

An exclusive
development of
3 and 4 bedroom
family homes.

Alderwood Gardens

Aston



edgefoldhomes.co.uk



Quality location. Quality design.
Enjoy the best of both worlds at Alderwood Gardens.

Finding your ideal home is not just about choosing where you want to live, but the way you want to live. So here's a thought; what if you could enjoy the best of both worlds?

What if you could have a beautifully designed home in a perfect location? That's exactly what you'll discover at Alderwood Gardens, our exclusive new development of 3 and 4 bedroom family homes situated in the picturesque village of Aston.



About Edgefold Homes

Our experienced team has a simple design ethos; we choose the perfect setting, then thoughtfully evolve our home designs to reflect the beauty of their surroundings.

We're mindful of the heritage of the environments we build in and are respectful of the local vernacular, reflecting the character of the area while bringing innovative new ideas to your living space.

It's an approach based on our experience gained over many years across the housing sector.

Out of this experience, comes a deeper understanding of your needs which informs every stage of design and construction.

We think about every aspect of your home, planning meticulously, using space intelligently and building to the consistently high standards our homebuyers expect.

You'll like the way we think about home design.

At Edgefold Homes we search for outstanding locations and use our insight and experience to build unique homes that are thoughtfully designed in every way.

We apply our shared building knowledge to each new property, focusing on every detail and creating intuitive design solutions to enhance your living experience.

So, welcome to Alderwood Gardens. Home design has never been in a better place.





