

ANWYL
thoughtful homes

welcome to
The Fairways
Handforth



01625 919 417
.....

everything considered.

when it comes to new homes, we think of *everything*.

There's so much to consider when you're looking for a new home. From the size to the location, the build quality to the price, making the right choice *really matters*.

At Anwyl Homes, we know what it's like. We should do. After all, we've been building high quality new homes for decades, guiding our customers through the process and helping to unlock happy times ahead.

Whether you're looking for a cosy first property, a spacious family base, or you want to downsize now the kids have moved on, there's an Anwyl home that's right for you.

By combining traditional styling and quality workmanship with the best of today's modern features – not to mention personal touches and friendly smiles every step of the way – your Anwyl experience begins the moment you get in touch. Because with every new home we build, you can be sure we're thinking of you.

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*the opportunity to
make your home
your own*



got
questions?
call...
**03300
244 944**

The Fairways Handforth



Styal golf course



key

- | | | | | | | | | | | | | | | | |
|--|-----------|--|---------|--|---------|--|----------|--|-----------|--|------------|--|---------|--|------------|
| | styal | | epsom | | pulford | | appleton | | ascot | | glyn | | oakmere | | affordable |
| | burton | | bretton | | snowdon | | farndon | | stratford | | cheitenham | | bowdon | | evesham |
| | kinnerton | | | | | | | | | | | | | | |

Character Areas Key

- Recreational Corridor
- Country Fringe
- Main Avenues

.....

This plan is a general site layout, not to scale and is intended for guidance only. It does not form any part of the contract. The plan does not show ownership boundaries, easements or wayleaves. Anwyl Homes reserve the right to alter or replace at any time. Please ask our site homes advisor for specific plot details. Plot specific variants. Please speak to homes advisor for more details. 07/04/22

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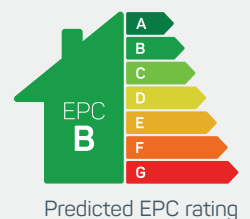


the styal

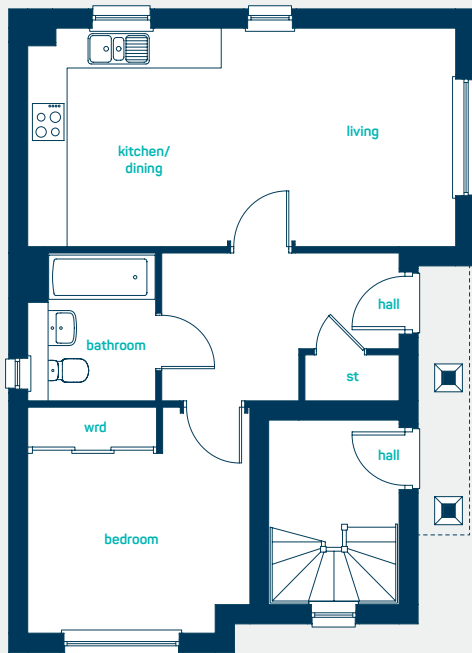
1 bed apartment

A *modern* 1-bedroom apartment. Key features include open-plan living space, large bedroom and bathroom.

www.anwylhomes.co.uk



ground floor apartment



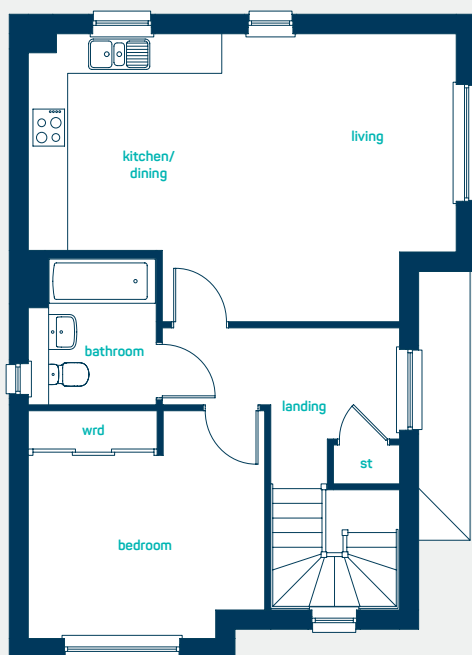
perfect for
first time buyers

ground floor apartment

kitchen/dining/living 22'2" x 11'1"
bedroom (into wardrobe) 11'6" x 11'5"
bathroom 7'6" x 6'5"

