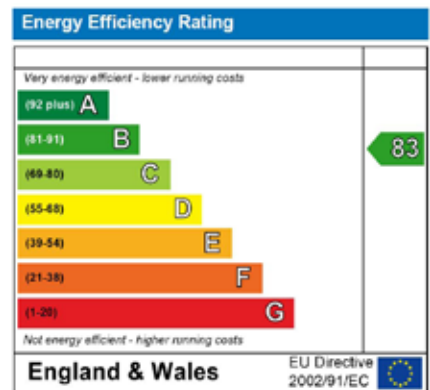
Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. The Hatfield's bright front aspect living room, separate utility room, handy storage cupboard and downstairs WC complete the ground floor. Upstairs, bedroom one has an en suite and there's a good-sized family bathroom and further storage.



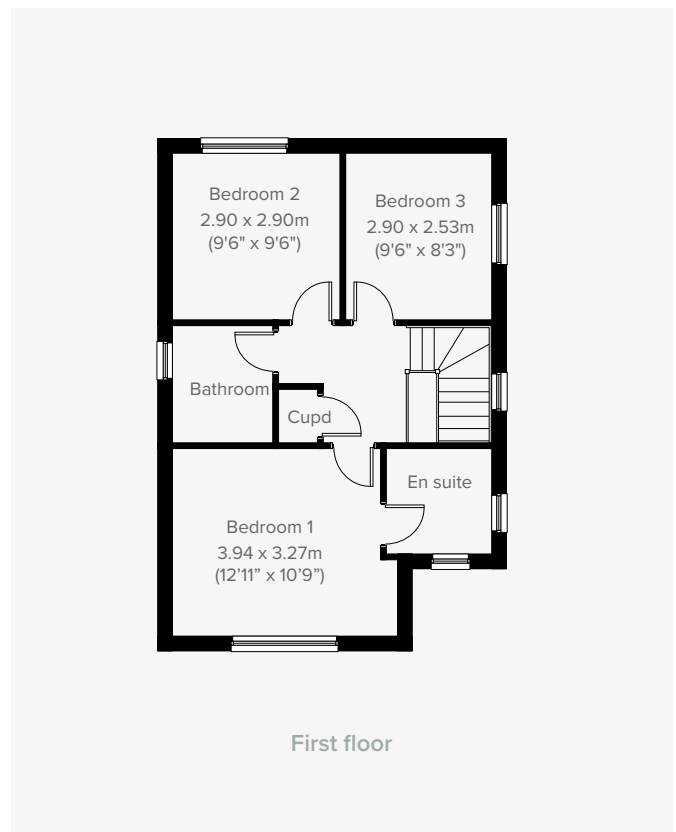
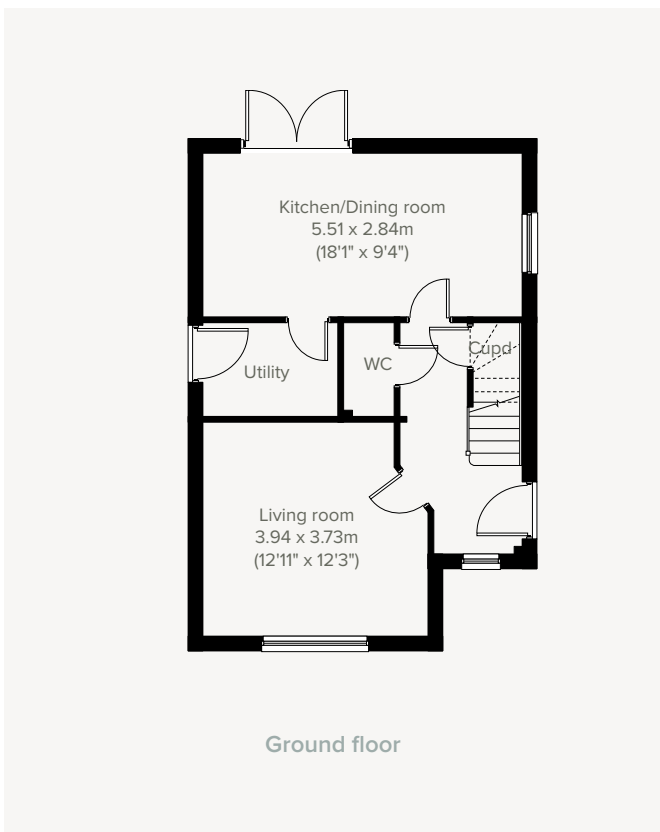
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HATFIELD CORNER
Three bedroom home



