

An exclusive
development of
3 and 4 bedroom
family homes.

Eccleston Green

Alder Hey Road



edgefoldhomes.co.uk



Quality location. Quality design.
Enjoy the best of both worlds at Eccleston Green.

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 Eccleston Green, our exclusive new development of 3 and 4 bedroom family homes situated in the picturesque village of Eccleston.



We craft beautiful, well-designed homes that are solidly built and full of character. Our high-quality specification includes so much more than you'd expect.



Why Choose 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 Eccleston Green. Home design has never been in a better place.





Feel at home in Eccleston

Eccleston is a popular and highly sought after residential area within St Helens. Known for its leafy landscape, community spirit and family living. With superb local amenities, schools and weekend hot spots in its vicinity, Eccleston is the perfect place to grow your family.

Plenty of fresh air

Whether it's a walk around Mill Wood nature reserve or enjoying the abundance of public footpaths, there is plenty of outdoor spaces to enjoy.

Culture and Charm

Adding to the charm of the village; The Smithy Heritage Centre embraces village life with it's changing exhibitions and local village events.

Just three miles south of Eccleston Green in the neighbouring village of Prescot, is the brand new Shakespeare North Playhouse; this bustling hub has a jam packed activity schedule and an extensive cultural events diary.



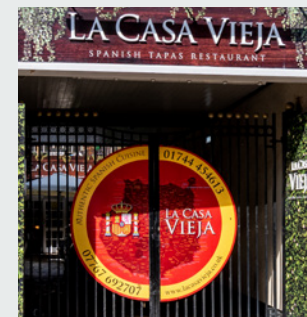
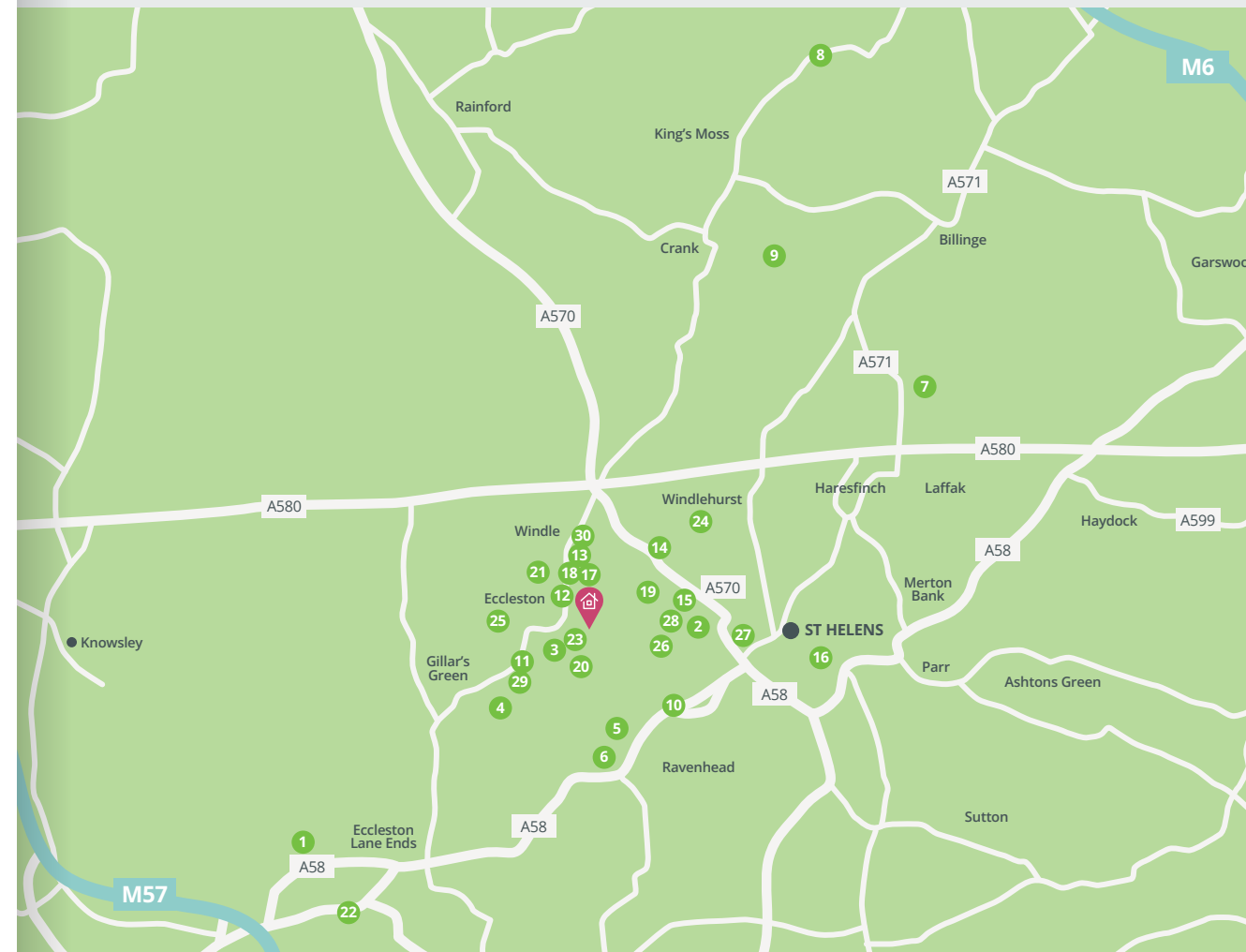
Getting Around

