



CERRIS
HOMES

that welcome home feeling



THE FOUNDRY

AT KNUTTON HIGH STREET

School Way, Knutton, Newcastle-under-Lyme, ST5 6FU



WELCOME TO KNUTTON HIGH STREET

We're thrilled to welcome you to The Foundry – a special collection of beautifully crafted four-bedroom homes in the lovely village of Knutton. Here, you'll find the perfect blend of peaceful village life and easy access to everything you need, with Newcastle-under-Lyme just to the west and Stoke-on-Trent to the east.

At The Foundry, every home is designed to make you feel comfortable from the moment you walk through the door. Picture yourself enjoying the open green spaces - relaxing on a sunny afternoon, playing with the kids, or catching up with neighbours who quickly become friends.

With scenic walks and cycle routes, cosy local pubs, and great schools nearby, you'll have everything you need to settle in and feel part of a vibrant, welcoming community.

Getting out and about is a breeze, too. Stoke-on-Trent is just a short drive or bus ride away, where you can explore the city's famous pottery heritage at the Potteries Museum and Art Gallery, or dive into the area's fascinating history and culture.

We're here to support you every step of the way - making your move simple, reassuring, and exciting. Because at The Foundry, it's all about that welcome home feeling.

KNUTTON HIGH STREET DEVELOPMENT MAP



Shared Ownership Properties

Four Bedroom Homes

 The Foundry
Plots 8, 9, 10, 11, 37, 38, 39 & 40



GROWING MINDS, BRIGHT FUTURES

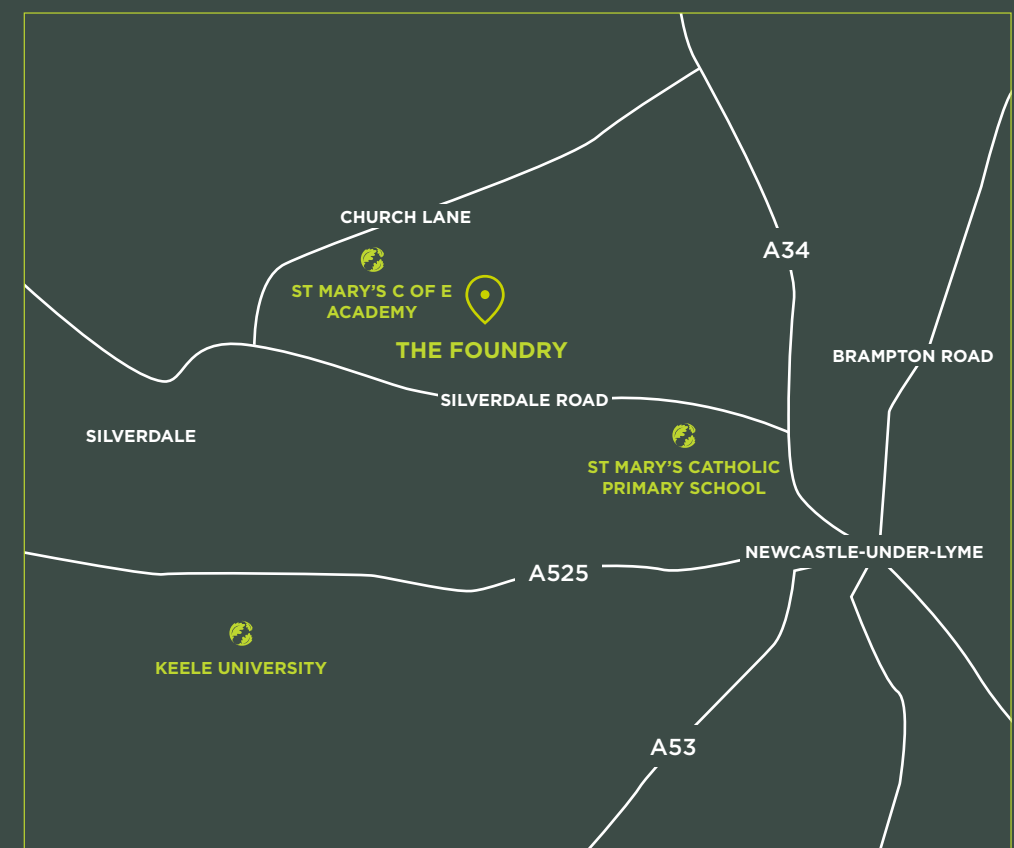
At The Foundry, families can enjoy true peace of mind knowing that great education is just around the corner. St Mary's C of E Academy, rated 'Good' by OFSTED, is only 650 feet away - a quick three-minute walk from your doorstep, making those busy school mornings a breeze.

