EASTBROOK VILLAGE Maghull







EASTBROOK VILLAGE Maghull





3 bedroom homes

- The Ellesmere
- The Longford
- The New Ashbourne
- The New Ashbourne FCT

Public open space

- The New Stamford
- The New Walton
- The Ashop

4 bedroom homes



Pre-sold homes

- 2 bedroom homes
 - 3 bedroom homes
 - 4 bedroom homes



- 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" × 13'3"
Dining/Living	4.00 × 5.20	13'2" × 17'1"
FIRST FLOOR		
Bedroom 1	4.00 × 2.61	13'2" × 8'7"
Bedroom 2	4.00 × 2.46	13'3" × 8'1"

The Esk

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

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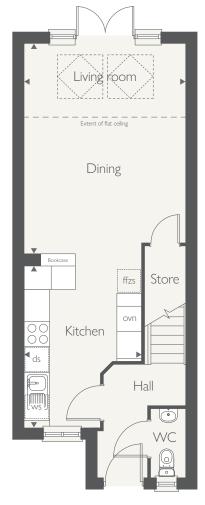
Produced by Milk.

DS11572 / 01.25



FIRST FLOOR







- Open-plan kitchen / diner
- Light enhancing Skylight windows & French doors
- Large separate living room
- Under stairs storage

THE ELLESMERE

3 bedroom home



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THE ELLESMERE 3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/dining room	5.34 × 3.29	17'6" × 10'10"
Sitting room	3.06 × 4.61	10'0" × 15'2"
FIRST FLOOR		
	0.74 0.00	014.411 4.014.411

Bedroom 1	2.71 × 3.33	8'11"× 10'11"
Bedroom 2	2.71 × 3.13	8'11" × 10'4"
Bedroom 3	2.56 × 1.97	8'5" × 6'6"

The Ellesmere

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h	hob	c/c	cylinder cupboard
ds	dishwasher space	. ◄ ►	measuring points
WS	washing machine space	\square	skylight windows
ffzs	fridge freezer space		SVP
tds	tumble dryer space		

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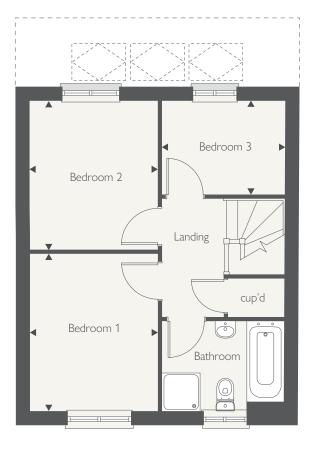
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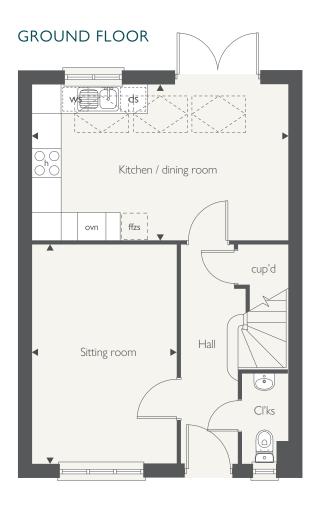
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DS11572 / 01.25



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



THE LONGFORD 3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	4.07 × 5.34	13'4' x 17'6"
Living Room	4.49 × 3.08	14'7" × 10'10"
FIRST FLOOR Bedroom 1	3.40 × 2.73	11'2" × 9'
	3.40 × 2.73 3.06 × 2.73	11'2" × 9' 10'1" × 9'

The Longford

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tumble dryer space	tds	oven	ovn
ylinder cupboard	c/c	hob	h
measuring points	<►	dishwasher space	ds
skylight windows	\square	washing machine space	ws
SVP		fridge freezer space	ffzs

