BELGRAVE GARDEN MEWS



Phase two of the prestigious Belgrave Garden Mews development offers 10 detached properties.

Just a stone's throw from Chester, residents will benefit from the very best of country living while being conveniently located near the city's amenities and beautifully rich heritage.

This collection of beautiful, bespoke homes is unlike anything else within the area. Each has been individually designed with the modern homeowner in mind and promises light filled, spacious interiors to meet the exacting standards of even the most discerning home buyers.

Each home has been meticulously designed to exceed expectations. Expansive windows invite natural light to illuminate the open-plan living spaces, creating an ambiance of comfort and serenity and showcasing the panoramic views across beautiful open countryside.

Accessed via a private road, these bespoke homes all have an open aspect with views over the surrounding landscape and are set within landscaped courtyards and around a feature pond. This creates a community feel whilst providing residents with great sense of space.

A tranquil haven of generously proportioned homes nestled within the stunning protected countryside, Belgrave Garden Mews strikes a perfect balance between the privacy you would expect from rural living and the buzz of a suburban community.





IN DETAIL

The core focus has been to provide a truly superior specification. This can be observed in every aspect of these homes. Drawing upon years of experience and relationships with the region's leading providers of luxury products, the developers have worked to ensure that residents will enjoy an exceptional style of living.

Traditional country charm has been achieved through the selection of bespoke wood grained aluminium windows and doors, handmade solid oak porches, natural stone paving and landscaping in keeping with the rural location.

Internally, buyers can expect the highest quality and specification throughout. Joinery details include oak veneered doors, handcrafted woodwork throughout and traditional oak and painted staircases. The homes are warmed throughout by the latest generation energy efficient underfloor heating. The rare luxury of underfloor heating in bedrooms removes the need for unsightly radiators and offers additional wall space. There is also the option to add a multi fuel log burner and surround to the main living room for those who favour cosy nights in around a traditional fire.

Careful attention has been paid to electrics, with cabling and connections to suit smart living and lighting that is prewired for control by master switching, including table and floor lamps. This enables residents to create mood lighting for the perfect atmosphere.

Emphasis is placed on open-plan living, bringing together cooking, dining, relaxation and outdoor entertaining while maintaining distinct living spaces to retreat to – offering an environment to suit everyone's lifestyle.

Each kitchen is truly bespoke – designed and manufactured to suit the aesthetic of the individual home. The handmade, shaker-style cabinetry is formed of sustainable materials beautifully matches the stone worktops, upstands and splash backs. Traditional yet contemporary, the kitchens are all fitted with leading brand appliances to meet the functional requirements of the modern family.

Luxury bathrooms have been designed with clean lines and elegant finishes creating a calm space using the latest design-led sanitary fittings and tiles. Master and family bathrooms incorporate large vanity units, walk-in showers and many feature large bathtubs. Guest bathrooms include ceramic semi-pedestal basins and walk-in showers or showers over a bath.

No attention to detail has been missed in the collection of quality, custom designed homes throughout the development.









LOCATION

Prestigiously located close to the Duke of Westminster's Eaton Hall estate and 5 miles from Chester, the location of Belgrave Garden Mews effortlessly combines rural charm with modern convenience.

In the village Pulford and neighbouring village of Rossett you will find a range of community amenities presenting an ideal setting for families and professionals alike. The village is home to welcoming pubs including The Grosvenor Arms at Pulford, which also includes a spa and is within close walking distance from Belgrave Garden Mews.

The city of Chester offers a more comprehensive range of services with an array of coffee shops, restaurants, wine bars, High Street shops and boutiques, all set against the backdrop of Chester's charming and iconic black and white architecture. This is complemented by and out of town retail parks including Broughton Park and Cheshire Oaks.

For those who appreciate the great outdoors, the surrounding countryside provides stunning walking and cycling routes allowing you to soak in the natural beauty of the area. There are a range of recreational facilities including football, rugby, cricket and tennis clubs in Chester, several golf courses locally and Chester rowing and sailing club on the River Dee.

Schooling in the area is well provided and independent schools including King's School, The Queen's School and Abbeygate College. The development also has excellent access to the motorway network and is within easy commuting distance to Liverpool and Manchester.

Chester is well connected for rail travel. The main Chester station is just a 15-minute drive away from Belgrave Garden Mews. There is a direct rail link to London Euston taking just over 2 hours, Manchester city centre is just over an hour by train and Liverpool can be reached in just over 40 minutes. Chester business Park is within handy commuting distance.