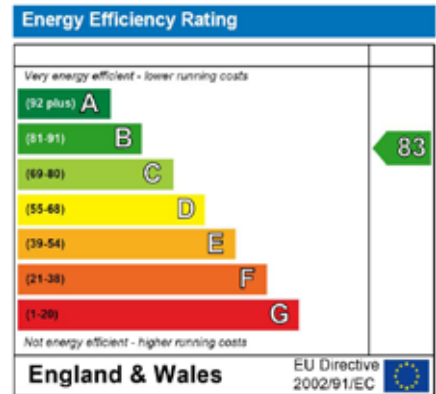
Enjoy the best of modern living in this popular three-bedroom home which benefits from a stylish open plan kitchen/dining room with French doors leading into the garden. The Hatfield Corner's bright front aspect living room, separate utility room, handy storage cupboard and downstairs WC complete the ground floor. Upstairs, bedroom one has an en suite and there's a good-sized family bathroom and further storage.



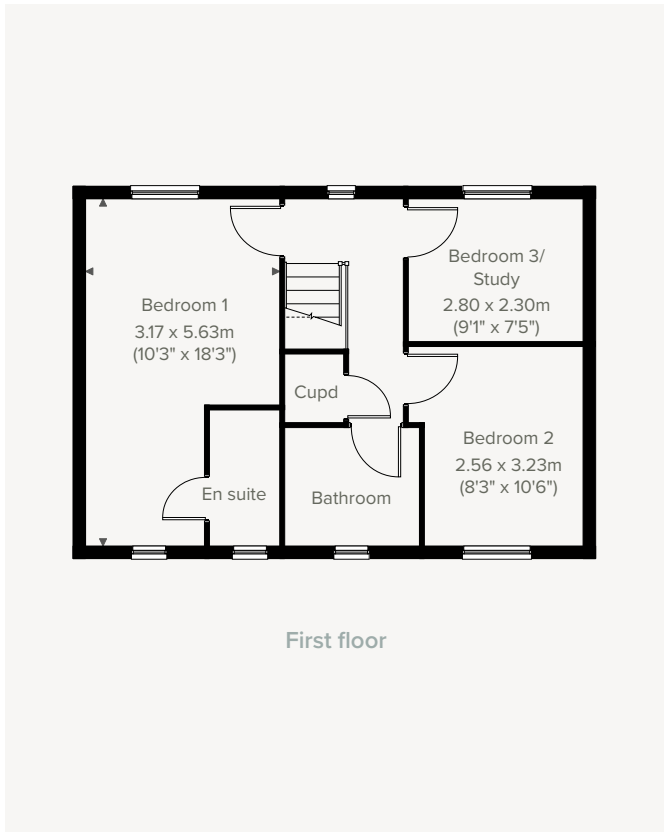
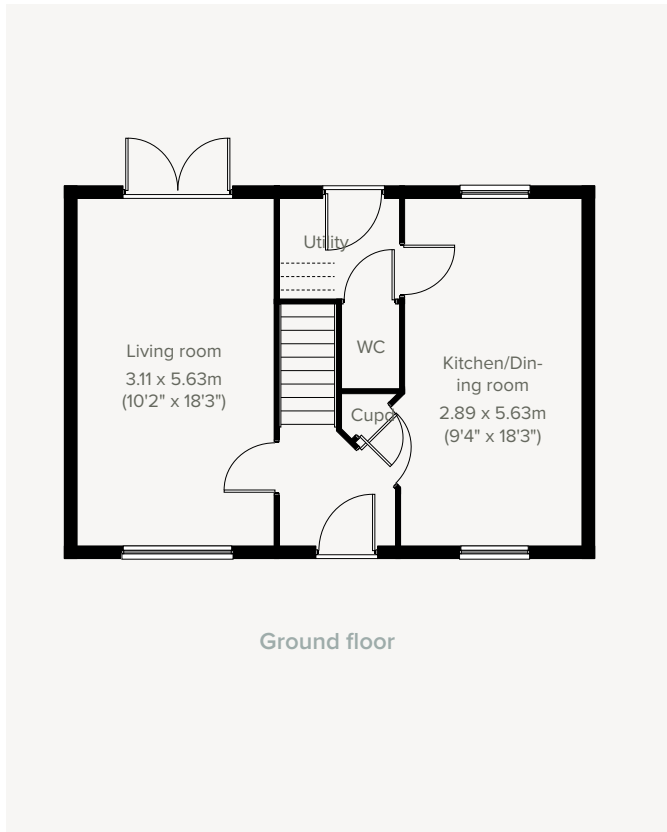
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CLAYTON
Three bedroom home



