



# Millstream Meadows

MIDDLEWICH, CHESHIRE

A brand new collection of 2, 3 & 4 bedroom homes,  
located between Middlewich and Sandbach alongside  
the Trent and Mersey canal.

**Taylor**  
Wimpey

# Contents





# Welcome to Millstream Meadows

Located between Booth Lane and Warmingham Lane, less than 2 miles from Middlewich, Millstream Meadows will bring 390 homes from a brand new house type range.

Ranging from 2, 3 and 4 bedrooms, with modern designs and layouts to suit individual needs, open spaces and a convenience store to the front.

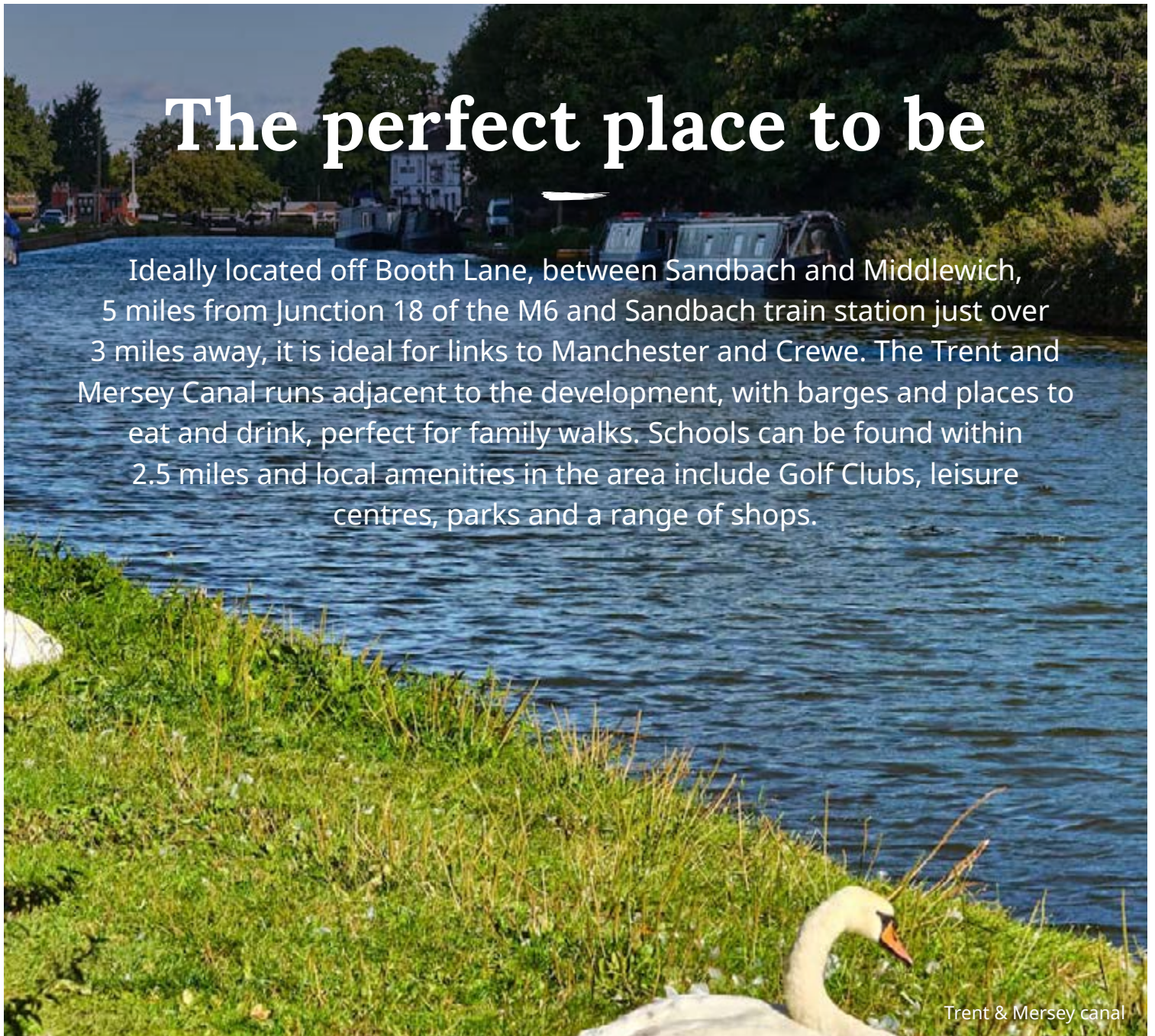


[→ View the site plan](#)



# The perfect place to be

Ideally located off Booth Lane, between Sandbach and Middlewich, 5 miles from Junction 18 of the M6 and Sandbach train station just over 3 miles away, it is ideal for links to Manchester and Crewe. The Trent and Mersey Canal runs adjacent to the development, with barges and places to eat and drink, perfect for family walks. Schools can be found within 2.5 miles and local amenities in the area include Golf Clubs, leisure centres, parks and a range of shops.



Trent & Mersey canal



Places to dine out



Middlewich



Visit our site plan





# Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

# Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



## Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting gives your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

## Utility rooms<sup>†</sup>

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



## Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



## Garden<sup>†</sup>

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

# Specification of our houses

<b>Kitchens</b>	
Symphony free standing kitchen with a choice of soft close standard door fronts*	✓
Choice of laminate worktops*	✓
1 or 1.5 Granite composite bowl with mixer tap	✓
Stainless steel oven	✓
Stainless steel gas hob	✓
Stainless steel splash-back	✓
Integrated hood	✓
Plumbing for dishwasher	✓
Space for fridge/freezer	✓
Plumbing for washing machine	✓
<b>Bathrooms, en suites, utility and cloakrooms</b>	
