



Home.

Homes  
Interiors  
Family

  
Gifford Lea  
*Inspired* in Cheshire



Just imagine  
coming home...

We get a great deal of joy from doing things differently. Making homes of such superior quality, we know they'll be loved by generations.

And whether it's the 48 existing homes at Gifford Lea, or one of our 56 eagerly-awaited village centre apartments, each property will benefit from a combination of thoughtful design and proud craftsmanship, creating homes for you to fill with love, laughter and memories.

“  
These are homes that get better with age. They're filled with endless tiny details that only reveal their importance as we grow older... and what might have seemed obsessive or indulgent suddenly feels utterly indispensable.  
”

Keith Cockell, Chairman



YOUR KITCHEN



Just imagine the dinner parties...

“  
I love being in the kitchen – but we’ve never owned one quite like this. Whether I’m burning a bacon buttie, filling the air with waves of freshly plunged coffee, or just appreciating Janet’s bake-off efforts, it really feels like the soul of our home.  
”

Jon Nicholson



Designed to be practical as well as beautiful, each kitchen is filled with unique features that embrace the changing needs of today’s retirees.

Nothing is ‘off-the-shelf’ here. Work surfaces and cupboards are lowered to make them the perfect height for older people. Combination ovens and microwaves are lower too, whilst the very latest induction hobs are cool to touch even after use... perfect for those cookery classes with the grandkids.

**Details:**

- Soft-close cupboards and drawers
- Fan-assisted oven
- Microwave
- Induction hob
- Dishwasher
- Integrated washer-dryer
- Eye-level fridge
- Freezer with drawers
- LED lighting

Just imagine time with the grandkids...

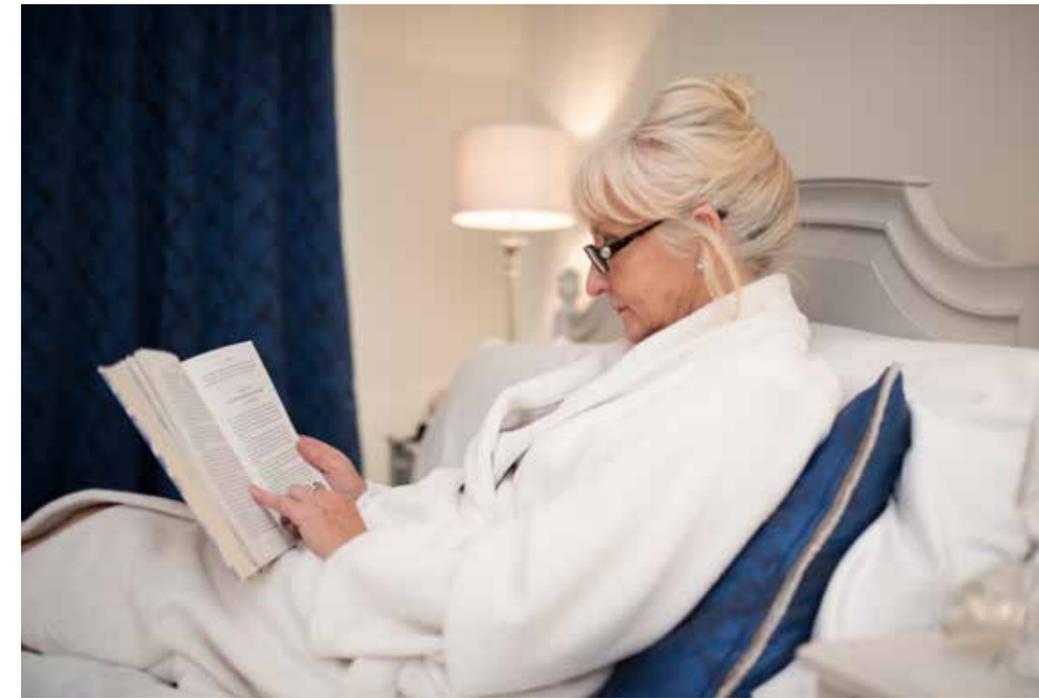


Sitting alongside the kitchen in the heart of your home, the generous lounges and dining areas feature large windows and balconies that welcome the natural warmth and light of the Cheshire sun.

Storage is carefully considered and cleverly concealed, whilst widened doorways and flexible open-plan living areas help to create a sense of space and serenity, ensuring ease of access for both pushchairs and wheelchairs.

“  
I feel a little silly looking back, but I was worried we wouldn't have enough storage. The truth is this place feels like it's made especially for us... and I'm still struggling to fill all our cupboards. More shopping trips needed I think!  
”

Margaret Shieff



Gifford Lea offers a collection of spacious one- and two-bedroom apartments, usually with en-suite master bedroom. Fully-fitted or walk-in wardrobes provide ample storage space, whilst we've thought that little bit harder about the accessible yet discreet positioning of every single socket and switch. So you can leave behind all those unsightly cables that can ruin your favourite room.