For younger children, St Mary's Catholic Primary School is close by too - just a mile away and an easy three-minute drive, also rated 'Good' by OFSTED. When it's time for the next step, Keele University is only 1.6 miles from home, opening doors to fantastic opportunities for further education.

Nearby education highlights:

- 🌱 **St Mary's C of E Academy** - approx. 650 feet | 3 mins walk
- 🌱 **St Mary's Catholic Primary School** - 1 mile | 3 mins drive
- 🌱 **Keele University** - 1.6 miles | 4 mins drive

At The Foundry, we believe every family deserves that welcome home feeling - and that includes knowing your children can learn, grow, and thrive right on your doorstep.

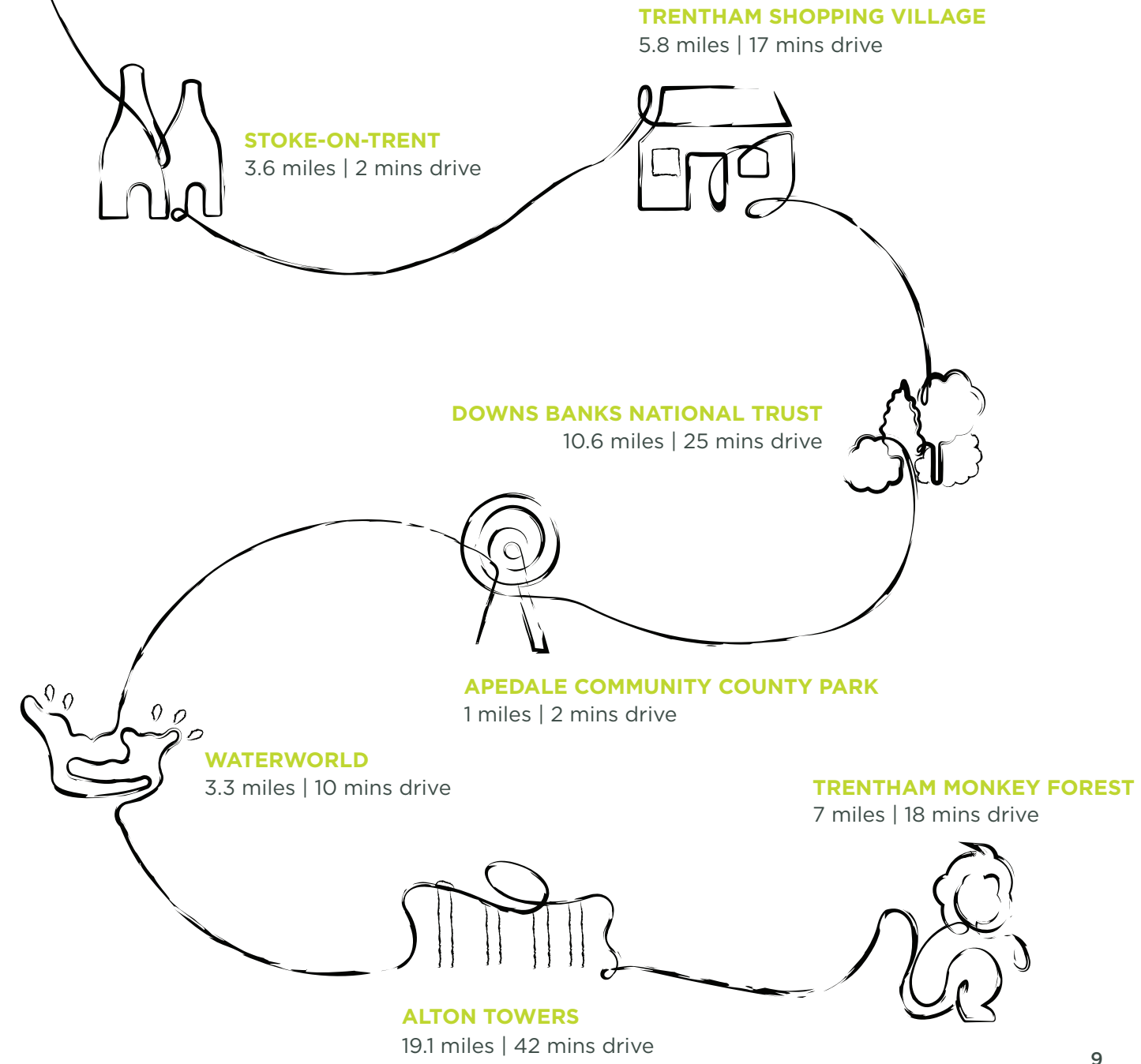




Trentham Gardens, Staffordshire

DAYS OUT, DONE YOUR WAY

The Foundry is perfectly placed for making the most of your free time. Whether you're after a spot of shopping, a family day out, or a bit of fresh air, there's plenty to explore nearby. From the shops and cafes at Trentham Shopping Village to the adventures waiting at Alton Towers, you'll never be short of things to do. Beautiful green spaces like Downs Banks and Apedale Community Country Park are ideal for relaxing walks or picnics, while Water World and Trentham Monkey Forest promise fun for all ages.





