

**ANWYL**  
*thoughtful homes*

welcome to  
**Cross Fields**  
*Catterall*



**01995 910 301**

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*everything considered.*

when it comes to new homes,  
**we think of everything.**

There's so much to consider when you're looking for a new home. From the size to the location, the build quality to the price, making the right choice **really matters**.

**At Anwyl Homes, we know what it's like.** We should do. After all, we've been building high quality new homes for decades, guiding our customers through the process and helping to unlock happy times ahead.

Whether you're looking for a cosy first property, a spacious family base, or you want to downsize now the kids have moved on, there's an Anwyl home that's right for you.

By combining traditional styling and quality workmanship with the best of today's modern features – not to mention personal touches and friendly smiles every step of the way – your Anwyl experience begins the moment you get in touch. Because with every new home we build, you can be sure we're thinking of you.

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*the opportunity to  
make your home  
YOUR OWN*

got  
questions?

call...

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**244 944**



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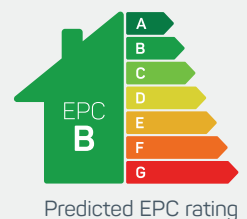


## the bretton


3 bed semi-detached

A 3 bedroom semi-detached home. *Perfect* as a family starter home or for first-time buyers. Key features include an open plan kitchen/diner and master bedroom with en-suite.

[www.anwylhomes.co.uk](http://www.anwylhomes.co.uk)





 ideal for  
*growing families*

### ground floor

living room 16' 8" x 12' 1"  
kitchen/dining 15' 4" x 10' 9"  
cloaks 5' 11" x 3' 1"

living room 5.08m x 3.67m  
kitchen/dining 4.67m x 3.28m  
cloaks 1.79m x 0.95m



### first floor

bedroom 1 12' 10" x 8' 4"  
en-suite 8' 4" x 5' 6"  
bedroom 2 11' 0" x 8' 4"  
bedroom 3 7' 7" x 6' 9"  
bathroom 7' 2" x 6' 9"

bedroom 1 3.91m x 2.53m  
en-suite 2.53m x 1.67m  
bedroom 2 3.35m x 2.53m  
bedroom 3 2.30m x 2.05m  
bathroom 2.18m x 2.05m

**the bretton**  
3 bed semi-detached

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*everything considered.*

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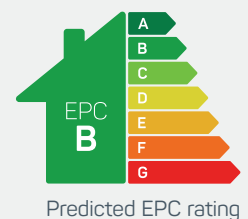



## the epsom

3 bed semi-detached

A modern 3 bed home, perfect for growing families. Key features include an *open plan* kitchen diner, separate living room, French doors leading to the garden and master bedroom with en-suite.

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 ideal for  
growing families



### ground floor

living room 16' 5" x 9' 7"  
kitchen/dining 16' 5" x 10' 9"  
cloak 5' 1" x 4' 0"

living room 5.00m x 2.91m  
kitchen/dining 5.00m x 3.28m  
cloak 1.54m x 1.21m



### first floor

bedroom 1 11' 8" x 10' 9"  
en-suite 10' 9" x 6' 8"  
bedroom 2 9' 9" x 8' 11"  
bedroom 3 9' 9" x 7' 3"  
bathroom 7' 3" x 5' 7"

bedroom 1 3.56m x 3.28m  
en-suite 3.28m x 2.04m  
bedroom 2 2.71m x 2.97m  
bedroom 3 2.97m x 2.20m  
bathroom 2.21m x 1.71m

**the epsom**  
3 bed semi-detached

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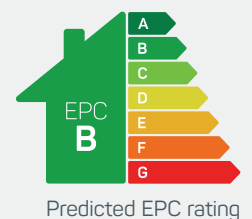


## the bunbury

3 bed detached

*Traditional* on the outside but packed with modern features inside, this beautiful home puts family life first. Cook up something special in the spacious open-plan kitchen/diner complete with breakfast bar, or wander through to the garden via the elegant French doors.