Chrome taps and fittings*	✓
Choice of splash back tiling from selected Porcelanosa range*†	✓
Modern white Roca sanitaryware*	✓
Shower over the bath with bath screen & full height tiling to shower walls from Porcelanosa range*	✓
1 or 1.5 Granite composite bowl with mixer tap in utility rooms†	✓
<b>Central heating/hot water system</b>	
Fully programmable gas central heating	✓
White thermostatic radiators in specific rooms	✓
Mains pressure hot water system/combi boiler	✓
Cavity wall insulation	✓
Loft insulation in-line with current building regulations	✓
<b>Electrical features</b>	
Power points in-line with NHBC requirements	✓
TV and BT points as per electrical drawings	✓
Energy efficient ceiling light fittings with clear white bulb as designated on electrical layout	✓
USB charger double socket to kitchen	✓
CAT 5 cabling installed as per electrical drawings	✓
Electrical accessory products in white finish throughout*	✓

✓ = Standard features \* = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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# Specification of our houses

Finishing touches	
Flat white finish to ceilings	✓
White emulsion to walls	✓
White gloss paint to woodwork	✓
White Newark doors with chrome lever furniture	✓
External features	
Front door with chrome lever lock furniture, letter plate and chain	✓
Low maintenance PVCu windows and French door†	✓
Outside tap	✓
PV solar panelling as per electrical drawings	✓
EV charging points as per electrical drawings	✓
Security and safety	
Mains operated smoke alarms as per electrical drawings	✓
External light to front entrance	✓
Ventilation fan to bathroom & kitchen	✓
CO alarm	✓
Light and power to integral garages†	✓
Mains doorbell with chime	✓
Gardens, paths and drives	
Front garden turfed or shrubbed in-line with landscaping scheme	✓
Turf to rear garden	✓
1.8m high close boarded fence to rear garden and gate as per plan	✓
Driveways and parking bays finished in Tar-Mac	✓
NHBC 10 year warranty	
NHBC 10 year Buildmark policy	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓

[→ Find out more](#)