Eccleston Village is a commuter's dream, being perfectly situated with great access to the A580 (East Lancashire Road) which connects Liverpool to Manchester.

No car no problem! Get around the North West with ease from Eccleston Village:

Catch a train from the nearby Thatto Heath train station and a 30 minute train journey will take you to the centre of Liverpool.

A highly efficient bus service will see you in St Helens town centre in 17 minutes, from there you can take a direct train to other towns and cities such as Liverpool, Manchester, Preston and Blackpool.



Outdoor

1. Knowsley Safari Park
2. Queens Park
3. Mill Wood Nature Reserve & Mill Brow Nature Reserve
4. Eccleston Mere
5. Taylor Park
6. Grange Park Golf Club
7. Carr Mill Dam
8. Houghwood Golf Club
9. Crank Caverns

Food and Lifestyle

10. Eccleston Arms Bar and Grill
11. The Griffin Inn
12. Seven Stars Inn
13. BocBoc Coffee Shop
14. The Abbey
15. Toast Coffee House and Cafe
16. La Casa Vieja

Village Life

17. The Smithy Heritage Centre
18. Eccleston Village Hall
19. Ruskin Sports Village
20. Eccleston Medical Centre
21. Eccleston Community Library
22. Shakespeare North Playhouse

Secondary Schools

23. De La Salle School
24. Cowley International College

Primary Schools

25. St Julie's Catholic Primary School
26. St Teresa's Catholic Primary School
27. St Mary & St Thomas C of E Primary School
28. Queen's Park Primary School
29. Eccleston Mere Primary School
30. Bleak Hill Primary School

Welcome to Eccleston Green...



An outstanding location for contemporary living

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.



- The Willow**
Plots 1, 2, 3 & 4
- The Oakland**
Plot 5
- The Hawthorn**
Plot 6
- The Hazelfield**
Plots 7 & 8
- The Alder**
Plot 9
- The Aspen**
Plots 10, 11, 12 & 13



We've thought of everything

Edgefold Homes are passionate about delivering the best quality and design.

The homes we build are anything but standard; when you buy with Edgefold Homes you will find that our standard specification is perfect enough for you to just move in; so you can start to enjoy your new home straight away – we think that this is just the way it should be.

We always use high quality materials throughout and we strive to provide houses where you can enjoy modern, flexible living with spacious rooms and perfect outside spaces to use for work, rest and play.



The Willow

Plots 1, 2, 3 & 4

Stylishly crafted using rich colours, textures and inspired feature windows; The Willow offers a light filled family home which is beautiful and practical.

The ground floor provides superb spacious family living accommodation with a kitchen/ dining area that stretches across the whole of the rear of the property. Added to that is the luxury of a utility room and downstairs WC allowing for clutter free and organised living. Relax and recuperate or enjoy a cosy movie night in the separate spacious family sized lounge.

Three spacious bedrooms, two of which are double, with ample space for fitted wardrobes, a handy store and family bathroom complete the first floor of this beautiful family home.

