

RIVERS EDGE

Warrington



RIVERS EDGE

Warrington

2 bedroom homes

- The Esk
- The Longford
- The Lea
- The New Ashbourne FCT
- The Blyth
- The New Stamford
- The New Walton
- The Foss
- The Foss FCT
- The Ashop
- The New Calder

4 bedroom homes

- The Lymington
- The Dene
- The Oakham

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



COUNTRYSIDE
Homes

THE ESK

2 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen	2.90 x 4.04	9'6" x 13'3"
Dining/Living	4.00 x 5.20	13'2" x 17'1"

FIRST FLOOR

Bedroom 1	4.00 x 2.61	13'2" x 8'7"
Bedroom 2	4.00 x 2.46	13'3" x 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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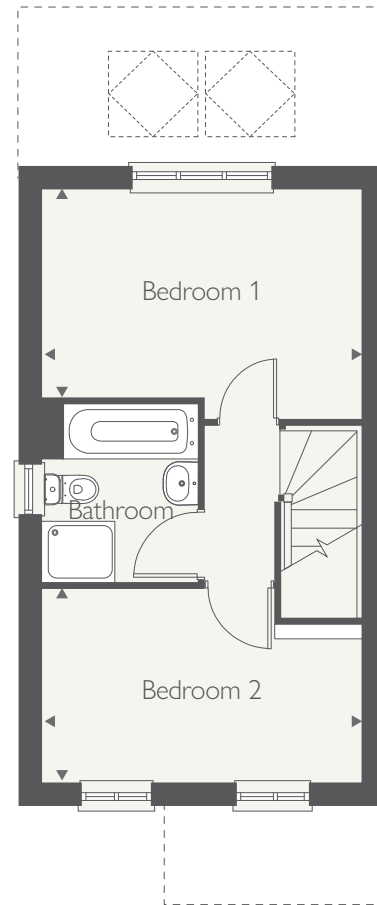
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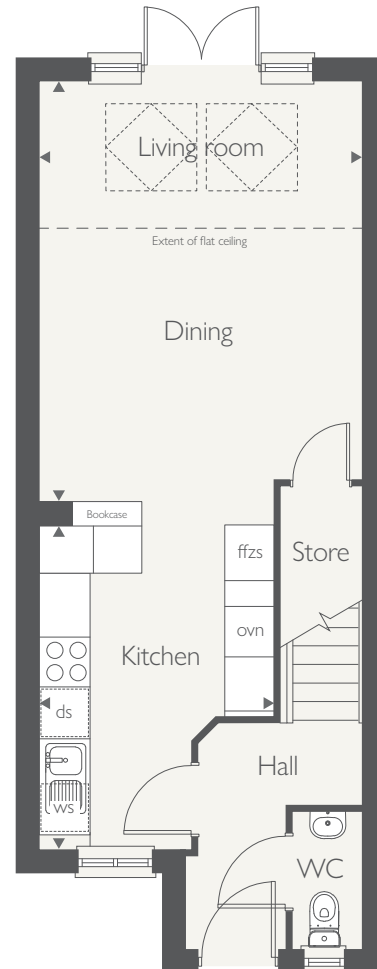


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND 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



COUNTRYSIDE
Homes

THE LONGFORD

3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	4.07 x 5.34	13'4" x 17'6"
Living Room	4.49 x 3.08	14'7" x 10'10"

FIRST FLOOR

Bedroom 1	3.40 x 2.73	11'2" x 9'
Bedroom 2	3.06 x 2.73	10'1" x 9'
Bedroom 3	2.54 x 1.94	8'3" x 6'4"

The Longford

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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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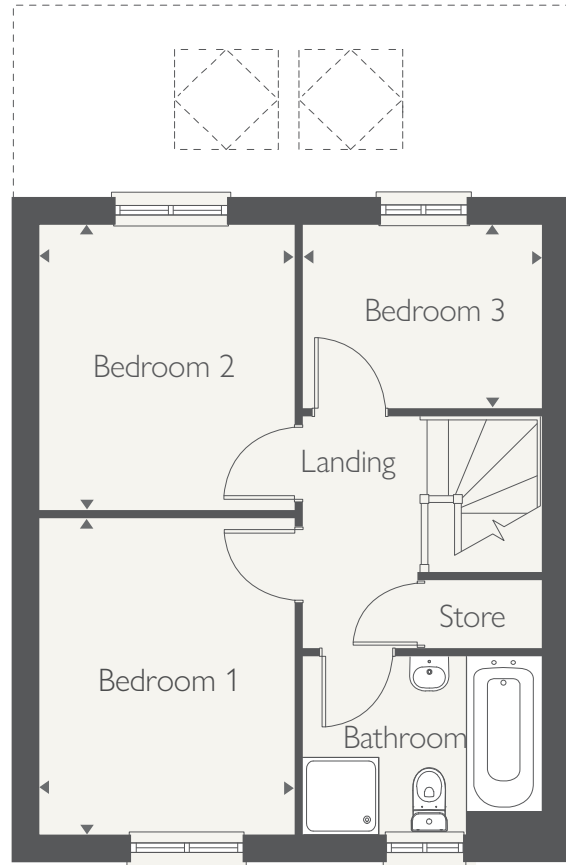
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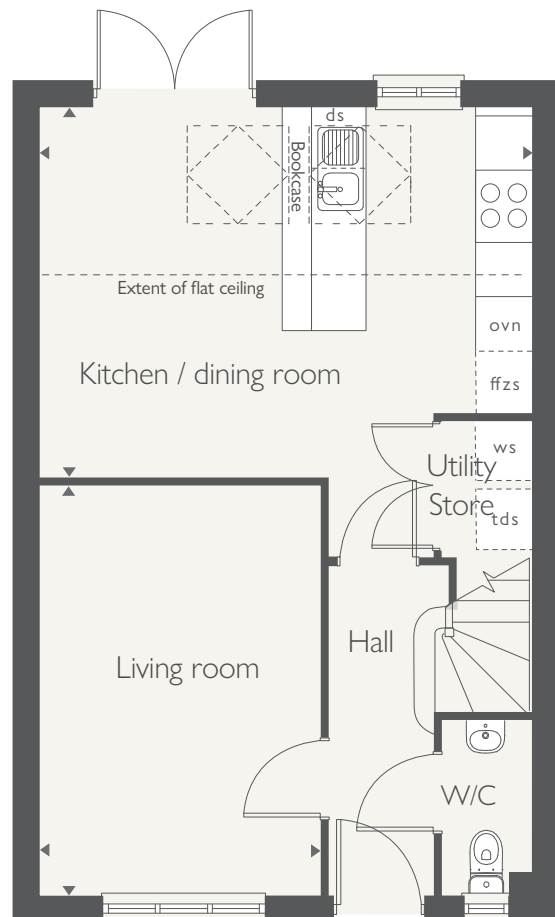