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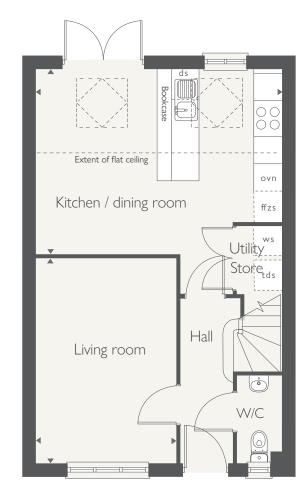
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FIRST FLOOR







- Open-plan kitchen / diner
- Light enhancing Skylight windows & French doors
- Separate utility room
- Spacious living room with feature bay window

THE NEW ASHBOURNE 3 bedroom home



countrysidepartnerships.com

THE NEW ASHBOURNE 3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/dining room	5.33 x 3.45	17'6" × 11'4"
Sitting room	3.19 × 4.54	10'5" × 14'11"
FIRST FLOOR		
Bedroom 1	2.86 × 4.81	9'5"× 15'9"
Bedroom 2	3.06 × 3.20	10'0" × 10'6"
Bedroom 3	3.06 × 2.54	10'0" × 8'4"

The New Ashbourne

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h	hob	c/c	cylinder cupboard
dw	dishwasher	. ◄ ►	measuring points
WS	washing machine space	\boxtimes	skylight windows
ffzs	fridge freezer space		SVP
tds	tumble dryer space		

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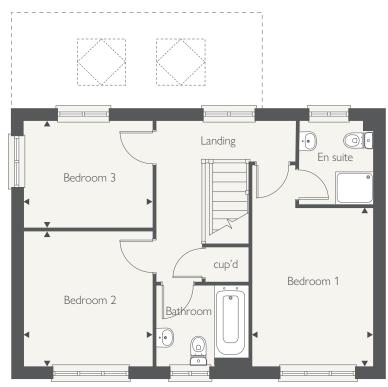
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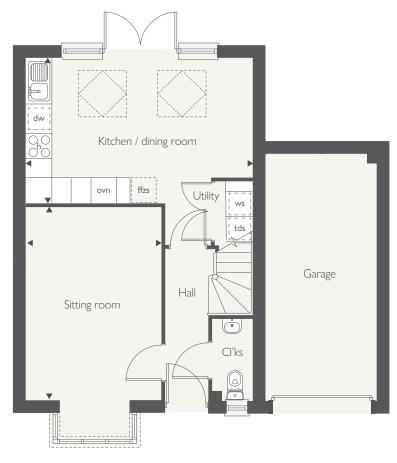
Produced by the Vistry Group Design Studio.

DS11572 / 01.25



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

countrysidehomes.com

THE NEW ASHBOURNE FCT

3 bedroom home



THE NEW ASHBOURNE FCT 3 bedroom home



GROU	ND FLOOR	metres	feet/inches
Kitchen	/ dining	5.29 x 3.41	17'5" × 11'2"
Sitting R	oom	3.10 × 4.50	10'2" × 14'10"
FIRST	FLOOR		
Bedroon	n 1	2.83 × 3.70	9'3" × 12'2"
Bedroon	n 2	3.05 × 3.17	10' × 10'5"
Bedroon	n 3	3.05 × 2.52	10' × 8'3"
ovn	over	tds	tumble dryer space
h	hot	ffzr	fridge freezer
ds	dishwasher space	• • •	measuring points
WS	washing machine space	. K2	skylight windows

The New Ashbourne

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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



2.94 × 4.48 4.00 × 5.04 4.00 × 2.93	13'2" × 16'7'
4.00 × 2.93	
1100 / 21/0	13'2" × 9'8'
1100 / 21/0	13'2" × 9'8'
1100 / 21/0	13'2" × 9'8'
4.0.4 0.04	
1.94 x 2.91	6'4" × 9'7'
metres	feet/inches
1.00 × 5.62 [#]	13'2' x 18'5'

The New Stamford

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

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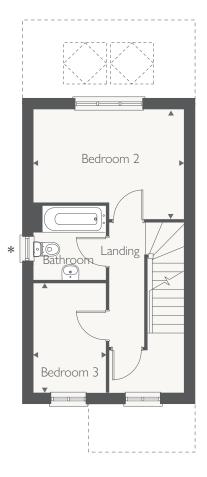
SECOND FLOOR