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### ground floor

living room 15' 9" x 11' 0"  
kitchen/dining 18' 10" x 12' 0"  
cloaks 5' 7" x 3' 2"

living room 4.79m x 3.36m  
kitchen/dining 5.75m x 3.64m  
cloaks 1.71m x 0.96m



### first floor

bedroom 1 11' 1" x 10' 5"  
en-suite 8' 0" x 3' 11"  
bedroom 2 12' 0" x 9' 4"  
bedroom 3 9' 3" x 8' 5"  
bathroom 7' 5" x 5' 7"

bedroom 1 3.39m x 3.17m  
en-suite 2.44m x 1.20m  
bedroom 2 3.66m x 2.85m  
bedroom 3 2.81m x 2.57m  
bathroom 2.26m x 1.71m

**the bunbury**  
3 bed detached

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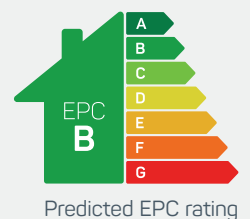


## the bunbury


3 bed semi-detached

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### ground floor

living room 15' 9" x 11' 0"  
kitchen/dining 18' 10" x 12' 0"  
cloaks 5' 7" x 3' 2"

living room 4.79m x 3.36m  
kitchen/dining 5.75m x 3.64m  
cloaks 1.71m x 0.96m



### first floor

bedroom 1 11' 1" x 10' 5"  
en-suite 8' 0" x 3' 11"  
bedroom 2 12' 0" x 9' 4"  
bedroom 3 9' 3" x 8' 5"  
bathroom 7' 5" x 5' 7"

bedroom 1 3.39m x 3.17m  
en-suite 2.44m x 1.20m  
bedroom 2 3.66m x 2.85m  
bedroom 3 2.81m x 2.57m  
bathroom 2.26m x 1.71m

**the bunbury**  
3 bed semi-detached

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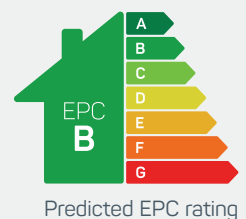
## the calder

3 bed detached

Boasting a large living room and an *open plan* kitchen diner - the calder is perfect for those seeking modern living. Upstairs, the calder offers 2 double bedrooms and a single with the master enjoying an en-suite shower room.

This is a forever home, designed with adaptability for future living in mind.

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### ground floor

living room	18' 6" x 10' 5"
kitchen/dining	18' 6" x 12' 11"
cloaks	6' 4" x 4' 9"

living room	5.63m x 3.17m
kitchen/dining	5.63m x 3.93m
cloaks	1.92m x 1.45m



### first floor

bedroom 1	12' 8" x 10' 6"
en-suite	10' 6" x 5' 6"
bedroom 2	12' 4" x 8' 8"
bedroom 3	13' 1" x 9' 6"
bathroom	8' 8" x 7' 1"

bedroom 1	3.85m x 3.20m
en-suite	3.20m x 1.69m
bedroom 2	3.76m x 2.65m
bedroom 3	3.98m x 2.89m
bathroom	2.65m x 2.15m

**the calder**  
3 bed detached

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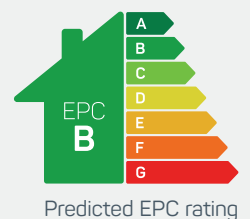


## the appleton

3 bed detached with garage

A *stunning* 3 bedroom home ideal for buyers looking for spacious, modern living. Key features include open plan kitchen diner, separate utility room and three large bedrooms.