Outside, The Willow offers off road block paved parking spaces with green areas and landscaping.



Practical living design to let the life and light flow freely through the heart of the home.

Ground Floor

Living Room - 4.324m x 3.751m (14.18ft x 12.31ft)

Kitchen - 3.176m x 5.377m (10.42ft x 17.64ft)

Utility - 1.537m x 1.800m (5.04ft x 5.90ft)

WC - 1.537m x 1.317m (5.04ft x 4.32ft)



First Floor

Bedroom 1 - 3.939m x 3.099m (12.92ft x 10.17ft)

Bedroom 2 - 4.614m x 3.099m (15.14ft x 10.17ft)

Bedroom 3 - 3.176m x 2.624m (10.42ft x 8.61ft)

Bathroom - 2.190m x 2.093m (7.16ft x 6.87ft)



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There is a slight variation on overall size for this house type, due to aesthetic design of the semi-detached houses, these are:

Plots 1 and 3 - 91.23sq.m. (982sq.ft.)

Plots 2 and 4 - 92.90sq.m. (1000sq.ft.)

We build unique and beautifully designed family homes, that come with more as standard.

The Oakland

Plot 5

Impeccably designed for modern living this aesthetically pleasing home offers a versatile, spacious and well proportioned family home.

The central staircase forms the backbone of this property, cleverly allowing every inch to be utilised; from its large living room with feature corner window to the all important family hub - a generous dual aspect kitchen/ dining/living area with separate utility.

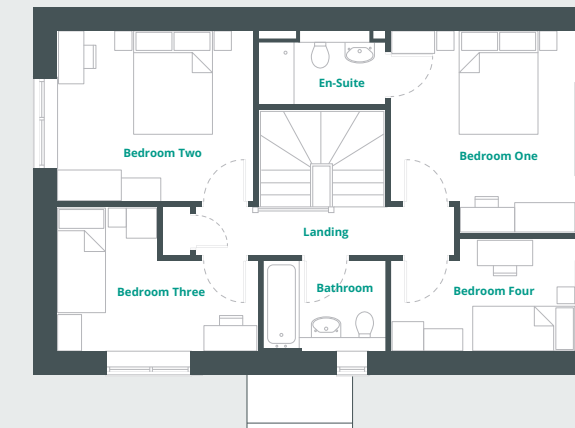
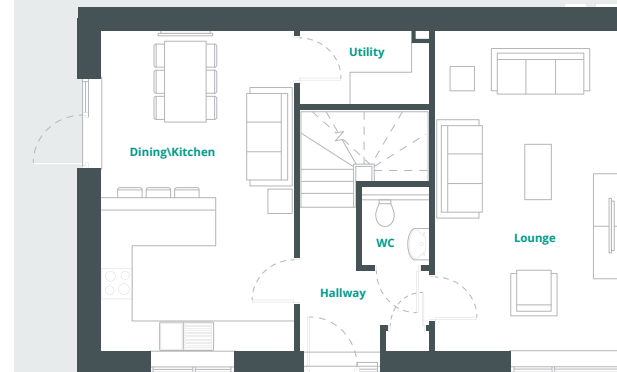
The beautiful central staircase leads up to four bedrooms, two of which are double with an ensuite to the master and a further family bathroom and handy store.

Outside this home showcases grey windows, recessed feature brickwork and extensive walled boundaries, just a few of the great features of this gateway property. There is only one chance to purchase a house like this at Eccleston Green.



Contemporary
sophistication meets
timeless appeal.

The Oakland is an impressively
balanced and versatile home
perfectly formed around a
central staircase.



Ground Floor

Living Room - 3.483m x 6.165m
(11.43ft x 20.23ft)

Kitchen - 3.650m x 6.165m
(11.98ft x 20.23ft)

Utility - 2.455m x 1.440m
(8.054ft x 4.72ft)

WC - 1.262m x 1.297m
(4.14ft x 4.26ft)

First Floor

Bedroom 1 - 3.888m x 3.540m
(12.76ft x 11.61ft)

Bedroom 2 - 3.707m x 3.277m
(12.16ft x 10.75ft)

Bedroom 3 - 2.800m x 3.812m
(9.19ft x 12.51ft)

Bedroom 4 - 2.189m x 3.516m
(7.18ft x 11.54ft)

Bathroom - 2.365m x 1.769m
(7.76ft x 5.80ft)

En-suite - 1.263m x 2.450m
(4.14ft x 8.04ft)

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The Hawthorn

Plot 6

Dual aspect French doors to the rear elevation extends entertaining spaces by connecting the whole of the ground floor space to the garden, bringing the outside in on sunny summer days.