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND 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



COUNTRYSIDE
Homes

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THE LEA

3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining/Family	4.79 x 5.11	15'9" x 16'9"
Living Room	3.73 x 4.88	12'3" x 16'

FIRST FLOOR

Bedroom 1	2.63 x 3.83	8'8" x 12'7"
Bedroom 2	2.63 x 3.93	8'8" x 12'11"
Bedroom 3	2.09 x 2.61	6'10" x 8'7"

The Lea

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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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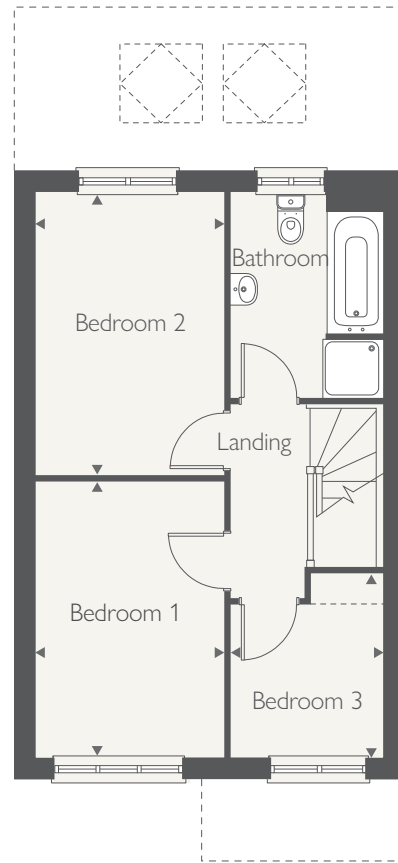
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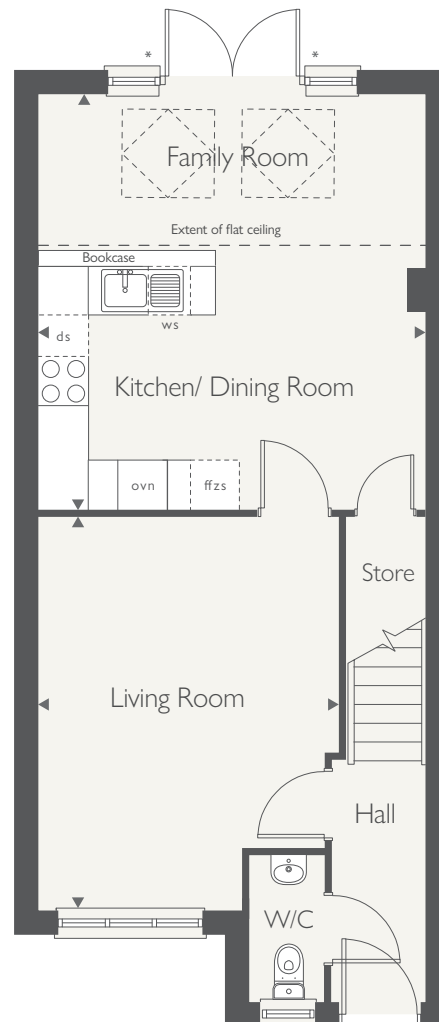


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND 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 FCT

3 bedroom home



COUNTRYSIDE
Homes

THE NEW ASHBOURNE FCT

3 bedroom home



GROUND FLOOR

	metres	feet/inches
Kitchen / dining	5.29 x 3.41	17'5" x 11'2"
Sitting Room	3.10 x 4.50	10'2" x 14'10"

FIRST FLOOR

Bedroom 1	2.83 x 3.70	9'3" x 12'2"
Bedroom 2	3.05 x 3.17	10' x 10'5"
Bedroom 3	3.05 x 2.52	10' x 8'3"

ovn	oven	tds	tumble dryer space
h	hob	ffzr	fridge freezer
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

The New Ashbourne

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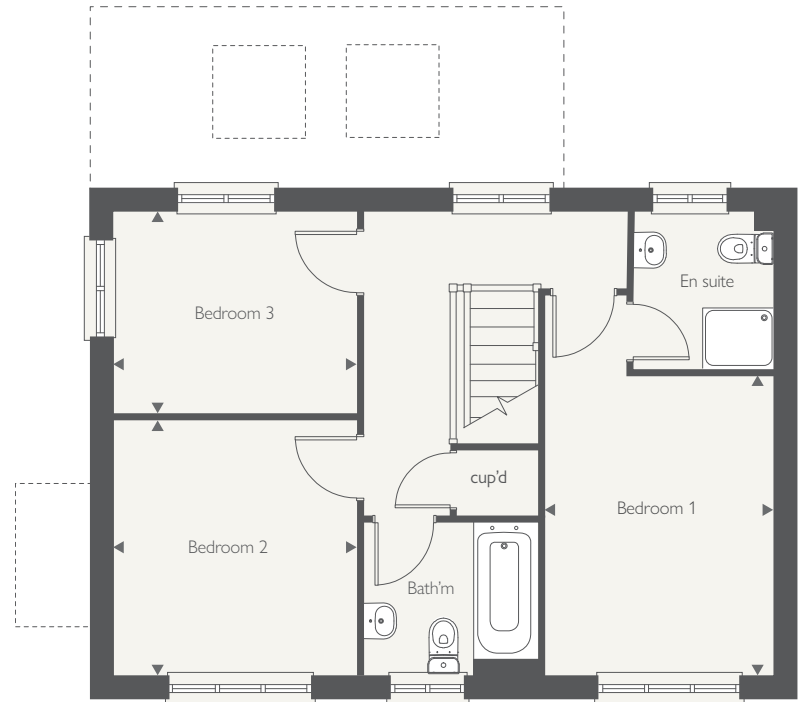
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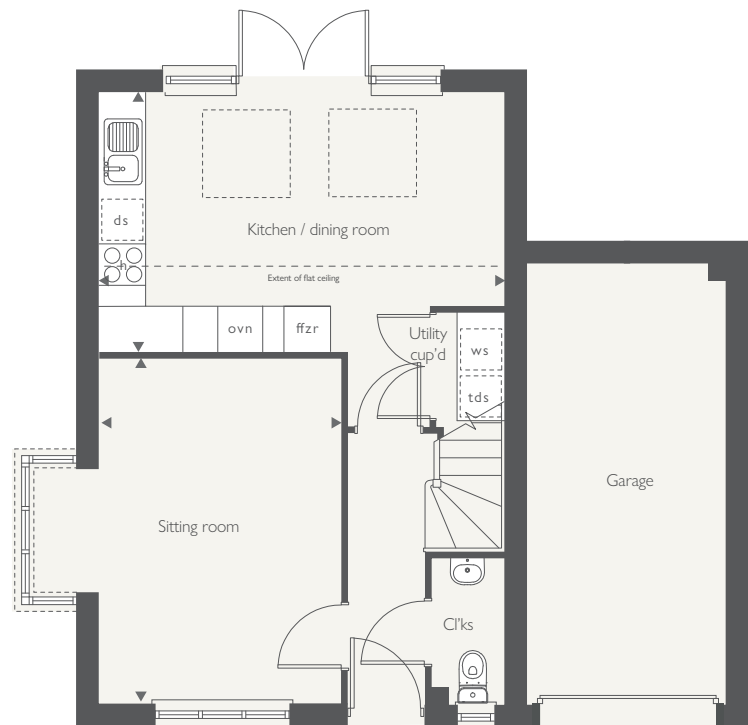