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### ground floor

living room	11' 1" x 13' 9"
kitchen/dining	18' 5" x 9' 5"
cloaks	6' 5" x 3' 0"
utility	6' 5" x 6' 1"
garage	10' 2" x 19' 10"

living room	3.38m x 4.20m
kitchen/dining	5.61m x 2.87m
cloaks	1.95m x 0.92m
utility	1.95m x 1.86m
garage	3.10m x 6.05m



### first floor

bedroom 1	13' 9" x 17' 9"
en-suite	7' 9" x 5' 7"
bedroom 2	11' 1" x 10' 9"
bedroom 3	9' 8" x 12' 7"
bathroom	7' 1" x 5' 8"

bedroom 1	4.18m x 5.40m
en-suite	2.35m x 1.71m
bedroom 2	3.38m x 3.28m
bedroom 3	2.95m x 3.84m
bathroom	2.17m x 1.71m

**the appleton**  
3 bed detached with garage

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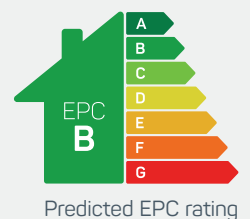


## the ascot

4 bed detached with garage

A 4 bedroom *detached* home. Key features include a separate living room, 4 double bedrooms and master bedroom with en-suite.

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### ground floor

living room 18' 11" x 11' 1"  
kitchen/dining 20' 9" x 12' 1"  
utility 6' 1" x 5' 11"  
cloaks 5' 11" x 3' 2"

living room 5.75m x 3.38m  
kitchen/dining 6.33m x 3.67m  
utility 1.85m x 1.80m  
cloaks 1.80m x 0.96m



### first floor

bedroom 1 15' 3" x 11' 3"  
en-suite 8' 9" x 3' 10"  
bedroom 2 10' 4" x 9' 9"  
bedroom 3 13' 4" x 8' 2"  
bedroom 4 9' 0" x 8' 10"  
bathroom 7' 2" x 5' 7"

bedroom 1 4.66m x 3.43m  
en-suite 2.68m x 1.19m  
bedroom 2 3.16m x 2.98m  
bedroom 3 4.08m x 2.51m  
bedroom 4 2.75m x 2.71m  
bathroom 2.20m x 1.71m

**the ascot**  
4 bed detached with garage

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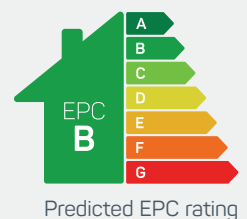
## the henley

4 bed detached with garage

A *beautiful* 4 bedroom detached home.

Key features include characterful bay windows, lovely high ceilings and a master en-suite.

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### ground floor

living room 17' 8" x 10' 9"  
kitchen/dining 28' 6" x 11' 0"  
utility 7' 7" x 5' 10"  
cloak 5' 1" x 4' 0"

living room 5.38m x 3.27m  
kitchen/dining 8.67m x 3.35m  
utility 2.30m x 1.76m  
cloak 1.54m x 1.21m



### first floor

bedroom 1 16' 9" x 10' 8"  
en-suite 6' 9" x 6' 9"  
bedroom 2 14' 9" x 10' 5"  
bedroom 3 12' 2" x 10' 8"  
bedroom 4 10' 6" x 10' 2"  
bathroom 8' 6" x 6' 11"

bedroom 1 5.09m x 3.25m  
en-suite 2.07m x 2.07m  
bedroom 2 4.49m x 3.16m  
bedroom 3 3.72m x 3.25m  
bedroom 4 3.19m x 3.09m  
bathroom 2.60m x 2.11m

**the henley**  
4 bed detached with garage

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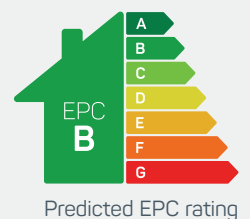


## the hartford


4 bed detached with garage

A *spacious* modern 4 bedroom detached home. Key features include feature high ceilings, separate living room, integral garage and an *open plan* kitchen diner.

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### ground floor

living room	16' 10" x 11' 1"
kitchen/dining	21' 6" x 13' 0"
utility	8' 6" x 6' 11"
cloaks	6' 11" x 3' 5"

living room	5.13m x 3.38m
kitchen/dining	6.56m x 3.96m
utility	2.58m x 2.11m
cloaks	2.11m x 1.05m