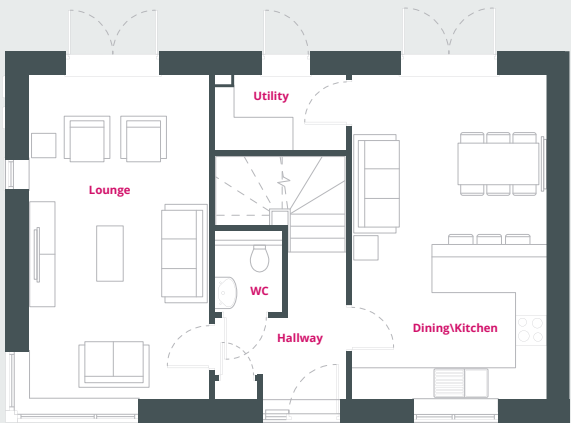
The central hallway in The Hawthorn gives way to an extremely well proportioned downstairs area. Sit back and relax in the generous lounge with feature modern corner window or join the family in the heart of the home and entertain in the kitchen/dining/living area with separate utility.

There is plenty of scope to utilise the first floor space to work for you; with four bedrooms this property would suit a growing family or you may wish to utilise some of the space for a much needed office space for your hybrid working? Whichever way you choose to live and work, this home offers a perfect blend of functionality and comfort.

A stand alone property with a partially walled garden; the simplicity of the green space and feature windows really makes The Hawthorn stand out.

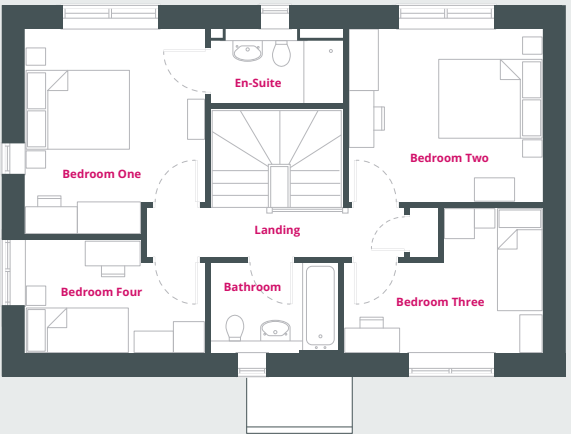


Connection and flow of rooms creates harmonious living.



Ground Floor

- Living Room - 3.370m x 6.165m (11.06ft x 20.23ft)
- Kitchen - 3.650m x 6.165m (11.98ft x 20.23ft)
- Utility - 2.455m x 1.440m (8.05ft x 4.72ft)
- WC - 1.293m x 1.297m (4.24ft x 4.26ft)



First Floor

- Bedroom 1 - 3.427m x 3.887m (11.24ft x 12.75ft)
- Bedroom 2 - 3.707m x 3.277m (12.16ft x 10.75ft)
- Bedroom 3 - 3.772m x 2.800m (12.38ft x 9.19ft)
- Bedroom 4 - 3.403m x 2.190m (11.16ft x 7.19ft)
- Bathroom - 2.405m x 1.751m (7.89ft x 5.74ft)
- En-suite - 1.200m x 2.434m (3.94ft x 7.99ft)

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Traditional crafting with innovative design makes The Hawthorn an ideal canvas for those personal touches that will make this your perfect home.

The Hazelfield

Plots 7 & 8

Intelligently designed and spacious family living tucked away in a quiet location, The Hazelfield is well balanced and beautifully refined, it makes a statement whilst remaining welcoming and homely.

The spacious light filled ground floor is defined by the dual aspect lounge and an open plan kitchen/living/dining area with separate utility room and handy back door. Letting the outside in on summer days is a breeze with the twin French doors leading on to the rear garden.

