# RIVERS EDGE Warrington







RIVERS EDGE Warrington









## RIVERS EDGE

We are delighted to introduce this exciting development of 2, 3 and 4 bedroom homes, Rivers Edge. This stunning collection of 258 homes has been carefully designed to suit all tastes as well as being built to high standard.

Situated on the edge of Warrington, Rivers Edge couldn't be better located. Warrington has an abundance of great shopping and dining outlets as well as superb transport links, meaning the countryside of Cheshire or North Wales is never far away. The River Mersey flows right past this development with easy footpaths perfect for a family stroll or a bike ride – right on your doorstep!

Rivers Edge is just a 20-minute walk from the centre of Warrington with its beautiful town hall, dating back to 1750. You'll find a wealth of high-street favourite shops rubbingshoulderswithmanysmallindependentboutiques as well as a popular 100-stall market. The enormous Gemini Retail Park is just three and a half miles away with an abundance of the North West's biggest retail stores.

Just two miles away Walton Hall and gardens make a great dayout, picnicking on the expansive lawns and touring the stately home found there – or watching the kids enjoy the adventure playground. Being so centrally located is great for leisure time with the family – the great outdoors of North Wales is around an hour away, whereas in the opposite direction the rolling fields of Cheshire open up a whole world of walking or cycling opportunities.

For a great evening out, the leafy Stockton Heath is just two miles away and features a lovely selection of shops, bars and restaurants.

Rivers Edge is also well placed within easy reach of Manchester & Liverpool. Manchester and Liverpool are truly international cities with populations from all over the world. This gives them a hugely vibrant culture and community, with shopping, food, drink and entertainment to match. World-class Michelin-starred restaurants are a couple of streets away from traditional curry houses or Chinese Szechuan restaurants. For a few drinks there's a thriving bar scene, or visit one of the many old Victorian watering holes for a pint of traditional ale.

### THE PERFECT POSITION

#### **EDUCATION FOR EVERYONE**

There's a great choice of primary schools for the little ones, both Latchford CE and Sacred Heart Catholic schools are under a mile away and both are rated 'good' by OFSTED. For secondary age children Cardinal Newman High School is just over two miles away and also rated 'good'.





22 mins

> 6 mins



Warrington Bank Quay Train Station 1 mile | 22 mins walk



Latchford St James CE Primary School 1.4 miles | 6 mins drive



Walton Hall & Gardens
1.4 miles | 6 mins drive





RIVERS EDGE







# Stockton Heath 1.3 miles | 5 mins drive





#### Sacred Heart Catholic Primary School 2 miles | 9 mins drive





# Cardinal Newman High School 3 miles | 11 mins drive





Distances and timings are approximate and for reference only. Calculated using maps.google.co.uk







# A COMMUNITY TO BE PROUD OF

Countryside Homes has invested £700,000 towards community schemes.

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested £700,000 in local schemes to support the community surrounding your new home in Rivers Edge, Warrington.



Countryside Homes has invested £700,000 towards community schemes







### PERSONALISE YOUR HOME

Customise your kitchen with stylish worktops, the latest modern appliances and personalise your bathrooms with stunning ceramics. Using the Personalise range, there are various options allowing you to create your perfect property which is truly unique to you.

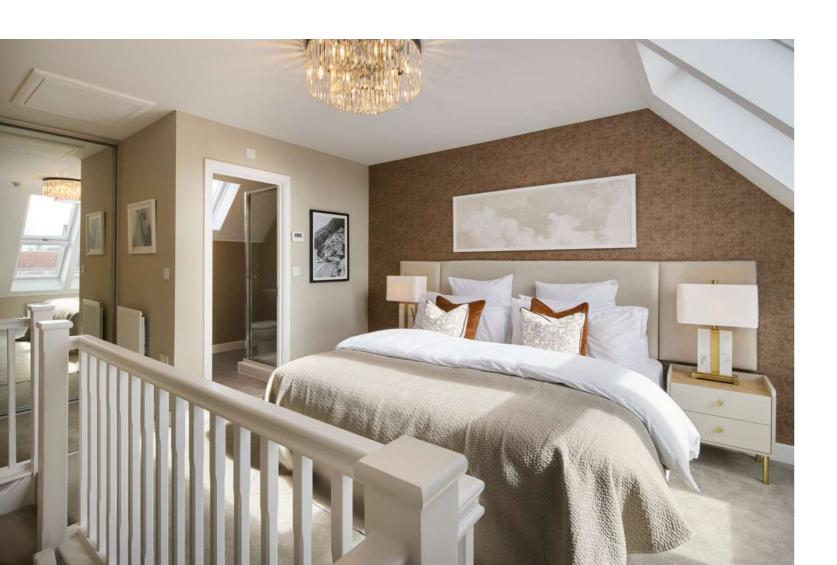
If you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

Individualise your bathroom with a choice of tiles or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to shine through your home.