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND 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



COUNTRYSIDE
Homes

THE BLYTH

3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	5.58 x 5.26	18'4" x 17'3"
Living Room	3.22 x 4.61	10'7" x 15'2"

FIRST FLOOR	metres	feet/inches
Bedroom 1	3.00 x 3.26	9'10" x 10'8"
Bedroom 2	3.11 x 2.61	10'3" x 8'7"
Bedroom 3	2.41 x 2.26	7'11" x 7'5"

The Blyth
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ws	washing machine space	◻	skylight windows
ffzs	fridge freezer space	■	SVP

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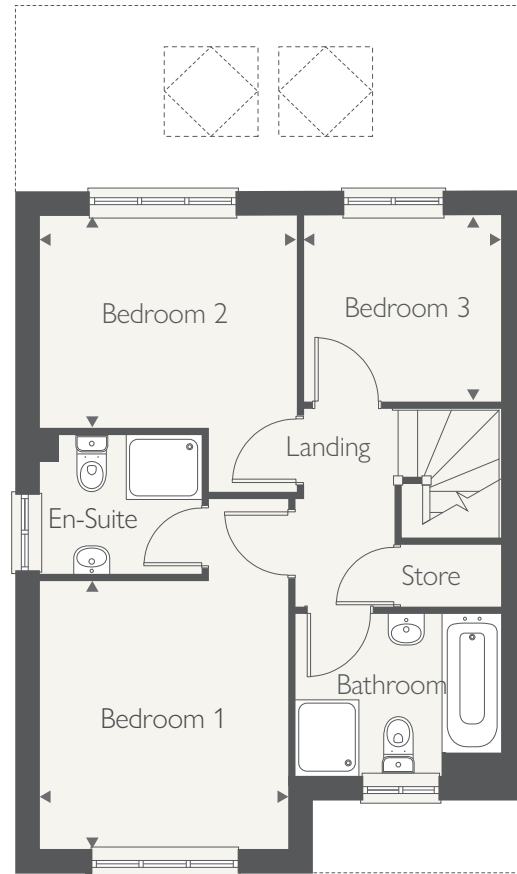
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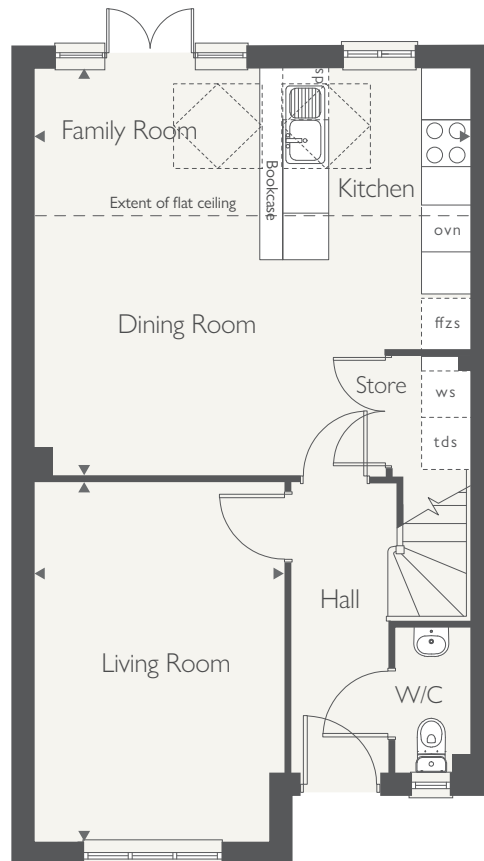


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND 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



COUNTRYSIDE
Homes

THE NEW STAMFORD

3 bedroom home



GROUND FLOOR

	metres	feet/inches
Kitchen	2.94 x 4.48	9'8" x 14'9"
Living/Dining	4.00 x 5.04	13'2" x 16'7"

FIRST FLOOR

Bedroom 2	4.00 x 2.93	13'2" x 9'8"
Bedroom 3	1.94 x 2.91	6'4" x 9'7"

SECOND FLOOR

Bedroom 1	4.00 x 5.62 [#]	13'2" x 18'5"
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#Headroom over 1.5m

The New Stamford

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ws	washing machine space	◻	skylight windows
ffzs	fridge freezer space	■	SVP

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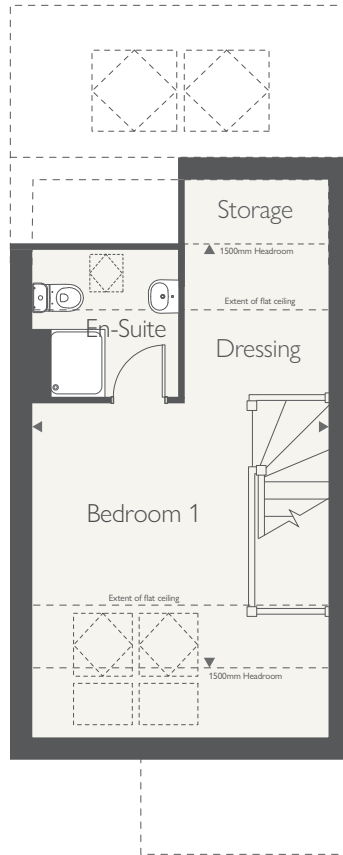
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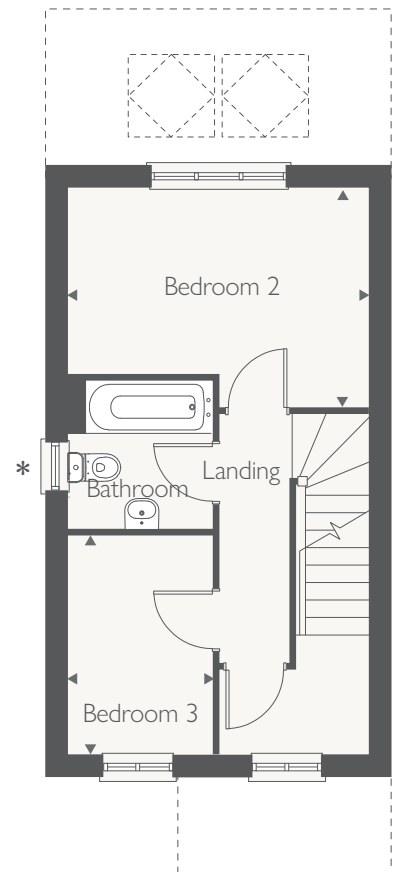


