

THE HAWTHORNS

LACH DENNIS

A STUNNING COLLECTION OF 2, 3, 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.

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.



CHESHIRE AT ITS BEST

The quaint and charming village of Lach Dennis can be traced back as far as the great land survey commissioned by William The Conqueror in 1086. Nestled in the peaceful Cheshire West countryside, this civil parish of less than 300 residents can be found in a sought after location that has twice been named as one of the best places to live in the UK by the Sunday Times.

SUPERB SOCIALISING

Whether it's a family lunch, meeting up with friends for dinner, or simply nipping out for a quick drink or bite to eat, this picturesque corner of Cheshire caters for every eventuality. Whether you choose to explore the exciting mix of cafés, pubs, bars or local international restaurants, you'll discover the perfect venue to suit everyone's taste.

FULL RETAIL EXPERIENCE

At Lach Dennis you can enjoy the best of both worlds and decide between the invigorating countryside or head out towards Northwich, where you'll find an extensive range of shops – from specialist independents to national retailers. On the second Saturday of each month the Artisan Market attracts visitors from throughout Cheshire.

If you're looking for green spaces, Marbury Country Park lies in the heart of Northwich Community Woodlands. While Vickers Way Park and Anderton Nature Park are two more great places to enjoy. Nearby Knutsford offers easy access to Tatton Park, one of the UK's most complete historic estates. While Northwich itself has not one, but two, golf courses and its fair share of historic places to visit.

LEADING SCHOOLS

According to the latest OFSTED North West annual report, the percentage of children in the region attending a good or outstanding state or independent school is 86%. There are five secondary schools in the area that are deemed as outstanding and the town itself also boasts The Grange School, one of the leading independent schools in the whole of Cheshire.

EXCELLENT TRANSPORT LINKS

Lach Dennis may feel like a million miles away, but its enviable location is only two miles from the M6 motorway, which provides easy access to the bright lights of Manchester, historic Chester, vibrant Liverpool or a trip to the Lakes and beyond. And if it's a day at the seaside you're hankering after, you can be at West Kirby on the Wirral in under an hour.

THE HAWTHORNS, LACH DENNIS



FARNHAM

4/5 bedroom detached home
with integral double garage



HALSTEAD

5 bedroom detached home
with detached double garage



FAVERSHAM

4/5 bedroom detached home
with detached double garage



CHESHAM

4/5 bedroom detached home
with integral double garage



HOWDEN

3 bedroom semi-detached home
discounted for the local community

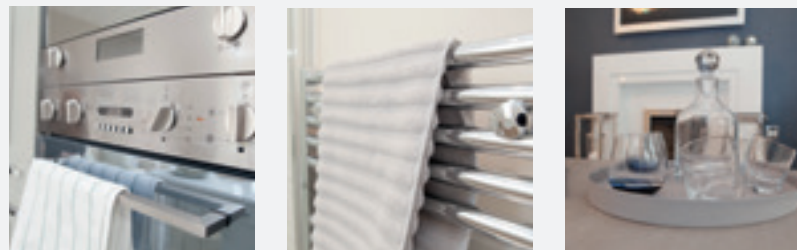


BEESTON

2 bedroom semi-detached home
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.



THE HAWTHORNS SPECIFICATION

A CAREFULLY SELECTED SPECIFICATION FOR THE CHESHAM, FAVERSHAM, HALSTEAD & FARNHAM BY ELAN HOMES

KITCHEN

- Choice of modern quality fitted kitchen & granite worktop*°
- Built-in double oven
- 5 ring gas hob and cooker hood in stainless steel
- Built-in microwave
- Integrated American Style fridge freezer
- Integrated dishwasher
- Soft close kitchen cupboard doors
- Space for washing machine
- Space for tumble dryer†
- Stainless steel 1½ bowl sink with feature chrome taps
- Pelmet lights
- Choice of floor tiling to kitchen area only and utility*

BATHROOM AND EN-SUITE

- Contemporary white bathroom suites with chrome taps
- 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 and en-suite*
- Thermostatically controlled shower with low profile shower tray in bathroom, en-suite & shower room

GENERAL

- Gas fire with surround
- Wardrobes to master bedroom
- White painted interior doors with chrome furniture
- Downstairs cloakroom
- Magnolia finish to all walls
- Smooth finish to all ceilings

