

**INSPIRED**

- REDROW -

# **ROUND HILL GARDENS**

CONGLETON





# WELCOME TO ROUND HILL GARDENS



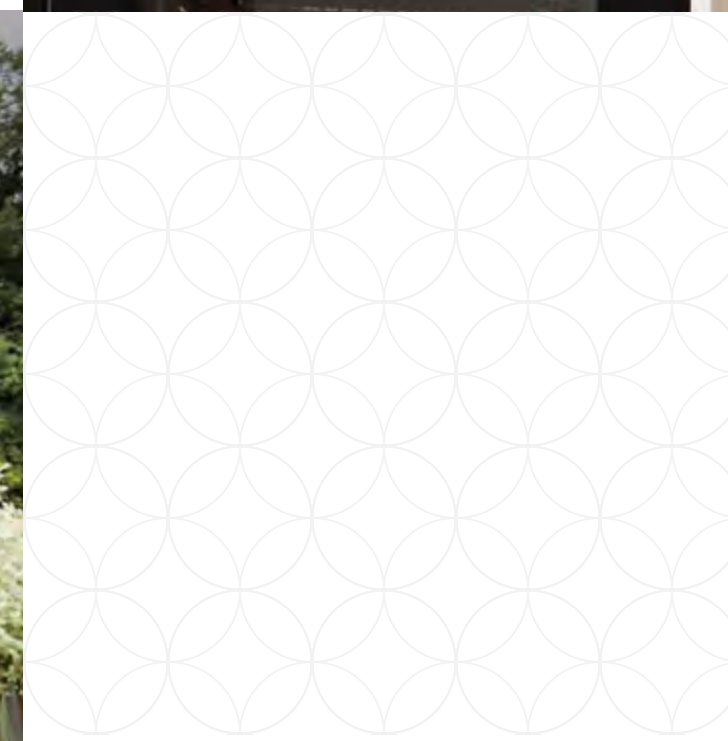
**A COLLECTION OF 2, 3, 4 & 5 BEDROOM HOMES SET ON THE EDGES OF THE PRETTY, HISTORIC TOWN OF CONGLETON, CLOSE TO OPEN GREEN SPACES BUT ALSO JUST AN HOUR'S DRIVE FROM MANCHESTER AND HALF AN HOUR FROM STOKE.**

These stylish 2, 3, 4 & 5 bedroom homes are part of Redrow's Inspired Collection, blending the finery of the past with the sophistication of the present, and when it comes to sophistication, the area surrounding these new homes in Congleton will never disappoint. From stately homes and country gardens to antique centres, museums and musical theatre, there is so much to experience and enjoy close to these Congleton new builds.



# DISCOVER A BETTER WAY TO LIVE

Life is not just about waking up in a beautiful home. It's about everything that goes with it. From stunning open plan kitchens and entertaining spaces, to places that make the most of the outdoors through to our outstanding customer experiences. Welcome to a better way of living.