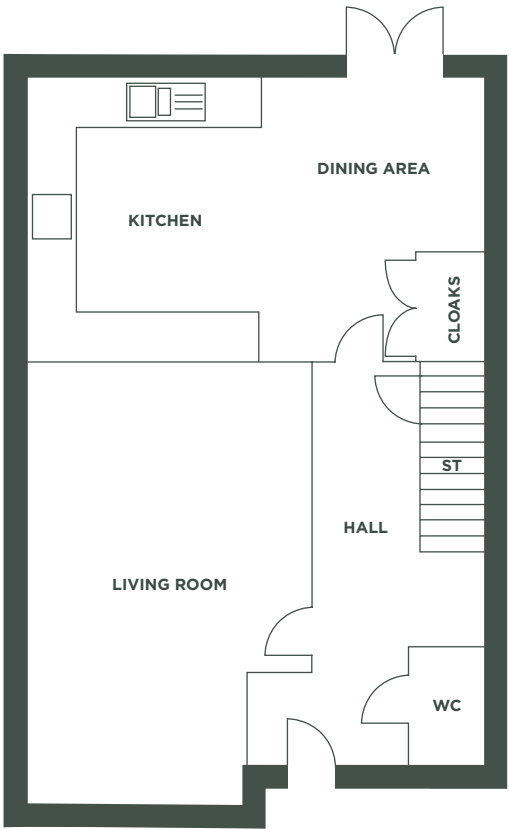


THE FLOOR PLANS

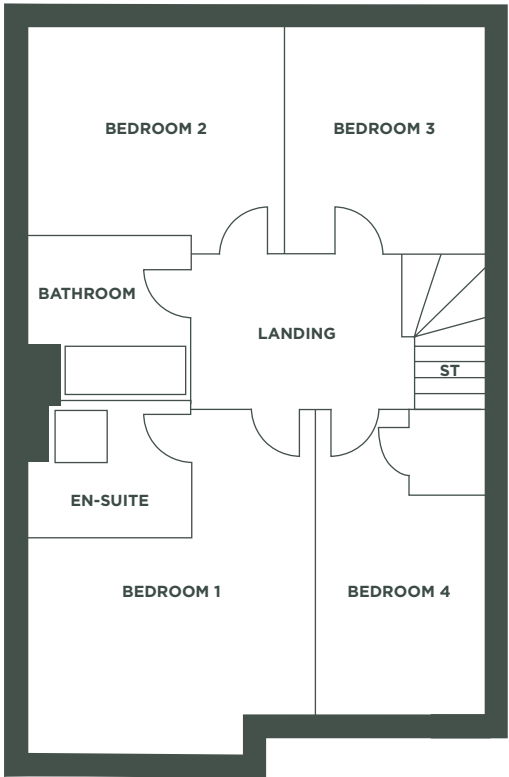
The Foundry

Shared Ownership

GROUND FLOOR



FIRST FLOOR



GROUND FLOOR

Kitchen / Dining Room	6.13m x 3.82m	20'1" x 12'7"
Living Room	3.71m x 3.82m	12'2" x 12'7"
Hallway	2.04m x 0.83m	6'9" x 2'9"

FIRST FLOOR

Bedroom 1	3.83m x 2.88m	12'7" x 9'6"
Bedroom 2	3.42m x 2.64m	11'3" x 8'8"
Bedroom 3	2.16m x 2.64m	7'1" x 8'8"
Bedroom 4	2.16m x 2.88m	7'1" x 9'6"