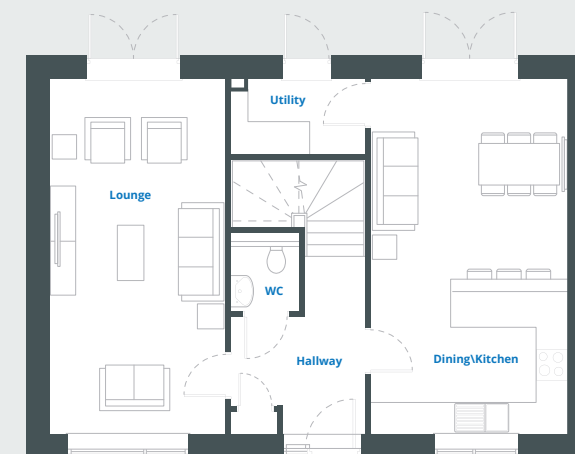
Ascend the central staircase and walk into one of the four spacious bedrooms, the master bedroom having an ensuite with separate luxury double shower. The modern wall hung basins in the family bathrooms are a redeeming feature and create a feeling of space. A small handy landing store completes the first floor of this family home.

The Hazelfield properties are a perfect pair, don't delay in securing one of these prime plots.

At Eccleston Green we offer a high spec as standard, making our homes beautiful places to live.

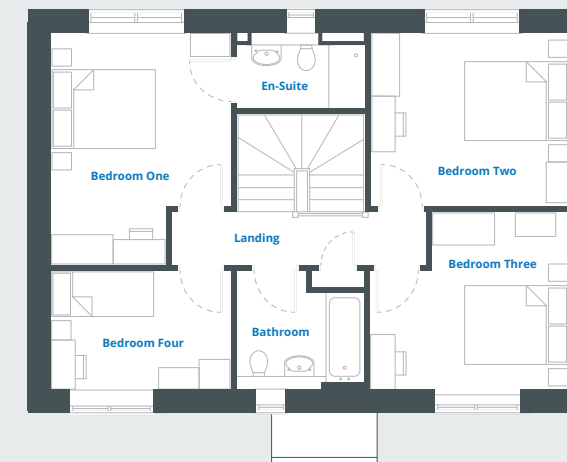


Dual patio doors allow light to flood into this amazing home, connecting both the lounge and the kitchen area to the outside space, as well as letting light flood in!



Ground Floor

Living Room - 3.346m x 6.728m
(10.98ft x 22.07ft)
Kitchen/Dining - 3.674m x 6.728m
(12.05ft x 22.07ft)
Utility - 1.440m x 2.455m
(4.72ft x 8.05ft)
WC - 1.255m x 1.297m
(4.12ft x 4.26ft)



First Floor

Bedroom 1 - 4.364m x 3.403m
(14.32ft x 11.16ft)
Bedroom 2 - 3.731m x 3.276m
(12.24ft x 10.75ft)
Bedroom 3 - 3.364m x 3.772m
(11.04ft x 12.38ft)
Bedroom 4 - 3.403m x 2.276m
(11.16ft x 7.47ft)
Bathroom - 2.405m x 2.276m
(7.89ft x 7.47ft)
En-suite - 1.200m x 2.450m
(3.93ft x 8.04ft)

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The Alder

Plot 9

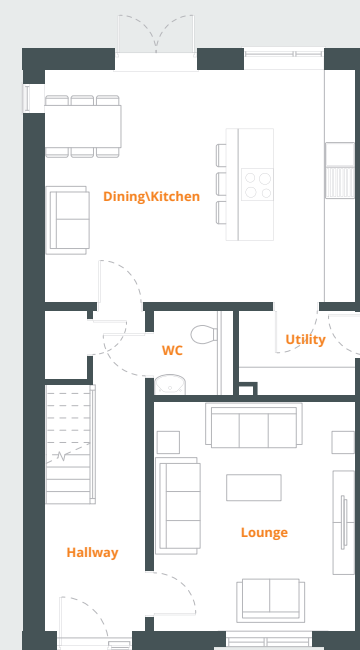
Eccleston Green's largest house; The Alder offers a wonderfully appointed home in a quiet location and affords the luxury of private parking to the side of the property.