This idyllic location offers residents a serene escape wile remaining close to vibrant city amenities.

Specification

External:

- *Two different brick types with mellow tones and traditional detailing*
- *Cast stone cills to window openings*
- *Natural slate roof coverings*
- *Low maintenance timber effect cladding*
- *Natural stone paving to paths and patio areas*
- *Stone pavers to drives and paths to front of houses*
- *Planting front garden beds including turf finish to lawn and specimen trees*
- *Turf finish to rear garden*
- *External lighting to property and communal bollard lighting to private roads*
- *Handmade porch details in natural Oak and painted finish with slate roofs*
- *External garden hose tap and power socket*

Electrical:

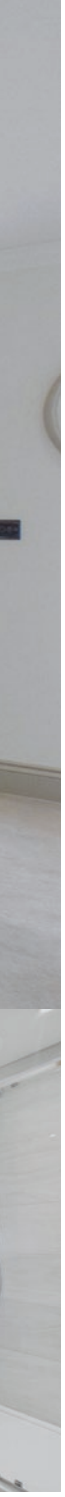
- *Feature recessed LED cover lighting to living rooms*
- *Energy saving LED recessed down lights with feature pendant locations throughout ground and first floor*
- *5amp lighting circuit to receive table and floor lamps to all principal rooms including bedrooms*
- *External lighting to front and rear of property*
- *Incoming TV point, pre-wired for terrestrial TV and Sky Q to all principal rooms and bedrooms*
- *Incoming telephone point to ground floor*
- *Integrated intruder and fire alarm system with "red care" monitoring capability*
- *Pre-wired for external car charging point*
- *External IP rated power socket*
- *Video doorbell by Ring with ability for remote connectivity*
- *Flush fitting solar panels (excluding plot 9)*











SPECIFICATION

Internal details and finishes:

- *Solid first floor construction with under floor heating to all rooms*
- *Porcelain/Ceramic floor tiling to Cloakroom, Kitchen, living, dining area, hallway and all bathrooms from developers' range*
- *Porcelain/Ceramic full and part height wall tiling to all bath and shower rooms from developers' range*
- *Oak and painted staircase with cut stringer and oak treads*
- *150mm high contemporary moulded skirting boards with painted finish to all floors*
- *Wardrobe recesses or dressing rooms for buyer's own wardrobes, fixtures and fittings*

Windows and doors:

- *Bespoke double glazed aluminium windows throughout with cast black tear drop handles and security locks. White internal and agate grey external finish*
- *Large Aluminium bi-fold, patio or French doors with white internal and agate grey external finish*
- *Oversized composite security doors to front and rear of property with multi point locking system. White internal and coloured external finish*
- *Heavyweight Oak real wood veneer internal doors and nickel-plated handles and latches*

Kitchen:

- *Hand made in-frame shaker style kitchen by bespoke English kitchen maker in a choice of colours from developers' range*
- *Quartz/natural stone work surfaces with matching stone up stands and splash backs from developers range*
- *Oak draw boxes with heavy duty soft close runners*
- *Integrated Full height fridge and freezer by Siemens*
- *Integrated under counter dishwasher by Siemens*
- *Full height pantry cupboard with oak internals*
- *Countertop larder cupboard with oak internals and LED lighting*
- *Integrated Stainless steel extractor hood*
- *Integrated recycling bins*
- *Double bowl ceramic under counter sink with Quooker boiling tap*
- *Recess for customers own range cooker*
- *LED under pelmet lighting*
- *Oak cutlery and utensil inserts*
- *Dual zone wine cooler*
- *Floor tiling with underfloor heating to kitchen area including full open plan dining and living areas from developers' range*

Utility:

- *Hand made in frame shaker style cupboards by bespoke English kitchen maker in a choice of colours from developers' range*
- *Quartz/natural stone work surfaces with matching stone up stands from developers range*
- *Large stainless steel under counter sink with mixer tap*
- *Under counter recesses for clients own washing machine and tumble dryer*
- *Floor tiling with underfloor heating from developers' range*

Cloakroom, bathrooms and en-suite:

- *Hansgrohe brassware*
- *Duravit White bathroom suites*
- *Duravit vanity units to master and family bathrooms*
- *Merlyn premium shower screen with slimline tray*
- *Chrome electric heated towel rail*
- *Floor tiling from developers' range*

