WOODFIN VIEW

TARVIN | CHESHIRE

WELCOME TO WOODFIN VIEW

Welcome to Woodfin View, an exclusive CB Homes development of just two beautifully crafted detached homes in the thriving village of Tarvin. Designed with character and comfort in mind, these houses bring together timeless architecture, generous living spaces and high-quality finishes. Each is tailored for modern family life – with light-filled rooms, thoughtful layouts and gardens that look out across the Cheshire countryside.

TARVIN SPECIFICATION

Design Features:
- Private entrance
- Private road with lighted and post pillars
- Natural quarried stone features around windows
- Herringbone design panels
- Gardens with Cheshire views
- Natural oak feature porches

Internal Finishes:
- Feature oak staircase with oak handrails and newel caps
- Moulded MDF skirting and architraves
- Feature panelling to main bedroom
- Floor tiling to cloakroom, hall, and kitchen areas
- Master bedroom Juliet balconies

Bathrooms:
- Luxury sanitaryware and furniture
- Luxury brassware to all bathrooms
- Tiled flooring to all bathrooms
- Part tiling to all bathrooms and full tiling to all shower areas including feature walls
- Client choice of tiling to bathrooms from our range
- Large format LED touch-illuminated mirroring to all bathrooms

Electrical:
- Pre-wired smart home enabled system
- Security system with PIR to ground floor and landing
- Electric car charging point
- Energy-saving LED recessed downlighters and feature pendant locations
- Brushed chrome finish to all sockets and switches to halls and landing
- External lighting to front and rear of property
- External IP-rated power socket

Heating and Plumbing:
- UFH to ground floor
- Efficient radiator heating to all first floor rooms
- Powered by air source heating
- Chrome towel rails to all bathrooms with additional electric element for summer use

Kitchen Utility:
- Kitchens by a local bespoke custom kitchen company
- Choice of quartz worktops and upstands to kitchen
- Choice of kitchen furniture, worktops, and handles
- Integrated branded appliances including full-height fridge, freezer, dishwasher, double ovens
- Kitchen islands to all properties
- Pan drawers and furniture
- Integrated pantry area

Flooring:
- Tiled flooring to ground floors in selected areas
- Choice of flooring to ground floor

External:
- Large plot sizes with countryside views
- Turf to front and rear gardens
- Sectional electric garage doors (plot 2 only)
- Natural Indian stone paving to house perimeters with rear patio area
- Block paved driveway with edgings
- Soft landscaping to front gardens
- 1.7m boundary fencing and post and rail fencing to plot perimeters
- External lighting and light bollards
- Outside tap

Windows and Doors
- French Grey flush casement windows with brushed chrome handles
- Aluminium bi-fold doors
- French Grey patio doors with brushed chrome handles
- Solid cottage composite external doors to front and rear with additional security features and multipoint locking system
- Heavyweight oak veneer cottage-style internal doors with chrome lever handles to both floors

Warranty
- 10-year New Home Buildmark warranty
- 2-year CB Homes customer care

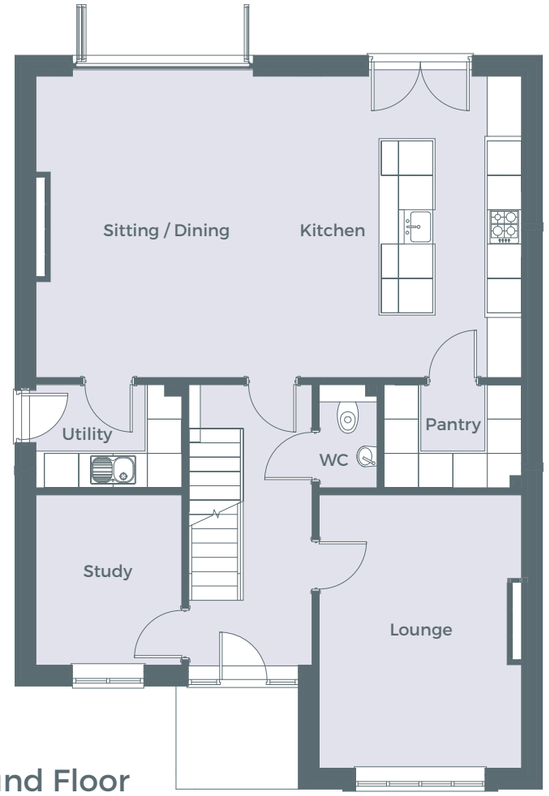
LIFE IN TARVIN

Tarvin is a village with charm and convenience in equal measure. Independent shops, excellent schools and inviting places to eat are all on the doorstep, while miles of scenic walks lead straight from the centre. Chester is only six miles away, making city life and main transport links easy to reach. For those seeking both community spirit and rural calm, Tarvin offers the perfect balance.