COUNTRYSIDE
Homes

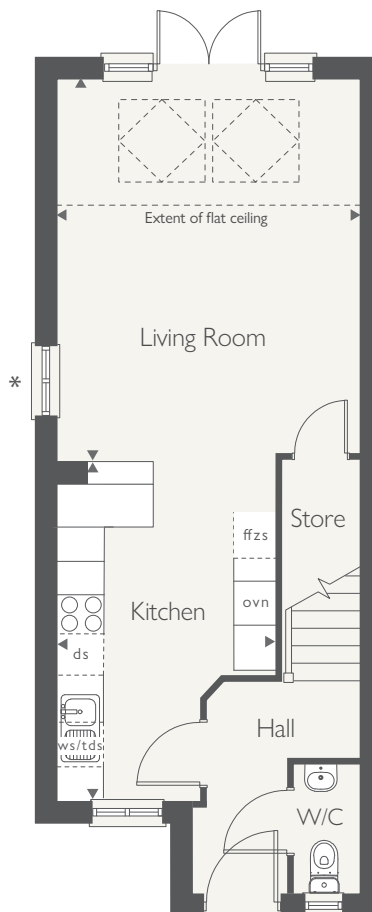
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





THE NEW WALTON

3 bedroom home

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

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COUNTRYSIDE
Homes

THE NEW WALTON

3 bedroom home



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

FIRST FLOOR

Bedroom 1	3.07 x 4.27	10'1" x 14'1"
Bedroom 2	3.38 x 2.82	11'1" x 9'3"
Bedroom 3	2.50 x 3.18	8'2" x 10'5"

The New Walton

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h	hob	c/cylinder	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space	□	skylight windows
ffzs	fridge freezer space	■	SVP

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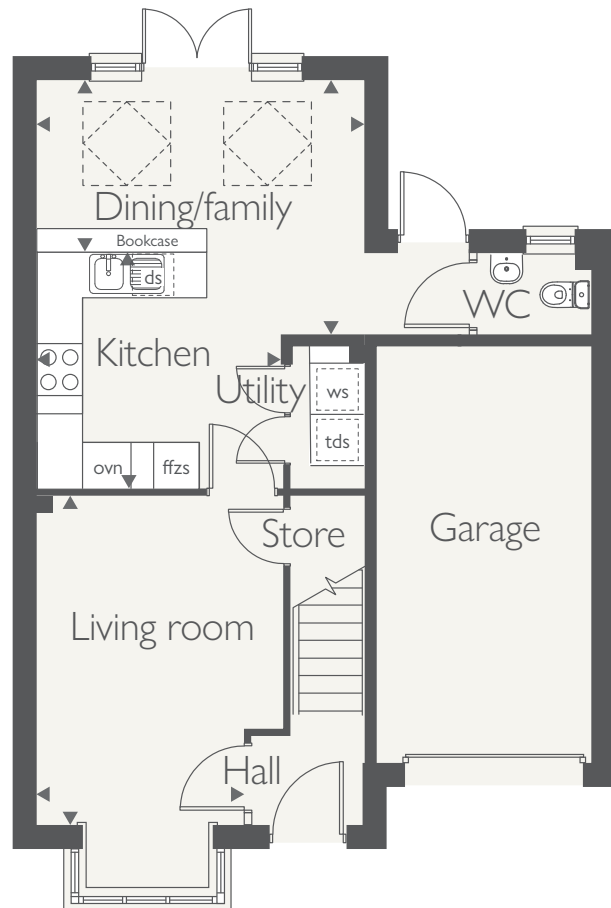


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND 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

3 bedroom home



COUNTRYSIDE
Homes

THE FOSS

3 bedroom home



GROUND FLOOR

	metres	feet/inches
Kitchen/Dining	5.24 x 3.05	17'2" x 10'
Family Room	3.82 x 2.40	12'5" x 7'8"
Living Room	5.14 x 2.93	16'9" x 9'6"

FIRST FLOOR

Bedroom 1	3.99 x 2.93	13'1" x 9'7"
Bedroom 2	3.05 x 2.58	10' x 8'5"
Bedroom 3	2.36 x 1.98	7'8" x 6'5"

The Foss

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ffzs	fridge freezer space	■	SVP