Plumbing and heating:

- *Worcester Bosch or similar gas fired boiler with pressurised hot water cylinder*
- *Pre-plumbed for air source heat pump installation*
- *Mechanical ventilation heat recovery system (excluding plot 9)*
- *Flush fitting solar panels (excluding plot 9)*
- *Underfloor heating to ground and all first-floor areas*
- *Separate thermostat controls to each room*
- *Remote connectivity to heating system*
- *Provision for client's to fit their own log /multi fuel burner and surround in main living room*

No 17: Gas boiler, solar panels, MVHR, pre-plumbed for Air Source

No 28: Gas boiler, solar panels, MVHR, pre-plumbed for Air Source

Site Plan


Belgrave Garden Mews
Phase Two Houses
Ledbury
Chesham
Oakwood
Draycott
Harrington
Templeton
Tyburn
Brunswick
Clarendon
Mulberry
PHASE ONE
PHASE TWO





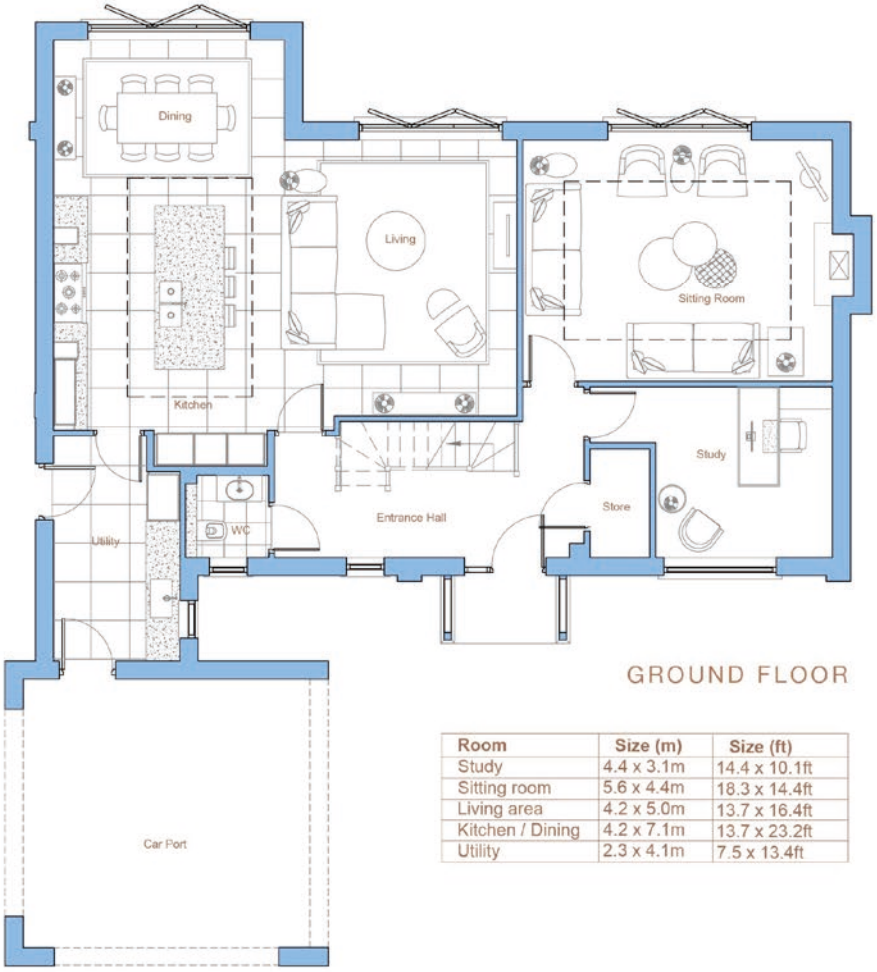


Availability Schedule

Name	House No	Bedrooms No's	Total Size GIA	Price
Draycott	17	5	2,878	£1,050,000
Clarendon	28	5	3,271	£1,210,000



Draycott



GROUND FLOOR

Room	Size (m)	Size (ft)
Study	4.4 x 3.1m	14.4 x 10.1ft
Sitting room	5.6 x 4.4m	18.3 x 14.4ft
Living area	4.2 x 5.0m	13.7 x 16.4ft
Kitchen / Dining	4.2 x 7.1m	13.7 x 23.2ft
Utility	2.3 x 4.1m	7.5 x 13.4ft