### first floor

bedroom 1	16' 7" x 11' 0"
en-suite	7' 4" x 6' 9"
bedroom 2	14' 6" x 10' 5"
bedroom 3	13' 4" x 11' 0"
bedroom 4	12' 2" x 10' 1"
bathroom	8' 8" x 7' 0"

bedroom 1	5.06m x 3.36m
en-suite	2.22m x 2.07m
bedroom 2	4.42m x 3.16m
bedroom 3	4.06m x 3.36m
bedroom 4	3.70m x 3.07m
bathroom	2.63m x 2.14m

**the hartford**  
4 bed detached with garage

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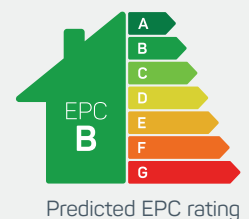


## the downham

4 bed detached with garage

On the ground floor of this executive detached home is an *open plan* kitchen diner with an island perfect for those busy mornings! The large living room gives even more space in which to spread out with a character bay window. On the first floor are four double bedrooms and a luxurious family bathroom.

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### ground floor

living room	16' 4" x 10' 8"
kitchen/dining/ family	27' 9" x 12' 3"
media room	10' 9" x 10' 7"
utility	6' 11" x 6' 7"
cloaks	6' 7" x 4' 1"

living room	4.98m x 3.26m
kitchen/dining/ family	8.45m x 3.73m
media room	3.27m x 3.23m
utility	2.10m x 2.00m
cloaks	2.00m x 1.25m



### first floor

bedroom 1	15' 9" x 10' 10"
en-suite	9' 5" x 6' 9"
bedroom 2	13' 0" x 9' 9"
bedroom 3	11' 9" x 10' 9"
bedroom 4	10' 6" x 9' 3"
bathroom	8' 11" x 6' 9"

bedroom 1	4.81m x 3.32m
en-suite	2.89m x 2.08m
bedroom 2	3.97m x 2.98m
bedroom 3	3.59m x 3.30m
bedroom 4	3.22m x 2.82m
bathroom	2.73m x 2.06m

**the downham**  
4 bed detached with garage

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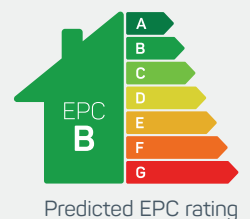


## the lancaster

4 bed detached with garage

Families in search of more space will find exactly what they're looking for in the lancaster. From the expansive lounge to the four double bedrooms and integral double garage, this is a home designed with *spacious* living in mind.

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*growing families*



### ground floor

living room	18' 6" x 11' 10"
kitchen/dining/ family	29' 0" x 12' 6"
utility	8' 8" x 6' 6"
cloaks	6' 6" x 3' 3"

living room	5.63m x 3.61m
kitchen/dining/ family	8.83m x 3.80m
utility	2.63m x 1.97m
cloaks	1.97m x 1.00m



### first floor

bedroom 1	12' 8" x 11' 10"
en-suite	7' 10" x 4' 10"
dressing room	6' 8" x 6' 3"
bedroom 2	12' 8" x 11' 9"
en-suite	8' 5" x 7' 2"
bedroom 3	14' 1" x 8' 8"
bedroom 4	12' 8" x 9' 7"
bathroom	8' 8" x 7' 5"

bedroom 1	3.85m x 3.61m
en-suite	2.38m x 1.48m
dressing room	2.03m x 1.90m
bedroom 2	3.86m x 3.58m
en-suite	2.56m x 2.18m
bedroom 3	4.29m x 2.64m
bedroom 4	3.86m x 2.92m
bathroom	2.64m x 2.26m

