

Kings Moat Garden Village

CHESTER , CHESHIRE

This beautiful collection of 2 bedroom apartments and 3, 4 & 5 bedroom homes sit beside the picturesque villages of Dodleston and Huntington, and within the city of Chester

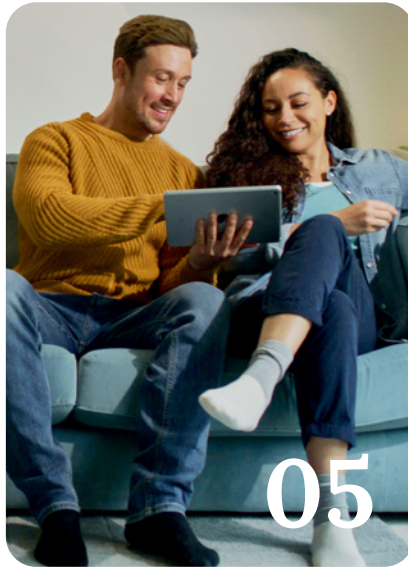
Taylor
Wimpey

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Welcome to
Kings Moat
Garden Village



→ Personalise
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→ Included
as standard



Our homes



Ways to buy



Take your
next step



Kings Moat Garden Village, Welcome home.

There's no place quite like it.

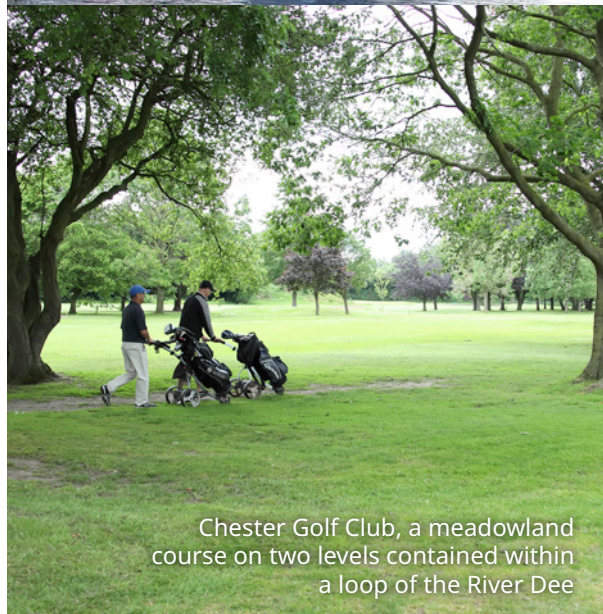
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[View the site plan](#)

Unwind. Adventure. Explore.

Whatever your pace of life, there's something to get excited about in this historic part of England. Spend a lazy Sunday watching the River Dee float nearby, or get lost among the wildflowers at Chester Meadows. The Rows, a quaint shopping district with Tudor-style buildings lining its pathways, awaits for savvy shoppers. For those that fancy a flutter, Chester Racecourse sits nearby too. Families prepare to venture underwater and discover new worlds at the Blue Planet Aquarium, or let the imaginations of your young Einsteins run wild at the Catalyst Science Discovery Centre.



Chester Golf Club, a meadowland course on two levels contained within a loop of the River Dee



National Waterways Museum, Ellesmere Port

[Watch development video](#)



Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.

[→ Find out more](#)



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting give your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure.

For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

Specification of our houses

	Gosford	Easedale	Braxton	Elliston	Eastbury	Lydford	Coltham	Trusdale	Manford	Dunham	Marford	Felton	Willow apartment
Kitchens													
A range of wall and base units from Symphony Kitchens (please refer to our working drawings for layout details)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Laminated worktops from our standard selection	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel gas hob with stainless steel splashback	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Stainless steel oven	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cooker Hood	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Integrated washing machine				✓	✓	✓	✓	✓	✓	✓	✓	✓	
Integrated dishwasher				✓	✓	✓	✓	✓	✓	✓	✓	✓	
Integrated fridge/freezer				✓	✓	✓	✓	✓	✓	✓	✓	✓	
Under pelmet lighting to wall units	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cloakrooms, Bathrooms and En Suite Shower Rooms													
Roca free standing bathroom suite	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ideal Standard chrome taps (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Ceramic wall tiling (half height to bathroom & en suite, full height to shower areas, splashback to cloakrooms. Where applicable, please refer to drawings)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Aqualisa shower to cubicles in en suite shower room (please refer to Sales Executive for details)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mechanical extraction in bathrooms, en suite shower rooms, utility rooms, kitchens and cloakrooms (where no windows)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Central Heating/Hot Water System													
Fully programmable central heating providing hot water	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White thermostatic radiators	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Mains pressure hot water system	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Cavity wall insulation in line with Building Regulations	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Loft insulation in line with Building Regulations	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Windows and French Doors													
PVCu double glazed lockable windows (style as indicated on finishes schedule)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
PVCu French casement doors (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External Doors													
GRP front door with chrome effect thumbturn lock furniture, letter plate and chain (style as indicated on finishes schedule)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Steel pre-finished garage door (colour as indicated on finishes schedule)						✓	✓	✓	✓	✓	✓	✓	
House/door number plate to front	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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Specification of our houses