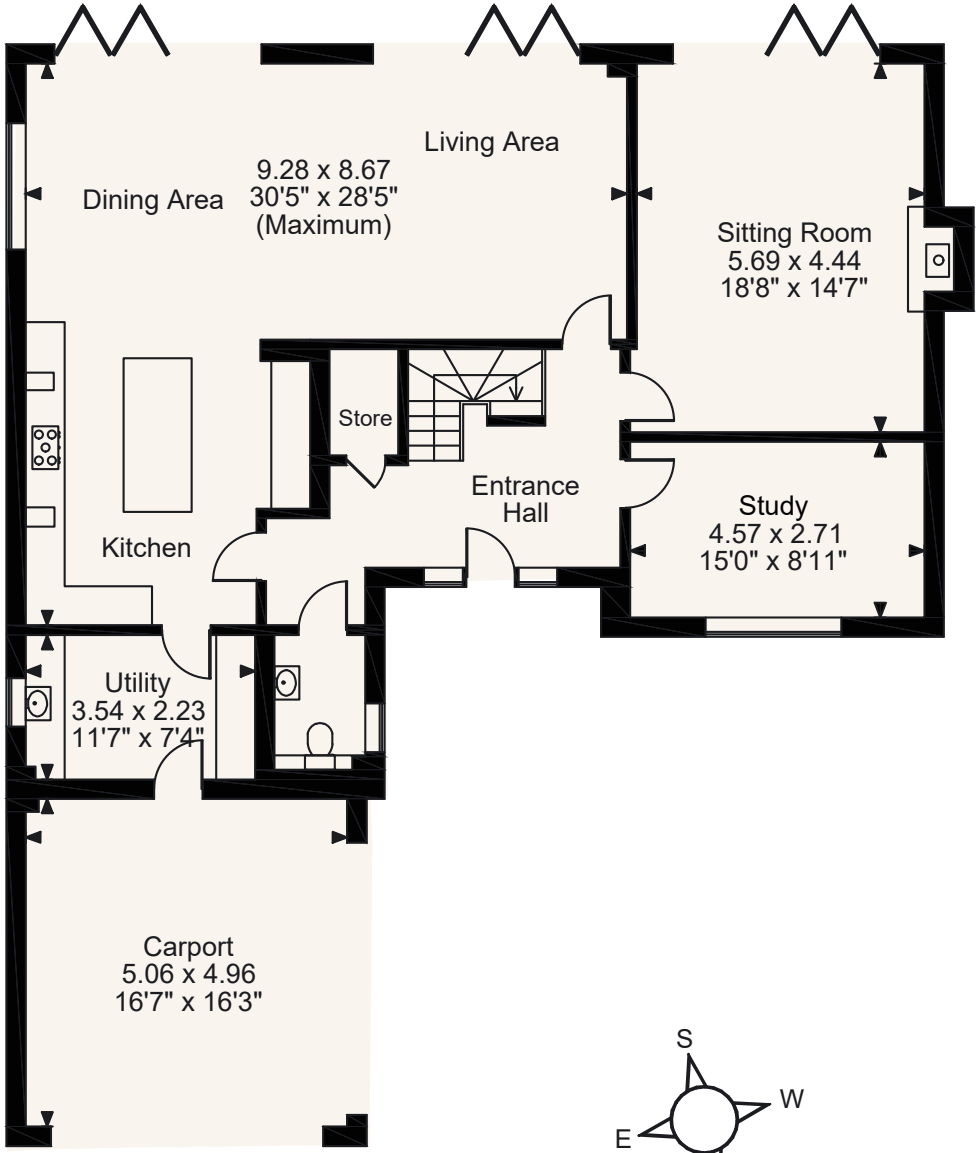
FIRST FLOOR

Room	Size (m)	Size (ft)
Bedroom 1	3.6 x 5.0m	11.8 x 16.4ft
Bed 1 En-suite	2.0 x 3.8m	6.5 x 12.4ft
Bedroom 2	3.3 x 4.4m	10.8 x 14.4ft
Bed 2 En-suite	1.4 x 2.5m	4.5 x 8.2ft
Bedroom 3	4.5 x 3.7m	14.7 x 12.1ft
Bedroom 4	3.7 x 3.0m	12.1 x 9.8ft
Bedroom 5	3.0 x 2.5m	9.8 x 8.2ft
Family Bathroom	3.0 x 1.9m	9.8 x 6.2ft

