

THE LARCHES

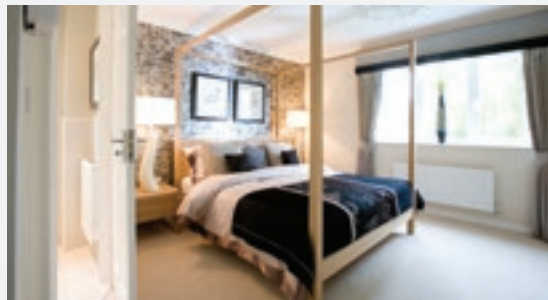
WILMSLOW

A BEAUTIFUL COLLECTION OF 4/5 & 5 BEDROOM HOMES



ēlan

HOMES YOU'LL LOVE INSIDE OUT[®]





HOMES YOU'LL LOVE INSIDE OUT

A lot of love goes into the building of an Elan home - and it shows. We lavish attention on the beautifully crafted, traditionally styled exterior so that you don't just end up with any new home, but one of outstanding style and real character.

Then, inside, we spread the love a little bit more, by creating highly contemporary living spaces that are simply a pleasure to live in. Offering light, airy, high specification, luxury accommodation that has the flexibility to be tailored to the individual wants and needs of you and your family.

What's more, each intimate Elan Homes development is lovingly designed to stand the test of time, so that as it matures and blossoms, it becomes the heart of a close-knit local community.

When you buy your home at The Larches, you also have the reassurance that the land your property is built on is freehold, so there is no annual ground rent to pay.

Which, when you put everything together, all adds up to a fabulous new home that you'll love inside out.

Images are representative only and may include optional upgrades at an additional cost, please ask Sales Executive for further information.



EVERYTHING IN ONE LOCATION

Wilmslow, undoubtedly one of the most desirable places to live in the UK outside of central London, is part of Cheshire East's famous 'Golden Triangle' of affluent towns and villages. A place that many of the rich and famous are delighted to call home, not just because of the excellent shops, café bars and restaurants, but the truly spectacular surrounding countryside.

AWARD-WINNING RESTAURANTS

Wilmslow itself boasts many high-end restaurants and continental-style cafés to suit even the most sophisticated of palates. Then, just a couple of miles away, in cosmopolitan Alderley Edge, there are even more award-winning eateries to tempt foodies from far and wide right on your doorstep.

VIBRANT SOCIAL SCENE

Wilmslow boasts a rich and varied social scene, from intimate wine bars and cosy pubs to a vast array of restaurants that cater for all tastes and appetites – from a quick bite-to-eat to sophisticated fine dining.

THE LARCHES, WILMSLOW

An exclusive development of luxury homes



THE WILMSLOW

5 bedroom detached home with integral double garage



THE GRASMERE

5 bedroom detached home with integral double garage



THE HAZELMERE

4/5 bedroom detached home with integral double garage



THE WINDERMERE

2 bedroom homes discounted for the local community

Please note Elan Homes are an Ecological Aware developer and as such, many of our developments now have bird and bat boxes, please speak to the Sales Executive for further details on this development.





A WELL CONNECTED PLACE TO CALL HOME

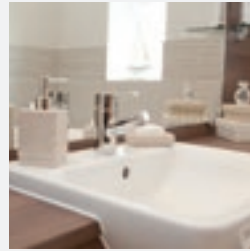
Wilmslow itself is a lovely, leafy commuter town that's within close proximity to a range of leading primary and secondary schools, including Altrincham Grammar for Boys and Altrincham Grammar for Girls, which have both received OFSTED outstanding ratings.

FURTHER AFIELD

The beauty of the Peak District is an hour's drive away; the bright lights, theatres, bars and restaurants of Manchester are just 11 miles away; historic Dunham Massey Hall is a 23 minute trip down the motorway; while the delightful town of Knutsford with its access to the glorious Tatton Park estate is a mere 7 miles away.

TRANSPORT LINKS

Wilmslow is just off the main A34 Manchester to Newcastle-under-Lyme and Winchester Road and is perfectly positioned for all the major transport links to London, Liverpool and Manchester. With Wilmslow railway station 12 miles south of Manchester Piccadilly and Manchester Airport only four miles away along the A538, travelling locally or internationally is made easier and more convenient.



