



Kelsall - Plot 27
www.eatonhomes.co.uk

THE OLD MARKET BEESTON

4
BEDROOMS

1
RECEPTIONS

3
BATHROOMS



Eaton Homes, strive to provide the best in modern house building, and pride themselves in impeccable customer service.

In total, 84 units comprise a mix of two, three, four and five bedroom houses, as well as some one bedroom apartments.

There is lots of green space, including an outdoor playing area for use by residents and family members.

Eaton Homes are of the view that homes are much more than a roof with fixtures and fittings - the immediate surroundings, space, views and layout are all part of what makes the difference between a house and a home.

15 Sandford Road
Beeston
Tarporley
CW6 9ZA



Beeston Castle

THE OLD MARKET BEESTON

Beeston is situated in an enviable location amidst the rolling Cheshire Plains. Beeston is most notably known for its Castle, perched on a rocky sandstone crag 107 metres above the Cheshire plains. It offers one of the most spectacular views of any castle in England, stretching across eight counties from the Pennines in the east to the Welsh mountains in the west.

The close by village of Bunbury is a small, rural picturesque village that offers a range of local amenities with a convenience store, butcher, three public houses and a beautiful Church which dates back over 1000 years. There is also a cricket club, bowls club, tennis club and Medical Centre. Of particular note is Bunbury Primary School which enjoys a reputation for academic excellence. The Primary School also acts as a feeder into Tarporley High School which can be found 3 miles away.

The award-winning village of Tarporley, is renowned for its Historic High Street which is located approximately 12 miles from Chester and offers a superb range of amenities including fashion boutiques, art galleries, DIY, florists, butcher, hairdressers, chemist, hospital, petrol station and other general stores. There is also a range of pleasant restaurants and public houses, which complete the thriving village. Additionally, Tarporley has the added benefit of two highly regarded Golf courses. Tarporley has its own two churches and both a primary and a secondary school which has an 'Outstanding' Ofsted report. There is easy access to the surrounding villages, motorway and railway networks, which give access to the north and south of the UK.

KELSALL

The Kelsall provides accommodation which opens with a light and spacious Hallway, which in turn leads to the Ground Floor rooms. The Living Room is positioned to the front and has an attractive large bay window as its focal point, with double opening doors through to the Open Plan Dining Kitchen that can be closed to still allow for independent living.

The large Open Plan Dining Kitchen is ideally situated to the rear of the property to enjoy views over the good-sized garden and also the bi-folding doors allowing to enhance the indoor/outdoor living. In addition, further storage can be found in the Utility space, as well as access into the Garage. Concluding the Ground Floor accommodation is the WC.

At First Floor level, the accommodation continues to impress with three double Bedrooms, the largest of which being serviced by an En-suite shower room. The other two Bedrooms are serviced by a Family Bathroom. The impressive Second Floor level is home to the Principal Suite with its own independent Dressing Area as well as an En-suite Bathroom with four-piece suite. Due to the elevation of this Second Floor Bedroom, it benefits from some of the best views throughout the development and across towards open countryside.

Porcelanosa (Tiles)
Duravit & Hansgrohe (Sanitaryware)
Bosch & Lamona (Kitchen Appliances)
Howdens Kitchens