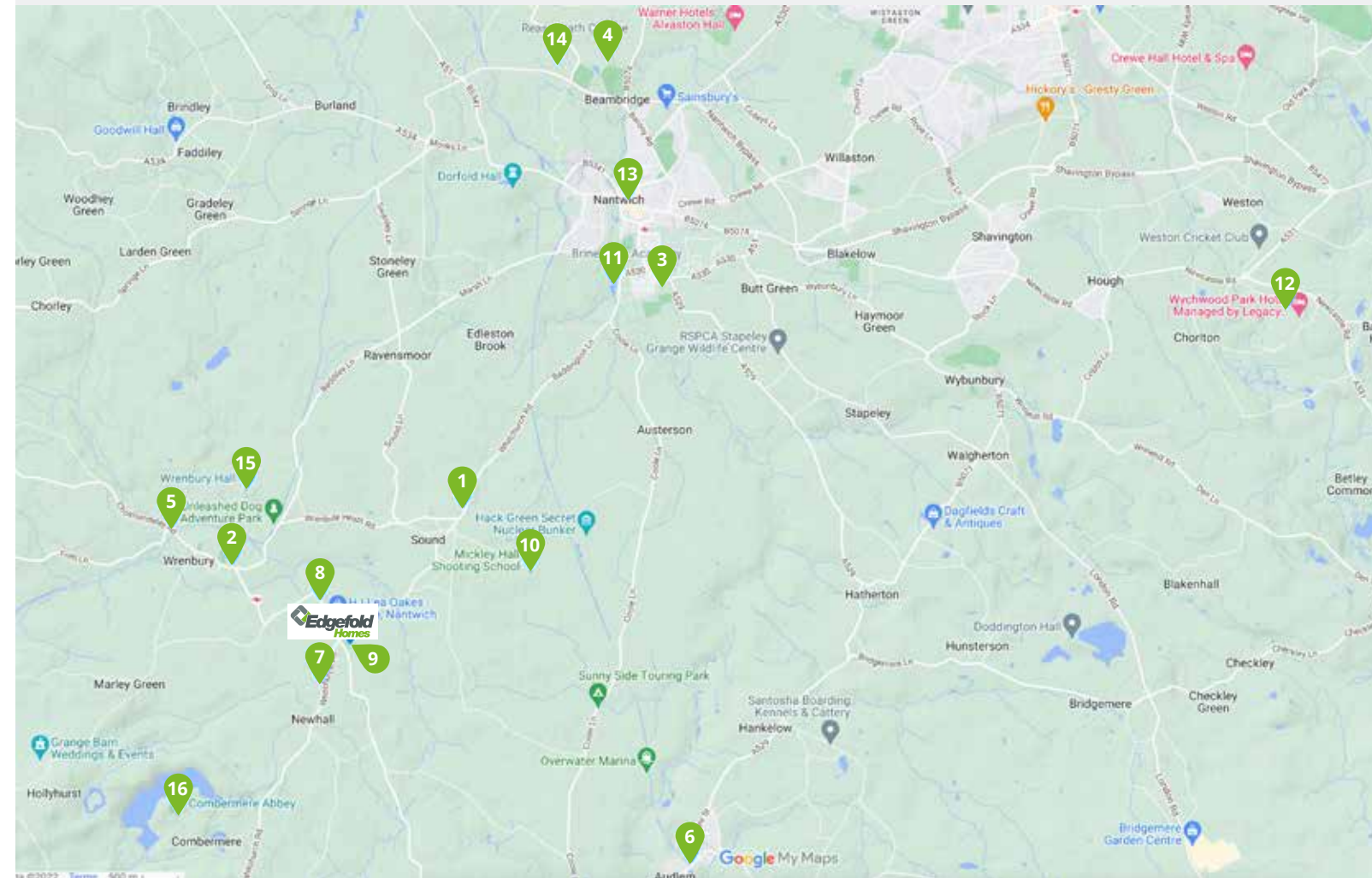
Feel at home in Aston

Aston is a delightful rural village, lying less than five miles from the beautiful market town of Nantwich and within easy reach of two other superb Cheshire villages, Audlem and Wrenbury. With many listed buildings, it's a charming place to live and is highly sought after, offering that perfect combination of convenience and seclusion with the added bonus of being a short distance from one of the best places in Cheshire, namely Nantwich!

Nantwich is just about the perfect Cheshire town! This market town offers an excellent range of day-to-day facilities combined with high street retail and boutique shops. With the second largest collection of historic buildings in the county, the town can trace its origins back to Roman times and was mentioned in the Domesday Book. The production of salt features strongly in the heritage of the town from the 10th century and this continued for around 900 years.

Close to Aston, there are excellent Primary Schools in both Wrenbury and Sound along with Nantwich; with Primary and Secondary Schools, including Brine Lease, an Ofsted outstanding High School and Reaseheath College, one of the UK's premier specialist colleges.

Wrenbury Station is just over a mile away and just a 16 minute commute to the larger centre of Crewe which offers extensive National rail links and London to Euston is approx 1 hr 45 mins via high speed rail. Nantwich has its own rail station (Manchester to Shrewsbury line) and bus terminal serving the local community. The M6 motorway (junction 16) is just 10 miles away linking Chester (20 miles), Stoke on Trent (20 miles), Manchester and Airport (40 miles), providing convenient access to surrounding business centres for the North West region, as well as Shropshire, Staffordshire and Birmingham.



Schools

1. Sound & District Primary School
2. Wrenbury Primary School
3. Brine Lease Academy
4. Reaseheath College

Food and Lifestyle

5. Dusty Miller - Wrenbury
6. Bridge Inn - Audlem
7. Longmans Farm Shop
8. Bhurtpore Inn

Outdoor

9. Aston Cricket Club
10. Mickley Hall Shooting School
11. Nantwich Lake
12. Wychwood Park Golf Club

Culture

13. Food Festival
14. Nantwich Show
15. Wrenbury Hall
16. Combermere Abbey

An outstanding location for contemporary living.

We believe in creating unique communities which preserve and reflect the beauty of village life through sympathetic construction, contemporary thinking and smart design.



Disclaimer: The site layout is illustrative and does not show changes in levels, all boundary treatments, retaining walls and slopes. Please enquire for further details.



We've thought of everything.

Our single-minded approach to creating outstanding living spaces ensures that every detail is meticulously planned and carefully considered, from planning the optimum location for each plot to the way we insist on using the finest materials at every stage of construction.

Whichever one of our 3 and 4 bedroom detached homes you choose, you can be sure of a design that will work brilliantly for you and your family.

At Edgefold Homes, we focus on the simple things in life. Like space, light and beauty. We consider not just how your future home will look, but the way it will make you feel. We think about how you're going to use your home; how you will move around and navigate each floor.

Every brick, every finishing touch is carefully considered and intelligently constructed. Storage is well designed and lights and appliances are thoughtfully incorporated, creating cleaner lines.

The Audlem

Plots 1, 2, 4, 6, 8, 10, 11, 22, 23, 25 and 29.

Step into the Audlem and you will be struck by the superb distribution of space and perfect balance, with the central staircase giving way to generous and well proportioned rooms. The Audlem successfully combines traditional build quality with modern thinking, meaning this home is the perfect blank canvas on which to translate your own design dreams.

We will never compromise on style, we have 11 Audlem's at Alderwood Gardens with 7 slight variations, ensuring every Audlem fits perfectly into its surroundings.