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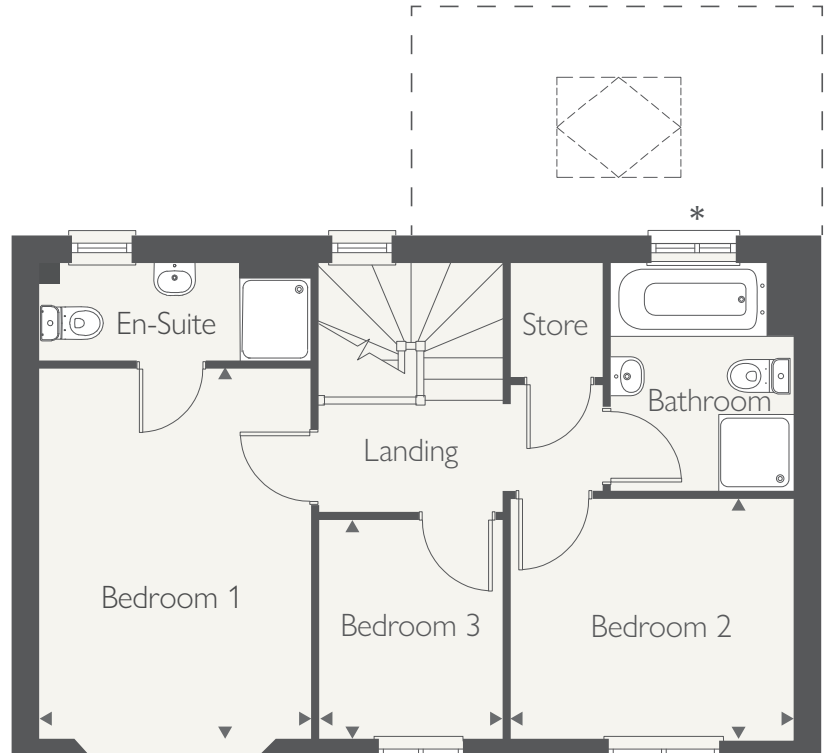
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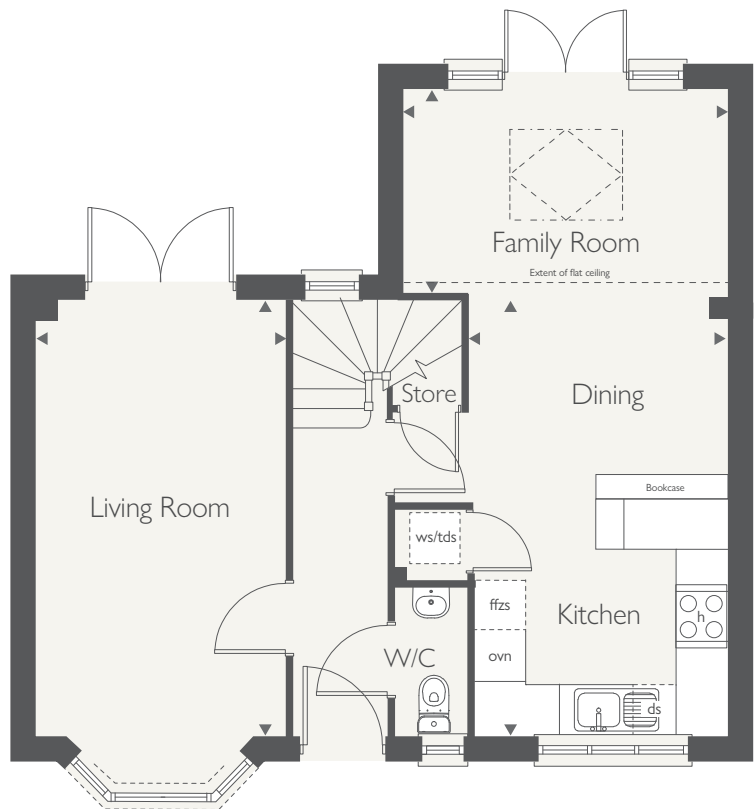


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND 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



COUNTRYSIDE
Homes

THE FOSS FCT

3 bedroom home



GROUND FLOOR

	metres	feet/inches
Kitchen/Dining	5.24 x 3.05	17'2" x 10'
Family Room	3.82 x 2.40	12'5" x 7'8"
Living Room	5.14 x 2.93	16'9" x 9'6"

FIRST FLOOR

Bedroom 1	3.99 x 2.93	13'1" x 9'7"
Bedroom 2	3.05 x 2.58	10' x 8'5"
Bedroom 3	2.36 x 1.98	7'8" x 6'5"

The Foss FCT

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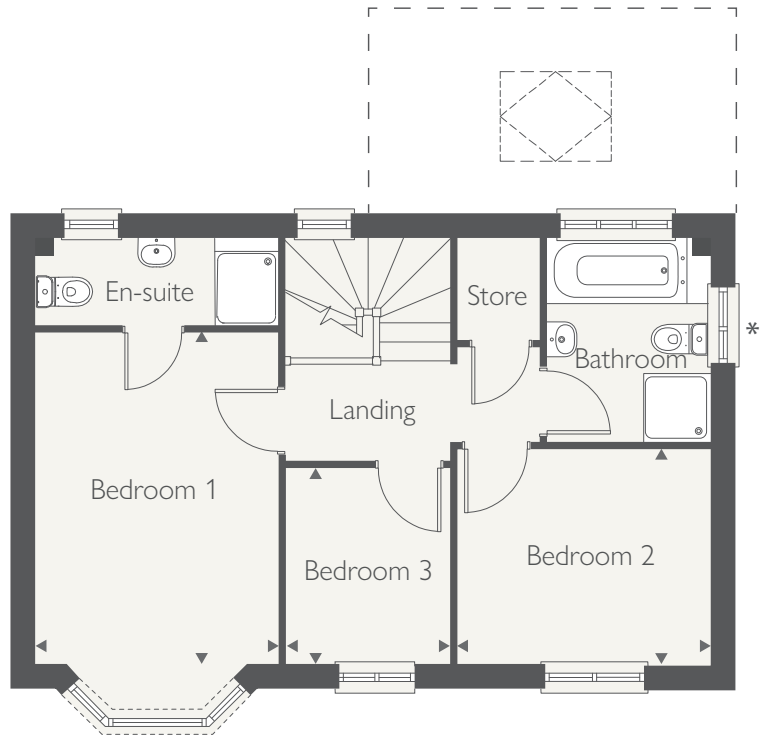
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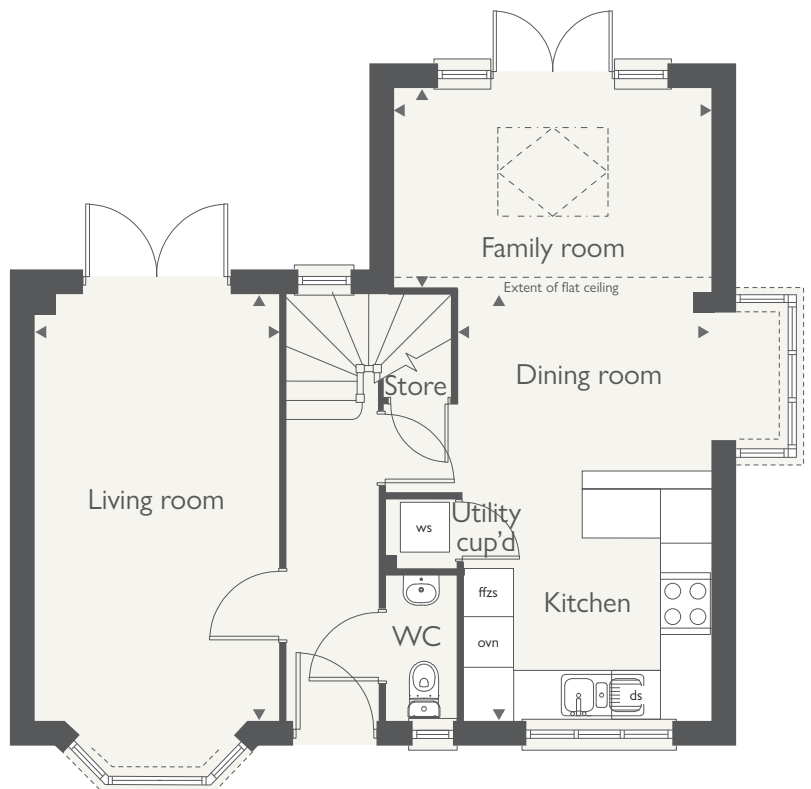