GROUND FLOOR



FIRST FLOOR







- Open-plan kitchen / diner
- Light enhancing Skylight windows & French doors
- Separate utility room
- Spacious living room with feature bay window

THE NEW WALTON 3 bedroom home



countrysidepartnerships.com

THE NEW WALTON

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	3.40 × 3.22	11'2" × 10'7"
Dining / family room	4.28 × 3.29	14'1" × 10'11"
Sitting room	4.30 × 2.71	14'1" × 8'11"
FIRST FLOOR		
Bedroom 1	3.07×4.27	10'1"× 14'1"
Bedroom 2	3.38 × 2.82	11'1" × 9'3"
Bedroom 3	2.50 x 3.18	8'2" × 10'5"

The New Walton

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h	hob	c/c	cylinder cupboard
ds	dishwasher space	<►	measuring points
WS	washing machine space	\boxtimes	skylight windows
ffzs	fridge freezer space		SVP
tds	tumble dryer space		

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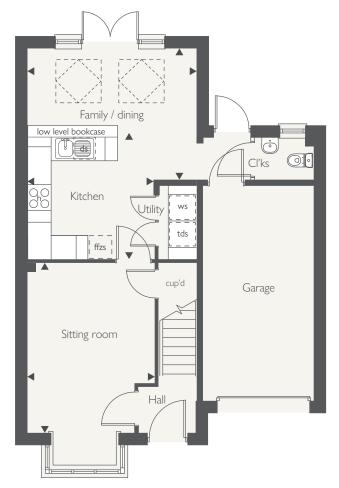
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FIRST FLOOR







- 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 x 23.09	14'4" × 10'2"
FIRST FLOOR		
Bedroom 1	3.64 × 3.10	11'11" x 10'2"
Bedroom 2	2.65 × 3.20	8'8" x 10'6"

2.14 x 2.57

7' × 8'5"

The Ashop

Bedroom 3

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

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FIRST FLOOR



Living room

-11-

Hall

HOUSETYPE



- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors
- Spacious separate living room with beautiful bay window
- Convenient downstairs utility room and WC
- Private Bedroom 1 with en suite and skylight windows
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle

THE DUNHAM 4 bedroom home



THE DUNHAM 4 bedroom home



GROUND FLOOR		metres	feet/inches	
Kitchen / dining room		5.43 × 4.05	17'10" × 13'4"	
Sitting	room	3.12 × 4.56	10'3" × 15'	
FIKS I	FLOOR			
Bedro	om 2	2.78 × 3.21	9'1" × 10'6"	
Bedro	om 3	2.78 × 3.33	9'1"× 10'11"	
Bedro	om 4 / Office	2.59 × 1.97	8'6" × 6'6"	
	ND FLOOR	metres	feet/inches	
		metres 4.08 × 3.57	feet/inches 13'5" × 11'9"	
SECO	om 1		13'5" × 11'9"	
SECO Bedro		4.08 × 3.57		
SECO Bedro ovn	om 1 oven	4.08 × 3.57 tds	13'5" x 11'9" tumble dryer space	
SECO Bedro ovn h	om 1 oven hob	4.08 × 3.57 tds	13'5" × 11'9" tumble dryer space cylinder cupboard	

The Dunham

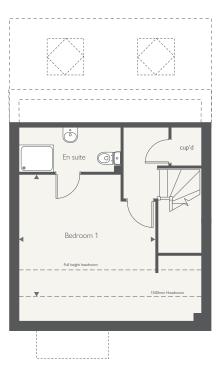
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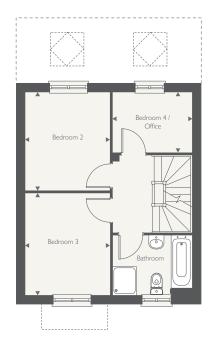
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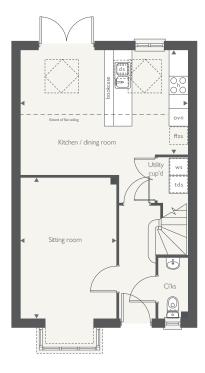


