

Taylor
Wimpey

Find your way around

KINGS MOAT GARDEN VILLAGE

CHESTER | CHESHIRE



5 bedroom homes

- The Felton**
5 bedroom home
Plots: 35, 38, 89, 107, 121, 169, 175, 180, 183, 190, 193, 196, 209, 218, 224 & 227

4 bedroom homes

- The Coltham**
4 bedroom home
Plots: 29, 41, 50, 53, 109, 117, 122, 127, 130, 144, 163, 164, 198 & 203
- The Dunham**
4 bedroom home
Plots: 195, 207 & 231
- The Eastbury**
4 bedroom home
Plots: 36, 37, 90, 91, 101-104, 119, 120, 171-174, 167, 168, 191, 192, 225 & 226
- The Elliston**
4 bedroom home
Plots: 99, 100, 105, 106, 161, 162, 176, 177, 181, 182, 212, 213, 229 & 230
- The Lydford**
4 bedroom home
Plots: 54-56, 94, 108, 115, 123, 126, 131, 134, 179, 184, 204, 206, 210 & 214
- The Manford**
4 bedroom home
Plots: 30, 34, 40, 49, 170, 189, 197 & 219
- The Marford**
4 bedroom home
Plots: 194, 199, 208 & 228
- The Trusdale**
4 bedroom home
Plots: 48, 114, 145, 160, 178, & 185

3 bedroom homes

- The Braxton**
3 bedroom home
Plots: 32, 33, 51, 52, 92, 93, 110, 111, 128, 129, 142, 143, 165, 166, 186, 187, 200, 201, 216, 217, 220 & 221
- The Easedale**
3 bedroom home
Plots: 28, 46, 47, 67, 116, 135, 141, 158, 188, 205, 211 & 215
- The Gosford**
3 bedroom home
Plots: 42-45, 57, 58, 62, 63, 112, 113, 124, 125, 132, 133, 136, 146-151, 159, 222 & 223

2 bedroom homes

- The Willow/Maple/
Hawthorn Apartments**
2 bedroom home
Plots: 1-24 & 68-88
- The Canford***
2 bedroom home
Plots: 25-27, 59-61, 64-66, 95-98, 137-140 & 152-157

► = Garage
*ah = Affordable housing
SS = Sub station
POS = Public open space

The Development Layout does not show details of gradients of land, boundary treatments, local authority street lighting or landscaping. It is our intention to build in accordance with this layout. However, there may be occasions when the house designs, boundaries, landscaping and positions of roads and footpaths change as the development proceeds. Please check the details of your chosen property with your sales executive prior to reservation. 54120 / TWNW / January 2020



Get to know

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 Doddleston and Huntington, and within the city of Chester.

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THE FELTON

5 bedroom home



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THE FELTON

The five bedroom Felton home is ideal for growing families looking for extra space. The entrance hallway leads to a lounge, a study and a kitchen/dining room with French doors to the rear garden. The first floor consists of the en suite master bedroom, a family bathroom and two further bedrooms. Completing the property is the second floor double bedroom and a fifth bedroom.

Ground floor



Lounge	3.14m x 4.62m	10' 4" x 15' 2"
Kitchen/ Dining (min.)	7.89m x 2.50m	25' 11" x 8' 2"
Study	2.52m x 2.19m	8' 3" x 7' 2"

First floor



Bedroom 1	3.14m x 5.02m	10' 4" x 16' 6"
Bedroom 4	2.51m x 3.24m	8' 3" x 10' 8"
Bedroom 5	2.30m x 3.19m	7' 7" x 10' 6"

Second floor



Bedroom 2	3.15m x 3.25m	10' 4" x 10' 8"
Bedroom 3	3.40m x 2.16m	11' 2" x 7' 11"

 **Plots:** 35, 38, 89, 107, 121, 169, 175, 180, 183, 190, 193, 196, 209, 218, 224 & 227

* 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. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 54120 / TWNW / October 2019

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THE COLTHAM

4 bedroom home



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THE COLTHAM

The Coltham is a spacious four bedroom home with an integral garage. From the hall you can access a spacious lounge and the kitchen dining area. The ground floor is completed by a guest cloakroom and under stairs storage. Access to the garden is from French doors in the dining area. Upstairs are three double bedrooms, including a master bedroom with en suite, a further bedroom and a family bathroom.