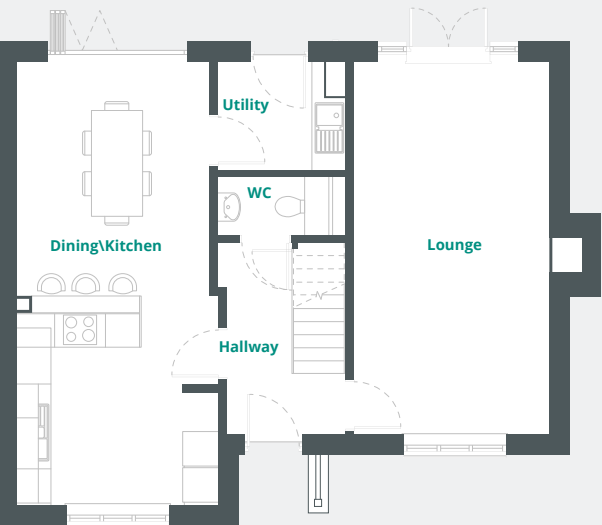
Whichever variation of the Audlem you choose, rest assured our attention to detail doesn't waiver, the high quality brickwork and the stone sills on our houses compliment the sophisticated classic tudor detailing, all fitting to the local vernacular.

With the exception of Plot 10 all of the Audlems offer either a single or double detached garage, two further block paved parking spaces and fully landscaped gardens.



Expertly built using local design features to fit in with the local vernacular.

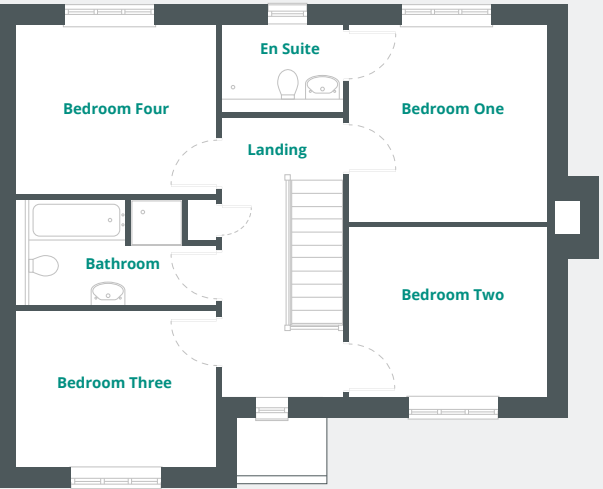
Flexibility is key to modern living and The Audlem encompasses an organic flow of space which is fitting to any homeowner, whether that be a single person or large family.



Ground Floor

The ground floor is defined by a dual aspect lounge and an open plan kitchen diner with a handy separate utility room which affords greater functionality. Bringing the outside in; patio doors give access to the garden from the lounge and bi-fold doors are a redeeming feature in the kitchen/diner. Top of the range appliances within the Audlem's Siematic kitchen give a feeling of modern luxury, making it a fantastic place to entertain.

Ground Floor		
Living Room	3.45 x 6.60	11' 4" x 21' 8"
Kitchen	3.57 x 7.84	11' 8" x 25' 9"
Utility	1.93 x 2.26	6' 4" x 7' 5"
WC	1.04 x 2.26	3' 5" x 7' 5"



First Floor

At the heart of the first floor is a generous landing, leading to four surprisingly spacious double bedrooms. The master bedroom has an ensuite shower room whilst the family bathroom features a bath and separate shower unit, sink and toilet. All this, plus the space-saving addition of a handy store cupboard.

First Floor		
Bedroom 1	3.49 x 3.51	11' 5" x 11' 6"
En-Suite	1.3 x 2.16	4' 3" x 7' 1"
Bedroom 2	3.03 x 3.51	9' 11" x 11' 6"
Bedroom 3	2.79 x 3.57	9' 2" x 11' 8"
Bedroom 4	3.00 x 3.54	9' 10" x 11' 8"
Bathroom	1.86 x 3.32	6' 1" x 10' 11"

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The Marley

Plots 3, 24, 26, 27, 28 and 31

Impressive! The Marley is a triumph in home design; it offers a beautiful variety of complimentary exterior finishes and two variations of brickwork, meaning each 4 bedroom Marley home is unique.

We believe the ultimate luxury in a new home is having your own individual space to relax and with family living at the core of it's design, The Marley is as beautiful as it is functional.

Each Marley has front and rear gardens, block paved driveways and integral garages.