kitchen/dining/living 6.76m x 3.38m
bedroom (into wardrobe) 3.50m x 3.48m
bathroom 2.27m x 1.96m

first floor apartment



first floor apartment

kitchen/dining/living 22'2" x 14'9"
bedroom (into wardrobe) 12'4" x 11'8"
bathroom 7'7" x 6'5"

kitchen/dining/living 6.76m x 4.50m
bedroom (into wardrobe) 3.75m x 3.56m
bathroom 2.31m x 1.96m

the styal
1 bed apartment

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everything considered.

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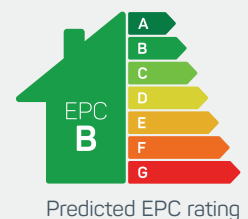


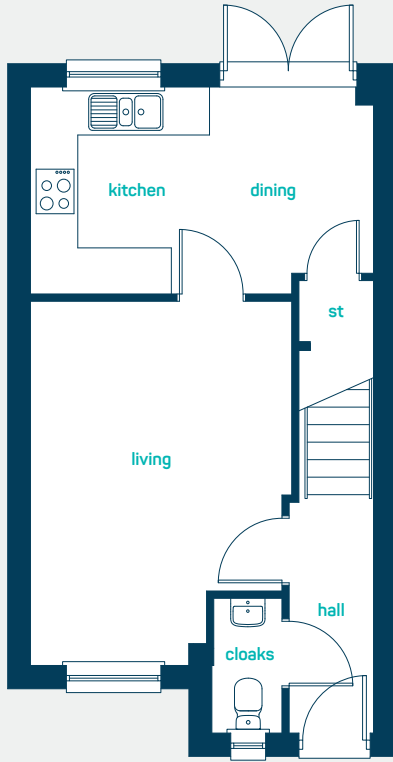
the burton

2 bed semi-detached

This *exquisite* two bedroom home is crafted with space in mind. Key features include an airy open-plan kitchen dining area, and en-suites off both double bedrooms.

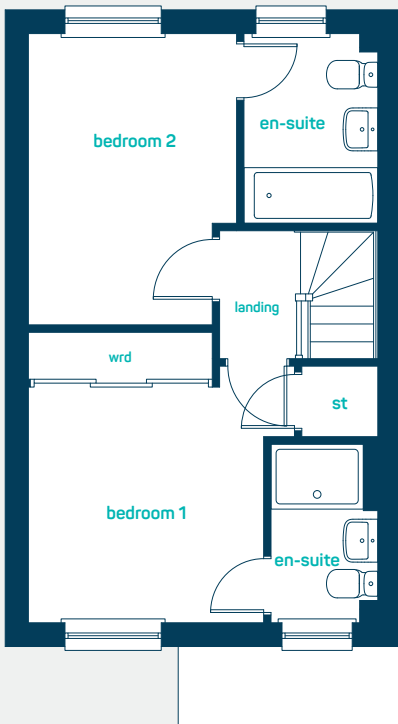
www.anwylhomes.co.uk





ground floor

kitchen/dining	14'8" x 8'9"
living room	15'6" x 11'3"
cloaks	5'8" x 2'11"
kitchen/dining	4.48m x 2.67m
living room	4.72m x 3.42m
cloaks	1.73m x 0.90m



first floor

bedroom 1 (into wardrobe)	12'1" x 9'11"
en-suite 1	7'5" x 4'6"
bedroom 2	12'2" x 8'9"
en-suite 2	7'11" x 5'7"
bedroom 1 (into wardrobe)	3.69m x 3.02m
en-suite 1	2.26m x 1.36m
bedroom 2	3.70m x 2.67m
en-suite 2	2.40m x 1.71m



the burton
2 bed detached



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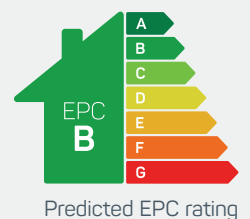


the bretton

3 bed semi detached

A 3 bedroom semi-detached home. *Perfect* as a family starter home or for first-time buyers. Key features include an open plan kitchen/diner and master bedroom with en-suite.