*Computer generated images and floorplan have been produced for illustrative purposes only. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. The floorplans shown are not to scale.

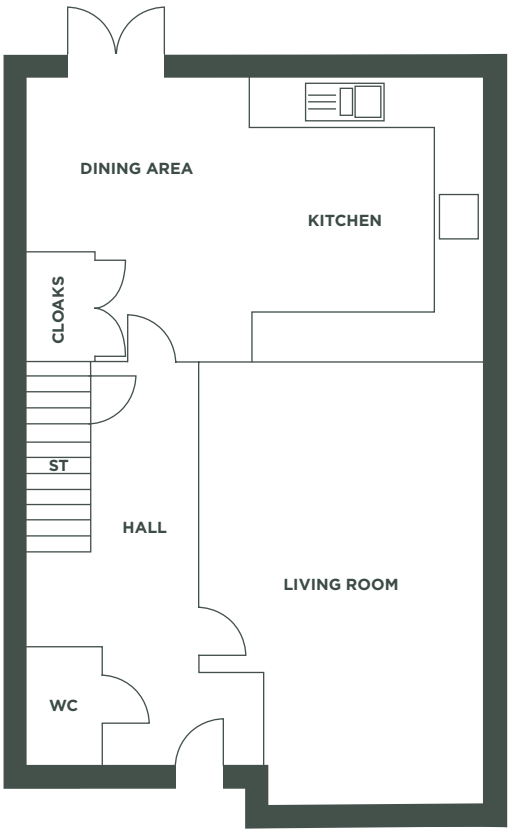


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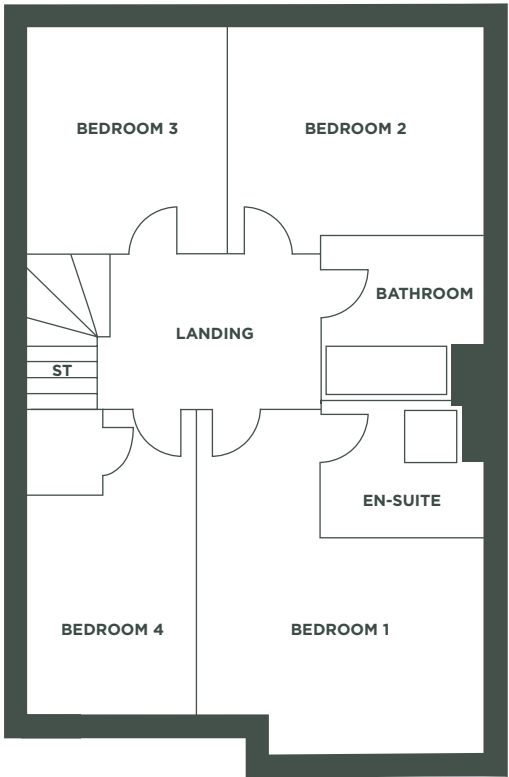
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01782 854748 | cerrishomes.co.uk | e: newhomes@cerrishomes.co.uk | [f](#) [@](#) [in](#)

Cerris Homes, Kingsley, The Brampton, Newcastle-under-Lyme, Staffordshire, ST5 0QW

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