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND 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 x 5.28	19'9" x 17'4"
Living Room	4.35 x 23.09	14'4" x 10'2"

FIRST FLOOR

Bedroom 1	3.64 x 3.10	11'11" x 10'2"
Bedroom 2	2.65 x 3.20	8'8" x 10'6"
Bedroom 3	2.14 x 2.57	7' x 8'5"

The Ashop

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ffzs	fridge freezer space	■	SVP

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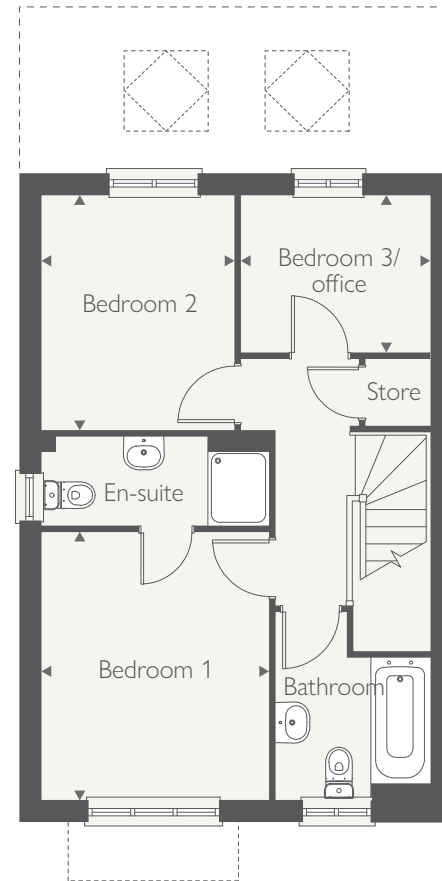
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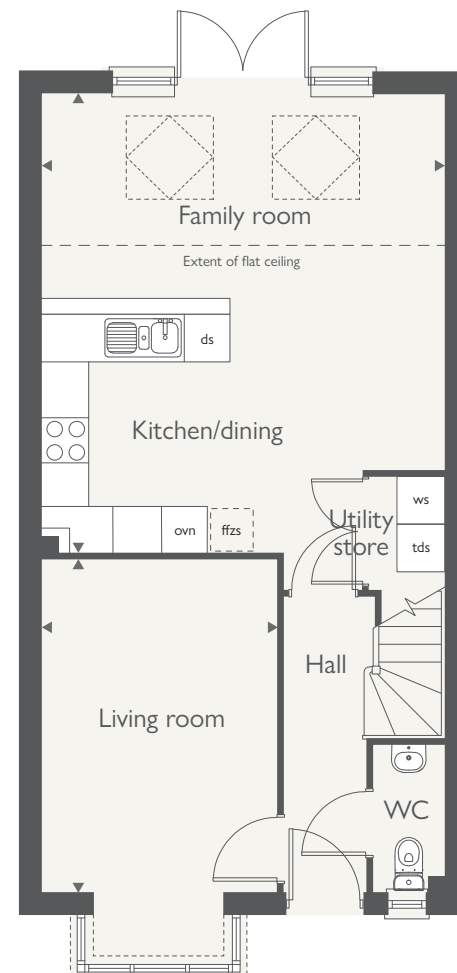


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND 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



COUNTRYSIDE
Homes

THE NEW CALDER

3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	4.27 x 5.21	14' x 17'1"
Living Room	3.21 x 4.40	10'6" x 14'5"

FIRST FLOOR	metres	feet/inches
Bedroom 2	4.27 x 2.60	14' x 8'6"
Bedroom 3	2.25 x 2.16	7'4" x 7'1"

SECOND FLOOR	metres	feet/inches
Bedroom 1	4.27 x 5.61	14' x 18'4"

The New Calder

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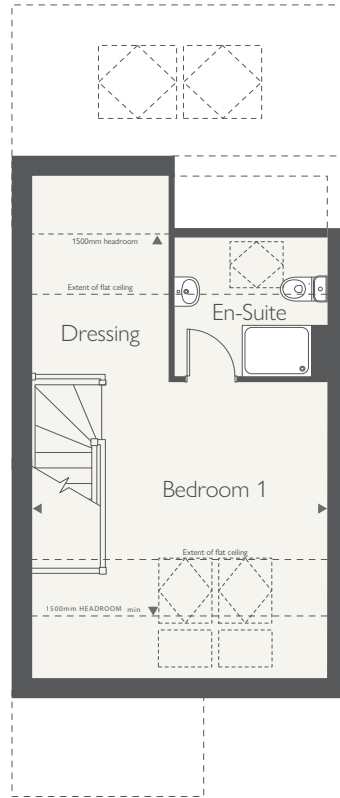
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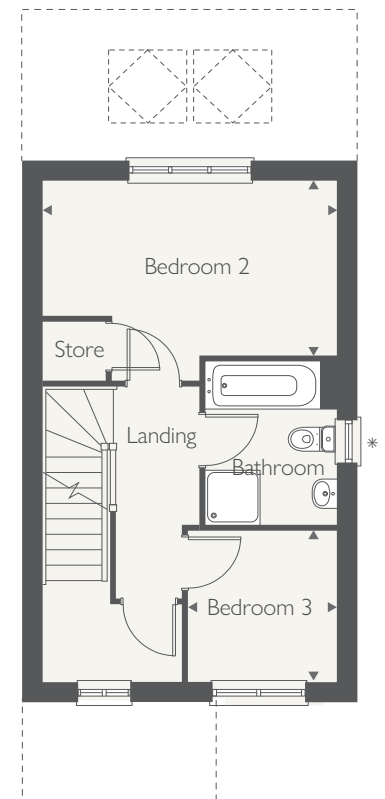


COUNTRYSIDE
Homes

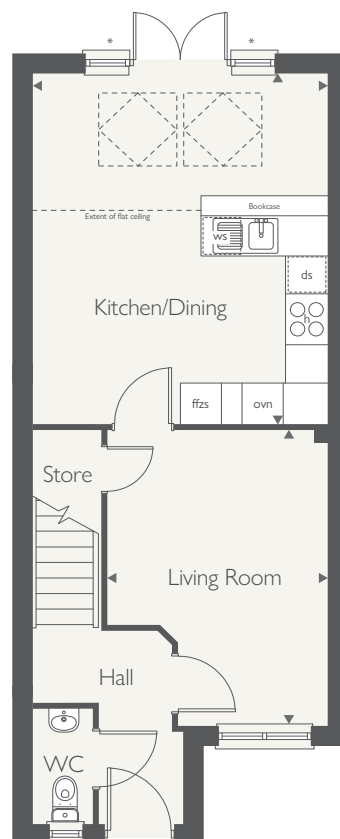
SECOND FLOOR



FIRST FLOOR



GROUND 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



COUNTRYSIDE
Homes

THE LYMINGTON

4 bedroom home



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

FIRST FLOOR

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

The Lymington

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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

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.