The best thing is that you don't have to decide all this at the time of reserving – you can think about how you want your new home to look in the comfort of your current home.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with Personalise.



### **PURCHASE SCHEMES**

Wherever you are in the home-buying market – a first-time buyer, looking to step up the property ladder or a downsizer – we have a variety of great purchase assistance schemes!

## HOME EXCHANGE

Are you an existing home owner? Our Home Exchange scheme is the simple way to make sure you don't lose out on your brand new Countryside Home – and saves you time and money along the way. We'll buy your property at market value, therefore there are no last minute 'drop-outs'.

### SMOOTH MOVE

Are you an existing home owner? Our Smooth Move service is designed to help you sell your old property quickly so that you can make the move into a brand new Countryside Home. We'll deal with the estate agents on your behalf, and even pay the estate agents' fees when your house is sold!

### RECOMMEND A FRIEND

Receive £500 as a thank you when you introduce a friend or relative who then completes the purchase of a new Countryside home!

### A HOME DESIGNED WITH YOU IN MIND

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions. An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel. The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living. With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on master bedrooms and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.





# FIRM FOUNDATIONS MEANS PEACE OF MIND FOR YOU

When buying a new home, you want to be sure you can trust your builder. Choosing a Countryside Home gives you the peace of mind that comes from choosing a company that has been building some of the best homes in the UK for more than a hundred years.

We pride ourselves on being one of the country's leading house builders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Countryside Home is carefully planned both to meet your needs and to integrate into the existing location. We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.



## RIVERS EDGE

### Weston Park Drive, Warrington, WA1 1EA

#### FROM M56

- Leave the M56 at J11 for Daresbury.
- Head towards Warrington on the A56 and follow the road for approx. 3.7 miles.
- Turn left on to Chester Road /A5060 and continue for approximately 0.4 miles.
- Turn left onto Slutchers Lane.
- After 0.4 of a mile you'll find us on the right-hand side.

Cover photograph of computer-generated-imagery of Rivers Edge. Not view from the development. The streetscene shown above has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Vistry Merseyside & Cheshire West region 301 Bridgewater Place, Birchwood Park Birchwood, Warrington WA3 6XF Produced by Milk.





# RIVERS EDGE Warrington

Pre-sold home

2 bedroom homes

3 bedroom homes

4 bedroom homes

#### 2 bedroom home

3 bedroom home

Longford

New Ashbourne

New Stamford

New Walton

Foss FCT

New Calder

#### 4 bedroom home

Lymington

Oakham

This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

#### Vistry Merseyside & Cheshire West region

301 Bridgewater Place, Birchwood Park Birchwood, Warrington WA3 6XF Produced by Milk.

1267 / 04.24







### Open-plan kitchen/dining and living room

- Impressive skylight windows and French doors leading to rear garden
- Convenient downstairs storage cupboard and WC
- Two well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles

THE ESK 2 bedroom home



# THE ESK 2 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen	2.90 × 4.04	9'6" x 13'3"
Dining/Living	4.00 × 5.20	13'2" x 17'1"
FIRST FLOOR		
Master Bedroom	4.00 × 2.61	13'2" × 8'7"
D		421211 01411

#### The Es

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

oven	tds	tumble dryer space
hob	c/c	cylinder cupboard
dishwasher space	<b>4</b> Þ	measuring points
washing machine space		skylight windows
fridge freezer space		SVP
	dishwasher space washing machine space	dishwasher space ◀▶ washing machine space

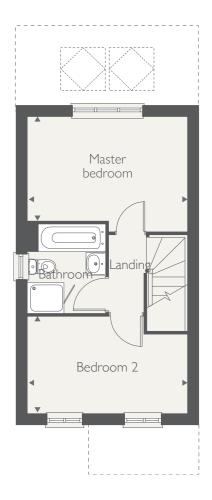
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details.