ELECTRICAL

- TV point to lounge & family area/room
- TV point to all bedrooms & study/allocated bedroom
- Recessed spot lights to kitchen, bathroom, dressing room, en-suite and shower room†
- Chrome finish to sockets and switches to kitchen/family/dining area, lounge, hall and landing
- White sockets and switches to all other rooms
- Telephone point to lounge/hall, family room & study/allocated bedroom
- Shaver socket to en-suite
- External lighting to front
- External lighting to rear

ENERGY SAVING FEATURES

- Triple glazed PVCu high performance windows with adjustable ventilators to windows
- High efficiency gas central heating (Natural Gas)

SAFETY AND SECURITY

- High security French doors with lockable handles to windows†
- Interconnected smoke detectors
- Electronic burglar alarm system
- 24 hour customer care (2 years)
- Peace of mind with 10 year NHBC Warranty

†Where design allows. °To kitchen only. *Subject to build stage.

FARNHAM

4/5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE

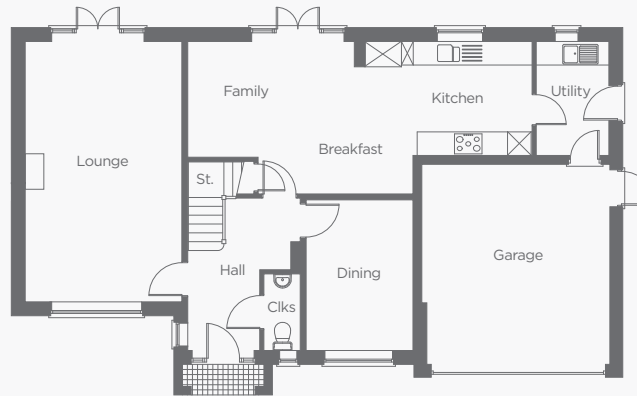


This impressive property offers luxury accommodation on a grand scale.

An imposing front porch leads to a large hallway, from which all ground floor rooms flow. There's a spacious lounge stretching from the front to the rear of the house; a stunning open plan kitchen, breakfast and family room with French doors opening out to the garden; a formal dining room; a utility room; plus a downstairs cloakroom.

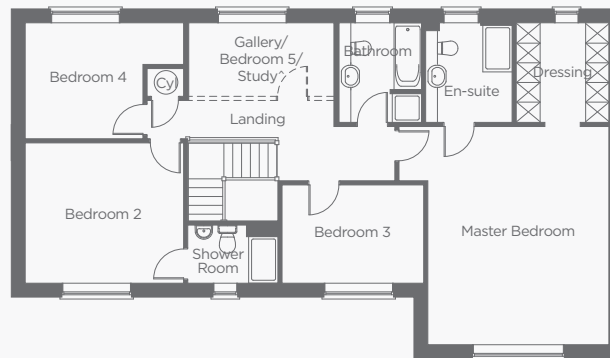
While upstairs there's a galleried landing that presents a fifth bedroom or study; a spacious master bedroom with en-suite and dressing room; bedroom 2 boasts its own shower room; and completing the floor are 2 further bedrooms and a family bathroom.

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. *Option to change 4 bedroom property subject to build stage. Please note plots 8 & 10 are handed.



GROUND FLOOR

	Metres	Feet/inches
Lounge	6.63m x 3.99m	21'9" x 13'1"
Kitchen/B'fast/Family	8.77m* x 3.88m*	28'9"* x 12'9"*
Utility	2.93m x 1.85m*	9'7" x 6'1"*
Dining	3.84m x 2.72m	12'7" x 8'11"
Cloakroom	1.95m x 0.92m	6'5" x 3'0"



FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	5.54m* x 4.61m*	18'2"* x 15'1"*
Dressing	2.55m x 2.36m	8'4" x 7'9"
En-suite	2.55m x 2.20m	8'4" x 7'3"
Bedroom 2	4.03m x 3.57m	13'3" x 11'9"
Shower Room	2.30m* x 1.48m*	7'6"* x 4'10"*
Bedroom 3	3.61m x 2.50m	11'10" x 8'3"
Bedroom 4	4.03m* x 2.95m*	13'3"* x 9'8"*
Gallery/Bedroom 5/Study*	3.70m x 1.87m	12'2" x 6'2"
Bathroom	2.55m x 2.10m	8'4" x 6'11"