THE LARCHES SPECIFICATION

A CAREFULLY SELECTED SPECIFICATION FOR THE WILMSLOW, GRASMERE AND HAZELMERE BY ELAN HOMES

KITCHEN

- Choice of modern fitted framed kitchen and granite worktop*
- Stainless steel underslung bowl and a half sink with chrome feature tap
- Smeg 5 ring gas hob and canopy style cooker hood & splashback in stainless steel
- Smeg American Style fridge/freezer
- Smeg integrated Microwave
- Smeg integrated double oven
- Smeg integrated dishwasher
- Soft close kitchen cupboard doors
- Space for washing machine and tumble dryer
- Choice of floor tiling to kitchen & utility areas*
- Pelmet lighting

BATHROOM AND EN-SUITE

- Contemporary white Villeroy & Boch bathroom suites with Hansgrohe chrome taps
- Thermostatically controlled shower with low profile shower tray
- Choice of wall tiling to bathroom and en-suite/shower room*
- En-suite to master bedroom
- Chrome towel rail to en-suite
- Choice of vanities to bathroom & en-suite**

GENERAL

- Gas fire with surround*
- French style uPVC double glazed doors to lounge and family room
- White painted interior doors with chrome furniture
- Downstairs cloakroom
- Magnolia finish to all walls
- Smooth finish to all ceilings
- Fitted wardrobes to Master bedroom

ELECTRICAL

- Home hub system installed°
- Recessed spot lights to kitchen, cloakroom, bathroom, en-suite, shower room and dressing room
- Chrome finish to sockets and switches in kitchen, family/breakfast area, dining, lounge, hall & landing
- Shaver socket to en-suite*
- External lighting to front & rear

ENERGY SAVING FEATURES

- PVCU double glazed sealed units
- High efficiency gas central heating (Natural Gas)

SAFETY AND SECURITY

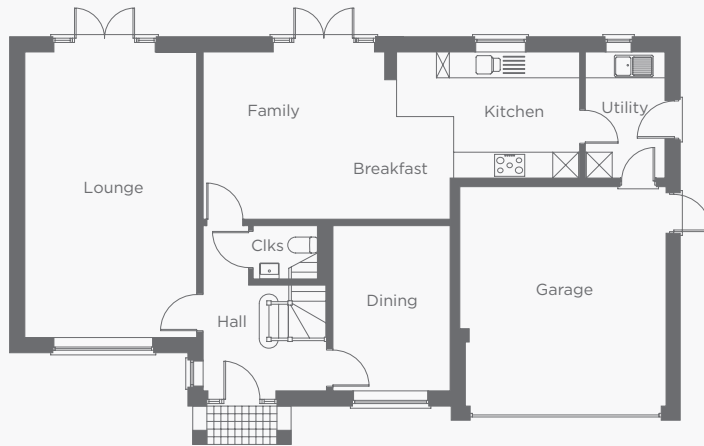
- High security front door & French doors with multi point locking system
- Interconnected smoke detectors⁺
- Electronic burglar alarm system
- 24 hour customer care (2 years)
- Peace of mind 10 year NHBC warranty

*Where applicable. **Subject to build stage. Images are representation only and may include optional upgrades at an additional cost, from our Signature Range. °Please ask Sales Executive for further information.



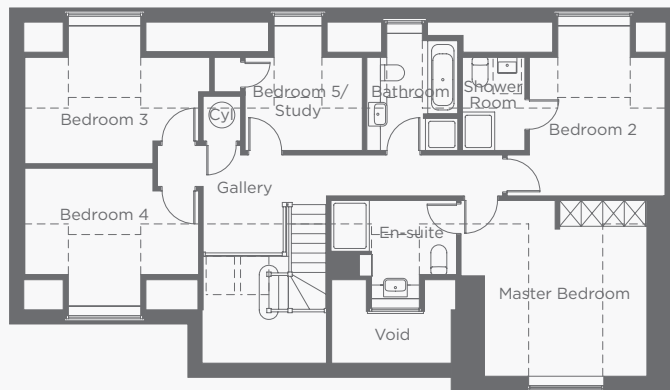
THE WILMSLOW

5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE



Step inside the Wilmslow hallway and you'll immediately feel at home. Choose to relax in a spacious family lounge featuring French doors that lead into the garden or why not entertain in the kitchen/family/breakfast area which also features a handy utility room. This stunning space is further complimented by French doors leading out on to the garden area.