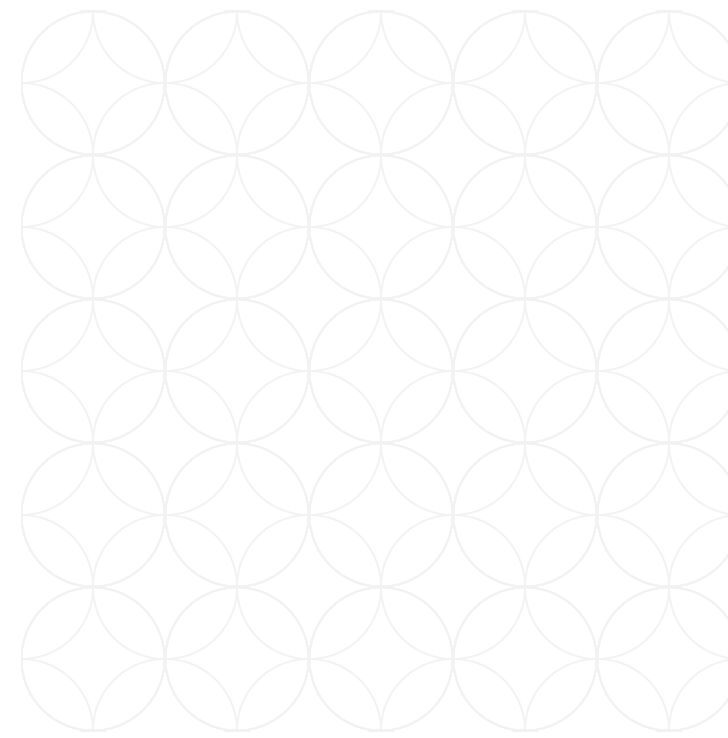


# BETTER BY DESIGN

Imagine how much better life would be, with a little more thought and a lot more space. Waking up in a home full of unique character where everything feels carefully considered inside and out. A place where you can relax, think, breathe, work and play in beautifully designed spaces. With Redrow, it's the level of care we bring, that makes all the difference.

# BETTER PLACES

Picture yourself in a peaceful setting where nature is just a short walk away. Where there's a feeling of tranquility as you enjoy a new, relaxed lifestyle, away from the hustle and bustle. A place where there's a sense of community, of living life at your own pace amongst beautiful street scenes and green open spaces where neighbours and dog walkers meet. That's what sets your new neighbourhood apart.



# BETTER EXPERIENCES

There's a better way to move home and it's with Redrow. It starts with managing your appointments and completing your reservation online. From there, you'll get to know your home and neighbours with a home preview and welcome party. Once you're in your home our home owner support section of My Redrow will help you get settled.



## AN INSPIRED **NEW HOME**

Explore what makes this  
collection so unique

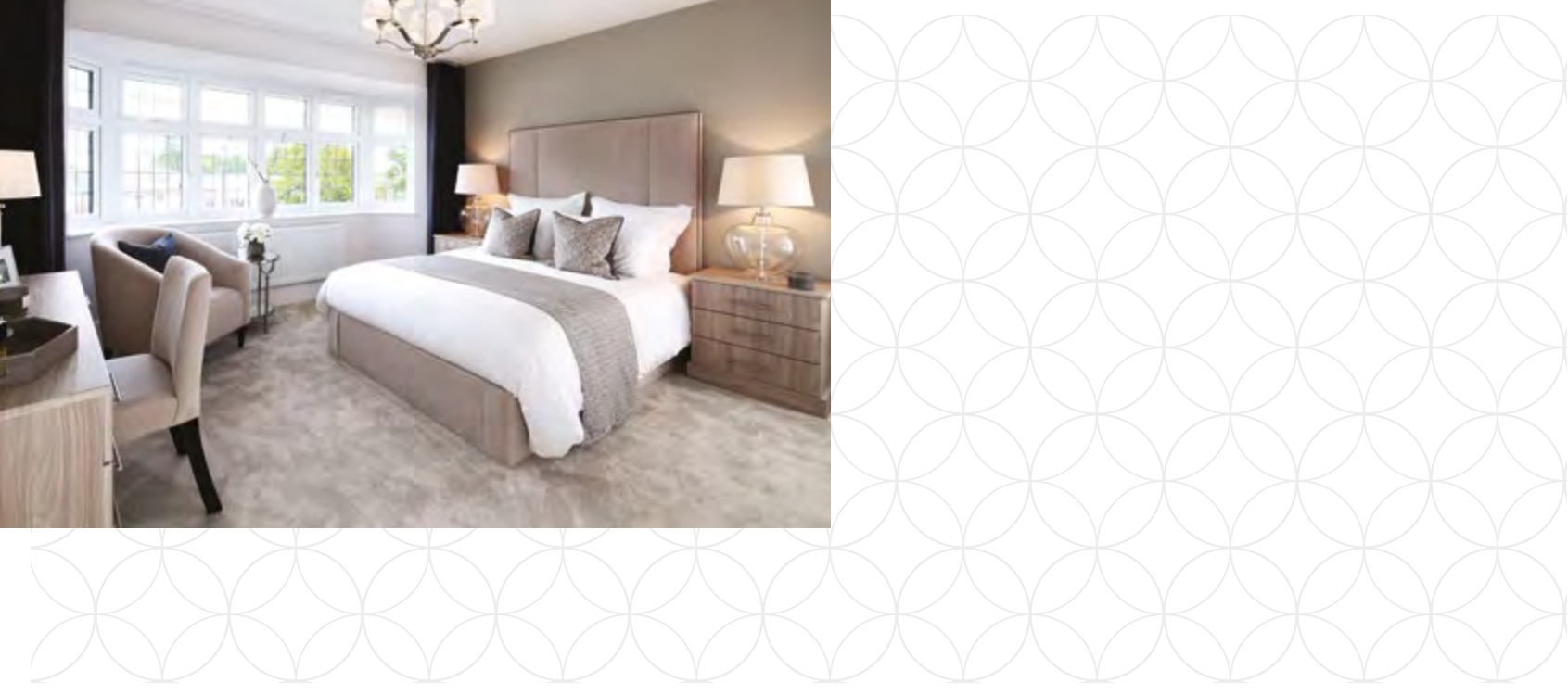
We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