Upgrades are available





Phase 3
plots 32 - 53

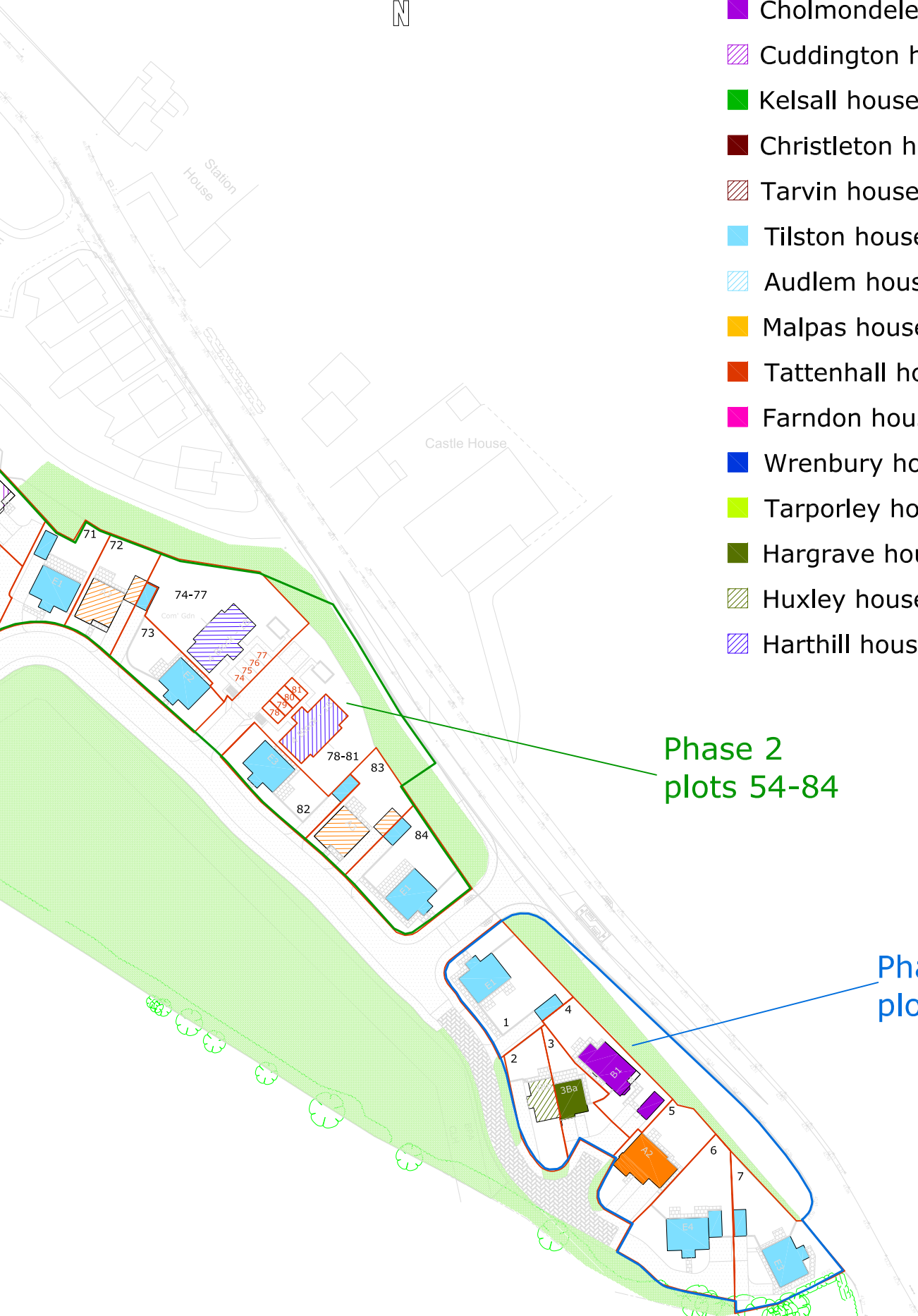
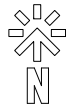
Phase 1b
plots 17-31



Phase 1c
plots 8-16

KEY

- Waverton house type
- ▨ Bunbury house type
- Cholmondeley house type
- ▨ Cuddington house type
- Kelsall house type
- Christleton house type
- ▨ Tarvin house type
- Tilston house types
- ▨ Audlem house type
- Malpas house type
- Tattenhall house type
- Farndon house type
- Wrenbury house types
- Tarporley house types
- Hargrave house type
- ▨ Huxley house type
- ▨ Harthill house type