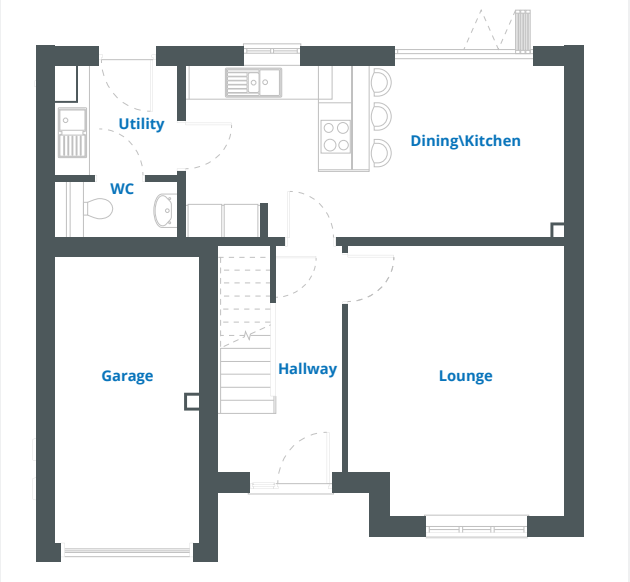


Picture yourself in this distinctive home, where beauty of design inspires harmonious living.

Ground Floor

Beautifully presented and balanced, with a lounge, open plan kitchen/diner, separate utility room, hallway, downstairs WC and understairs storage.

The luxury of space in the Marley provides contemporary living of the highest standard, this new home has been designed with a focus on family and is filled with redeeming features; with a perfectly crafted Siematic kitchen and a generous family dining area featuring bi-fold doors leading onto the garden, the Marley is bound to impress your guests!



First Floor

The first floor of the Marley has been considerably designed. There are three double bedrooms, two of which are ensuite and cleverly designed recesses within each room offer a perfect opportunity for fitted storage. A fourth bedroom offers greater flexibility with it's enhanced IT, making it a perfect space for a study. With a further family bathroom accessed from this floor, we are sure you are going to love the versatility of this beautiful home.



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Rarely will you find a house of such great proportions and balance.



Ground Floor

Living Room	3.86 x 4.84	12' 8" x 15' 11"
Kitchen	3.08 x 6.77	10' 1" x 22' 2"
Utility	1.96 x 2.17	6' 5" x 7' 1"
WC	1.01 x 1.92	3' 4" x 6' 3"
Garage	2.6 x 5.11	8' 6" x 16' 9"

First Floor

Bedroom 1	3.21 x 3.38	10' 6" x 11' 1"
En-Suite	1.33 x 2.82	4' 4" x 9' 3"
Dressing Area	1.2 x 2.83	3' 11" x 9' 4"
Bedroom 2	3.14 x 3.94	10' 4" x 12' 11"
En-Suite	1.34 x 2.61	4' 5" x 8' 7"
Bedroom 3	3.39 x 3.94	11' 1" x 12' 11"
Bedroom 4	2.24 x 2.92	7' 4" x 9' 7"
Bathroom	1.86 x 2.83	6' 1" x 9' 4"

The Marley Flex

Plots 5 and 30

We believe in good design and The Marley Flex encompasses the design integrity of the ground floor of the Marley with the luxury of having three larger bedrooms on the first floor. Step into the Marley Flex and witness the indulgence of free flowing space, where you will find a dressing room to the master bedroom and plenty of room for fitted wardrobes across the whole of the first floor.

There are only two opportunities to purchase this forward thinking property. Both Marley Flexs' are built with Bamburgh Red Stock Brick and have integral garages.

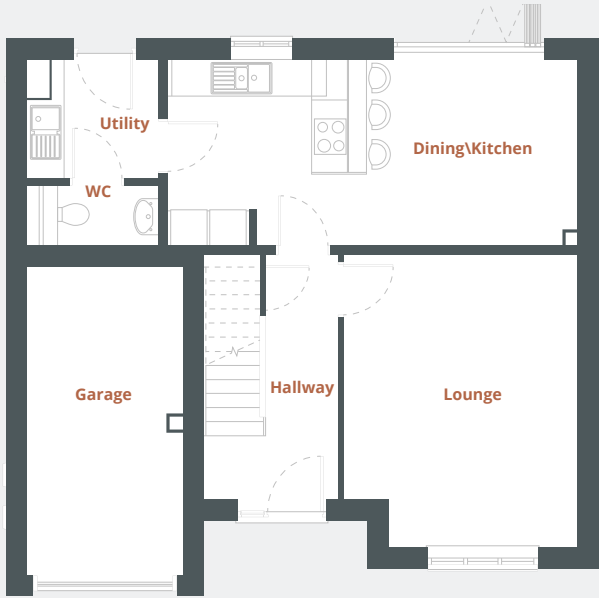
Stunning design and extraordinary living spaces combine to create a must-view experience.