# WHAT MAKES THIS COLLECTION SO UNIQUE?

Our aim has always been to build homes of the highest quality, reflecting the craftsmanship and details associated with the Arts and Crafts movement. It's this combined with the modern, high end interiors we pride ourselves on that makes this award winning collection so enviable.

Every inch of our homes has been carefully considered, from features such as traditional porches supported by timber posts with gallows brackets to brick plinths that run around the property. These features add grandeur and depth to the front of the home and provide anchoring effect.





## SPEND MORE TIME TOGETHER

There is a mouthwatering array of world cuisine on offer at restaurants in Congleton town centre. From the stylish Reubens, 26 Bar & DV8 and Grill to a choice of Indian, Italian, Chinese and traditional British, there are plenty of options for a night out socialising and relaxing with friends and family.

Drink in the stunning Cheshire scenery while tucking into a hearty meal one of many country pubs in the area, including The Church House Inn across the River Dane, or The Plough Inn a short drive along the A536. There is also a good selection of fine dining restaurants nearby, with Pecks Restaurant, offering high end modern British cuisine, just 3.3 miles away.

Congleton High Street, which is served by paid for parking close by and free parking on the edge of town, is a hub for pubs, bars, restaurants and streets filled with a good mix of independent retailers offering deli and café services, music, fashion and chain stores including Argos and Morrisons.