www.anwylhomes.co.uk



ideal for
first time buyers



ground floor

kitchen/dining 15'4" x 10'9"
living room 16'8" x 12'0"
cloaks 5'11" x 3'1"

kitchen/dining 4.67m x 3.28m
living room 5.08m x 3.66m
cloaks 1.79m x 0.95m

first floor

bedroom 1 12'10" x 8'4"
en-suite 8'4" x 5'6"
bedroom 2 11'0" x 8'4"
bedroom 3 7'7" x 6'8"
bathroom 7'2" x 6'8"

bedroom 1 3.91m x 2.53m
en-suite 2.53m x 1.67m
bedroom 2 3.35m x 2.53m
bedroom 3 2.30m x 2.04m
bathroom 2.18m x 2.02m

the bretton
3 bed semi detached

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everything considered.

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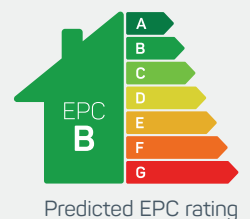


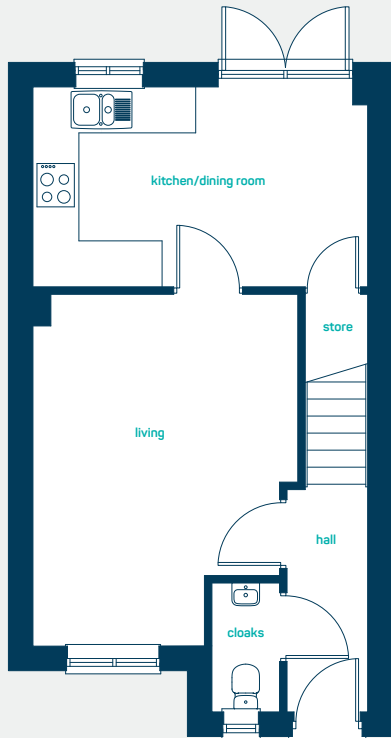
the kinnerton

3 bed semi-detached

A perfect 3 bedroom semi-detached starter home for first time buyers. Key features include *open plan* kitchen/diner, *spacious lounge* and master bedroom with en-suite.

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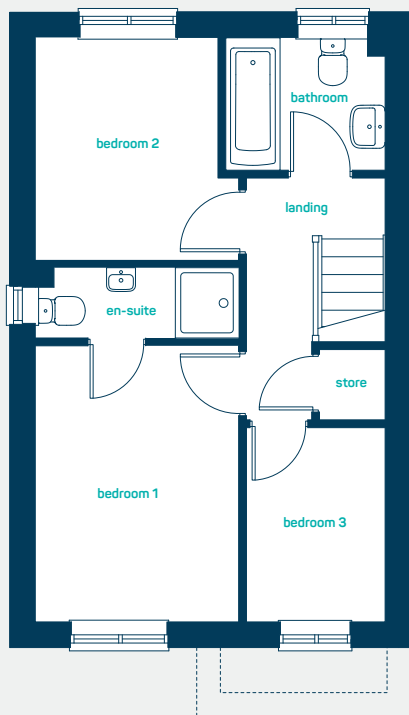


perfect for
first time buyers

ground floor

kitchen/diner: 14'8" x 8'9"
living room: 15'5" x 11'8"
cloaks: 5'8" x 3'0"

kitchen/diner: 4.48m x 2.68m
living room: 4.71m x 3.54m
cloaks: 1.73m x 0.91m



first floor

bedroom 1: 11'7" x 8'7"
en-suite: 8'7" x 2'11"
bedroom 2: 9'4" x 7'8"
bedroom 3: 8'2" x 5'10"
bathroom: 6'8" x 5'7"

bedroom 1: 3.54m x 2.60m
en-suite: 2.60m x 0.90m
bedroom 2: 2.85m x 2.34m
bedroom 3: 2.49m x 1.78m
bathroom: 2.04m x 1.70m

the kinnerton
3 bed semi-detached

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everything considered.