A superb family home, the Clayton features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility room, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with en suite, a family-sized bathroom and handy storage cupboard.

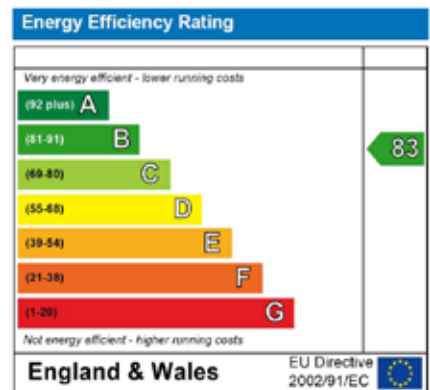


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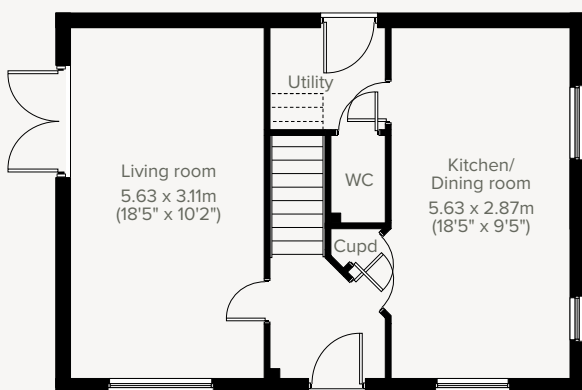


CLAYTON CORNER

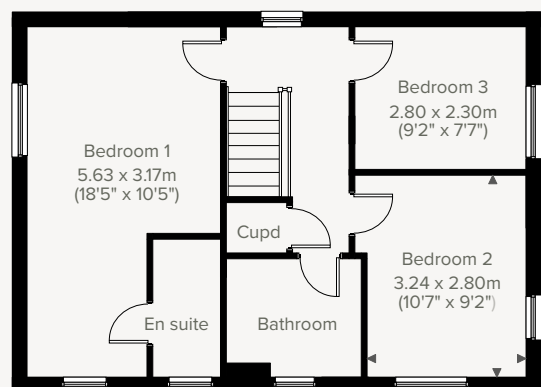
Three bedroom home



A fantastic family home, the Clayton Corner features a stunning open plan kitchen/dining room and equally impressive living room with French doors opening into the garden. A utility room, WC and storage cupboard ensure it's practical as well as stylish. Upstairs you'll find three bedrooms, including a large bedroom one with en suite, a family-sized bathroom and handy storage cupboard.