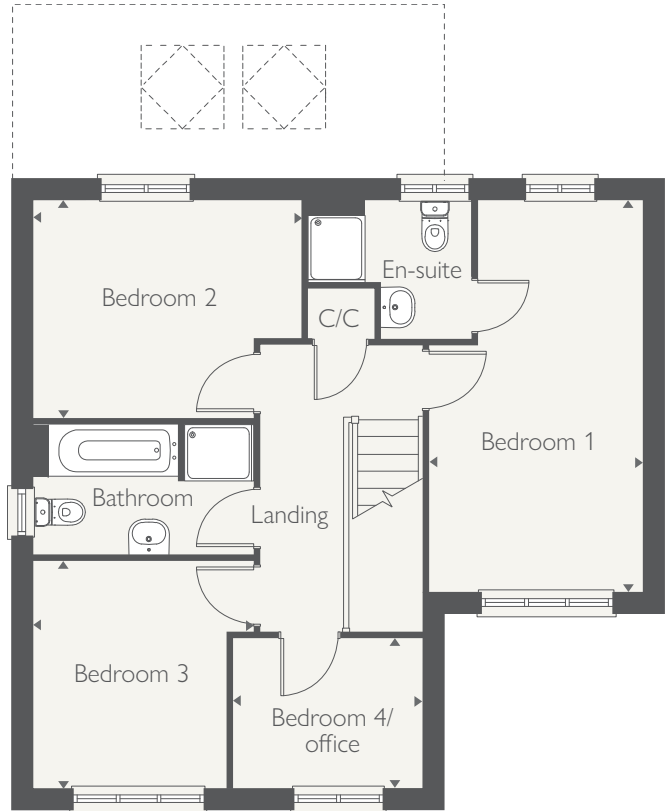
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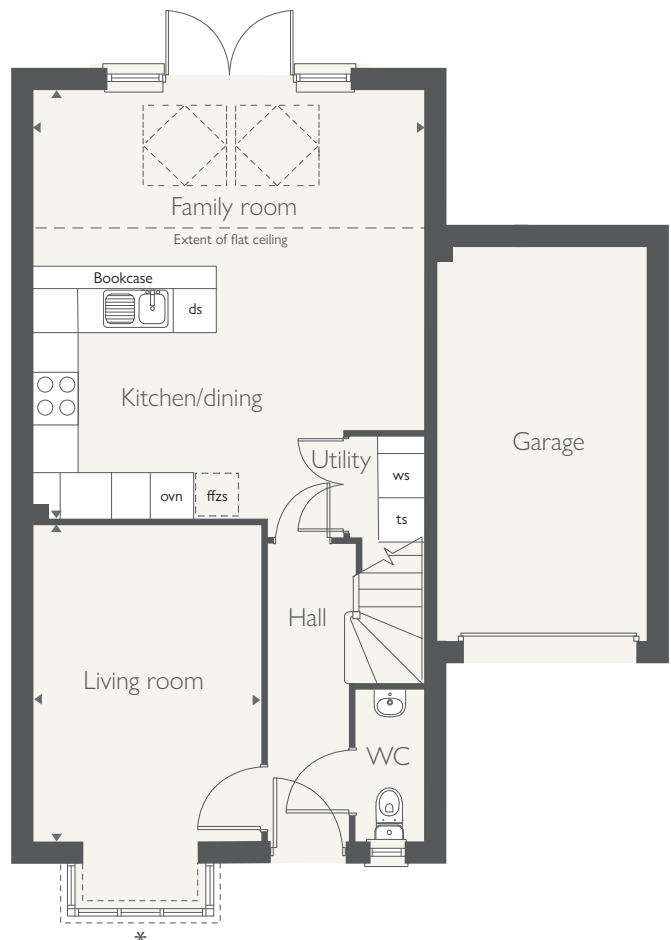


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND 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



COUNTRYSIDE
Homes

THE DENE

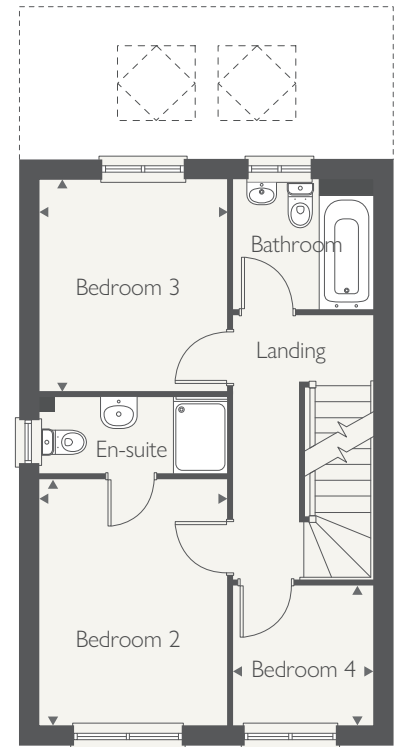
4 bedroom home



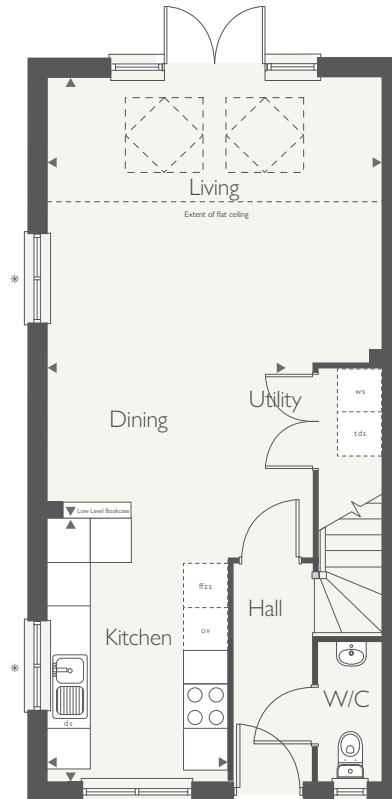
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



GROUND FLOOR	metres	feet/inches
Kitchen	3.87 x 3.11	12'9" x 10'3"
Living/Dining	4.92 x 3.90	16'2" x 12'10"
Snug	2.63 x 3.19	8'8" x 10'6"

FIRST FLOOR	metres	feet/inches
Bedroom 2	2.78 x 3.66	9'2" x 12'
Bedroom 3	2.78 x 3.13	9'2" x 10'3"
Bedroom 4	2.07 x 2.05	6'10" x 6'9"

SECOND FLOOR	metres	feet/inches
Bedroom 1	3.76 x 3.94	12'4" x 12'11"

The Dene
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h	hob	c/cylinder cupboard	
ds	dishwasher space	◀▶ measuring points	
ws	washing machine space	◻ skylight windows	
ffzs	fridge freezer space	■	SVP

* Windows applicable to selected plots only. Please see sales consultant for further details.