Phase 2
plots 54-84

Phase 1a
plots 1-7







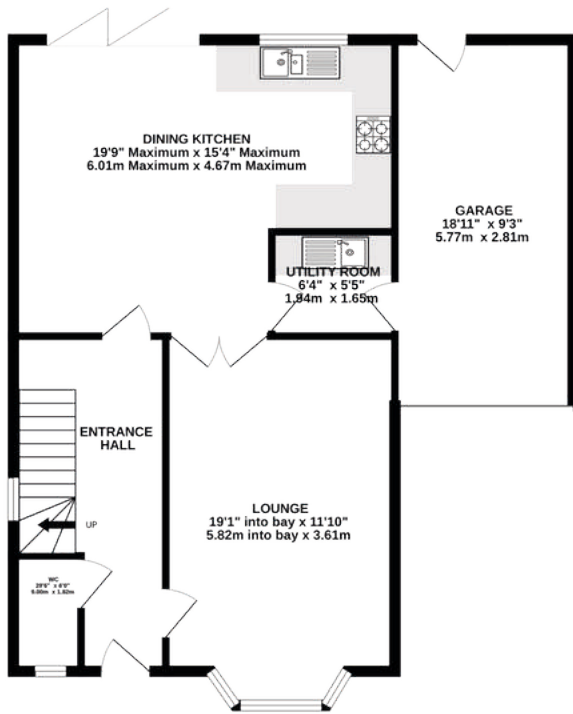




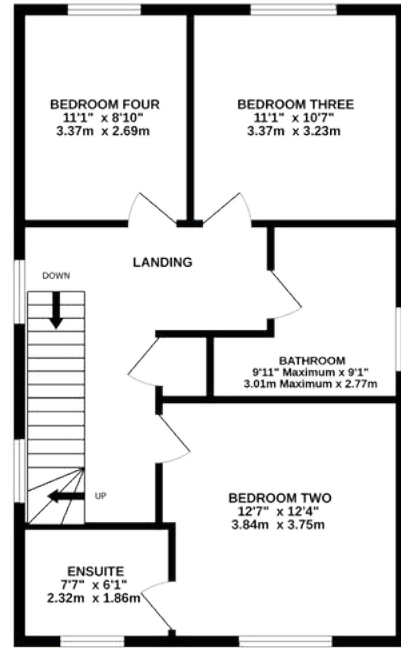




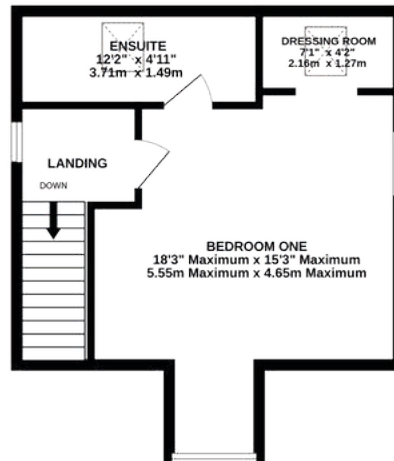
GROUND FLOOR
829 sq.ft. (77.0 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



2ND FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 1856 sq.ft. (172.5 sq.m.) approx.

TENURE

Freehold. Subject to verification by Vendor's Solicitor.

SERVICES

- Mains water
- Electricity
- LPG central heating - The LPG is provided by a main tank on site that is automatically topped up, and each property is metred off this tank.
- Private drainage - Drainage is run through a treatment tank on site, which then runs into the River Gowy.

MANAGEMENT CHARGE

Kelsall £900 per annum

LOCAL AUTHORITY

Cheshire West And Chester Council.

POSSESSION

Vacant possession upon completion.

VIEWING

Viewing strictly by appointment through the Agents.

STRUCTURAL WARRANTIES

BLP (Building LifePlans Ltd) 12 year warranty

Reservation And Deposits

There is a £3,000 non-refundable fee, subject to terms and conditions. Identification documentation will be required prior to any Memorandum Of Sales being sent confirming a purchase.



IN PARTNERSHIP WITH



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