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Internal Finishes													
Flat ceilings to all rooms finished in emulsion (please refer to Sales Executive for details)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
All walls finished in emulsion (please refer to Sales Executive for details)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Newark 5 panel white finished vertical slatted internal doors with chrome ironmongery	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White gloss to all joinery e.g. skirting boards and door architraves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Fitted sliding mirrored wardrobes to master bedroom						✓	✓	✓	✓	✓	✓	✓	
Heating													
Gas-fired thermostatically-controlled central heating	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White pre-finished steel radiators with radiator valves	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
External													
Turf to front gardens	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
1.8m screen fencing to rear gardens (please refer to our working drawings for layout details)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Side gate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Door number plate	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Porch light to front	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Outside tap to rear/side of property	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
Electrical													
White slimline electrical sockets and switches throughout	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
White pendant ceiling lights with low energy bulbs	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
TV and telephone points to living room, master bedroom, study and family room (where applicable)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Power and lighting to garages						✓	✓	✓	✓	✓	✓	✓	
Security and Safety													
Mains powered smoke detector to each floor (with battery back-up)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Battery operated carbon monoxide monitor	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Warranty													
NHBC 10 year Build Mark Policy	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Taylor Wimpey warranty for 2 years from date of legal completion	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

[→ Find out more](#)

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Our homes

5 bedroom homes



4 bedroom homes



3 bedroom homes



[View the site plan](#)



The Felton

5 BEDROOM HOME, TOTAL NET 1,581 SQ FT



GROUND FLOOR

Lounge

3.14m × 4.62m 10' 4" × 15' 2"

Kitchen/Dining min.

7.89m × 2.50m 25' 11" × 8' 2"

Study

2.52m × 2.19m 8' 3" × 7' 2"

FIRST FLOOR

Bedroom 1

3.14m × 5.02m 10' 4" × 16' 6"

Bedroom 4

2.51m × 3.24m 8' 3" × 10' 8"

Bedroom 5

2.30m × 3.19m 7' 7" × 10' 6"

SECOND FLOOR

Bedroom 2

3.15m × 3.25m 10' 4" × 10' 8"

Bedroom 3

3.40m × 2.16m 11' 2" × 7' 11"

[View our current availability](#)

*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. The sq ft/ sq m stated is the net sales area described in the RICS Code of Measurement 6th Edition. It is the area of the building measured to the plaster finish of the perimeter walls at each floor level. The measurement includes internal walls, service boxings and voids over stairs. It excludes internal garages and areas with less than 1.5m headroom. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. TWNW 73333 / January 2025



The Marford

4 BEDROOM HOME, TOTAL NET 1,546 SQ FT



GROUND FLOOR

Lounge	4.76m × 3.91m	15' 8" × 12' 10"
Family room	3.26m × 3.91m	10' 8" × 12' 10"
Kitchen	3.32m × 4.79m	10' 11" × 15' 9"
Dining/Study	2.66m × 3.04m	8' 9" × 10' 0"



FIRST FLOOR

Bedroom 1 max.	3.64m × 4.91m	12' 0" × 16' 2"
Bedroom 2 max.	3.32m × 4.00m	10' 11" × 13' 2"
Bedroom 3 max.	3.23m × 4.03m	10' 7" × 13' 3"
Bedroom 4	2.55m × 3.81m	8' 4" × 12' 6"

[Discover more about this home](#)

[View our current availability](#)

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The Manford

4 BEDROOM HOME, TOTAL NET 1,368 SQ FT



GROUND FLOOR

Lounge

3.88m x 4.74m 12' 9" x 15' 7"

Kitchen/Dining

8.11m x 2.88m 26' 7" x 10' 9"

Study

2.10m x 2.65m 6' 11" x 8' 8"



FIRST FLOOR

Bedroom 1 max.