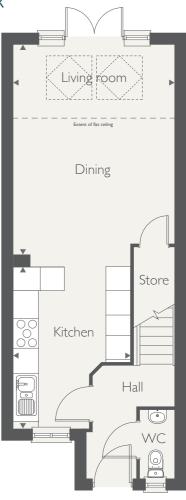
Produced by Milk.

1079 / 04.24



#### FIRST FLOOR







## Stylish open-plan kitchen/dining room

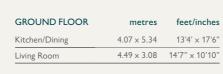
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room
- Three well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles

# THE LONGFORD 3 bedroom home



# 3 bedroom home

THE LONGFORD



#### FIRST FLOOR

Master Bedroom	$3.40 \times 2.73$	11'2" × 9
Bedroom 2	3.06 × 2.73	10'1" × 9
Bedroom 3	2.54 × 1.94	8'3" x 6'4

#### The Longfor

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

oven	tds	tumble dryer space
hob	c/c	cylinder cupboard
dishwasher space	<b>∢</b> ►	measuring points
washing machine space	$\boxtimes$	skylight windows
fridge freezer space		SVP
	hob dishwasher space washing machine space	hob c/c dishwasher space ◀▶ washing machine space

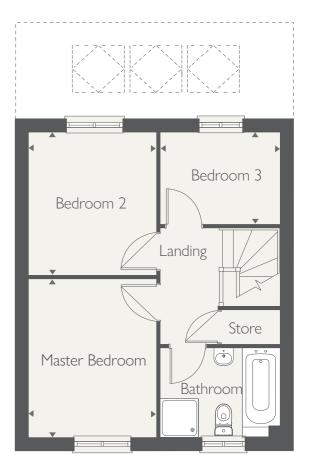
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details.

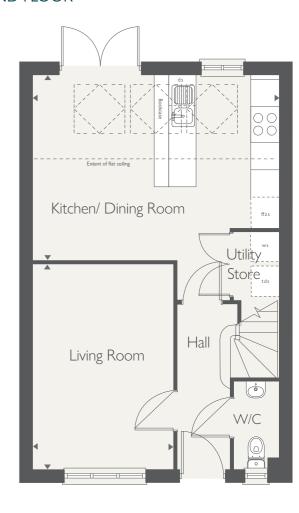
Produced by Milk.

1079 / 04.24



#### FIRST FLOOR









- Spacious living room
- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Under the stairs storage and a convenient downstairs WC
- Three well-proportioned bedrooms, including two doubles
- Modern family bathroom decorated with Porcelanosa tiles

THE LEA
3 bedroom home



# THE LEA 3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining/Family	4.79 × 5.11	15'9' x 16'9"
Living Room	3.73 × 4.88	12'3" × 16'
FIRST FLOOR		
M D. I	2 / 2 2 02	0'0" 12'7"

2.63 x 3.93 8'8" x 12'11"

6'10" x 8'7"

2.09 x 2.61

#### The Le

Bedroom 3

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

ovn	oven	tds	tumble dryer space
h	hob	c/c	cylinder cupboard
ds	dishwasher space	<b>∢</b> ►	measuring points
ws	washing machine space		skylight windows
ffzs	fridge freezer space		SVP

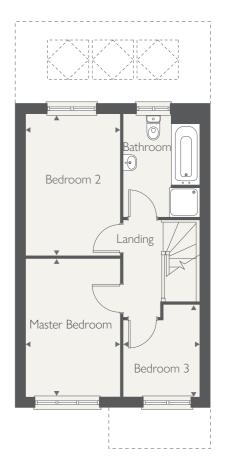
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Milk.

1079 / 04.24



#### FIRST FLOOR









- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with beautiful bay window
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom
- Single garage

THE NEW ASHBOURNE 3 bedroom home



# THE NEW ASHBOURNE

3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	5.33 x 3.45	17'6' x 11'4"
Living Room	3.19 x 4.54	10'5" x 14'11"
FIRST FLOOR		
Master Bedroom	2.86 x 4.81	9'5" x 15'9"
Bedroom 2	3.06 × 3.20	10' × 10'6"

3.06 × 2.54

10' x 8'4"

#### The New Ashbourne

Bedroom 3

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

ovn	oven	tds	tumble dryer space
h	hob	c/c	cylinder cupboard
ds	dishwasher space	<b>∢</b> ►	measuring points
ws	washing machine space	$\boxtimes$	skylight windows
ffzs	fridge freezer space		SVP