Upstairs the gallery landing leads on to the spacious master bedroom complete with en-suite. Bedroom 2 features a shower room and the family bathroom serves bedrooms 3 and 4 with the opportunity to utilise bedroom 5 as a study.



GROUND FLOOR

	Metres	Feet/inches
Lounge	6.63m x 3.99m	21'9" x 13'1"
Kitchen/Family/Breakfast	8.74m* x 3.88m*	28'8" x 12'9"
Dining	3.84m x 2.72m	12'7" x 8'11"
Utility	2.93m x 1.85m	9'7" x 6'1"
Cloakroom	1.49m x 1.24m	4'11" x 4'1"

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.31m* x 4.08m*	14'2" x 13'5"
En-suite	2.91m* x 1.72m*	9'7" x 5'8"
Bedroom 2	3.22m x 3.15m	10'7" x 10'4"
Shower Room	2.16m x 1.45m	7'1" x 4'9"
Bedroom 3	4.31m* x 2.47m*	14'2" x 8'1"
Bedroom 4	4.03m* x 2.47m*	13'3" x 8'1"
Bedroom 5/Study	2.72m x 2.16m	8'11" x 7'1"
Bathroom	2.16m* x 2.11m*	7'1" x 6'11"

Total Area - 2009 sq ft

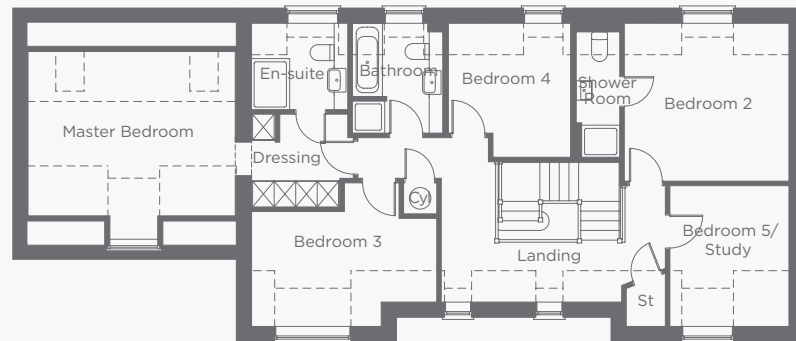
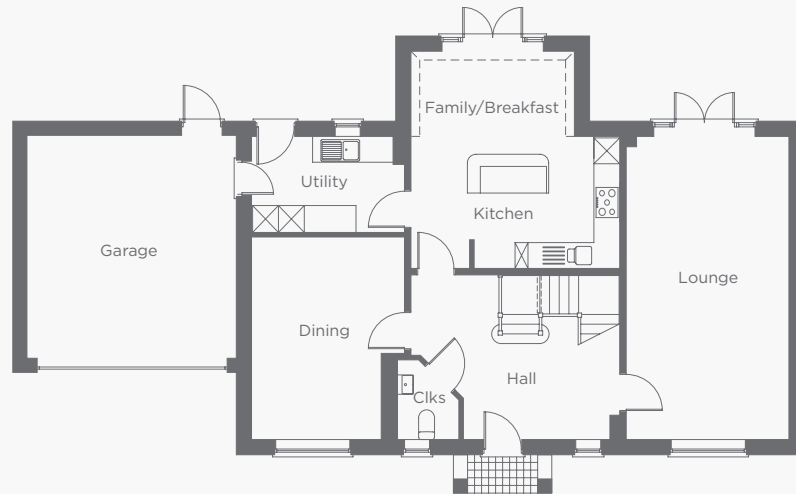
*Indicates maximum dimension

Customers please note that the illustration is a typical elevation and not necessarily specific. Specification will vary from site to site and plot to plot, please consult our Sales Executive for detailed plans. Please note: Plots 8, 9 & 12 are handed



THE GRASMERE

5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE



The exquisite Grasmere home offers something for all the family. An inviting hallway leads into the airy lounge with stylish French doors leading to the garden. The kitchen/family/breakfast area makes an ideal spot for family and friends to spend time together. French doors leading out to the garden make this the ultimate in flexible living.

A separate dining room and a utility room located at the rear of the house and an integral door to the garage completes this floor.