The superbly designed kitchen/dining area with freestanding island makes for a perfect space to entertain family and friends. The architect has cleverly made use of feature windows with French doors opening onto a tranquil garden and we especially love the detail of the slim long window in the kitchen which adds character and interest. A downstairs WC and a sizeable family lounge, makes this home perfect for family living.

Upstairs the Alder delivers on versatility, with three double bedrooms, the master having an ensuite and a fourth bedroom which can be used as an office space or bedroom. In addition there are two handy store cupboards, both accessible from the landing, a further family bathroom completes the first floor of this bespoke home.



The Alder is a "lifestyle" home, perfect for home owners that love the space to entertain.



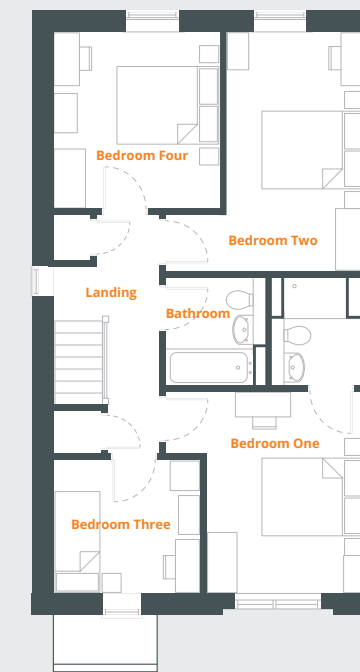
Ground Floor

Living Room - 3.903m x 4.464m
(12.81ft x 14.65ft)

Kitchen - 4.516m x 6.053m
(14.82ft x 19.86ft)

Utility - 2.274m x 1.677m
(7.46ft x 5.50ft)

WC - 1.241m x 1.677m
(4.07ft x 5.50ft)



First Floor

Bedroom 1 - 3.115m x 3.939m
(10.22ft x 12.92ft)

Bedroom 2 - 2.731m x 4.638m
(8.96ft x 15.22ft)

Bedroom 3 - 2.619m x 2.850m
(8.59ft x 9.35ft)

Bedroom 4 - 3.234m x 3.452m
(10.61ft x 11.33ft)

Bathroom - 1.700m x 2.136m
(5.56ft x 7.01ft)

En-suite - 1.597m x 2.136m
(5.24ft x 7.01ft)

This unique property is perfectly tucked away in a quiet location.



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The Aspen

Plots 10, 11, 12 & 13

The Aspen has been designed with modern flexible living in mind, a home which is perfect for families who need living space to work for them. The spacious open plan kitchen/dining area features a stylish kitchen peninsula island unit and has enough space for a large family dining table; the French doors open out onto the garden, making this space perfect for entertaining family and friends.

The feature glass panel in the hallway gives this home a unique feel and the separate spacious lounge is the perfect place to sit back and relax at the end of the day.

The first floor comprises of four bedrooms, two of which are double and the master having an ensuite with double shower. A family bathroom and handy store, complete the first floor of this modern home.

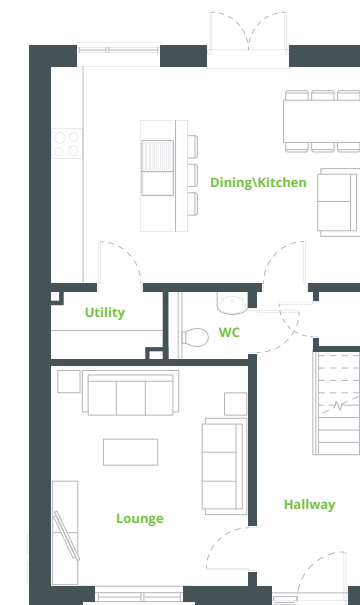
Externally, everything has been carefully planned and thoughtfully realised from the block paved driveways to the larger than average gardens.



A rare opportunity to choose a bespoke luxury family home in a great location.



Versatile living areas and ample bedroom spaces combine perfectly to accommodate the ever-changing needs of a growing family.