Ground floor

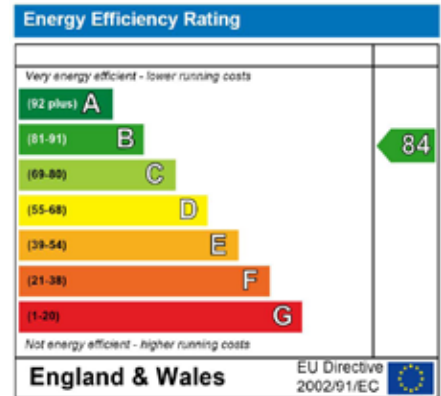


First floor

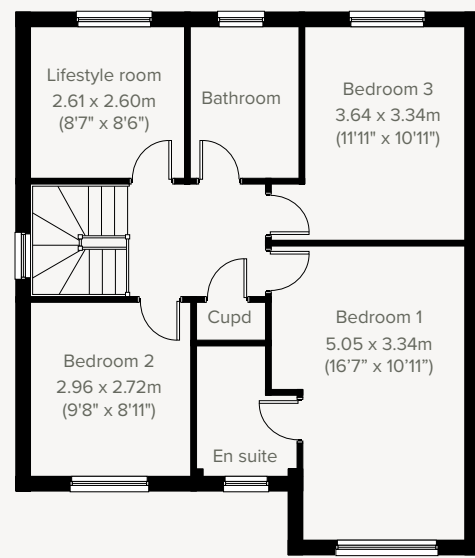
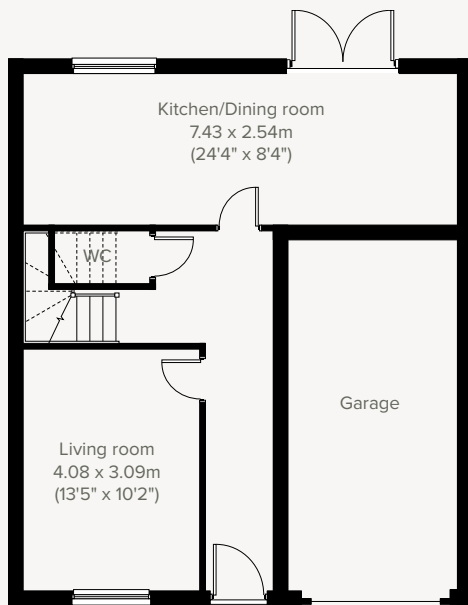
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LONGTHORPE
Four bedroom home



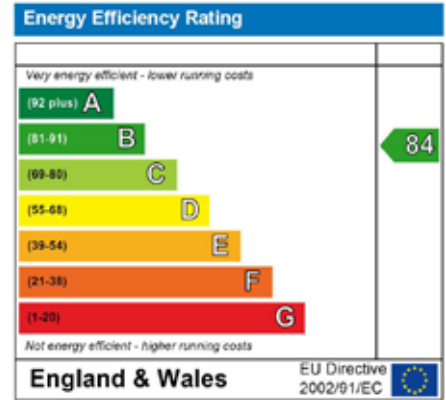
An attractive family home, the Longthorpe is designed for modern living. It's a four bedroom detached home with an integral garage, a front aspect living room and a spacious open plan kitchen/dining room idea for family life and entertaining friends. Bedroom one has an en suite with the roomy landing leading on to three further bedrooms, a storage cupboard and the main family bathroom.