Ground floor



Lounge (max.)	3.84m x 4.53m	12' 7" x 14' 11"
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Kitchen/Dining	5.39m x 2.86m	17' 8" x 9' 5"
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First floor



Bedroom 1 (max.)	3.84m x 3.10m	12' 7" x 10' 2"
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Bedroom 2	3.66m x 3.15m	12' 0" x 10' 4"
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Bedroom 3	3.33m x 2.79m	10' 11" x 9' 2"
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Bedroom 4	2.58m x 2.88m	8' 6" x 9' 6"
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 **Plots:** 29, 41, 50, 53, 109, 117, 122, 127, 130, 144, 163, 164, 198 & 203

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THE DUNHAM

4 bedroom home



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THE DUNHAM

The Dunham is a four bedroom home with an integral garage. On the ground floor, the open plan kitchen/diner opens through French doors to the garden and the lounge has a feature bay window. A cloakroom and under stairs storage cupboard complete the layout. On the first floor, there is an en suite master bedroom, three further good-sized bedrooms and a family bathroom.

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"



Plots: 195, 207 & 231

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THE EASTBURY

4 bedroom home



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THE EASTBURY

The Eastbury is a four bedroom townhouse, ideal for growing families in search of extra space. An entrance lobby leads to an open plan kitchen area and a family/dining room with French doors to the rear garden. A guest cloakroom and under stairs storage complete the ground floor. The first floor landing leads to a lounge, a double bedroom and a main bathroom. A master bedroom with en suite shower room is located on the top floor along with two further bedrooms and an additional shower room.

Ground floor



Family/Dining 4.89m x 3.72m 16' 1" x 12' 3"

Kitchen 2.72m x 3.43m 8' 11" x 11' 3"

First floor



Lounge 3.14m x 5.02m 10' 4" x 16' 6"

Bedroom 2 2.51m x 3.24m 8' 3" x 10' 8"

Second floor



Bedroom 1 (max.) 3.17m x 3.57m 10' 5" x 11' 9"

Bedroom 3 2.49m x 3.04m 8' 2" x 10' 0"

Bedroom 4 2.30m x 2.81m 7' 7" x 9' 3"

 **Plots:** 36, 37, 90, 91, 101-104, 119, 120, 171-174, 167, 168, 191, 192, 225 & 226

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THE ELLISTON

4 bedroom home



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THE ELLISTON

The Elliston is a four bedroom townhouse designed for flexible living. Downstairs, a lounge leads through to a kitchen/dining room with French doors to the garden, while there is also a guest cloakroom and under stairs storage. Upstairs, two double bedrooms can be found along with a bathroom and further bedroom. Another staircase leads up to the second floor master suite, featuring high galleried ceilings and en suite shower room.

Ground floor



Lounge (max.) 3.81m x 4.26m 12' 6" x 14' 0"

Kitchen/Dining 4.89m x 2.90m 16' 1" x 9' 6"

First floor



Bedroom 2 2.73m x 2.46m 9' 0" x 8' 1"

Bedroom 3 (max.) 2.34m x 3.31m 7' 8" x 10' 10"

Bedroom 4 (max.) 2.45m x 3.31m 8' 1" x 10' 10"

Second floor



Bedroom 1 (max.) 3.89m x 5.43m 12' 9" x 17' 10"

 **Plots:** 99, 100, 105, 106, 161, 162, 176, 177, 181, 182, 212, 213, 229 & 230

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THE LYDFORD

4 bedroom home



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THE LYDFORD

The four bedroom Lydford is well suited to those stepping up the property ladder. Located off the entrance hallway is a kitchen/dining room, that leads through French doors to the garden. There is also a lounge, a guest cloakroom and a utility room. The en suite master bedroom features plenty of space and a second double bedroom, two further well proportioned children's bedrooms and a main bathroom complete the accommodation.