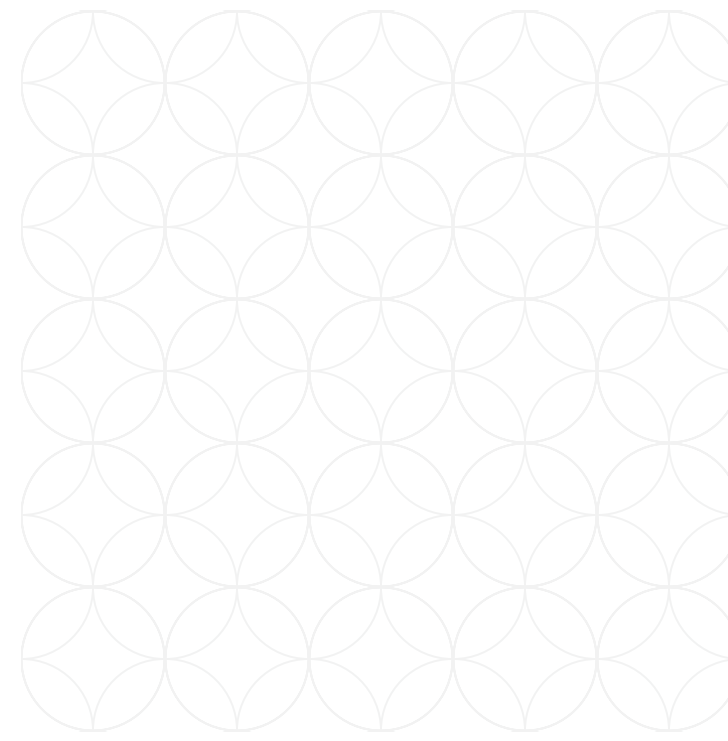
## ENJOY A HEALTHY **LIFESTYLE**

Whether you enjoy getting active at the gym, going for walks and playing golf or appreciating fine art and theatre, Congleton enjoys an enviable mix of pastimes to suit most tastes. Astbury Golf Club 3.7 miles away where you can revel in the challenging course and afterwards rest in the clubhouse. Congleton Leisure Centre in the centre of town ups the ante on activity with a good range of gym facilities, exercise classes, a pool, team sport and sauna.



# MORE OPPORTUNITIES

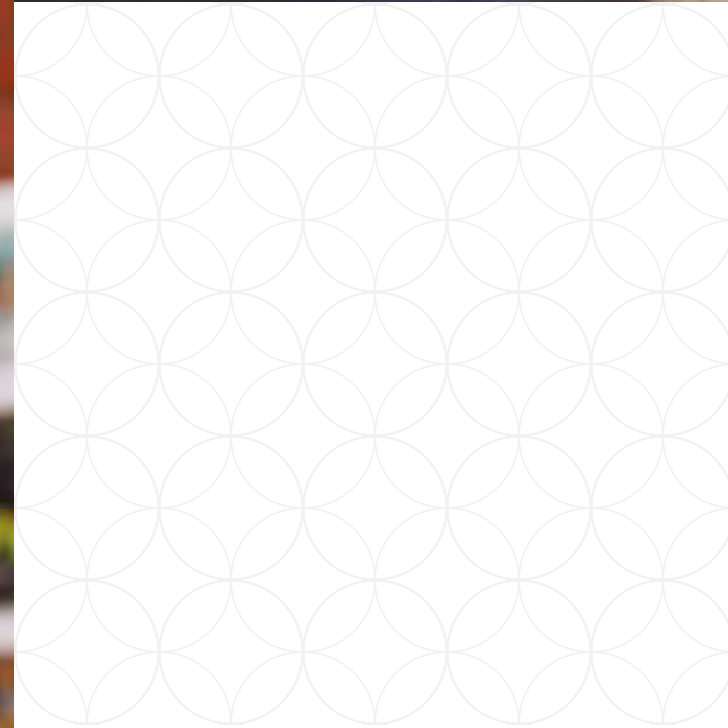
High Hopes Nursery is a short drive away, with the small, rural Marton and District C of E Primary School and Eaton Bank Academy providing education to the age of 18. For independent education, Terra Nova School in nearby Holmes Chapel takes pupils from three to 13, while The King's School in Macclesfield welcomes three to 18 year olds.