Total Area – 2100 sq ft
*Indicates maximum dimension

HALSTEAD

5 BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE



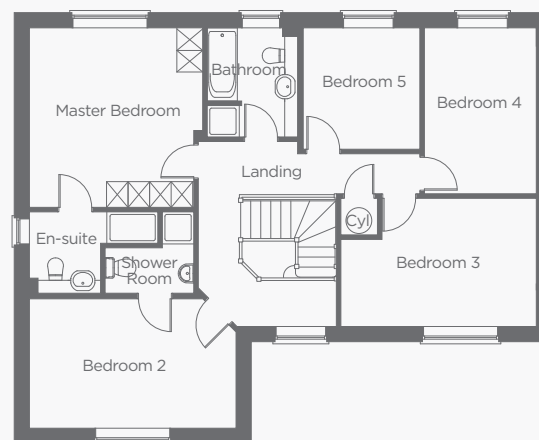
Off the large hallway area to the rear of this beautiful property is an expansive kitchen, breakfast and family room; and a light and airy lounge both with French doors out to the garden. Plus, to the front of the house, away from the hustle and bustle of family life, there's a formal dining room and a separate study.

While up the turned staircase, there's a spacious master bedroom with en-suite; bedroom 2 boasts its own shower room; and completing the floor are 3 further bedrooms and a family bathroom.



GROUND FLOOR

	Metres	Feet/inches
Lounge	5.16m* x 4.17m*	16'11" x 13'8"
Kitchen/B'fast/Family	6.46m* x 3.86m*	21'2" x 12'8"
Utility	2.45m* x 1.85m*	8'0" x 6'1"
Dining	4.80m* x 3.30m*	15'9" x 10'10"
Study	3.06m x 2.62m	10'0" x 8'7"
Cloakroom	1.85m x 1.00m	6'1" x 3'3"



FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.17m* x 4.03m*	13'8" x 13'2"
En-suite	2.97m* x 1.89m*	9'9" x 6'2"
Bedroom 2	4.80m* x 3.01m*	15'9" x 9'10"
Shower Room	2.06m* x 1.89m*	6'9" x 6'2"
Bedroom 3	4.54m* x 2.98m*	14'11" x 9'9"
Bedroom 4	3.86m x 2.60m	12'8" x 8'6"
Bedroom 5	2.84m x 2.71m	9'4" x 8'11"
Bathroom	2.55m x 2.10m	8'4" x 6'11"

Total Area – 2083 sq ft

*Indicates maximum dimension

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FAVERSHAM

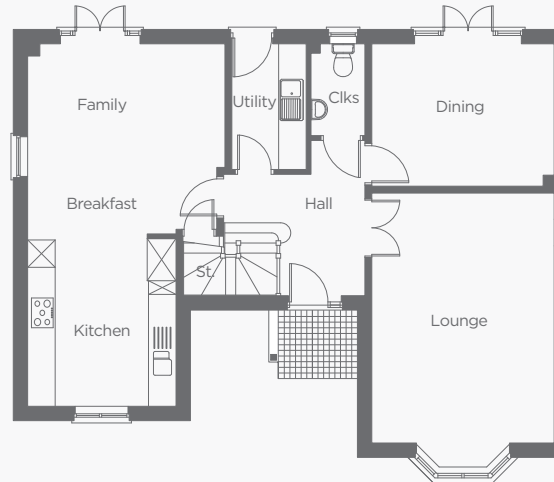
4/5 BEDROOM DETACHED HOME WITH DETACHED DOUBLE GARAGE



This attractive double-fronted home offers luxury accommodation throughout.

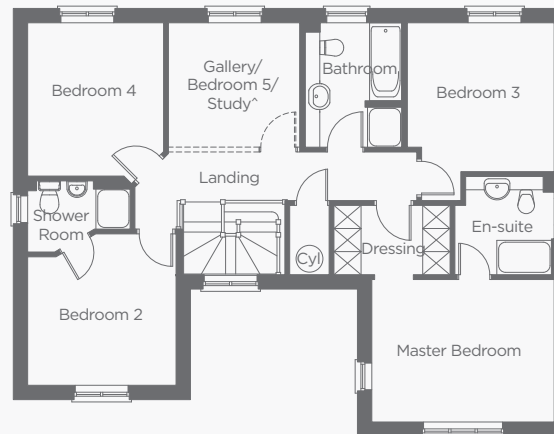
Off the spacious hallway is an expansive kitchen, breakfast and family room with French doors leading to the garden. There's also a light and airy lounge to the front of the property and a formal dining room to the rear.