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"

 **Plots:** 54-56, 94, 108, 115, 123, 126, 131, 134, 179, 184, 204, 206, 210 & 214

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THE MANFORD

4 bedroom home



THE MANFORD

The Manford is a traditional four bedroom home. The entrance hallway leads to a kitchen/dining room, which has French doors to the rear garden. A lounge and a separate study are found at the front of the property, while there's also a guest cloakroom. An en suite master bedroom and three further well proportioned bedrooms are found upstairs, along with a main bathroom.

Ground floor



Lounge	3.88m × 4.74m	12' 9" × 15' 7"
Kitchen/Dining	8.11m × 2.88m	26' 7" × 9' 6"
Study	2.10m × 2.65m	6' 11" × 8' 8"

First floor



Bedroom 1 (max.)	3.88m × 3.03m	12' 9" × 9' 11"
Bedroom 2 (max.)	3.09m × 3.33m	10' 2" × 10' 11"
Bedroom 3 (max.)	3.03m × 3.66m	10' 0" × 12' 0"
Bedroom 4 (max.)	2.75m × 3.28m	9' 0" × 10' 9"



Plots: 30, 34, 40, 49, 170, 189, 197 & 219

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THE MARFORD

4 bedroom home



THE MARFORD

The Marford is a traditional four bedroom home. The entrance hallway leads to a kitchen/breakfast room, a dining room, and two reception rooms with French doors to the rear garden. The ground floor is completed by a guest cloakroom and under stairs storage room. An en suite master bedroom and three further double bedrooms are found upstairs, along with a main bathroom.

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"



Plots: 194, 199, 208 & 228

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THE TRUSDALE

4 bedroom home



THE TRUSDALE

The Trusdale is a four bedroom property which will appeal to growing families in search of extra space. The central entrance hallway leads to an open plan kitchen/dining area with utility space, and a lounge opening through French doors to the garden. Upstairs, the master bedroom has an en suite shower room, and there is also a further three bedrooms as well as a family bathroom.

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"



Plots: 48, 114, 145, 160, 178, & 185

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THE BRAXTON

3 bedroom home



THE BRAXTON

With three floors of versatile accommodation, the Braxton is ideal for families or couples. The entrance hallway leads to the lounge, a guest cloakroom and the kitchen/dining area with French doors to the garden. On the first floor is a family bathroom, a spacious double bedroom and a further bedroom. There's also a private staircase leading up to the en suite master bedroom on the top floor.

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"

 **Plots:** 32, 33, 51, 52, 92, 93, 110, 111, 128, 129, 142, 143, 165, 166, 186, 187, 200, 201, 216, 217, 220 & 221

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THE EASEDALE

3 bedroom home



THE EASEDALE

The Easedale is a three bedroom property which would ideally suit a couple or a young family. The entrance hallway leads to a light and airy lounge with French doors to the garden, in addition to a guest cloakroom and spacious kitchen/dining room. Upstairs, the landing leads to the en suite master bedroom, along with a well proportioned double bedroom, a main bathroom and a further bedroom.

Ground floor



Lounge	3.02m × 5.10m	9' 11" × 16' 9"
Kitchen/Dining	2.95m × 5.10m	9' 8" × 16' 9"

First floor



Bedroom 1	3.08m × 3.78m	10' 1" × 12' 5"
Bedroom 2	2.95m × 2.86m	9' 8" × 9' 5"
Bedroom 3	2.95m × 2.15m	9' 8" × 7' 1"



Plots: 28, 46, 47, 67, 116, 135, 141, 158, 188, 205, 211 & 215

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THE GOSFORD

3 bedroom home



THE GOSFORD

The three bedroom Gosford will appeal to first-time buyers and families looking for a little extra space. The entrance opens through to the lounge, following through to a guest cloakroom and a large kitchen/dining room which has French doors out to the garden. The first floor comprises the en suite master bedroom, a main bathroom, a further double bedroom and a bedroom which could be ideal as a study or nursery.