# LESS TIME TRAVELLING

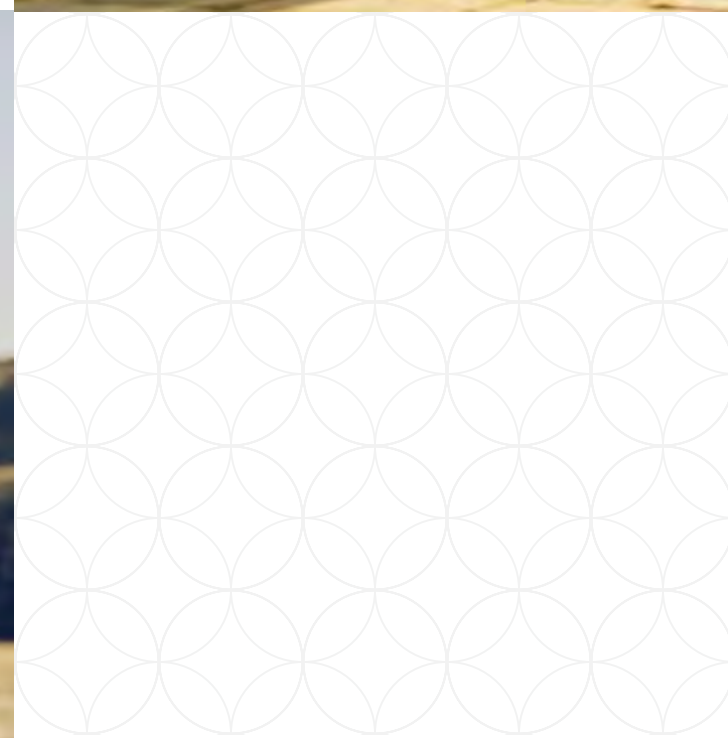
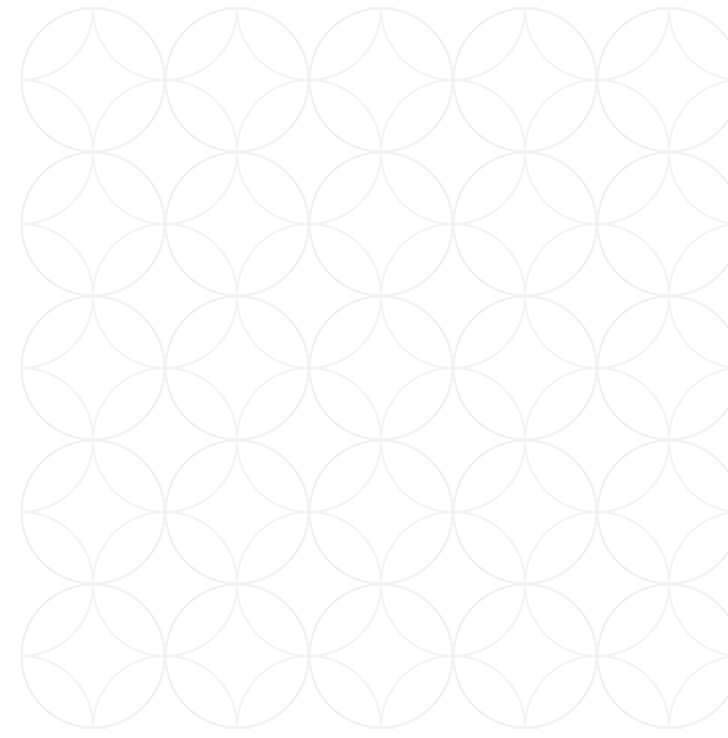
With the M6 junction 17 just 6 miles away and on the A34 trunk road, Congleton is ideally situated to reach Manchester 26.4 miles away, or Stoke-on-Trent 13.8 miles away, making the historic town perfect for commuters. The A534 heading west, the A54 leading to the north-west and the A536 heading north east also lead out of Congleton.

Congleton Railway Station is 1.6 miles away and sits on the Cross Country and Northern train lines. The lines take travellers to Stoke on Trent and beyond to the south and Manchester to the north, which has further links to Liverpool, Yorkshire and direct connections to Birmingham. Manchester Piccadilly is 41 mins by train while Stoke on Trent can be reached in just 16 mins.



# WE PUT MORE IN

At Redrow we work hard to contribute to the existing facilities and create new ones, to dovetail our development into the local community. Below are some of the community benefits installed at **Round Hill Gardens**.