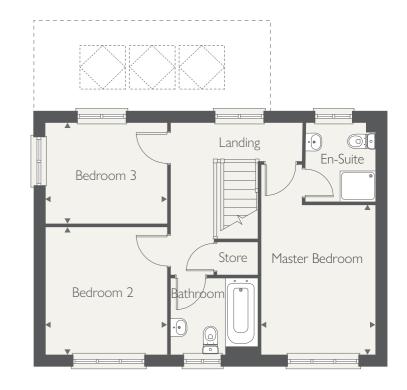
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details.

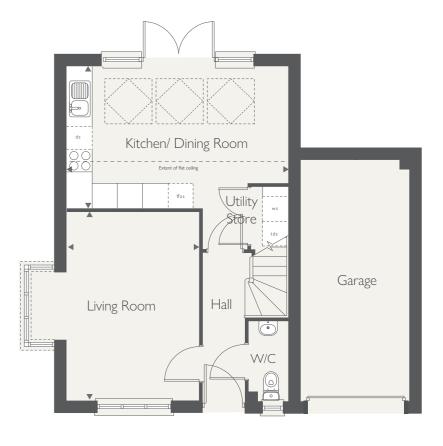
Produced by Milk.

1079 / 04.24



#### FIRST FLOOR







- Stylish open-plan kitchen/dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room
- Convenient downstairs store room and WC
- Master bedroom and en-suite with shower cubicle
- Two further well-proportioned bedrooms
- Modern family bathroom decorated with Porcelanosa tiles

THE BLYTH 3 bedroom home



# THE BLYTH 3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	5.58 × 5.26	18'4' x 17'3"
Living Room	3.22 x 4.61	10'7" × 15'2"
FIRST FLOOR  Master Bedroom	3.00 × 3.26	9'10" × 10'8"
Bedroom 2	3.11 × 2.61	10'3" x 8'7"
Bedroom 3	2 41 x 2 26	7'11" × 7'5"

#### The Blyth

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

ovn	oven	tds	tumble dryer space
h	hob	c/c	cylinder cupboard
ds	dishwasher space	<b>4</b> Þ	measuring points
ws	washing machine space	$\boxtimes$	skylight windows
ffzs	fridge freezer space		SVF

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Milk.

1079 / 04.24



#### FIRST FLOOR







# Open-plan kitchen/dining and living room

- Impressive skylight windows and French doors leading to rear garden
- Convenient downstairs store room and WC
- Private master bedroom with en-suite, dressing area and skylight windows
- Two further well-proportioned bedrooms
- Modern family bathroom

# THE NEW STAMFORD 3 bedroom home



# THE NEW STAMFORD 3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen	2.94 × 4.48	9'8' x 14'9"
Living/Dining	4.00 × 5.04	13'2" × 16'7"
FIRST FLOOR		
Bedroom 2	4.00 × 2.93	13'2" × 9'8"
Bedroom 3	1.94 x 2.91	6'4" × 9'7"
SECOND FLOOR	metres	feet/inches
Master Bedroom	$4.00 \times 5.62^{\#}$	13'2' x 18'5"

#meadroom o

#### The New Stamford

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

ovn	oven	tds	tumble dryer space
h	hob	c/c	cylinder cupboan
ds	dishwasher space	<b>4</b> Þ	measuring point
ws	washing machine space	$\boxtimes$	skylight window
ffzs	fridge freezer space		SV

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Milk.

1079 / 04.24

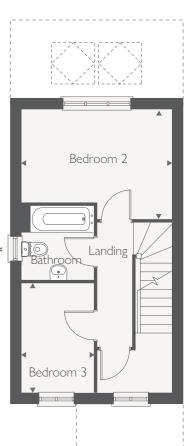


#### SECOND FLOOR





#### FIRST FLOOR





- Stylish open-plan kitchen and dining/family room HE NEW WALTON
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with beautiful bay window
- Convenient downstairs utility room, WC and integral garage access
- Spacious master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom with separate shower
- cubicle and bath decorated with Porcelanosa tiles



3 bedroom home

# THE NEW WALTON 3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen	3.40 × 3.22	11'2' × 10'7"
Dining /Family	4.28 × 3.29	14'1" × 10'11"
Living Room	4.30 × 2.71	14'1" × 8'11"

#### FIRST FLOOR

-	Master Bedroom	$3.07 \times 4.27$	10'1" x 14'1
i	Bedroom 2	3.38 × 2.82	11'1" x 9'3
į	Bedroom 3	2.50 x 3.18	8'2" × 10'5

#### The New Walton

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

ovn	oven	tds	tumble dryer space
h	hob	c/c	cylinder cupboard
ds	dishwasher space	<b>4</b> Þ	measuring points
ws	washing machine space	$\boxtimes$	skylight window
ffzs	fridge freezer space		SVF

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Milk.