Ground floor



Lounge	3.69m × 4.26m	12' 1" × 14' 0"
Kitchen/Dining	4.72m × 2.87m	15' 6" × 9' 5"

First floor



Bedroom 1 (min.)	2.96m × 2.83m	9' 9" × 9' 4"
Bedroom 2	2.63m × 3.30m	8' 8" × 10' 10"
Bedroom 3 (max.)	2.00m × 3.55m	6' 7" × 11' 8"

 **Plots:** 42-45, 57, 58, 62, 63, 112, 113, 124, 125, 132, 133, 136, 146-151, 159, 222 & 223

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THE HAWTHORN, THE MAPLE & THE WILLOW APARTMENTS BLOCK A

2 bedroom home



THE HAWTHORN, THE MAPLE & THE WILLOW APARTMENTS BLOCK A

The carefully planned layout of these two bedroom apartments makes them perfect for first time buyers and downsizers.

An open plan lounge/kitchen/dining room is the home's focal point and provides the ideal space for unwinding or entertaining guests. A spacious master bedroom, a further well proportioned bedroom and a main bathroom are also located off the landing.

The Hawthorn



Kitchen / Dining	3.16m x 3.14m	10' 4" x 10' 4"
Lounge	3.61m x 2.97m	11' 10" x 9' 9"
Bedroom 1 (min.)	3.24m x 2.60m	10' 8" x 8' 6"
Bedroom 2	2.88m x 2.40m	9' 5" x 7' 10"

The Maple



Kitchen / Dining	3.16m x 3.14m	10' 4" x 10' 4"
Lounge	2.97m x 3.61m	9' 9" x 11' 10"
Bedroom 1 (min.)	2.60m x 3.24m	8' 6" x 10' 8"
Bedroom 2	2.88m x 2.40m	9' 5" x 7' 10"

The Willow



Kitchen / Dining	3.24m x 3.16m	10' 8" x 10' 4"
Lounge	3.61m x 2.87m	11' 10" x 9' 5"
Bedroom 1 (min.)	3.25m x 2.60m	10' 8" x 8' 6"
Bedroom 2	2.88m x 2.40m	9' 5" x 7' 10"



Plots: 1-24 & 68-88

† Ground floor plots include a Bay window. * First floor and second floor plots include a Juliet balcony. 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. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 54120 / TWNW / October 2019

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THE MAPLE & THE WILLOW APARTMENTS BLOCK B

2 bedroom home



THE MAPLE & THE WILLOW APARTMENTS BLOCK B

The carefully planned layout of these two bedroom apartments makes them perfect for first time buyers and downsizers.

An open plan lounge/kitchen/dining room is the home's focal point and provides the ideal space for unwinding or entertaining guests. A spacious master bedroom, a further well proportioned bedroom and a main bathroom are also located off the landing.

The Maple

GF, FF, SF



Kitchen / Dining	3.16m x 3.14m	10' 4" x 10' 4"
Lounge	2.97m x 3.61m	9' 9" x 11' 10"
Bedroom 1 (min.)	2.60m x 3.24m	8' 6" x 10' 8"
Bedroom 2	2.88m x 2.40m	9' 5" x 7' 10"

The Willow

GF, FF, SF



Kitchen / Dining	3.24m x 3.16m	10' 8" x 10' 4"
Lounge	3.61m x 2.87m	11' 10" x 9' 5"
Bedroom 1 (min.)	3.25m x 2.60m	10' 8" x 8' 6"
Bedroom 2	2.88m x 2.40m	9' 5" x 7' 10"



Plots: 1-24 & 68-88

† Ground floor plots include a Bay window. * First floor and second floor plots include a Juliet balcony. 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. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. 54120 / TWNW / October 2019

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KINGS MOAT GARDEN VILLAGE, WELCOME HOME.

There's no place quite like it.

*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.*

MAKE YOURSELF AT HOME

From the first time you open the front door, you know this is somewhere you can call home.

Bright, open rooms, finished to the highest possible standard... and ever so thoughtfully laid out. It's energy efficient too, of course - and up to all modern building standards. Naturally, your new home also comes complete with the very latest fixtures and fittings.

We've even decorated in neutral colours so you can stamp your personality on it from Day 1.

So, come on in... and make yourself at home.



This image shows a typical Taylor Wimpey home and may include optional upgrades at an additional cost.