**the lancaster**  
4 bed detached with garage

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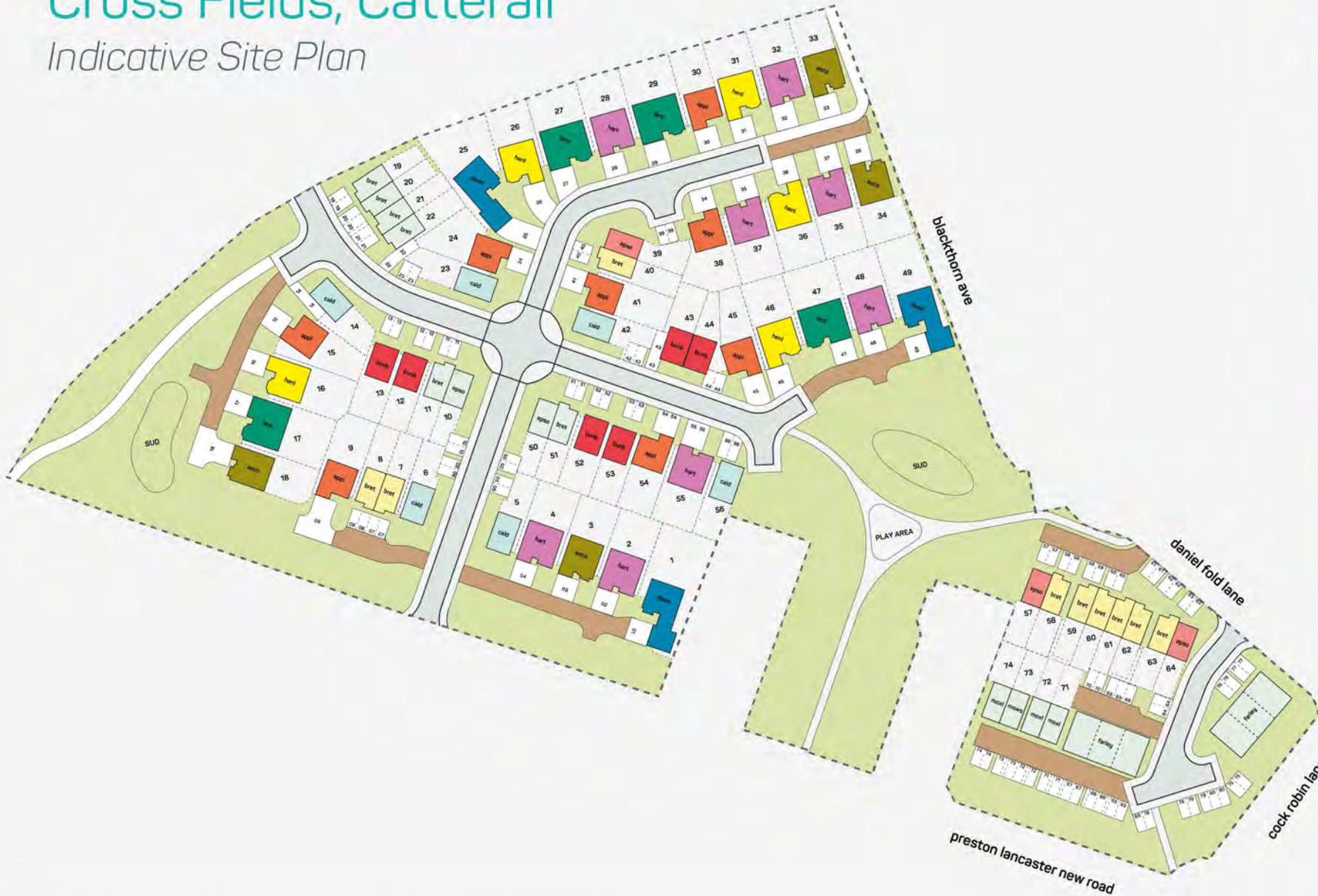
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# Cross Fields, Catterall

## Indicative Site Plan



### key

- |                                                                                                |                                                                                               |
|------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|
|  brettton   |  epsom     |
|  bunbury    |  calder    |
|  appleton   |  ascot     |
|  henley     |  hartford  |
|  downham    |  lancaster |
|  affordable |                                                                                               |

This is an indicative site plan which has been created for guidance only and is subject to change.

This plan is a general site layout, not to scale and is intended for guidance only. It does not form any part of the contract. The plan does not show ownership boundaries, easements or wayleaves. Anwyl Homes reserve the right to alter or replan at any time. Please ask our site homes advisor for specific plot details. Turf to rear gardens is not provided. 08/03/22

*everything considered.*

got questions?  
call 01995 910 301



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*everything considered.*