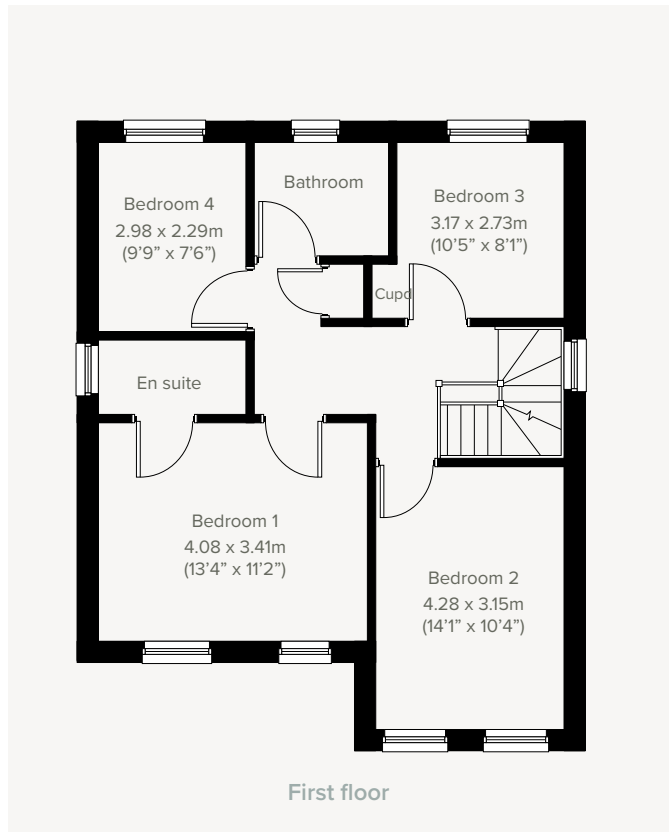
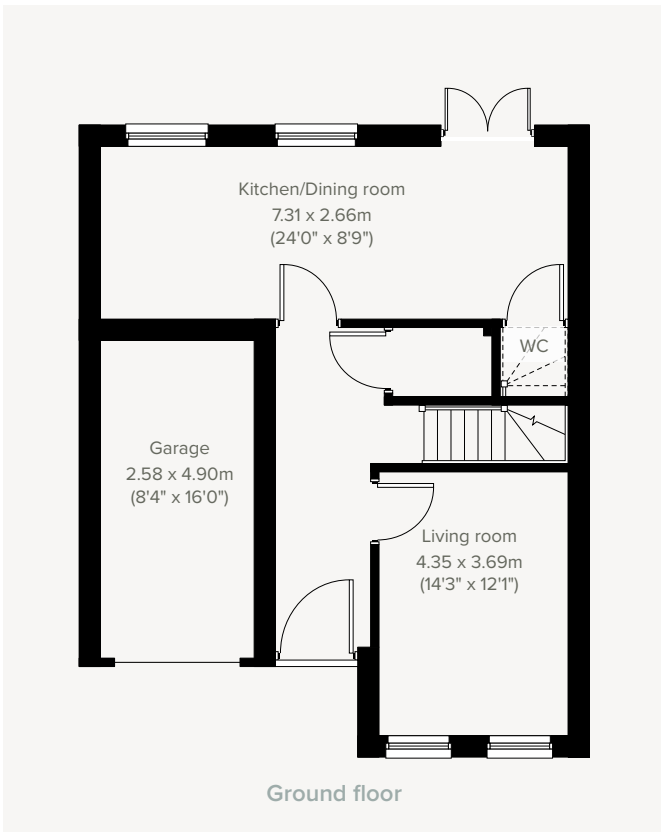
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KENDAL
Four bedroom home



The Kendal is a contemporary four bedroom detached home offering open plan living. The light and airy kitchen/dining room enjoys an open aspect through French doors to the rear garden. There's a bright front-aspect living room, a downstairs WC, storage cupboard and an adjoining integral garage. Upstairs there are four good-sized bedrooms with a spacious bedroom one benefiting from an en-suite, plus a modern fitted family bathroom.

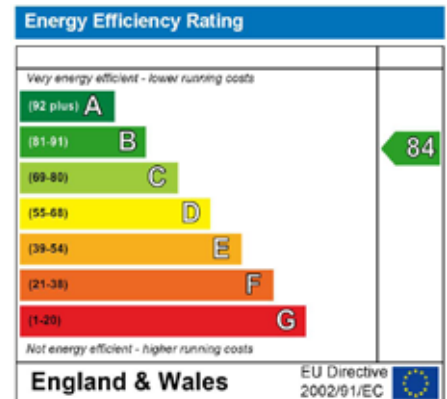


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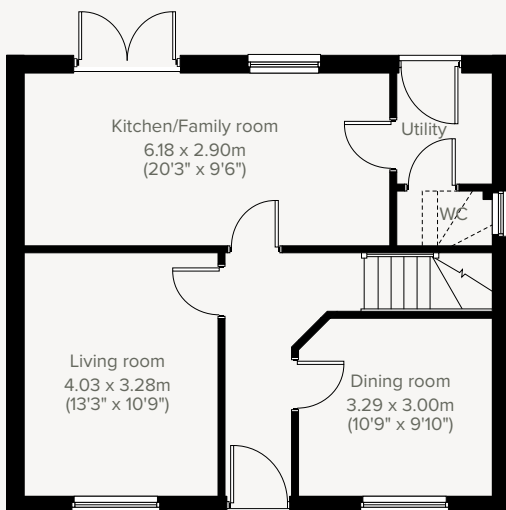