# SO YOU GET MORE OUT




- Public Green Spaces
- Affordable Housing
- Local Equipped Area of Play
- Great Transport Links
- Close to Local Amenities

# EXPLORE ROUND HILL GARDENS



## KEY

 <b>ASTBURY</b> 2 BEDROOM HOME	 <b>HULME</b> 4 BEDROOM HOME
 <b>TIMERSBROOK</b> 3 BEDROOM HOME	 <b>BRERETON</b> 3 BEDROOM HOME
 <b>RODEHEATH</b> 3 BEDROOM HOME	 <b>BROOKHOUSE</b> 4 BEDROOM HOME
 <b>SOMERFORD</b> 3 BEDROOM HOME	 <b>SMETHWICK</b> 4 BEDROOM HOME
 <b>MARTON</b> 3 BEDROOM HOME	 <b>MOSSLEY</b> 4 BEDROOM HOME
 <b>BROWNLOW</b> 4 BEDROOM HOME	 <b>BUGLAWTON</b> 4 BEDROOM HOME
 <b>MARSH</b> 4 BEDROOM HOME	 <b>DANE</b> 4 BEDROOM HOME
 <b>SWETTENHAM</b> 3 BEDROOM HOME	 <b>WARREN</b> 5 BEDROOM HOME
 <b>MORETON</b> 4 BEDROOM HOME	 <b>SMALLWOOD</b> 5 BEDROOM HOME
 <b>WALFIELD</b> 3 BEDROOM HOME	 <b>LAWTON</b> 4 BEDROOM HOME
 <b>MEDHURST</b> 4 BEDROOM HOME	 <b>AFFORDABLE HOMES</b>

-  Clarence Collection
-  Amner Collection
-  Gatcome Collection
- V** Visitor Parking
- P/S** Pumping Station
- S/S** Sub Station
- SUD's** Sustainable Urban Drainage
- LAP** Local Area for Play
- LEAP** Local Equipped Area for Play
- NEAP** Neighbourhood Equipped Area for Play



This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change. For specific details, other than general site layout, please liaise directly with our Sales Consultant.

# EXPLORE ROUND HILL GARDENS PHASE 1



## KEY

	<b>ASTBURY</b> 2 BEDROOM HOME		<b>BRERETON</b> 3 BEDROOM HOME
	<b>TIMERSBROOK</b> 3 BEDROOM HOME		<b>BROOKHOUSE</b> 4 BEDROOM HOME
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	<b>MEDHURST</b> 4 BEDROOM HOME		<b>AFFORDABLE HOMES</b>
	<b>HULME</b> 4 BEDROOM HOME		

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# EXPLORE WOODLANDS AT ROUND HILL GARDENS



## KEY

 <b>SMALLWOOD</b> 5 BEDROOM HOME	 <b>MOSSLEY</b> 4 BEDROOM HOME
 <b>WARREN</b> 5 BEDROOM HOME	 <b>SMETHWICK</b> 4 BEDROOM HOME
 <b>BROOKHOUSE</b> 4 BEDROOM HOME	 <b>RODEHEATH</b> 3 BEDROOM HOME
 <b>BROWNLOW</b> 4 BEDROOM HOME	 <b>SOMERFORD</b> 3 BEDROOM HOME
 <b>BUGLAWTON</b> 4 BEDROOM HOME	 <b>SWETTENHAM</b> 3 BEDROOM HOME
 <b>MARSH</b> 4 BEDROOM HOME	 <b>TIMERSBROOK</b> 3 BEDROOM HOME
 <b>MARTON</b> 3 BEDROOM HOME	 <b>WALFIELD</b> 3 BEDROOM HOME
 <b>MEDHUSRT</b> 4 BEDROOM HOME	 <b>BRERETON</b> 3 BEDROOM HOME
 <b>MORETON</b> 4 BEDROOM HOME	 <b>ASTBURY</b> 2 BEDROOM HOME

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# EXPLORE BLOSSOMS AT ROUND HILL GARDENS



## KEY

 <b>MORETON</b> 4 BEDROOM HOME	 <b>BUGLAWTON</b> 4 BEDROOM HOME
 <b>MEDHURST</b> 4 BEDROOM HOME	 <b>DANE</b> 4 BEDROOM HOME
 <b>HULME</b> 4 BEDROOM HOME	 <b>WARREN</b> 5 BEDROOM HOME
 <b>BRERETON</b> 3 BEDROOM HOME	 <b>SMALLWOOD</b> 5 BEDROOM HOME
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# SKILFUL EXECUTION

—  
Quality is never an accident, it is always the  
result of high intention to detail. It represents  
the wise choice of many alternatives.