## Just imagine breakfast in bed...

“  
We chose our home because we fell in love with the view over the meadows and towards the Welsh mountains. I used to think I was a city boy. But when I draw back the curtains and that morning light pours through, I really do feel lucky.  
”

Tony Harvey





“  
My daughter is quite openly jealous about our bathroom. It's like a five-star hotel apparently! I'm not as nimble as I used to be, so the most important thing is that I feel very safe and stable... but it's nice to have the envy of my guests too.  
”

Selina O'Rourke

Just imagine the pamper sessions...

Whether you're preparing for the day ahead or unwinding under the soothing streams of a great shower, our en-suite and stand-alone bathrooms offer a unique combination of style, practicality and tranquillity.

But it's not just the elegant design and superb fittings you'll appreciate - it's all those small details that can make life feel so much simpler. Toilets are mounted that little bit higher, enclosed showers with shallow trays are safe and accessible, whilst there are plenty of built-in storage cabinets to hide away all your cosmetics and clutter.

Just imagine the  
afternoon strolls...



“  
Although I'd always loved my garden, it just became a reminder that things were getting on top of me. The grounds here are beautiful, and thankfully my rosemary plants have thrived. Without them my G&T just wouldn't be the same!  
”

Eileen Wells



Every apartment is carefully positioned around gardens, courtyards and small squares; offering charming views across the village, whilst making sure there's always somewhere to feel the grass between your toes in the summer months.

Balconies, terraces and patios offer more than enough space for your furniture and favourite plants, and throughout the grounds we're creating space for small vegetable gardens and miniature orchards, meaning you can usually find Gifford Lea's very own home-grown produce in our bistro kitchen.



JOY SEEKER

## An interview with Poppy Meakin

### **What's the best thing about Nana's new house?**

I can see cows out of the window and there are lots of birds. Mummy doesn't let me have many cakes at home, but Nana always takes me to the cake place for a secret treat and she has a glass of bubbly stuff to drink. I'm not allowed the bubbly stuff though.

### **How often do you come to visit?**

Sometimes I come with Mummy straight after school, and sometimes Daddy comes at the weekend. When Daddy is here we always go for a walk in the country, but if it's just Mummy and Nana then we stay in the house and play games on the carpet.

### **Have you met any of the neighbours yet?**

The lady next door has got a dog and he's called Wilf. Sometimes I'm allowed to play with the dog when Nana and the lady talk and laugh. There are always lots of friendly people here and they say I look the same as Nana. But she's more wrinkly than me.

YOUR INTERIOR

## Just imagine making your mark...

Each apartment at Gifford Lea has been designed to enrich your lifestyle, whilst reflecting your own unique personality and preferences. And although many people enjoy gradually growing into their new home, others prefer a little bit of artistic guidance to help them make their mark as quickly as possible.

If you decide to enlist the help of our interior specialists, you'll work with a passionate team that takes the time to understand your tastes, before creating a personalised design that is comfortable, stylish and completely unique to you.



“

Great interior design is a balancing act – and it has to feel authentic and fitting. Too much and it takes over, not enough and a space can feel soulless. Get it right, and the results can be truly therapeutic.

”

Aiveen Atkinson



## Just imagine life made simpler...

### **Moving**

Moving house can be daunting at any age. That's why we offer comprehensive support and advice to help you when selling your home, and when planning and making the move into your new Inspired apartment.

### **Maintenance**

A weekly service charge contributes to your complete peace of mind, covering all maintenance of communal areas, planting and upkeep of the gardens along with all building insurance and repairs. There are also a range of support services covered.

### **Accessibility**

Whether you choose a garden-level apartment or a first or second floor home with lift access, Gifford Lea offers a comprehensive selection of apartments that are easily accessible to wheelchair users and people with other mobility challenges.

### **Technology**

Each apartment can be customised to incorporate the latest systems that provide real-time, 24-hour monitoring and visual communication, ensuring better standards of diagnosis and treatment in an environment that's tailor-made for later life.



JOY MAKER

## An interview with Ed Tyack



### **As our principle architect, what helps to shape your vision for an Inspired Village like Gifford Lea?**

Well first of all, every village is different. It simply has to be. Because the architectural design must be sympathetic and suited to its environment.

So we think about the local design language, research any indigenous building materials, and make sure that every architectural detail is inspired and enriched by its surroundings.

### **Are there any ways of ensuring that a new development feels like an authentic village community?**

There aren't any guarantees, although thoughtful design and planning really can help a development become a true community. Our villages tend to be created around a central square which naturally becomes a social hub; just as a market square or village green would in a rural settlement. We give preference to pedestrians not motor cars - these are places for families, friendships and laughter - not traffic!

### **Do you have much involvement with all the beautiful landscaping around the village grounds?**

In short, yes! It's important that the natural landscape and the physical architecture feels entwined. So we work closely with the landscaping team to make sure the natural beauty of Tattenhall can be appreciated from both the private apartments and the communal facilities. We want the buildings to blend into their surroundings, so we're always looking for new ways of achieving that aim.



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

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