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 City Centre,
The Rows



National Waterways Museum,
Ellesmere Port



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

YOUR WELL-CONNECTED SANCTUARY

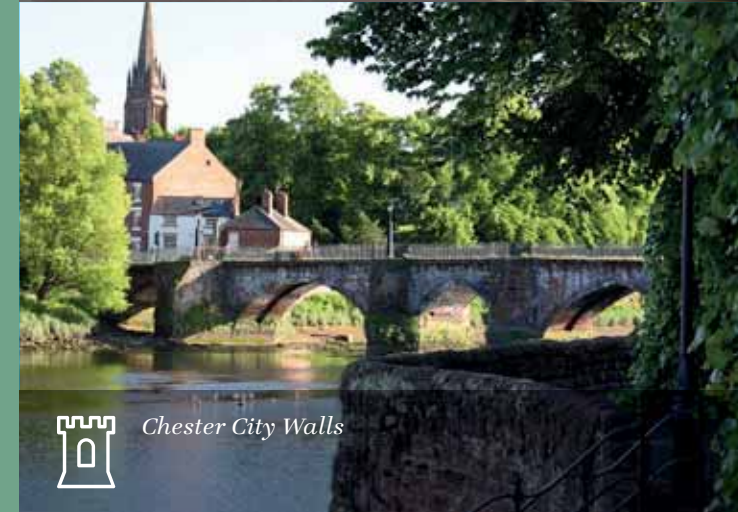
Kings Moat Garden Village is ideally located just 2 miles from Chester city centre. For commuters heading to Liverpool you're only a 38 minute drive away; and Wrexham sits even closer to home, reachable in just 21 minutes. Chester train station is a short 15 minute drive down the road and for holidays or trips further afield, Liverpool John Lennon airport is 35 minutes from home. You'll find outstanding state and private schools close by, with health centres, shops, and restaurants only a quick stroll away too.



Maps shown are not to scale. Times, distances, and directions are approximate only and are taken from [google.co.uk/maps](https://www.google.co.uk/maps)



Coliseum Shopping Park,
Ellesmere Port



Chester City Walls



Blue Planet Aquarium,
Ellesmere Port



WHY BUY NEW?



No buying chain means less stress and hassle



Save money on your household bills from Day 1



Start with a blank canvas and create your home your way



Become part of a new and growing community



Enjoy real peace of mind, with our two-year warranty



Live in a high specification home built to suit modern lifestyles



WE'RE WITH YOU EVERY STEP OF THE WAY

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.

HERE TO HELP
YOU BUY



Backed by
HM Government

Help to Buy means you can make the move to your first home - or move to a new one - with a deposit of just 5%.

HERE TO HELP
YOU SELL



PART EXCHANGE

Struggling to sell your current home? Our Part Exchange plan means we could buy your home off you.