Flexibility is key to modern living and The Marley Flex encompasses an organic flow of space which is fitting to any homeowner.

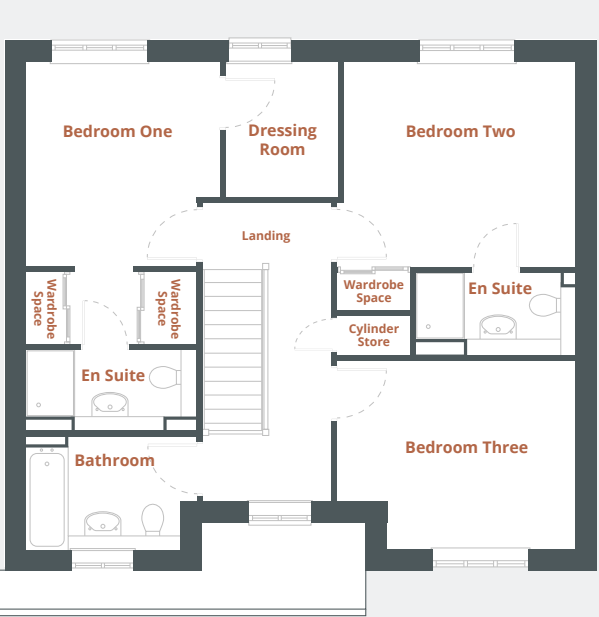
Ground Floor		
Living Room	3.86 x 4.84	12' 8" x 15' 11"
Kitchen	3.08 x 6.77	10' 1" x 22' 2"
Utility	1.96 x 2.17	6' 5" x 7' 1"
WC	1.01 x 1.92	3' 4" x 6' 3"
Garage	2.6 x 5.11	8' 6" x 16' 9"

First Floor		
Bedroom 1	3.21 x 3.38	10' 6" x 11' 1"
En-Suite	1.33 x 2.82	4' 4" x 9' 3"
Dressing Area	1.2 x 2.83	3' 11" x 9' 4"
Dressing Room	1.86 x 2.24	6' 1" x 7' 4"
Bedroom 2	3.39 x 3.81	11' 1" x 12' 6"
En-Suite	1.34 x 2.61	4' 5" x 8' 7"
Bedroom 3	3.14 x 3.94	10' 4" x 12' 11"
Bathroom	1.86 x 2.84	6' 1" x 9' 4"



Ground Floor
Beautifully presented and balanced, with a lounge, open plan kitchen/diner, separate utility room, hallway, downstairs WC and understairs storage.

The luxury of space in the Marley provides contemporary living of the highest standard, this new home has been designed with a focus on family and is filled with redeeming features; a perfectly crafted Siematic kitchen, a generous family dining area and sleek contemporary bi-fold doors which give way onto the garden - the Marley is bound to impress your guests!



First Floor
Ascend the central staircase and navigate the meticulously planned first floor of the Marley Flex. The master en-suite bedroom has an abundance of useable space provided; let your imagination run wild, there is plenty of room to show off your handbag and shoe collection or you may prefer to use the ample dressing room for a nursery, whatever you decide, we think you will love this space. There are a further two spacious bedrooms; one with ensuite and one with enhanced IT and a family bathroom concludes this first floor.

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The Newhall

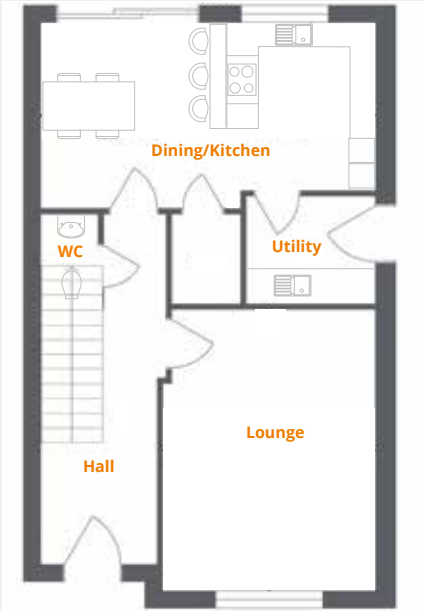
Plot 7

The Newhall is a well proportioned intelligently designed 3 bedroom detached home, built to the highest of standards, combining classic brick and tudor design with luxurious stone sills and feature black windows.

Village life is easy to imagine at Alderwood Gardens and the Newell certainly embraces this with its open aspects and countryside feel. Whether you are looking for a perfectly proportioned family home or you are a single person working from home, this property can work for you.