1079 / 04.24



#### FIRST FLOOR



#### **GROUND FLOOR**



countrysidehomes.com



- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with French doors
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle

THE FOSS 3 bedroom home



# THE FOSS 3 bedroom home



Kitchen/Dining	5.24 x 3.05	1/'2' x 10'
Family Room	3.82 × 2.40	12'5" × 7'8"
Living Room	5.14 × 2.93	16'9" x 9'6"
FIRST FLOOR		
Master Bedroom	3.99 × 2.93	13'1" x 9'7"
Bedroom 2	3.05 × 2.58	10' x 8'5"
Bedroom 3	2.36 x 1.98	7'8" × 6'5"

feet/inches

#### The Foss

**GROUND FLOOR** 

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

ovn	oven	tds	tumble dryer space
h	hob	c/c	cylinder cupboard
ds	dishwasher space	<b>4</b> Þ	measuring points
ws	washing machine space		skylight windows
ffzs	fridge freezer space		SVF

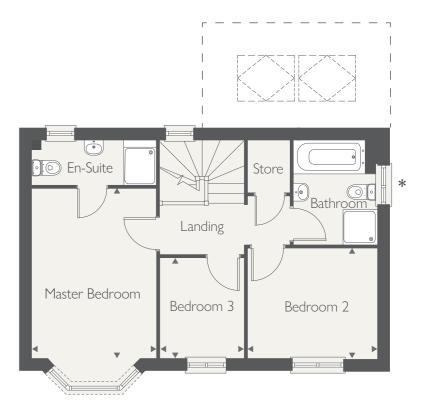
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Milk.

1079 / 04.24



#### FIRST FLOOR









- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with French doors
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle

# THE FOSS FCT 3 bedroom home



# THE FOSS FCT 3 bedroom home



Kitchen/Dining	5.24 × 3.05	17'2' x 10'
Family Room	3.82 × 2.40	12'5" x 7'8"
Living Room	5.14 × 2.93	16'9" x 9'6"
FIRST FLOOR		42441 0171
Master Bedroom	3.99 x 2.93	13'1" × 9'7"
Bedroom 2	3.05 × 2.58	10' x 8'5"
Bedroom 3	2.36 x 1.98	7'8" × 6'5"

feet/inches

#### The Foss FC

GROUND FLOOR

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

ovn	oven	tds	tumble dryer space
h	hob	c/c	cylinder cupboard
ds	dishwasher space	<b>4</b> Þ	measuring points
ws	washing machine space	$\boxtimes$	skylight windows
ffzs	fridge freezer space		SVF

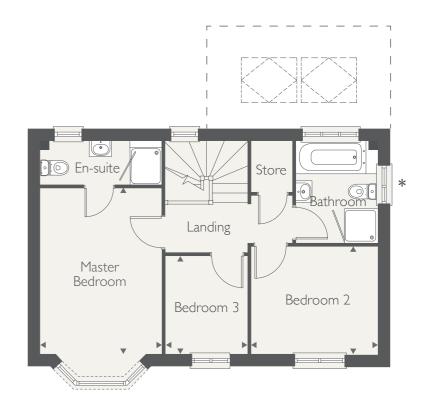
The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Milk.

1079 / 04.24



#### FIRST FLOOR









- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom

THE ASHOP 3 bedroom home



### THE ASHOP 3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining/Family	6.02 × 5.28	19'9' x 17'4"
Living Room	4.35 × 23.09	14'4" × 10'2"

#### FIRST FLOOR

Master Bedroom	$3.64 \times 3.10$	11'11" × 10'2"
Bedroom 2	2.65 × 3.20	8'8" x 10'6"
Bedroom 3	2.14 × 2.57	7' x 8'5"

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale.