While up the winding staircase, there's a galleried landing that 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	5.98m x 3.97m	19'7" x 13'0"
Kitchen/B'fast/Family	7.90m x 4.30m*	25'11" x 14'11"
Dining	3.97m x 3.11m	13'0" x 10'3"
Utility	2.74m x 1.62m	9'0" x 5'4"
Cloakroom	2.00m x 1.18m	6'7" x 3'10"



FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	3.97m x 3.10m	13'0" x 10'2"
En-suite	2.15m x 2.14m*	7'1" x 7'0"
Dressing Room	2.56m x 1.51m*	8'5" x 4'11"
Bedroom 2	3.30m* x 3.23m*	10'10" x 10'7"
Shower Room	2.23m* x 1.55m*	7'4" x 5'1"
Bedroom 3	3.23m* x 3.20m*	10'7" x 10'6"
Bedroom 4	3.34m x 2.96m	11'0" x 9'9"
Gallery/Bedroom 5/Study^	2.86m x 2.71m	9'5" x 8'11"
Bathroom	2.71m* x 2.10m*	8'11" x 6'11"

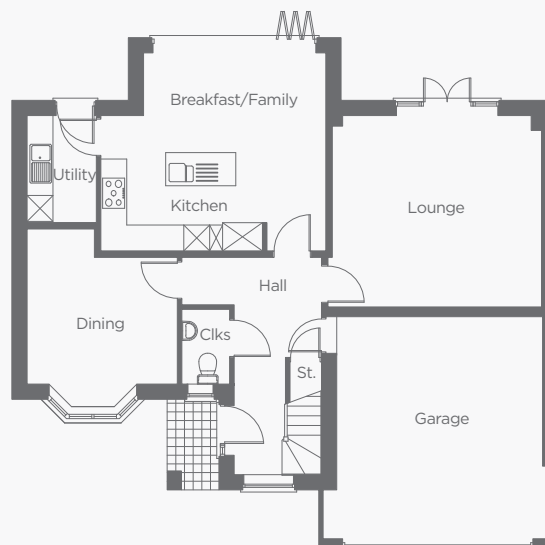
Total Area – 1832 sq ft

*Indicates maximum dimension

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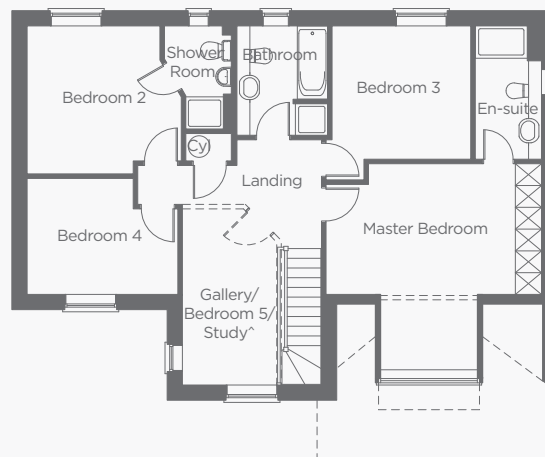
CHESHAM

4/5 BEDROOM DETACHED HOME WITH INTEGRAL DOUBLE GARAGE



GROUND FLOOR

	Metres	Feet/inches
Lounge	4.85m x 4.46m	15'11" x 14'8"
Kitchen/B'fast/Family	5.22m* x 4.59m*	17'1" x 15'1"
Utility	2.48m x 1.60m	8'2" x 5'3"
Dining	4.09m* x 3.48m*	13'5" x 11'5"
Cloakroom	1.73m x 1.11m	5'8" x 3'8"



FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	5.00m* x 4.99m*	16'5" x 16'5"
En-suite	3.09m* x 1.52m*	10'2" x 5'0"
Bedroom 2	3.57m* x 3.43m*	11'9" x 11'3"
Shower Room	2.39m* x 1.55m*	7'10" x 5'1"
Bedroom 3	3.21m x 3.09m	10'6" x 10'2"
Bedroom 4	3.50m x 2.69m	11'6" x 8'10"
Gallery/Bedroom 5/Study^	4.08m x 2.19m	13'5" x 7'2"
Bathroom	2.55m x 2.10m	8'4" x 6'11"