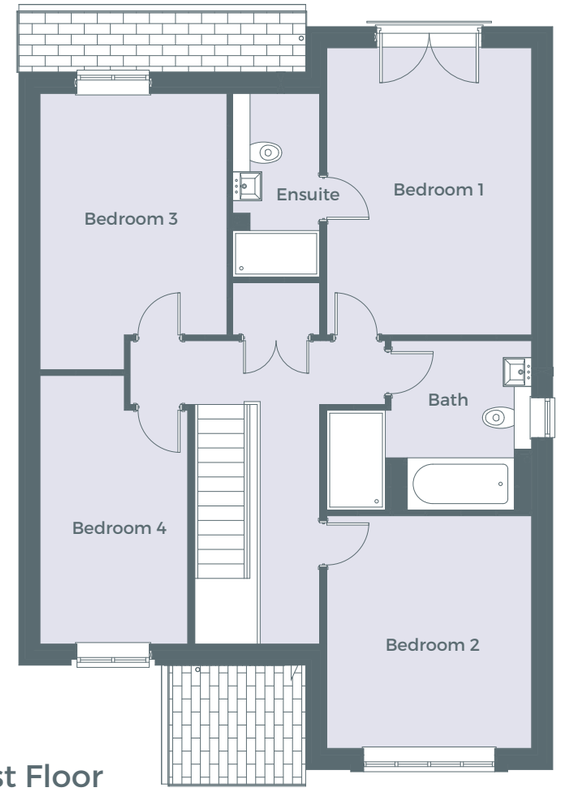
WATLING HOUSE

Watling House is a home of elegant proportions, blending sophistication with everyday ease. Step inside and the wide hallway creates an immediate sense of welcome. A formal lounge sits to the front, ideal for quiet evenings, while the rear opens into a striking kitchen, dining and living space. Bi-folding doors lead to the garden, extending the room outdoors and creating a natural flow for entertaining.

Upstairs, four double bedrooms bring space for family and guests. The principal bedroom, complete with built-in wardrobes and a sleek en-suite, offers a calm retreat at the end of the day. A contemporary family bathroom and considered storage complete the first floor, ensuring comfort and practicality throughout.



Ground Floor



First Floor

WATLING HOUSE

PLOT ONE

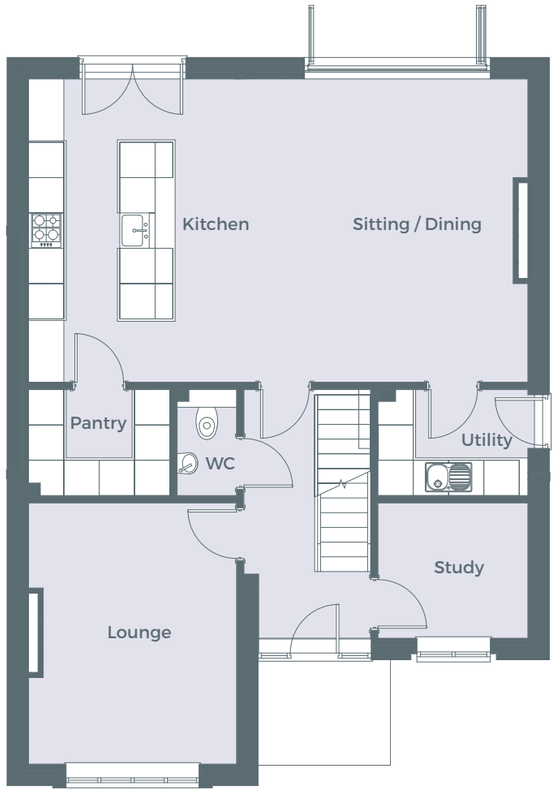
Hallway	2.15m x 4.9m	9.36m²	7ft x 16ft	101ft²
Lounge	3.5m x 4.75m	16.87m²	11ft x 16ft	182ft²
Study	2.55m x 2.95m	7.57m²	8ft x 10ft	81ft²
WC	1m x 1.8m	1.8m²	3ft x 6ft	19ft²
Kitchen/Living	5.25m x 8.5m	45.4m²	17ft x 28ft	489ft²
Pantry	1.8m x 2.4m	4.32m²	6ft x 8ft	47ft²
Utility	1.8m x 2.55m	4.8m²	6ft x 8ft	52ft²