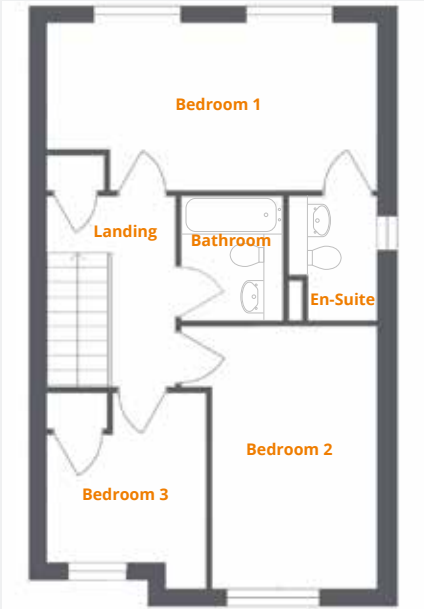


An outstanding opportunity to own a luxury family home in a perfect location.



Ground Floor

The ground floor comprises of; Lounge, kitchen/diner, separate utility room, sizeable store/larder, hallway and downstairs WC. Bi-fold doors are a resounding feature if the dining area, allowing the outside in on sunny days. The kitchen enjoys top of the range appliances within it's Siematic kitchen and the utility room is a valuable space and with easy access via the "back door", it's a great place to leave your outdoor clothes after those muddy countryside walks.



First Floor

The first floor gives way to three well proportioned bedrooms, two of which are doubles and the master having an ensuite. Enhanced IT in the third bedroom and perfect storage design, creates flexible space for a home office or may be perfect for the gamer of the family! A handy store on the landing and a further family bathroom complete the first floor of The Newhall.

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The Newhall delivers on versatility for busy working couples and families alike.



Ground Floor

Living Room	3.57 x 4.71	11' 8" x 15' 5"
Kitchen	2.8 x 5.59	9' 2" x 18' 4"
Utility	1.78 x 2.18	5' 10" x 7' 2"
WC	0.9 x 1.78	3' 0" x 5' 10"

First Floor

Bedroom 1	2.81 x 5.59	9' 3" x 18' 4"
En-Suite	1.51 x 2.09	4' 11" x 6' 10"
Bedroom 2	3.34 x 4.41	10' 11" x 14' 6"
Bedroom 3	2.68 x 3.29	8' 9" x 10' 10"
Bathroom	1.7 x 2.09	5' 7" x 6' 10"

The Wrenbury

Plot 9

There is just one opportunity to purchase The Wrenbury at Alderwood Gardens. This attractive family 3 bedroom home with it's pleasing aesthetic of traditional tudor, characteristic brick and stone sills, has been cleverly designed to optimise on space; the architect has considered the use of rooms and the flow of the house to ensure that the design is tailored to modern family living, ensuring a balance of shared open plan and private spaces.

The Wrenbury occupies a prime position within the development; being in a peaceful setting overlooking the quaint village green.

Superior build quality meets outstanding contemporary living space.



The Wrenbury would be perfect for couples and new families.

Ground Floor

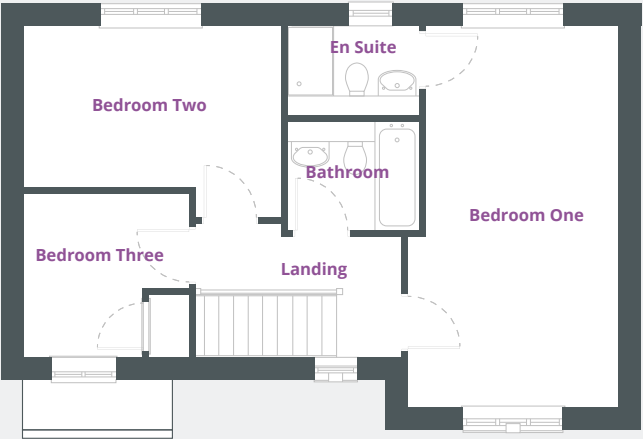
The ground floor has been meticulously designed to make the most of the light airy spaces by linking the rear elevation to the garden, with the clever use of Bi-fold doors to the kitchen/diner and french doors to the lounge; perfect for summer entertaining. A downstairs WC, handy store and useful utility room with a sink and additional external door, make this home versatile and stylish.



Ground Floor		
Living Room	3.11 x 4.07	10' 3" x 13' 4"
Kitchen	3.34 x 6.04	10' 11" x 19' 10"
Utility	1.76 x 1.86	5' 9" x 6' 1"
WC	0.9 x 1.68	3' 0" x 5' 6"

First Floor

The first floor landing opens up to three bedrooms, the ensuite master bedroom has the benefit of a dual aspect overlooking the front and rear of the property thus allowing light to flood in. The family bathroom is centrally located off the landing and there are a further two bedrooms, one of which would make a great office with it's handy store.