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# Our homes



12

17

 [View the site plan](#)



# The Beaford

2 BEDROOM HOME, TOTAL 778 sq ft / 72.25m<sup>2</sup>



## GROUND FLOOR

### Living/Dining

3.80m × 4.06m      12' 6" × 13' 4"

### Kitchen

2.92m × 2.20m      9' 7" × 7' 2"



## FIRST FLOOR

### Bedroom 1

3.79m × 4.06m      12' 5" × 13' 4"

### Bedroom 2

2.69m × 4.06m      8' 10" × 13' 4"

[→ Discover more about this home](#)

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\*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWMA 77298/October 2023





# The Mapleford

2 BEDROOM HOME, TOTAL 864 sq ft / 80.20m<sup>2</sup>



## GROUND FLOOR

### Living/Dining

4.79m × 4.51m      15' 9" × 14' 10"

### Kitchen

2.45m × 3.98m      8' 0" × 13' 1"



## FIRST FLOOR

### Bedroom 1

3.32m × 3.73m      10' 11" × 12' 3"

### Bedroom 2

2.75m × 4.51m      9' 0" × 14' 10"



[Discover more about this home](#)



[View development](#)

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# The Eynsford

3 BEDROOM HOME, TOTAL 972 sq ft / 90.26m<sup>2</sup>



## GROUND FLOOR

### Living

3.11m × 4.17m      10' 2" × 13' 8"

### Kitchen/Dining

3.80m × 5.07m      12' 6" × 16' 8"



## FIRST FLOOR

### Bedroom 1

3.01m × 4.03m      9' 11" × 13' 3"

### Bedroom 2

2.15m × 3.47m      7' 1" × 11' 5"

### Bedroom 3

2.84m × 2.93m      9' 4" × 9' 7"

[→ Discover more about this home](#)

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# The Tetford

3 BEDROOM HOME, TOTAL 1,021 sq ft / 94.84m<sup>2</sup>



## GROUND FLOOR

### Living

3.30m x 3.90m      10' 10" x 12' 8"

### Kitchen/Dining

3.30m x 4.93m      10' 10" x 16' 2"



## FIRST FLOOR

### Bedroom 1

2.79m x 3.18m      9' 2" x 10' 5"

### Bedroom 2

3.12m x 3.30m      10' 3" x 10' 10"

### Bedroom 3

2.52m x 2.97m      8' 3" x 9' 9"

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# The Aynesdale

3 BEDROOM HOME, TOTAL 1,058 sq ft / 98.27m<sup>2</sup>



## GROUND FLOOR

### Living/Study

5.52m x 3.19m      18' 1" x 10' 6"

### Kitchen/Dining

5.52m x 3.21m      18' 1" x 10' 6"



## FIRST FLOOR

### Bedroom 1

4.52m x 2.77m      14' 10" x 9' 1"

### Bedroom 2

3.23m x 3.27m      10' 7" x 10' 9"

### Bedroom 3

2.67m x 2.80m      8' 9" x 9' 2"

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# The Harrton

3 BEDROOM HOME, TOTAL 1,140 sq ft / 106.00m<sup>2</sup>



## GROUND FLOOR

### Living/Dining

4.09m × 4.39m

13' 5" × 14' 5"

### Kitchen

3.37m × 3.12m

11' 1" × 10' 5"



## FIRST FLOOR

### Bedroom 1

4.39m × 3.17m

14' 5" × 10' 5"

### Bedroom 3

2.40m × 3.32m

7' 10" × 10' 11"



## SECOND FLOOR

### Bedroom 2

3.35m × 3.41m

11' 0" × 11' 2"

### Bedroom 2 (Dresser Area)

2.81m × 2.23m

9' 3" × 7' 4"



Discover more about this home



View development

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# The Byrneham

3 BEDROOM HOME, TOTAL 1,154 sq ft / 107.20m<sup>2</sup>



## GROUND FLOOR

### Living

3.27m × 4.38m      10' 9" × 14' 4"