Measurements are based on the original drawings. Slight variations may occur during construction.

ovn	oven	tds	tumble dryer space
h	hob	c/c	cylinder cupboard
ds	dishwasher space	<b>∢</b> ►	measuring points
ws	washing machine space		skylight windows
ffzs	fridge freezer space		SVP

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Milk.

1079 / 04.24



#### FIRST FLOOR







### Stylish open-plan kitchen/dining room

- Impressive skylight windows and French doors
- leading to rear garden
- Convenient downstairs store room and WC
- Private master bedroom with en-suite and dressing area
- Two further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles

# THE NEW CALDER 3 bedroom home



# THE NEW CALDER 3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	4.27 × 5.21	14' x 17'1"
Living Room	3.21 × 4.40	10'6" × 14'5"
FIRST FLOOR		
Bedroom 2	4.27 × 2.60	14' × 8'6"
Bedroom 3	2.25 × 2.16	7'4" x 7'1"
SECOND FLOOR	metres	feet/inches
Master Bedroom	4.27 × 5.61	14' x 18'4"

#### The New Calder

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

ovn	oven	tds	tumble dryer space
h	hob	c/c	cylinder cupboard
ds	dishwasher space	<b>4</b> Þ	measuring points
ws	washing machine space		skylight windows
ffzs	fridge freezer space		SVP

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Milk.

1079 / 04.24

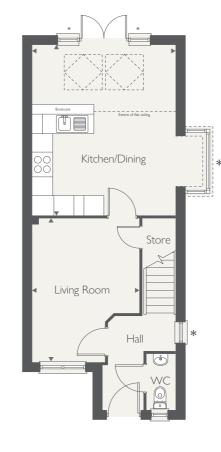


#### SECOND FLOOR



#### FIRST FLOOR







# THE LYMINGTON 4 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining/Family	5.28 × 5.67	17'4' x 18'7"
Living Room	3.10 x 4.39	10'2" × 14'5"

#### FIRST FLOOR

Master Bedroom	$2.85 \times 5.32$	9'4" x 17'6
Bedroom 2	3.66 × 2.98	12' x 9'9
Bedroom 3	3.00 × 3.10	9'10" × 10'2
Bedroom 4/Office	2.58 × 2.05	8'6" × 6'9

#### The Lymington

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

ovn	oven	tds	tumble dryer space
h	hob	c/c	cylinder cupboard
ds	dishwasher space	<b>4</b> Þ	measuring point
ws	washing machine space		skylight window
ffzs	fridge freezer space		SVI

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Milk.

1079 / 04.24

COUNTRYSIDE Homes

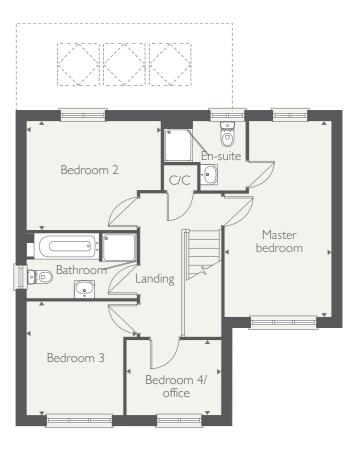
## Stylish open-plan kitchen/dining/family room

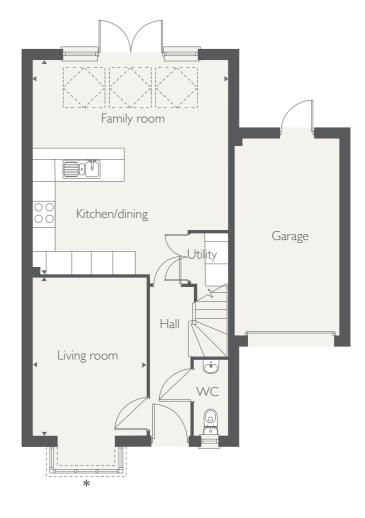
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with beautiful bay window
- Convenient downstairs WC and integral garage access
- Spacious master bedroom with en-suite
- Three further well-proportioned bedrooms
- Modern family bathroom

# THE LYMINGTON 4 bedroom home



#### FIRST FLOOR







- Open-plan kitchen/dining and living room
- Impressive skylight windows and French doors leading to rear garden
- Convenient downstairs store room and WC
- Private master bedroom with en-suite and dressing area
- Spacious contemporary roof terrace
- Three further well-proportioned bedrooms
- Modern family bathroom