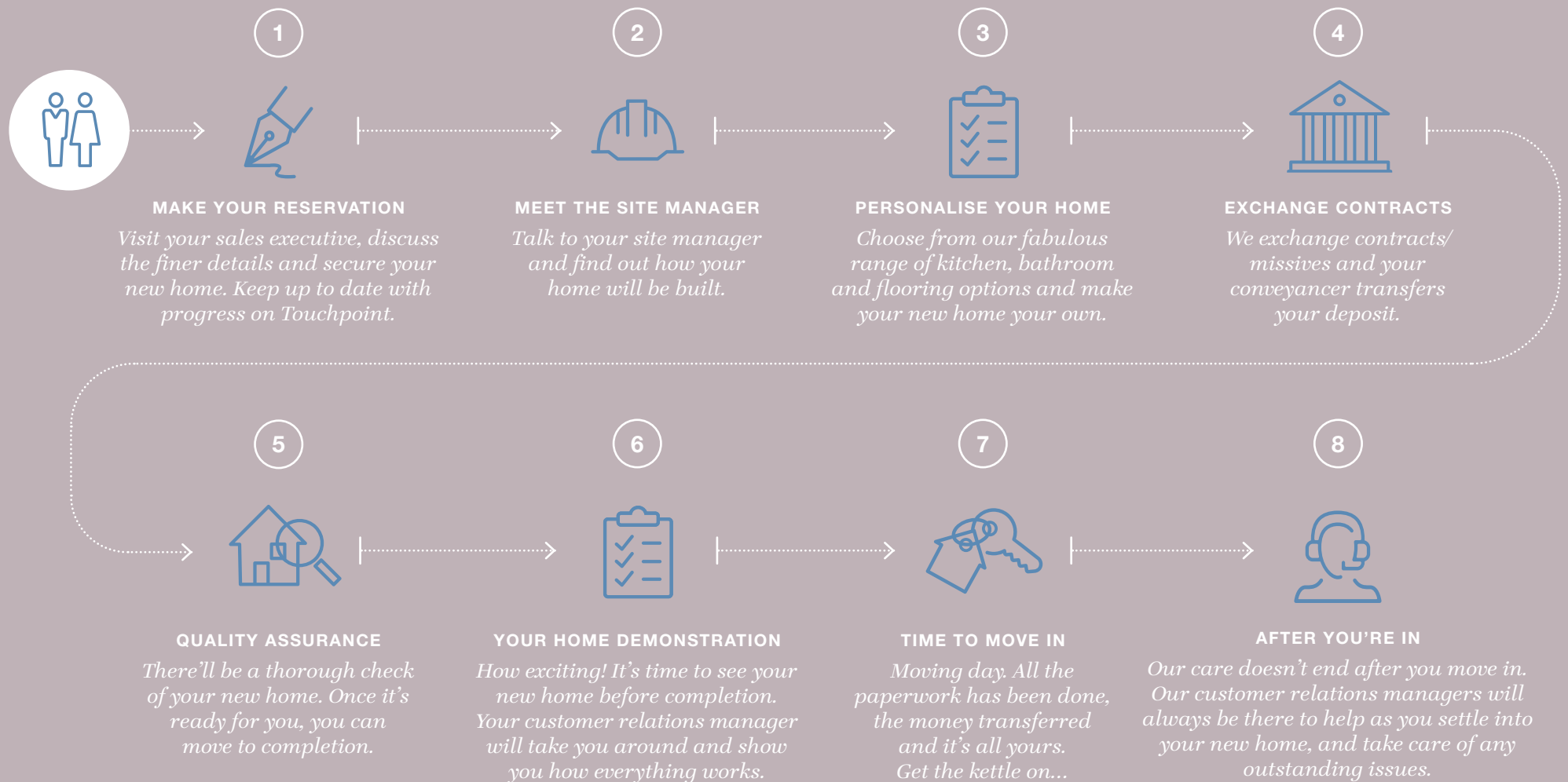


EASYMOVER

or easymover could help remove some of the stress if you need to sell your existing house.

To find out more, just give us a call, pop in for a chat, or pay us a visit at taylorwimpey.co.uk and view our handy Homebuyer Guides.

FROM LOOKING ROUND TO MOVING IN...





Wrexham Road, Chester, Cheshire, CH4 9DE

To discover more about options and choices, visit your Touchpoint account or speak to your Sales Executive.

[illegible]



Wrexham Road, Chester, Cheshire, CH4 9DE

To discover more about options and choices, visit your Touchpoint account or speak to your Sales Executive.

[illegible]

KINGS MOAT GARDEN VILLAGE
Wrexham Road
Chester
Cheshire
CH4 9DE

CONTACT US ON
01244 621 798

SATNAV
CH4 9QL

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🐦 @TaylorWimpey
📘 taylorwimpey

taylorwimpey.co.uk

FROM CHESTER:

- Head west on George St towards Northgate St
- Turn right onto Upper Northgate St
- At the roundabout, take the 1st exit onto St Martin's Way/A5268
- At the roundabout, take the 3rd exit onto Grosvenor Rd/A483
- At the roundabout, take the 1st exit onto Wrexham Rd/A483
- At the roundabout, take the 3rd exit
- The development will be on your right

FROM WREXHAM:

- Follow Central Rd/A541 and turn left onto Regent St/A541
- At the roundabout, take the 2nd exit onto Mold Rd/A541
- At the roundabout, take the 4th exit onto the A483 slip road
- Follow A483 to Heronsway in Cheshire West and Chester
- Continue on the A483 for 9.4 miles
- At the roundabout, take the 1st exit. The development will be on your right