Upstairs a spacious master bedroom with dressing area and en-suite sets the tone for this floor. Bedroom 2 features a handy shower room and the remaining three bedrooms share the stylish family bathroom.

GROUND FLOOR

	Metres	Feet/inches
Lounge	7.04m x 3.78m	23'1" x 12'5"
Kitchen/Family/Breakfast	5.09m* x 4.85m*	16'8" x 15'11"
Dining	4.70m* x 3.55m*	15'5" x 11'8"
Utility	3.55m* x 2.23m*	11'8" x 7'4"
Cloakroom	1.85m* x 1.42m*	6'1" x 4'8"

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.81m* x 3.82m*	15'9" x 12'6"
Dressing Room	2.66m* x 2.15m*	8'9" x 7'1"
En-suite	2.23m* x 2.00m*	7'4" x 6'7"
Bedroom 2	3.82m x 3.66m	12'6" x 12'0"
Shower Room	2.91m x 1.01m	9'7" x 3'4"
Bedroom 3	4.30m* x 3.33m*	14'1" x 10'11"
Bedroom 4	3.11m* x 2.84m*	10'2" x 9'4"
Bedroom 5/Study	3.27m x 2.76m	10'9" x 9'1"
Bathroom	2.55m x 2.10m	8'4" x 6'11"

Total Area - 2180 sq ft

*Indicates maximum dimension

Customers please note that the illustration shown is a typical elevation and not necessarily specific. Specification will vary from site to site and plot to plot, please consult our Sales Executive for detailed plans.



THE HAZELMERE

4/5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE



The style of home you've always aspired to, the Hazelmere certainly lives up to its name.

Walk through the front door into a spacious hallway and you'll discover double doors opening to a spacious lounge; a stunning open plan kitchen with central island; a breakfast area and a family room with French doors opening up to the garden; a separate dining room, utility room and, of course, that all important cloakroom.

While upstairs a galleried landing presents an optional change to either a fifth bedroom or study; a spacious master bedroom with en-suite and dressing room; bedroom 2 boasts its own shower room; and completing the floor are 2 further bedrooms and a family bathroom.

GROUND FLOOR

	Metres	Feet/inches
Lounge	6.70m x 4.48m	22'0" x 14'8"
Kitchen/Family/Breakfast	9.32m* x 4.48m*	30'7" x 14'8"*
Dining	3.84m* x 3.32m*	12'7" x 10'11"*
Utility	2.20m x 1.90m	7'3" x 6'3"
Cloakroom	1.83m* x 1.21m*	6'0" x 4'0"*

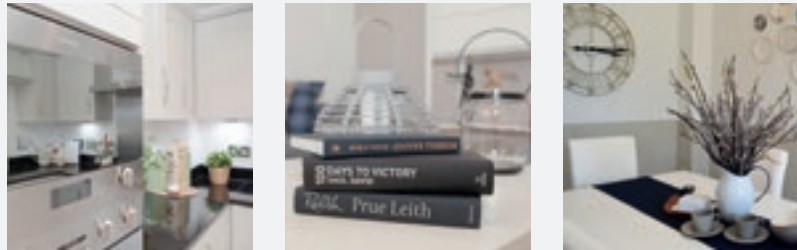
FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.48m x 3.50m	14'8" x 11'6"
Dressing	2.40m* x 2.05m*	7'10" x 6'9"*
En-suite	2.38m x 1.98m	7'10" x 6'6"
Bedroom 2	4.93m* x 3.75m*	16'2" x 12'3"*
Shower Room	2.16m* x 1.49m*	7'1" x 4'11"*
Bedroom 3	4.50m* x 2.85m*	14'9" x 9'4"*
Bedroom 4	3.68m* x 3.19m*	12'1" x 10'6"*
Gallery/Bedroom 5/Study^	2.55m* x 2.44m*	8'4" x 8'0"*
Bathroom	2.55m* x 2.11m*	8'4" x 6'11"*

Total Area - 2201 sq ft

*Indicates maximum dimension

Customers please note that the illustration shown is a typical elevation and not necessarily specific. Specification will vary from site to site and plot to plot, please consult our Sales Executive for detailed plans. Please note plots 1, 2 & 11 are handed. ^Option to upgrade to 5 bedroom property subject to build stage.