Ground Floor

Living Room - 3.780m x 4.200m

(12.40ft x 13.78ft)

Kitchen - 4.136m x 5.940m

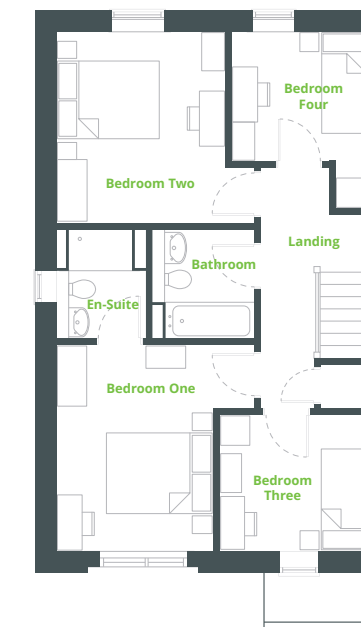
(13.57ft x 19.49ft)

Utility - 1.310m x 2.142m

(4.30ft x 7.03ft)

WC - 1.310m x 1.335m

(4.30ft x 4.38ft)



First Floor

Bedroom 1 - 3.939m x 3.782m

(12.92ft x 12.41ft)

Bedroom 2 - 3.636m x 3.782m

(11.93ft x 12.41ft)

Bedroom 3 - 2.877m x 2.619m

(9.44ft x 8.59ft)

Bedroom 4 - 3.382m x 2.611m

(11.10ft x 8.57ft)

Bathroom - 1.700m x 2.131m

(5.58ft x 6.99ft)

En-suite - 1.700m x 3.481m

(5.58ft x 11.42ft)

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Overview & Specification

We think you're going to love it here!

At Eccleston Green, the inspiration is ours and the choice is yours. This select development offers something for everyone from spacious three bedroom semi-detached to exceptionally designed four bedroom detached houses; all with a higher than standard specification and a build quality which make our homes beautiful places to live.



General

- 10 Year ICW New Home Warranty
- High quality double glazed UPVC windows and French doors in Light Grey
- Traditional brick structure with Northstone Causeway slate effect roof tiles
- Feature brickwork

Heating, Electrical & Lighting

- Gas fired central heating with radiators and Baxi Assure combination boiler
- Mechanical extraction to all bathrooms, kitchen and utility rooms
- LED downlighting to kitchens, bathrooms and ensuites
- BT Fibre broadband to the property

Safety & Security

- Mains powered smoke, heat and carbon monoxide detectors with battery back up
- Window locks to all windows
- Mains operated chrome doorbell
- Composite external door with multipoint lock mechanism

Utility Room

- A selection of complimentary kitchen units
- Plumbing and electrics for washer dryer

Internal Finishes

- Oak stair handrails
- Cottage style semi-solid white painted doors
- Walls and ceilings finished in white matt emulsion
- Internal woodwork finished in white satin
- Chrome/satin steel ironmongery
- White plastic switches and sockets to ground and first floor

Bathroom and Ensuite

- Porcelanosa ceramic wall tiles (choice subject to build programme)
- Ideal Standard floor mounted WC with concealed cistern and soft close seat
- Chrome dual flush plate
- Ideal Standard wall hung basin with Aqualisa mixer tap
- Walk in shower with shower tray, sliding glass door and Aqualisa single shower valve
- Bath with single bath screen and wall mounted dual control Aqualisa shower
- Chrome heated towel rail
- Chrome shaver socket

External Finishes

- Flag paving to paths and patios (see external works layout)
- Block paving to private 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
- Masterplug EVH132S1SP 2.3 kW Mode Domestic EV Charger

Kitchens

- A sleek and streamlined kitchen with handleless units available in a range of finishes
- 20mm worktop with 100mm upstand
- Soft close drawers and doors
- NEFF stainless steel single oven
- NEFF touch control induction hob
- Extractor hood
- Glass splashback (where appropriate) with choice of colour
- CDA integrated fridge/freezer
- CDA integrated dishwasher
- LED under cabinet lighting
- Oriel black granite 1.5 bowl composite sink
- Single lever chrome mixer tap

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.

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.'

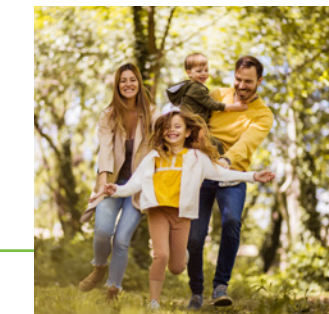
And just to make sure you're completely happy, we also build in a simply outstanding guarantee.



Your ICW new home warranty.