THE DENE 4 bedroom home



## THE DENE 4 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen	3.87 × 3.11	12'9" x 10'3"
Living/Dining	4.92 × 3.90	16'2" × 12'10"
Snug	2.63 x 3.19	8'8" x 10'6"
FIRST FLOOR Bedroom 2	2.78 × 3.66	9'2" × 12'
Bedroom 3	2.78 × 3.13	9'2" x 10'3"
Bedroom 4	2.07 × 2.05	6'10" × 6'9"
SECOND FLOOR	metres	feet/inches
Master Bedroom	376 x 394	12'4" x 12'11"

The Dene
The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

ovn	oven	tds	tumble dryer space
h	hob	c/c	cylinder cupboard
ds	dishwasher space	<b>4</b> Þ	measuring points
ws	washing machine space		skylight windows
ffzs	fridge freezer space		SVP

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Milk. 1079 / 04.24

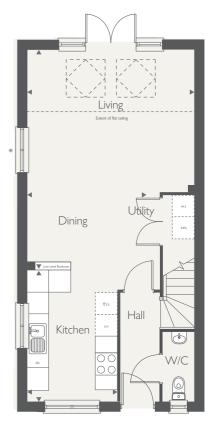


#### SECOND FLOOR



#### FIRST FLOOR







### Spacious living room with stylish bay window

- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- · Convenient downstairs utility room, WC and integral garage access
- Master bedroom with en-suite and large bay window
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles

4 bedroom home



# THE OAKHAM

### THE OAKHAM 4 bedroom home

**HOUSETYPE** 



GROUND FLOOR	metres	feet/inches			
Kitchen/Dining/Family	5.40 × 5.60	17'9' x 18'4"			
Living Room	3.41 × 4.27	14' x 11'2"			
FIRST FLOOR					
Master Bedroom	3.41 × 3.05	11'2" × 10'			
Bedroom 2	3.90 × 3.68	12'9" x 12'1"			
Bedroom 3	2.62 × 3.22	8'7" x 10'6"			
Bedroom 4/Office	2.39 × 2.76	7'10" × 9'1"			

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arroy points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimension are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction

ovn	oven	tds	tumble dryer space
h	hob	c/c	cylinder cupboard
ds	dishwasher space	<b>∢</b> ►	measuring points
ws	washing machine space	$\boxtimes$	skylight windows
ffzs	fridge freezer space		SVP

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details.

Produced by Milk.

1079 / 04.24



#### FIRST FLOOR



#### **GROUND FLOOR**



countrysidehomes.com



RIVERS EDGE Warrington



# RIVERS EDGE

## Warrington

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the Personalise range of extras available.

The Esk	3 bedroom	The Longford	The Lea	The New Ashbourne	The Blyth	The New Stamford	The New Walton	The Foss	The Foss FCT	The Ashop	The New Calder	4 bedroom	The Lymington	The Dene	The Oakham
---------	-----------	--------------	---------	-------------------	-----------	------------------	----------------	----------	--------------	-----------	----------------	-----------	---------------	----------	------------

#### KITCHEN

Choice of Standard fitted kitchen (doors and worktops)	n
Choice of Premium fitted kitchen (doors and worktops)	
Stainless steel sink and drainer (single bowl) with chrome mixer tap	n
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap	
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility	
Indesit hob (60cm) with built-in single underoven, with stainless steel splashback and curved glass chimney hood	n
Hotpoint hob (75cm) with built-in double high level oven, with glass splashback and curved glass chimney hood	
Bosch (75cm) hob with built-in double high level oven, with glass splashback and stainless steel pyramid chimney hood	
Bosch (75cm) hob with two built-in single ovens at high level, with glass splashback and stainless steel chimney hood	
Pendant light fitting	n
Pre-wired for under-unit lighting option	n
LED under-unit flexible strip lighting	n
Fridge / freezer space	n
Integrated (Indesit) 50 / 50 fridge freezer	
Space for integrated dishwasher with plumbing and electrics	n
Indesit integrated dishwasher	
Space for washing machine with plumbing and electrics in kitchen	n
Space for washing machine with plumbing and electrics in utility	