3.88m x 3.03m 12' 9" x 9' 11"

Bedroom 2 max.

3.09m x 3.33m 10' 2" x 10' 11"

Bedroom 3 max.

3.03m x 3.66m 10' 0" x 12' 0"

Bedroom 4 max.

2.75m x 3.28m 9' 0" x 10' 9"

[Discover more about this home](#)

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The Dunham

4 BEDROOM HOME, TOTAL NET 1,367 SQ FT



GROUND FLOOR

Lounge max.

4.06m × 4.22m 13' 4" × 13' 10"

Kitchen/Dining max.

6.51m × 3.85m 21' 4" × 12' 8"



FIRST FLOOR

Bedroom 1

3.37m × 4.24m 11' 1" × 13' 11"

Bedroom 2

4.11m × 2.83m 13' 6" × 9' 4"

Bedroom 3

3.44m × 3.28m 11' 3" × 10' 9"

Bedroom 4

2.65m × 2.83m 8' 9" × 9' 4"

[View our current availability](#)

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The Coltham

4 BEDROOM HOME, TOTAL NET 1,241 SQ FT



GROUND FLOOR

Lounge max.

3.84m x 4.53m 12' 7" x 14' 11"

Kitchen/Dining

5.39m x 2.86m 17' 8" x 9' 5"



FIRST FLOOR

Bedroom 1 max.

3.84m x 3.10m 12' 7" x 10' 2"

Bedroom 2

3.66m x 3.15m 12' 0" x 10' 4"

Bedroom 3

3.33m x 2.79m 10' 11" x 9' 2"

Bedroom 4

2.58m x 2.88m 8' 6" x 9' 6"

[Discover more about this home](#)

[View our current availability](#)

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The Trusdale

4 BEDROOM HOME, TOTAL NET 1,226 SQ FT



GROUND FLOOR

Lounge

3.46m × 6.09m 11' 4" × 20' 0"

Kitchen/Dining

3.58m × 6.09m 11' 9" × 20' 0"



FIRST FLOOR

Bedroom 1

3.52m × 3.03m 11' 7" × 9' 11"

Bedroom 2

3.64m × 2.95m 11' 11" × 9' 8"

Bedroom 3

2.51m × 3.05m 8' 3" × 10' 0"

Bedroom 4

3.54m × 2.25m 11' 7" × 7' 5"

[Discover more about this home](#)

[View our current availability](#)

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The Lydford

4 BEDROOM HOME, TOTAL NET 1,083 SQ FT



GROUND FLOOR

Lounge

3.27m × 4.49m 10' 9" × 14' 9"

Kitchen/Dining

5.36m × 3.38m 17' 7" × 11' 1"



FIRST FLOOR

Bedroom 1

3.17m × 3.79m 10' 5" × 12' 5"

Bedroom 2

3.17m × 3.35m 10' 5" × 11' 0"

Bedroom 3 max.

2.10m × 3.30m 6' 11" × 10' 10"

Bedroom 4

2.23m × 2.10m 7' 4" × 6' 11"

[Discover more about this home](#)

[View our current availability](#)

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The Braxton

3 BEDROOM HOME, TOTAL NET 1,070 SQ FT



GROUND FLOOR

Lounge max.

3.19m x 4.19m

10' 6" x 13' 9"

Kitchen/Dining max.

4.25m x 3.43m

14' 0" x 11' 3"



FIRST FLOOR

Bedroom 2 max.

4.25m x 2.82m

14' 0" x 9' 3"

Bedroom 3

2.15m x 3.59m

7' 1" x 11' 10"



SECOND FLOOR

Bedroom 1 max.

3.16m x 5.56m

10' 4" x 18' 3"

[Discover more about this home](#)

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Ways to buy

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our Sales Executives and Customer Relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.



First time buyer?

Here's how we can help

Existing home owner?

Here's how we can help



Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **01244 621 798**.



Find out how we can get you moving with our buying schemes.

[Book an appointment](#)

[How to buy a home](#)



KINGS MOAT GARDEN VILLAGE

Wrexham Road, Chester, Cheshire CH4 9DE

CONTACT US ON 01244 621 798

Taylor Wimpey