SECOND FLOOR



FIRST FLOOR





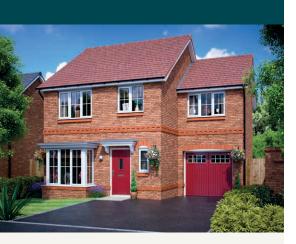


- Stylish open-plan kitchen/dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with beautiful bay window
- Convenient downstairs WC and integral garage access
- Spacious master bedroom with en-suite
- Three further well-proportioned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

THE LYMINGTON 4 bedroom home



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 × 4.39	10'2" x 14'5"
FIRST FLOOR Bedroom 1	2.85 x 5.32	9'4" × 17'6"
Bedroom 2	3.66 × 2.98	12' x 9'9"
Bedroom 3	3.00 × 3.10	9'10" x 10'2"
Bedroom 4/Office	2.58 × 2.05	8'6" x 6'9"

The Lymington

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tumble dryer space	tds	oven	ovn
cylinder cupboard	c/c	hob	h
measuring points	◄ ►	dishwasher space	ds
skylight windows	\square	washing machine space	WS
SVP		fridge freezer space	ffzs

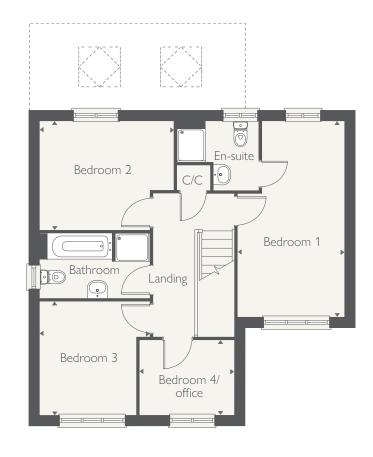
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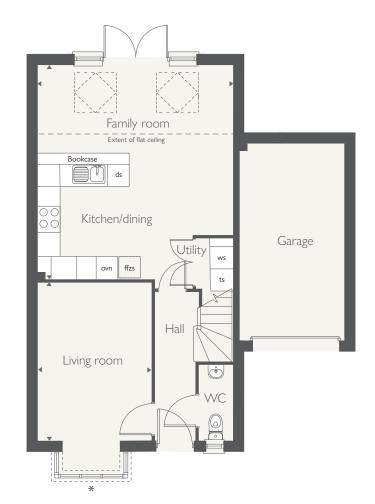
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FIRST FLOOR







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

countrysidehomes.com

THE BAYBRIDGE 4 bedroom home



THE BAYBRIDGE 4 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen	3.16 x 3.80	10'4' x 12'5"
Dining / family	3.16 x 4.26	10'4" × 14'
Sitting room	3.43 × 4.04	11'3" x 13'3"
FIRST FLOOR		
Bedroom 1	3.22 × 3.18	10'6" × 10'4"
Bedroom 2	3.41 x 2.97	11'2" × 9'7"
Bedroom 3	2.82 × 3.16	9'3" × 10'4"
Bedroom 4	2.82 × 2.99	9'3" × 9'8"
ovn oven	tds	tumble dryer space
h hob	c/c	cylinder cupboard
ds dishwasher space	<►	measuring points
ws washing machine space	\square	skylight windows
ffzr fridge freezer		SVP

The Baybridge

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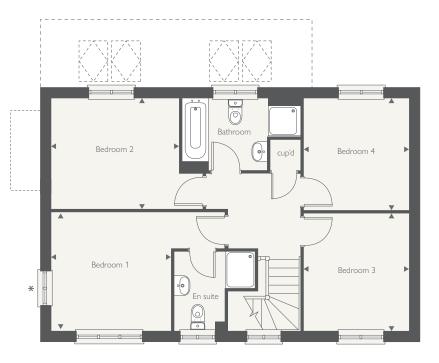
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Produced by Milk.