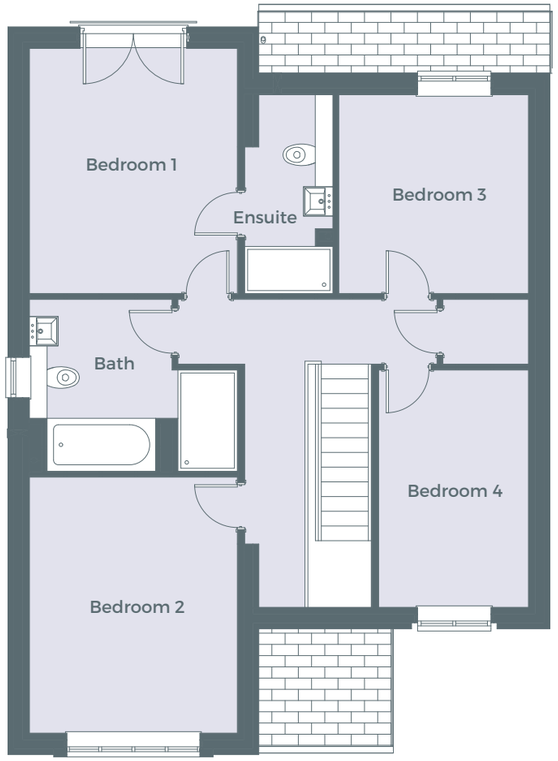
Landing	4.4m x 5.2m	9.28m²	14ft x 17ft	100ft²
Bedroom 1	3.5m x 4.95m	18m²	11ft x 16ft	194ft²
Bed 1 En-suite	1.5m x 3.15m	4.75m²	5ft x 10ft	51ft²
Bedroom 2	3.5m x 4m	14.18m²	11ft x 13ft	153ft²
Bedroom 3	3.2m x 4.79m	14.3m²	10ft x 16ft	154ft²
Bedroom 4	2.57m x 4.65m	11.14m²	8ft x 15ft	120ft²
Bathroom	2.94m x 3.55m	9m²	10ft x 12ft	97ft²
Plant Room	0.9m x 1.5m	1.35m²	3ft x 5ft	15ft²

TERFYN HOUSE

Terfyn House combines craftsmanship with contemporary ease. Its centrepiece is the bespoke kitchen, where a statement island, premium appliances and a walk-in pantry set the scene for both family life and hosting. The adjoining living and dining space is filled with natural light, framed by french grey windows and opening directly onto the garden. Natural stone details and an oak staircase add warmth and timeless character.

On the first floor, the principal bedroom takes in views of the Cheshire landscape through Juliet balconies, while feature panelling adds a touch of distinction. Three further double bedrooms and beautifully finished bathrooms, complete with LED mirrors and chrome fittings, make this a home where every detail has been carefully considered.