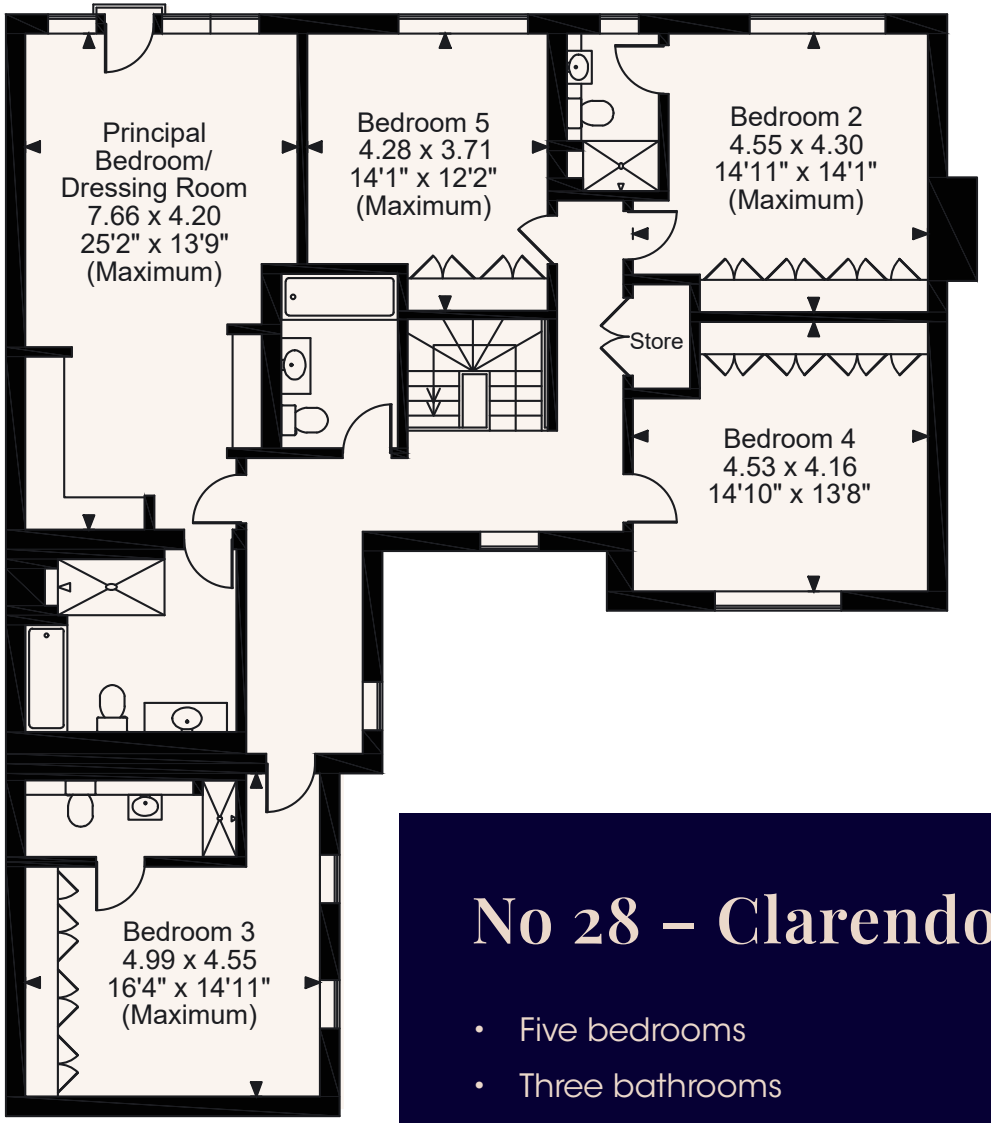
No 17 – Draycott

- Five bedrooms
- Three bathrooms
- Double car port
- Large garden
- Far reaching countryside views





Ground Floor



First Floor

No 28 – Clarendon

- Five bedrooms
- Three bathrooms
- Car port with access to utility
- Juliet balcony off principal bedroom
- Large driveway







VIEWINGS

We ask that all viewings of the property are made via private appointment with Legat Owen by calling the office on 01244 408288 or emailing residential@legatowen.co.uk

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Consumer Code for NEW HOMES