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COUNTRYSIDE
Homes



- 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

THE OAKHAM

4 bedroom home



COUNTRYSIDE
Homes

THE OAKHAM

4 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining/Family	5.40 x 5.60	17'9" x 18'4"
Living Room	3.41 x 4.27	14' x 11'2"

FIRST FLOOR

Bedroom 1	3.41 x 3.05	11'2" x 10'
Bedroom 2	3.90 x 3.68	12'9" x 12'1"
Bedroom 3	2.62 x 3.22	8'7" x 10'6"
Bedroom 4/Office	2.39 x 2.76	7'10" x 9'1"

The Oakham

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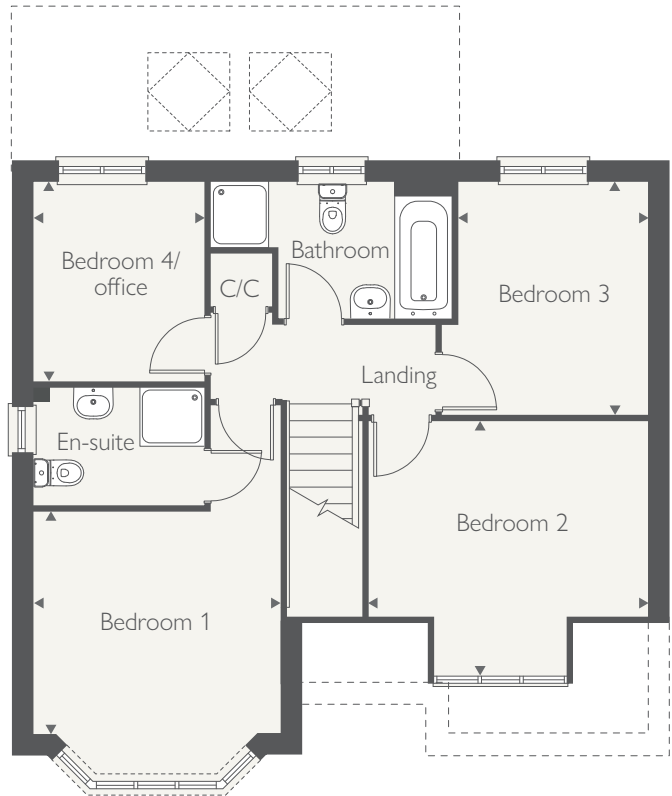
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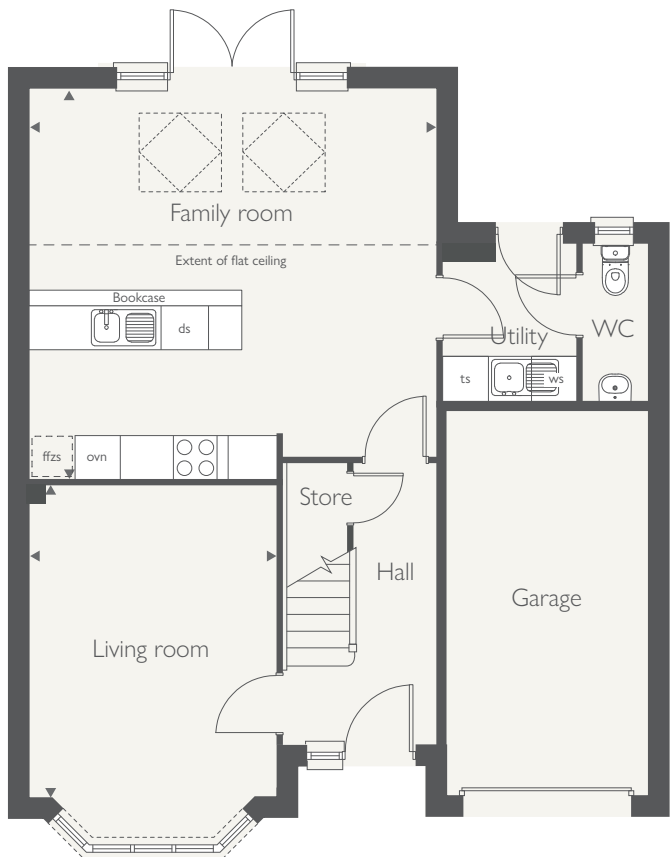


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





RIVERS EDGE

Warrington

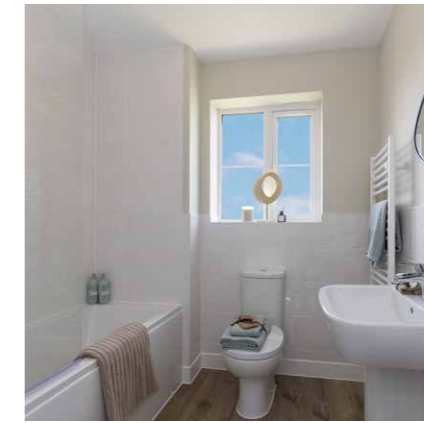


COUNTRYSIDE
Homes

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.



KITCHEN

	2 bedroom The Esk	3 bedroom The Longford The Lea The New Ashbourne FCT The New Stamford The Blyth The New Walton The Foss FCT The Foss The Ashop The New Calder	4 bedroom The Lymington The Dene The Oakham
Symphony Konzept 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		■	■
Handheld shower head in bathroom	■	■	■
Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*	■	■	■
White batten light holder	■	■	■

DOORS AND WINDOWS

	2 bedroom The Esk	3 bedroom The Longford The Lea The New Ashbourne FCT The New Stamford The Blyth The New Walton The Foss FCT The Foss The Ashop The New Calder	4 bedroom The Lymington The Dene The Oakham
Front door with multi-point security locking system and security chain	■	■	■
PVCu double glazing to windows	■	■	■
Double glazed PVCu French doors	■	■	■
Internal ladder door style pre-primed doors with brass satin finish handles	■	■	■
Paving outside French door and path to garage personnel door (where applicable)	■	■	■

GENERAL

White painted walls and smooth white ceilings	■	■	■
TV point to living room and family room (where applicable)	■	■	■
Master telephone socket (plus to study where shown)	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■
Contemporary lantern to front door and wiring only to the rear door	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■
NHBC Buildmark cover	■	■	■
First two years' customer service support from Countryside Homes	■	■	■

■ 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 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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