First Floor		
Bedroom 1	3.34 x 6.04	10' 11" x 19' 10"
En-Suite	1.4 x 2.11	4' 7" x 6' 11"
Bedroom 2	3.02 x 4.05	9' 11" x 13' 4"
Bedroom 3	2.61 x 2.62	8' 7" x 8' 7"
Bathroom	1.7 x 2.11	5' 7" x 6' 11"

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Which house type is your type?

At Alderwood Gardens, the choice is yours and the inspiration is ours. From the 4 bedroom luxury of The Audlem and The Marley, to the outstanding layout of The Marley Flex and the exceptional design of The Wrenbury, we think you're going to love it here. And with a higher level of specification, it's all designed to make our homes, beautiful places to be.



Disclaimer: Edgefold Homes operates a policy of continual improvement and all layouts are indicative with furniture layouts being for illustration purposes only. While every effort has been made to ensure the information is correct, it is designed as a guide and may be subject to change during construction. Consequently, these particulars do not constitute or form any part of a contract.

Overview & Specification

General

- 10 Year ICW New Home Warranty
- High quality double glazed UPVC windows
- Aluminium bi-folding doors with multi point locking
- Traditional brick structure with Marley Edgemere roof tiles
- Semi dry cast artstone window sills

Heating, Electrical & Lighting

- LPG fired central heating with radiators
- Mechanical extraction to all bathrooms, kitchen and utility rooms
- LED downlighting to kitchens, bathrooms and ensuites
- TV and enhanced IT points
- Fibre broadband to the property

Safety & Security

- Mains powered smoke and carbon monoxide detectors
- Window locks to all windows
- Mains operated doorbell with chrome bell push
- Composite external door with multipoint lock mechanism

Kitchens

- SieMatic SLC kitchen from Stuart Frazer (choice subject to build programme)
- Modern 20mm worktop with 100mm upstand
- Soft close drawers and doors
- NEFF stainless steel single oven
- Elica Extractor Induction hob
- Glass splashback (where appropriate) with choice of colour
- Zanussi integrated fridge/freezer
- Zanussi integrated dishwasher
- LED under cabinet lighting
- 1810 Purquartz one and a half bowl sink
- 1810 Cascata chrome single lever monobloc mixer tap

Bathrooms & Ensuite

- Porcelanosa ceramic wall tiles (choice subject to build programme)
- Ceramic tiling to splash backs above hand basins in WCs, half height ceramic tiling to baths, full height tiling to showers
- Floor mounted WCs with concealed cistern and soft close seat
- Chrome dual flush plate
- Basin with chrome monobloc mixer tap
- Walk in shower with shower tray, hinged/sliding glass door or fixed shower screens
- Thermostatic mixer shower valve
- Bath with exofill (where shower over bath) and wall mounted control
- Chrome shaver socket
- Chrome heated towel rail

Utility Room

- SieMatic SCL utility units from Stuart Frazer
- Modern 20mm worktop with 100mm upstand (choice subject to build programme)
- 1810 Vloreuno stainless steel single bowl sink
- 1810 Fontaine chrome single lever monobloc mixer tap
- Plumbing for washer and dryer

Internal Finishes

- Oak stair handrails
- Prefinished oak veneer internal doors
- Walls and ceilings finished in white matt emulsion
- Internal woodwork finished in white satin
- Chrome/satin steel ironmongery
- Chrome light switches and sockets to ground floor
- White plastic switches and sockets to first floor

External Finishes

- Flag paving to paths and patios (see external works layout)
- Block paving to private driveways
- Tarmacadam to shared driveways
- Turf to front and rear gardens with planting in accordance with landscaping scheme
- Timber fencing to rear gardens (see external works layout)
- External tap to rear garden
- External lighting to front and rear
- Electric vehicle mode 2 charging point

We've thought of everything, including an outstanding guarantee.

We believe that the best part about moving into somewhere new is the way it makes you feel. That wonderful, exhilarating first-night-with-a-glass-of-Prosecco feeling of sitting back, relaxing and thinking 'this is my home.'

And just to make sure you're completely happy, we also build in a simply outstanding guarantee.



Your ICW new home warranty.

As a thoughtful builder, the quality of our homes is matched by the quality of our service. That's why we provide the added reassurance of a 10-year ICW New Home Warranty, which insures your home against a wide range of structural issues for 10 years after construction.