#### BATHROOMS AND EN SUITE(S)

Ideal Standard contemporary white Concept Air sanitaryware	n
Ideal Standard close coupled WC to cloakroom	n
Handheld hair wash attachment	
Shower over the bath (full height tiling to length and side of bath)	n
Ideal Standard low profile shower tray with glass enclosure to bedroom 1 en suite	
Bath in bedroom 1 en suite	n
Second shower en suite to selected bedrooms	n
Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*	n
Choice of standard Porcelanosa wall tiling (half-height to walls with fitted sanitary ware, half-height over bath, and full-height to shower cubicle)*	
Chrome bezel LED bulkhead to bathroom and en suite(s)	n
Chrome towel warmer in bathroom and en suite(s)	

n	n	n	n	n	n	n	n	n	n	n	
n	n	n	n	n	n	n	n	n	n	n	
n	n	n	n	n	n	n	n	n	n	n	
n	n	n	n	n	n	n	n	n	n	n	
n	n	n	n	n	n	n	n	n	n	n	
n	n	n	n	n	n	n	n	n	n	n	
n	n	n	n	n	n	n	n	n	n		
										n	
n	n	n	n	n	n	n	n	n	n	n	
n	n	n	n	n	n	n	n	n	n	n	







2 bedroom	The Esk	3 bedroom	The Longford	The Lea	The New Ashbourne	The Blyth	The Lea	The New Stamford	The Foss	The Foss FCT	The Foss FCT	The New Calder	4 bedroom	The Lymington	The Dene	The oakham
-----------	---------	-----------	--------------	---------	-------------------	-----------	---------	------------------	----------	--------------	--------------	----------------	-----------	---------------	----------	------------

#### DOORS AND WINDOWS

n	Front door with multi-point security locking system and security chain
n	Chrome plated front door numerals
n	PVCu double glazing to windows
n	Double glazed PVCu French doors
	Powder coated aluminium double glazed bi-fold doors
n	Internal cottage style pre-primed doors with brass satin finish handles
n	Paving outside French / bi-fold door and path to garage personnel door (where applicable)

n	n	n	n	n	n	n	n	n	n	n	
n	n	n	n	n	n	n	n	n	n	n	
n	n	n	n	n	n	n	n	n	n	n	
n	n	n	n	n	n	n	n	n	n	n	
		n	n	n	n	n	n	n	n	n	
n	n	n	n	n	n	n	n	n	n	n	
n	n	n	n	n	n	n	n	n	n	n	

#### GENERAL

	GENERAL
n	White painted walls and smooth white ceilings
n	Combined usb / double sockets in kitchen and bedroom 1
n	Multi-media point in living room
n	TV point to bedroom 1 and family room (where applicable)
n	Master telephone socket (plus to study where shown)
n	Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)
	Gas central heating with wall mounted boiler and separate hot water cylinder, programme selector and room thermostat(s)
n	Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)
n	Fitted external tap
n	External light fitted to front porch and wiring for external light to rear door
n	Mains wired smoke detectors with battery back-up
n	Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor
n	Power and lighting to 'on plot' garage (where applicable)
n	Enclosed fenced rear garden, and garden gate (where applicable)
n	Landscaped front gardens
n	NHBC Buildmark cover
n	First two years' customer service support from Bovis Homes

	n	n	n	n	n	n	n	n	n	n		n	n
	n	n	n	n	n	n	n	n	n	n		n	n
	n	n	n	n	n	n	n	n	n	n		n	n
	n	n	n	n	n	n	n	n	n	n		n	n
	n	n	n	n	n	n	n	n	n	n		n	n
	n	n	n	n	n	n	n	n	n	n		n	n
	n	n	n	n	n	n	n	n	n	n		n	n
	n	n	n	n	n	n	n	n	n	n		n	n
	n	n	n	n	n	n	n	n	n	n		n	n
	n	n	n	n	n	n	n	n	n	n		n	n
	n	n	n	n	n	n	n	n	n	n		n	n
	n	n	n	n	n	n	n	n	n	n		n	n
	n	n	n	n	n	n	n	n	n	n		n	n
	n	n	n	n	n	n	n	n	n	n		n	n
	n	n	n	n	n	n	n	n	n	n		n	n
	n	n	n	n	n	n	n	n	n	n		n	n
	n	n	n	n	n	n	n	n	n	n		n	n

n Fitted as standard - included in the property

\* Subject to stage of construction

## SO MUCH CHOICE...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes Select brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.







The specification shown is correct at the time of production. Countryside Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict typical Countryside Homes interiors andmay include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant.

