



“Romany”, “Pemberley” & “Havenhurst”, Rowan Lane, Ashley Heath TF9 4PT



Plot 1 “Romany”

- A stunning new build residence standing in half an acre of woodland gardens
- Designed and appointed to outstanding specifications
- Constructed by renowned specialist independent builders
- Standing within half an acre in a stunning woodland location in sought after North Shropshire countryside
- Incorporating fixtures and fittings of the highest quality
- Providing superbly appointed accommodation over two floors with impressive design features
- Gracious reception hall, lounge with Inglenook fireplace incorporating log burner, large open plan kitchen/diner, utility room, snug, cloakroom
- Five bedrooms, three bathrooms
- Double garage with garden WC, extensive parking
- NO CHAIN, completion available from September 2024

Agents Remarks

Romany is one of just three supremely impressive detached residences currently under construction by renowned specialist independent builders Holly Tree Homes (Cheshire) Ltd. The area is renowned for its surrounding natural beauty and ease of access to local towns such as Market Drayton and Nantwich. The nearby villages of Woore and Audlem provide day-to-day facilities. The property is within easy distance of Junction 15 and 16 of the M6 and Mainline Crewe railway station.

Romany

Internal floor area of 2949 sqft to include the attached garage, cloakroom, large open plan kitchen/diner, utility room, lounge with inglenook fireplace, five bedrooms, two en-suite and family bathroom.

Specification

Quartz worktops
Bosch appliances
Tiled Kitchen, utility, hall, downstairs WC
Log burner
Oak and glass staircase
Oak doors throughout
Anthracite windows and doors
Anthracite roof tiles, guttering etc
Underfloor heating throughout the downstairs
Underfloor heating in the upstairs bathrooms
Crema porcelain flooring
Crema porcelain wall tiles
Freestanding slipper bath
Raindance shower with hand shower
High quality carpeting to lounge, stairs and bedrooms.



Eco Home

Full house heat recovery (energy efficient comfort, state of the art heat recovery system) our homes feature a cutting edge heat recovery system ensuring year round comfort whilst reducing energy bills, this eco-friendly technology captures warmth from outgoing air and uses it to pre-heat incoming air without wasting energy. Enjoy consistent temperatures, improved air quality and reduced utility costs the perfect blend of luxury and sustainability. Electrical vehicle charging points.

Deposit

Developers may require a holding deposit to secure the property and to make any individual changes prior to completion.

Tenure

Freehold.

Services

Air source heat pump, mains water and electricity, mains drainage, electrical vehicle charging points (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich proceed along A51 London Road past Bridgemere Garden Centre into the village of Woore. Continue through Woore along the A51 towards Stone and at Blackbrook turn right along the A53 towards Market Drayton. Continue for approximately 1.5 miles to Ashley and turn left along Pinewood Road. Turn right onto Tower Road and right again onto Rowan Lane. Continue along Rowan Lane and the site is on the right hand side.



Plot 2 “Pemberley”

- A stunning new build residence standing in 0.25 of an acre of woodland gardens
- Designed and appointed to outstanding specifications
- Constructed by renowned specialist independent builders
- Standing within half an acre in a stunning woodland location in sought after North Shropshire countryside
- Incorporating fixtures and fittings of the highest quality
- Providing superbly appointed accommodation over two floors with impressive design features
- Gracious reception hall, lounge with log burner, large open plan kitchen/diner, utility room, office, snug, cloakroom
- Five bedrooms, three bathrooms
- Double garage with garden WC, extensive parking
- NO CHAIN, completion available from September 2024

Agents Remarks

Pemberley is one of just three supremely impressive detached residences currently under construction by renowned specialist independent builders Holly Tree Homes (Cheshire) Ltd. The area is renowned for its surrounding natural beauty and ease of access to local towns such as Market Drayton and Nantwich. The nearby villages of Woore and Audlem provide day-today facilities. The property is within easy distance of Junction 15 and 16 of the M6 and Mainline Crewe railway station.

Pemberley

Internal floor area of 2992 sqft and provides an office, cloakroom, lounge, large open plan kitchen/diner, snug, five bedrooms, two ensuite and family bathroom. The detached double garage and has a versatile room above.