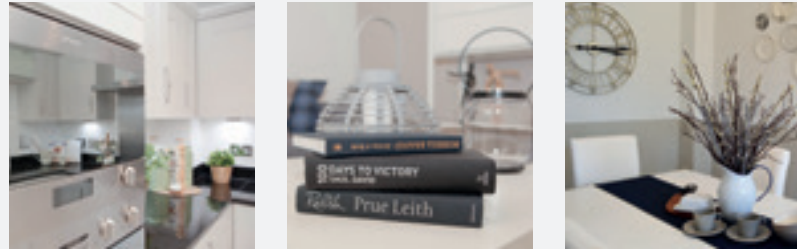
Total Area – 1765 sq ft

*Indicates maximum dimension

Enter this impressive home through the welcoming front door or via the integrated garage and, off the hallway, you'll discover a spacious lounge; formal dining room; a stunning open plan kitchen, breakfast and family room with bi-fold doors opening up to the garden; a utility room; plus a downstairs cloakroom.

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

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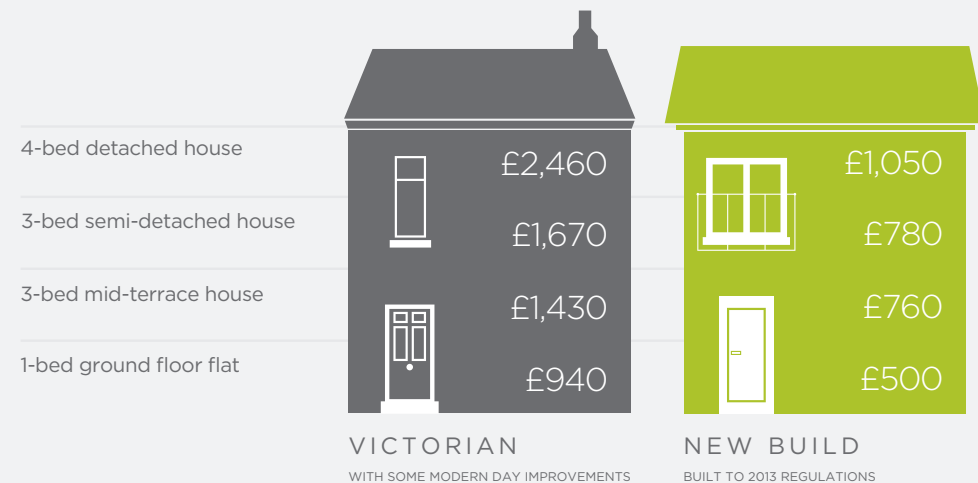
GREEN SPACE, LIVING SPACE, YOUR SPACE

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

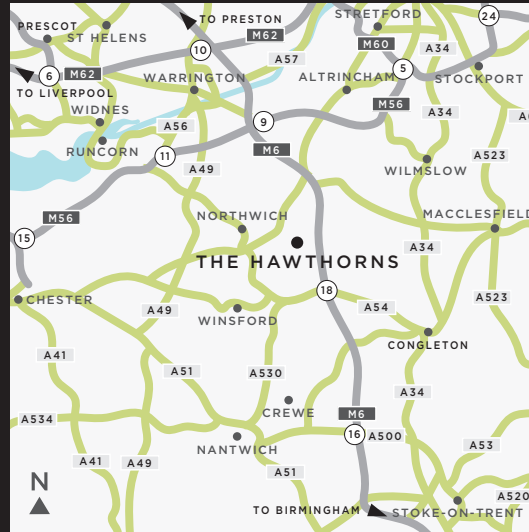
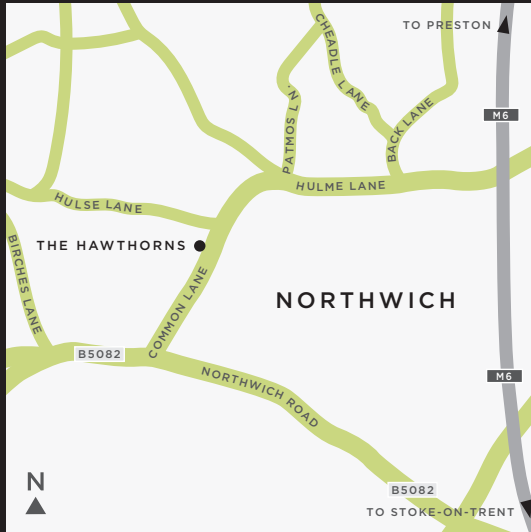


The aim of Elan Homes is to provide you with a quality home and excellent customer service by helping you throughout your purchase and long after you have moved in.

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

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. Terms and conditions apply to Help to Buy scheme, please ask Sales Executive for further information. October 2017 (39426).

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 HAWTHORNS

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