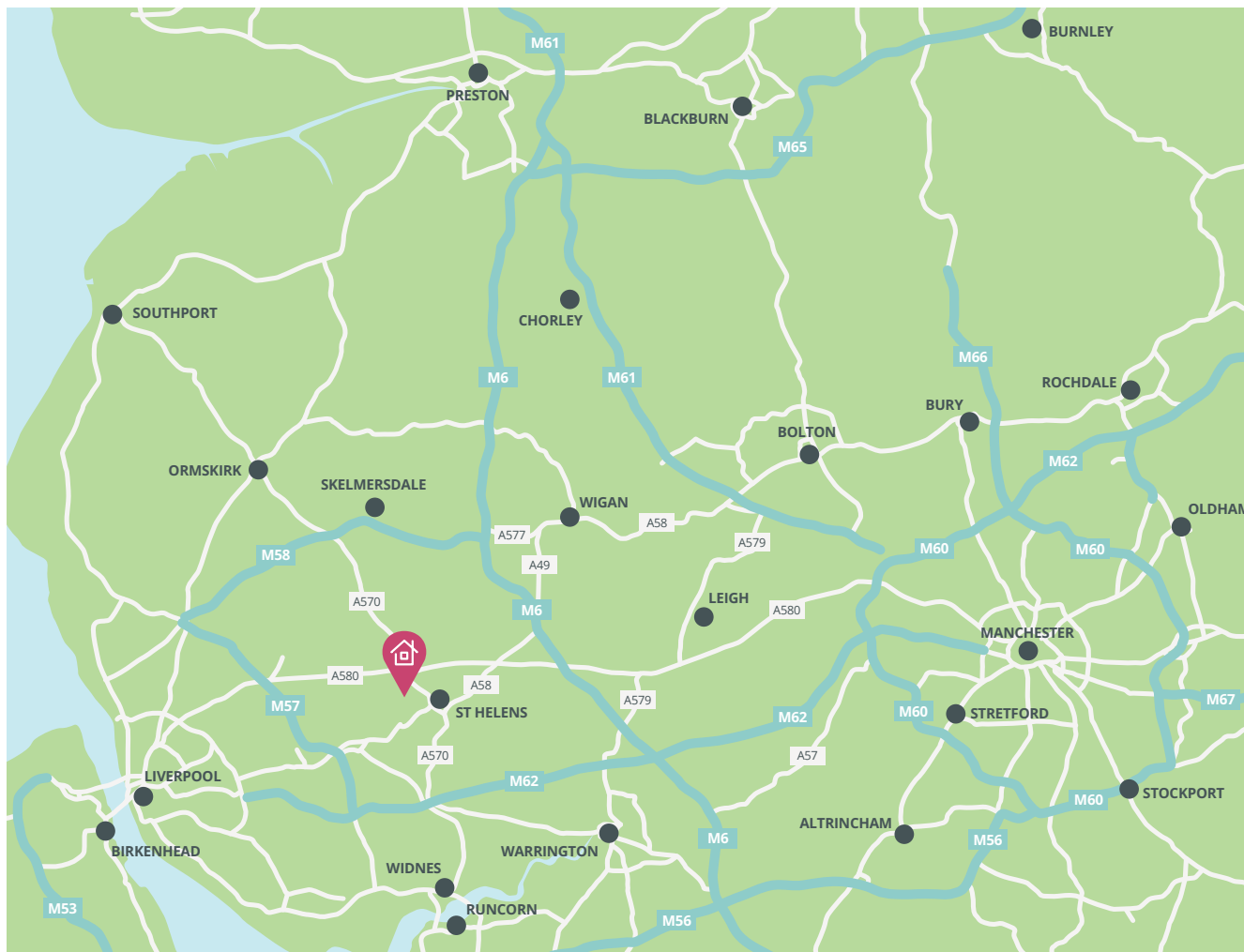
As a thoughtful builder, the quality of our homes is matched by the quality of our service. That's why we provide the added reassurance of a 10-year ICW New Home Warranty, which insures your home against a wide range of structural issues for 10 years after construction.

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.





Scan the QR code to learn more about Eccleston Green on our website



Protection for new-build home buyers

Eccleston Green
Alder Hey Road
Eccleston
St Helens
WA10 4DN

edgefoldhomes.co.uk