# OUR COMMITMENT TO HOME-BUYERS

## Customer charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our services will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the New Homes Quality Code, which is displayed in our Customer Experience Suites and Sales Centres. A copy of the Code is also on our website at [www.redrow.co.uk](http://www.redrow.co.uk)

- Please ask a Sales Consultant if you require a printed hard copy.
- We will provide you with full details and clear information about your chosen home.
- We will provide trained and knowledgeable staff to assist you in the home buying process.
- We will be available to answer any questions you may have and will provide you with any relevant contact details.
- We will ensure our services are accessible, meeting differing customer needs to ensure transparency and equality throughout every contact with us.
- We will assist you during the selection of Standard Choices and Optional Extras for your new home.
- We will provide you with health and safety advice to minimise the risk of danger during construction and in the use of your new home after you move in.
- We will provide you with reliable information about the Buildmark Cover, and any other cover from which you may benefit.
- We will keep you fully informed about the completion and occupation of your new home and offer you the ability to visit and view your new home with an accredited person before you move in.
- We will ensure that the functions and facilities of your home are demonstrated to you prior to moving in and that you have access to information to continue to assist with this once you move in.
- We will inform you about the after-sales service we provide. Our aim is to deal effectively and efficiently with both routine service matters and with any emergencies.
- We will provide you with details of who to contact if you believe we have not satisfactorily fulfilled our Charter commitments.
- We will always treat our customers with respect and civility and ask that you show our colleagues and working partners the same courtesy. Where necessary to protect our colleagues, we are within our rights to take action which may include limiting or ceasing communication.





# OUR REQUIREMENTS AS HOME-BUILDERS

## The New Homes Quality Code: Statement of Principles

This **Statement of Principles** (the core principles) sets out the main principles which registered developers agree to follow to benefit their customers.

### 1. FAIRNESS

Treat customers fairly throughout the buying and after-sales process.

### 2. SAFETY

Carry out and complete work in line with all regulations and requirements that apply to the new home, as set out by the Government, and have the necessary certificates from an appropriately approved body to show they have done this.

### 3. QUALITY

Complete all work to a high standard in line with all building and other standards and regulations that apply, as well as to the specification for the new home, and make sure that completion does not take place until the new home is complete (see section 2 of this code).

### 4. SERVICE

Have in place systems, processes and staff training to meet the customer service requirements of the code, and not use high-pressure selling techniques to influence a customer's decision to buy a new home.

### 5. RESPONSIVENESS

Have in place a reliable after-sales service and effective complaints procedure to make sure responses to customer queries are clear, thorough and provided in good time.

### 6. TRANSPARENCY

Provide clear and accurate information about buying the new home, including tenure and any costs the customer may have to pay in the future, such as ground rents and service charges.

### 7. INDEPENDENCE

Make sure that customers know they should appoint independent legal advisers when buying a new home and that they have the right to ask for an independent pre-completion inspection before completion takes place.

### 8. INCLUSIVITY

Take steps to identify and provide appropriate support to vulnerable customers and make sure the code is available to all customers, including in appropriate formats and languages.

### 9. SECURITY

Make sure there are reasonable financial arrangements in place, through insurance or otherwise, to meet all their obligations under the code, including repaying deposits when they are due and any financial awards made by the New Homes Ombudsman Service.

### 10. COMPLIANCE

Meet the requirements of the code and the New Homes Ombudsman Service.





# ROUND HILL GARDENS

Manchester Road, Congleton, Cheshire CW12 2HT

Discover a better way to live  
[redrow.co.uk](https://www.redrow.co.uk)