GREEN SPACE, LIVING SPACE, YOUR SPACE

All our lovely homes are built for living and unlike older properties won't require lots of costly repairs and renovations. Buying a new home means you won't have to put up with the previous owners' décor and depending on the build stage when you purchase you'll be able to personalise the finish of the property.

Our new homes enjoy a host of energy efficient measures, which not only make them kind to the environment but also means they are potentially more economical to run than older properties.

In fact, research conducted by the NHBC and Zero Carbon Hub suggests that families living in a four-bedroom home built to 2013 standards are likely to spend £1,050 on energy bills – that's £1,410 less than those living in an upgraded Victorian property.

BENEFITS OF BUYING NEW ANNUAL HOUSEHOLD ENERGY SPEND



Images are representative only and may include optional upgrades at an additional cost, please ask Sales Executive for further information.
Indicative costs and savings calculated using Zero Carbon Hub Annual Household Energy Spend.

OUR PROMISE TO YOU

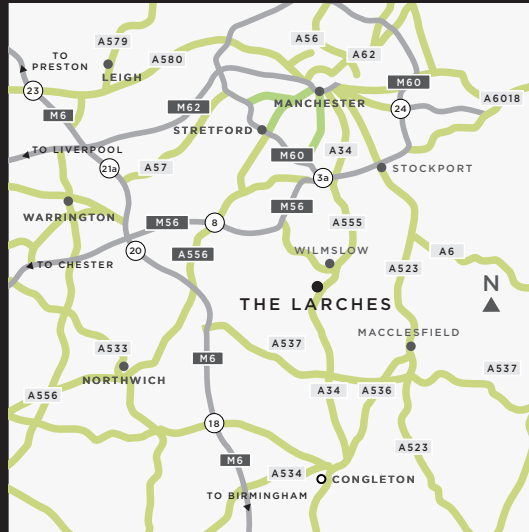


The aim of Elan Homes is to provide you with a quality home and excellent customer service by helping you throughout your purchase and long after you have moved in.

Our Charter sets out our commitment to you so you can have complete confidence in purchasing an Elan home.

1. We will provide you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision. Including details about any management service charges.
2. We will tell you how your deposit is protected and how we deal with any other pre-payments you make.
3. We will assist you in respect of questions, choices and options throughout the purchase of your new home and provide confirmation of specification and layout.
4. We will advise you about the necessary health and safety precautions when visiting our developments.
5. We will give you regular and realistic information about the timing of the construction and anticipated completion of your new home.
6. We will provide you with an information pack about your new home and the opportunity for a comprehensive customer demonstration to display and explain all of the functions and features.
7. We will ensure you are aware of the benefits of your initial Developers warranty, manufacturer's warranties and the industry regulated NHBC Buildmark cover.
8. We will provide you with customer service via our Customer Care Team, their contact details and our out of hour's emergency helpline, to ensure that you have support 24 hours a day, 365 days a year.
9. We will listen to you in order to improve and maintain the quality of our customer service and remain professional, efficient and helpful at all times.
10. We will provide you with a copy of our Complaints Handling Policy, which will provide you with details of who to contact, should we fail to meet expectations as set out in this Charter.

THE CONSUMER PROTECTION ACT. Elan Homes' Policy is continuous product and specification development, the information contained in the brochure is subject to change without notice. Every effort has been made to preserve the accuracy of this leaflet, you are recommended to consult the Site Sales Executive to obtain the current specification. The sizes indicated are not intended to be used for carpet sizes, appliance space or items of furniture. These particulars are intended for guidance but their accuracy is not guaranteed and they do not constitute a contract, part of any contract or warranty. Individual plots may vary, please refer to the Site Sales Executive for details. Images are representative only and may include optional upgrades at an additional cost. October 2017 (38403).



THE LARCHES

Moor Lane, Wilmslow
Cheshire SK9 6DN

T: 0845 219 0919
enquiries@elan-homes.co.uk
elan-homes.co.uk



Raising Standards. Protecting Homeowners

ELAN HOMES LTD

Oak House, Lloyd Drive
Cheshire Oaks Business Park
Ellesmere Port
Cheshire CH65 9HQ

T: 0845 481 8801
F: 0845 481 8802
enquiries@elan-homes.co.uk
elan-homes.co.uk