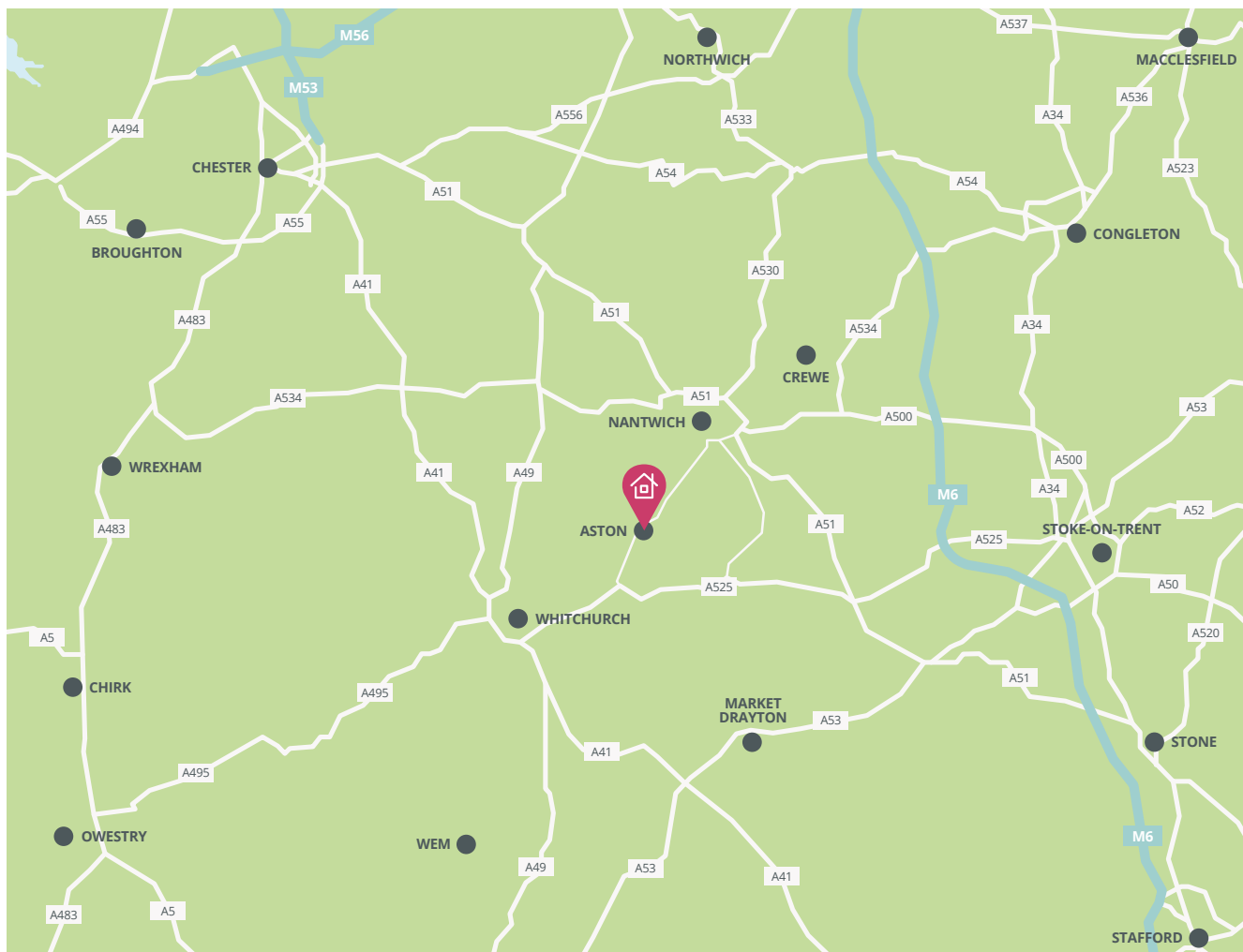
During the first 2 years of cover for New Homes (known as the Defects Insurance Period), it will be Edgefold Homes' responsibility to put things right and arrange for any repairs to be carried out. From years 3 to 10, ICW will resolve any issues that you may have. For more information and for a list of what's covered, please visit their website: www.i-c-w.co.uk. At Edgefold Homes, it's all part of our outstanding commitment to you.





Whitchurch Road
Aston
Nantwich
Cheshire
CW5 8DJ

edgefoldhomes.co.uk



Contact bjb Nantwich for
more information

☎ 01270 623444

✉ nantwich@bjbmail.com

www.buttersjohnbee.com

butters john bee^{bjb}
land & new homes