DS11572 / 01.25



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

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THE OAKHAM 4 bedroom home



THE OAKHAM 4 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining/Family	5.40 × 5.60	17'9' x 18'4"
Living Room	3.41 x 4.27	14' x 11'2"
FIRST FLOOR Bedroom 1	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 x 2.76	7'10" × 9'1"

The Oakham

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tumble dryer space	tds	oven	ovn
cylinder cupboard	c/c	hob	h
measuring points	◄ ►	dishwasher space	ds
skylight windows	\square	washing machine space	WS
SVP		fridge freezer space	ffzs

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DS11572 / 01.25



FIRST FLOOR









- Open-plan kitchen / diner
- Light enhancing Skylight windows & French doors
- Separate utility room
- Bedroom 1 includes an en suite

THE STRATFORD FCT 4 bedroom home



countrysidepartnerships.com

THE STRATFORD FCT 4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	3.13 × 4.29	10'3" × 14'1"
Dining/family room	4.66 × 3.73	15'3" x 12'3"
Sitting room	3.32 × 6.70	10'11" × 22'0"
FIRST FLOOR Bedroom 1	3.35 x 3.54	11'0"× 11'7"
Bedroom 2	3.11 × 3.40	10'2" × 11'2"
Bedroom 3	2.64 × 3.23	8'8" × 10'7"
Bedroom 4	2.27 × 3.10	7'6" × 10'2"

The Stratford FTC

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h	hob	c/c	cylinder cupboard
ds	dishwasher space	. ◄ ►	measuring points
WS	washing machine space	\square	skylight windows
ffzs	fridge freezer space		SVP
ts	tumble dryer space		

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SPECIFICATION



EASTBROOK VILLAGE Maghull





DOORS AND WINDOWS

Front door with 3-pont multi-point security locking system and security

PVCu double glazing to wind

Double glazed PVCu French o

Internal ladder door style pre-primed doors with brass satin finish ha

Paving outside French door and path to garage personnel door (where applic

GENERAL

White painted walls and smooth white cei

TV point to living room and family room (where application

Master telephone socket (plus to study where sho

Gas central heating with wall mounted combi-boiler, programme sele and room thermost

Contemporaty lantern to front door and wiring only to the rear

Mains wired smoke detectors with battery bac

Battery powered Carbon Monoxide detector (wall moun to be provided for each

Enclosed fenced rear garden, and garden gate (where application

Electric vehicle (EV) charging po

NHBC Buildmark o

First two years' customer service support from Countryside Ho

EASTBROOK VILLAGE Maghull

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.

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KITCHEN

•	Symphony Koncept range kitchen with laminate worktop
•	Stainless steel sink and drainer (single bowl) with chrome mixer tap
	Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility
-	Indesit hob (60cm) with Indesit built-in single oven, with stainless steel splashback and integrated silver hood
	Indesit hob (60 cm) with built-in single oven, with stainless steel splashback and 60cm stainless steel chimney hood
•	White Pendant light holder
•	Fridge / freezer space
•	Space for integrated dishwasher with plumbing and electrics
•	Space for washing machine with plumbing and electrics in kitchen
	Space for washing machine with plumbing and electrics in utility

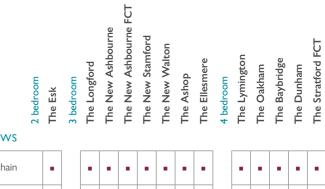
BATHROOMS AND EN SUITE(S)

-	Ideal Standard contemporary white sanitaryware
	En suite to bedroom 1
	Ideal Standard low profile shower tray with glass enclosure in en suite
	Choice of Standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)
-	White batten light holder

Fitted as standard - included in the property







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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 Countryside Homes Personalise 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 main 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 house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Countryside Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

Produced by the Vistry Group Design Studio.

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