### Kitchen/Dining

4.17m × 4.39m      13' 8" × 14' 5"

### Garage

5.36m × 3.19m      17' 7" × 10' 6"



## FIRST FLOOR

### Bedroom 1

3.29m × 5.32m      10' 9" × 17' 6"

### Bedroom 2

2.89m × 4.17m      9' 6" × 13' 8"

### Bedroom 3

3.59m × 2.24m      11' 10" × 7' 4"

### Study

2.60m × 1.85m      8' 6" × 6' 1"



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# The Bittesford

4 BEDROOM HOME, TOTAL 1,236 sq ft / 114.85m<sup>2</sup>



## GROUND FLOOR

### Living

3.49m × 4.39m      11' 5" × 14' 5"

### Kitchen/Dining

4.39m × 5.30m      14' 5" × 17' 5"



## FIRST FLOOR

### Bedroom 1

3.40m × 3.51m      11' 12" × 11' 6"

### Bedroom 2

2.94m × 3.16m      9' 8" × 10' 4"

### Bedroom 3

3.04m × 2.45m      10' 0" × 8' 0"

### Bedroom 4

2.13m × 3.51m      7' 0" × 11' 6"

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# The Colford

4 BEDROOM HOME, TOTAL 1,252 sq ft / 116.29m<sup>2</sup>



## Living

3.50m × 4.36m      11' 6" × 14' 4"

## Kitchen/Dining

6.54m × 3.11m      21' 5" × 10' 3"

## Study Area (in Kitchen/Dining)

2.08m × 2.21m      6' 10" × 7' 3"



## FIRST FLOOR

### Bedroom 1

3.41m × 3.51m      11' 2" × 11' 6"

### Bedroom 2

3.16m × 2.94m      10' 4" × 9' 8"

### Bedroom 3

3.04m × 2.47m      10' 0" × 8' 1"

### Bedroom 4

3.51m × 2.13m      11' 6" × 7' 0"



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# The Plumbdale

4 BEDROOM HOME, TOTAL 1,252 sq ft / 116.29m<sup>2</sup>



## GROUND FLOOR

### Living/Study

6.53m × 3.25m      21' 5" × 10' 8"

### Kitchen/Dining

6.53m × 3.29m      21' 5" × 10' 10"



## FIRST FLOOR

### Bedroom 1

3.63m × 3.40m      11' 11" × 11' 2"

### Bedroom 2

3.31m × 3.00m      10' 10" × 9' 10"

### Bedroom 3

2.18m × 3.45m      7' 2" × 11' 4"

### Bedroom 4

3.04m × 2.16m      10' 0" × 7' 1"

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# The Hubham

4 BEDROOM HOME, TOTAL 1,370 sq ft / 127.30m<sup>2</sup>



## GROUND FLOOR

### Living

3.60m × 4.13m      11' 10" × 13' 7"

### Kitchen/Dining

5.81m × 3.89m      19' 1" × 12' 9"

### Garage

7.12m × 3.02m      23' 4" × 9' 11"



## FIRST FLOOR

### Bedroom 1

3.61m × 5.27m      11' 10" × 17' 3"

### Bedroom 2

3.75m × 3.29m      12' 4" × 10' 10"

### Bedroom 3

3.72m × 3.08m      12' 2" × 10' 1"

### Bedroom 4

3.51m × 2.83m      11' 6" × 9' 3"

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# Ways to buy

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Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



## First time buyer?

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→ Here's how we can help

## Existing home owner?

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→ Here's how we can help



# Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **01270 306 638**.



Find out how we can get you moving with our buying schemes.

[→ Book an appointment](#)

[→ How to buy a home](#)



**MILLSTREAM MEADOWS** Booth Lane, Middlewich, CW10 0HB

**CONTACT US ON 01270 306 638**

# Taylor Wimpey