Specifications

- Quartz worktops
- Bosch appliances
- Log burner
- Oak and glass staircase
- Oak doors throughout
- Anthracite windows and doors
- Anthracite roof tiles, guttering etc.
- Underfloor heating throughout the downstairs
- Underfloor heating in the upstairs bathrooms
- Carrera white gloss marble flooring
- Carrera white gloss marble wall tiles
- Freestanding slipper bath
- Raindance shower with hand shower
- High quality carpeting to lounge, stairs and bedrooms



Eco Home

Full house heat recovery (energy efficient comfort, state of the art heat recovery system) our homes feature a cutting edge heat recovery system ensuring year round comfort whilst reducing energy bills, this eco-friendly technology captures warmth from outgoing air and uses it to pre-heat incoming air without wasting energy. Enjoy consistent temperatures, improved air quality and reduced utility costs the perfect blend of luxury and sustainability. Electrical vehicle charging points.

Deposit

Developers may require a holding deposit to secure the property and to make any individual changes prior to completion.

Tenure

Freehold.

Services

Air source heat pump, mains water and electricity, mains drainage, electrical vehicle charging points (not tested by Cheshire Lamont).

Viewings

Strictly by appointment only via Cheshire Lamont.

Directions

From Nantwich proceed along A51 London Road past Bridgemere Garden Centre into the village of Woore. Continue through Woore along the A51 towards Stone and at Blackbrook turn right along the A53 towards Market Drayton. Continue for approximately 1.5 miles to Ashley and turn left along Pinewood Road. Turn right onto Tower Road and right again onto Rowan Lane. Continue along Rowan Lane and the site is on the right hand side.



Plot 3 “Havenhurst”

- A stunning new build residence standing in half an acre of woodland gardens
- Designed and appointed to outstanding specifications
- Constructed by renowned specialist independent builders
- Standing within half an acre in a stunning woodland location in sought after North Shropshire countryside
- Incorporating fixtures and fittings of the highest quality
- Providing superbly appointed accommodation over two floors with impressive design features
- Gracious reception hall, lounge with Inglenook fireplace incorporating log burner, large open plan kitchen/diner, utility room, snug, cloakroom
- Five bedrooms, three bathrooms
- Double garage with garden WC, extensive parking
- NO CHAIN, completion available from September 2024

Agents Remarks

Havenhurst is one of just three supremely impressive detached residences currently under construction by renowned specialist independent builders Holly Tree Homes (Cheshire) Ltd. The area is renowned for its surrounding natural beauty and ease of access to local towns such as Market Drayton and Nantwich. The nearby villages of Woore and Audlem provide day-to-day facilities. The property is within easy distance of Junction 15 and 16 of the M6 and Mainline Crewe railway station.

Havenhurst

Internal floor area of 2989 sqft including the garage and provides a cloakroom, lounge, large open plan kitchen/diner, office, snug, five bedrooms, two en-suite and family bathroom. The attached double garage has a WC in the rear corner which is accessed via the garden area and a bedroom with en-suite over the garage.

Specification

Quartz worktops
Bosch appliances
Log burner
Oak and glass staircase
Oak doors throughout
Anthracite windows and doors
Anthracite roof tiles, guttering etc.
Carrera white gloss marble flooring
Carrera white gloss marble wall tiles



Underfloor heating throughout
Carrera white gloss marble flooring
Carrera white gloss marble wall tiles
Freestanding slipper bath
Raindance shower with hand shower
High quality carpeting to lounge, stairs and bedrooms
Eco Home

Full house heat recovery (energy efficient comfort, state of the art heat recovery system) our homes feature a cutting edge heat recovery system ensuring year round comfort whilst reducing energy bills, this eco-friendly technology captures warmth from outgoing air and uses it to pre-heat incoming air without wasting energy. Enjoy consistent temperatures, improved air quality and reduced utility costs the perfect blend of luxury and sustainability. Electrical vehicle charging points.

Deposit

Developers may require a holding deposit to secure the property and to make any individual changes prior to completion.

Tenure

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Services

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IMPORTANT INFORMATION We endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these sales details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

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