CHEDWORTH

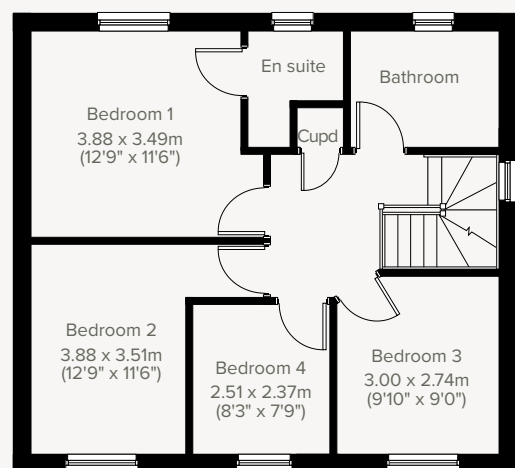
Four bedroom home



A popular family home, the Chedworth ticks all the boxes. The modern and stylish open plan kitchen/breakfast/dining room is perfect for spending time as a family and entertaining. There's also a well-proportioned living room, separate dining room, downstairs WC and handy utility with outside access. Upstairs there are four bedrooms - bedroom one has an en suite - a large family-sized bathroom and a storage cupboard.



Ground floor



First floor

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SPECIFICATIONS



External

Walls	Traditional cavity walls (Inner: timber frame or block Outer: Style suited to planned architecture)
Roof	Tile or slate-effect with PVCu rainwater goods
Windows	Double glazed low E-glass windows in PVCu frames
Doors	GRP-skinned external doors with PVCu frames. Patio or French doors to garden or balcony (where applicable)



Internal

Ceilings	Painted white
Lighting	Pendant or batten fittings with low-energy bulbs
Stairs	Staircase painted white
Walls	Painted in white emulsion
Doors	White pre-finished doors with white hinges
Heating	Gas-fired combi boiler with radiators in all main rooms (most with thermostatically-controlled valves)
Insulation	Insulated loft and hatch to meet current building regulations
Electrics	Individual circuit breakers to consumer unit and double electric sockets to all main rooms
General	TV point and phone extension point in living room (where living room is at rear of property) phone point in entrance hall



Kitchen

General	Fully-fitted kitchen with a choice of doors and laminate worktop with up-stands to match (depending on build stage)
General	Stainless steel single bowl sink with pillar taps to kitchen only
Appliances	Plumbing for washing machine
Appliances	Single electric oven in stainless steel, gas hob in white and integrated cooker hood



Bathroom

General	White bathroom suites with chrome-finished fittings
General	Extractor fan to bathroom and en suite (where applicable)
General	Mira showers with chrome fittings hand showers over bath (only where there is no en suite)
General	Half height tiling to sanitary-ware walls
General	En suite splash-back to basin and full height to shower enclosure three-course splash-back to bath area or separate cubicle
General	En suite to bedroom one (where applicable)



Security

Locks	Three-point locking to front and rear doors, locks to all windows (except escape windows)
Fire	Smoke detectors wired to the mains with battery backup



Garage & Gardens

Garage	Garage with single roller shutter or up-and-over white door; or car ports or parking space
Gardens	Front lawn turfed or landscaped (where applicable)
Fencing	1.8 metre fence to rear garden, plus gate

Pottery Gardens

For prices, opening times and availability contact:

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Persimmon plc, Registered office: Persimmon House, Fulford, York YO19 4FE
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Therefore, please be sure to check the plan and specification in the sales office to keep you up-to-date with the latest improvements. The vendors of this property give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Persimmon Homes or their authorised agents has any authority to make or give any representation or warranty whatever in relation to this property.



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