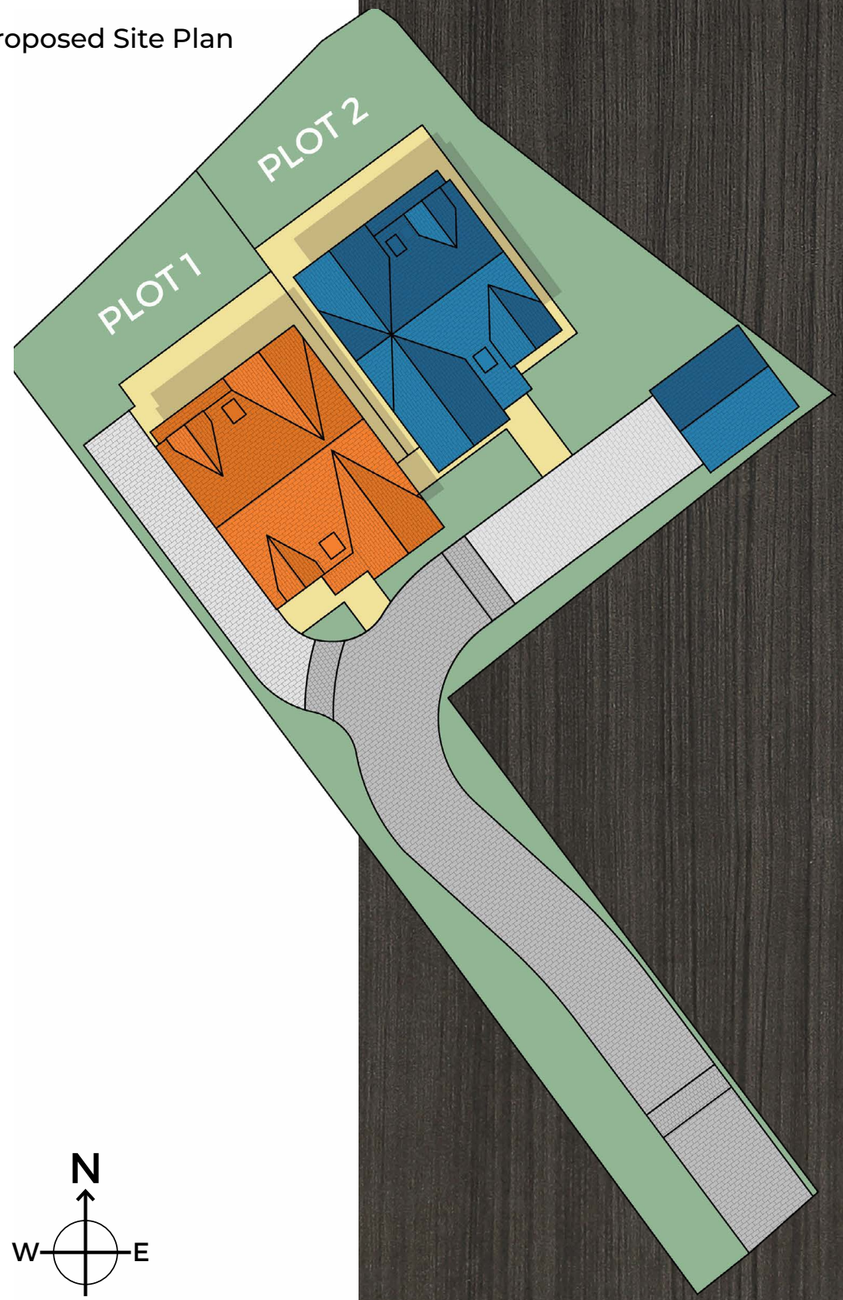
TERFYN HOUSE

PLOT TWO

Hallway	2.15m x 4.47m	7.63m²	7ft x 15ft	82ft²
Lounge	3.55m x 4.45m	15.68m²	12ft x 15ft	169ft²
Study	2.3m x 2.55m	5.85m²	8ft x 8ft	63ft²
WC	1m x 1.8m	1.8m²	3ft x 6ft	19ft²
Kitchen/Living	5.15m x 8.5m	44.5m²	17ft x 28ft	479ft²
Pantry	1.8m x 2.4m	4.32m²	6ft x 8ft	47ft²
Utility	1.8m x 2.55m	4.8m²	6ft x 8ft	52ft²

Landing	4.4m x 5.23m	9m²	14ft x 17ft	97ft²
Bedroom 1	3.55m x 4.19m	14.72m²	12ft x 14ft	158ft²
Bed 1 En-suite	1.5m x 3.4m	4.85m²	5ft x 11ft	52ft²
Bedroom 2	3.55m x 4.35m	15.38m²	12ft x 14ft	166ft²
Bedroom 3	3.25m x 3.4m	10.9m²	11ft x 11ft	117ft²
Bedroom 4	2.55m x 4.05m	10.27m²	8ft x 13ft	111ft²
Bathroom	2.9m x 3.55m	9m²	10ft x 12ft	97ft²
Plant Room	1.1m x 1.45m	1.6m²	4ft x 5ft	17ft²

Proposed Site Plan



A RARE OPPORTUNITY

With just two homes available, Woodfin View is an opportunity to secure a place in one of Cheshire's most desirable villages. Perfect for growing families, professional couples or downsizers who value space, quality and community.

CB HOMES

For more than forty years, CB Homes has been building some of Cheshire's most admired homes. Still family-owned and based in Tarporley, the company is known for its attention to detail, thoughtful design and personal service.

Each CB Homes development begins with a clear vision – to create houses that blend with their surroundings, enhance local communities and bring long-lasting lifestyle value to their owners. Recent successes include Blaggs Court in Tarporley and Ettley Grove in Calveley, both celebrated for their design and sense of place.

With regional and national awards recognising their craftsmanship, CB Homes also offer peace of mind with a ten-year structural warranty and two years of dedicated customer care. Rooted in Cheshire and trusted by generations of homeowners, CB Homes continue to set the standard for bespoke living in the North West

To arrange a site visit or for further details,
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CB HOMES

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