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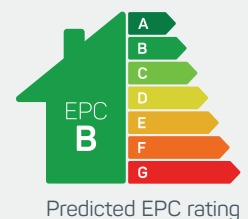


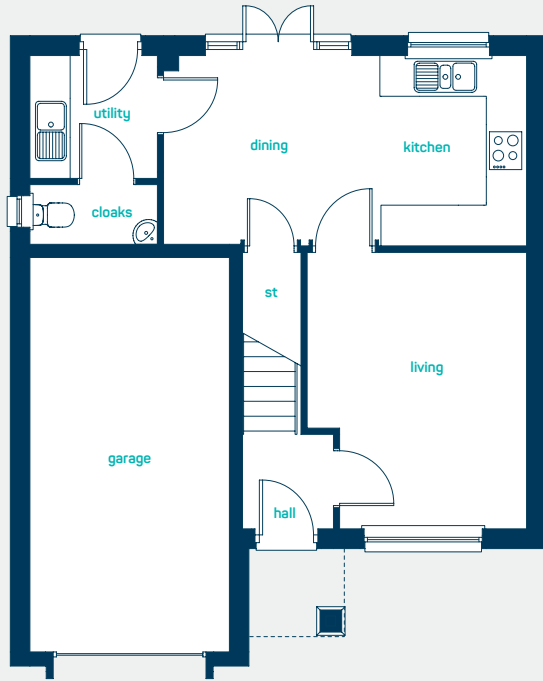
the appleton

3 bed detached

A *stunning* 3 bedroom home ideal for buyers looking for spacious, modern living. Key features include open plan kitchen diner, separate utility room and three large bedrooms.

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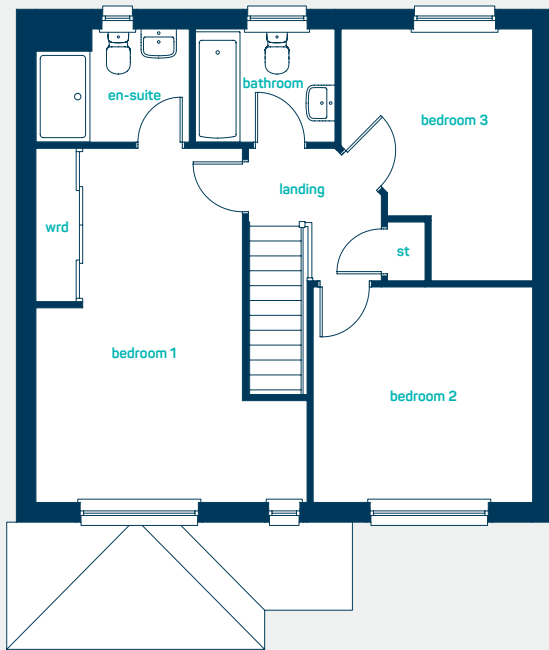




beautiful
open plan living

ground floor

kitchen/dining	18'5" x 9'5"
utility	6'5" x 6'1"
living room	13'9" x 11'1"
cloaks	6'5" x 3'0"
kitchen/dining	5.61m x 2.87m
utility	1.95m x 1.86m
living room	4.20m x 3.38m
cloaks	1.95m x 0.92m



first floor

bedroom 1	17'9" x 13'9"
en-suite	7'9" x 5'7"
bedroom 2	11'1" x 10'9"
bedroom 3	12'7" x 9'8"
bathroom	7'1" x 5'7"
bedroom 1	5.40m x 4.18m
en-suite	2.35m x 1.71m
bedroom 2	3.38m x 3.28m
bedroom 3	3.84m x 2.95m
bathroom	2.17m x 1.71m

the appleton
3 bed detached

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everything considered.



the
epsom

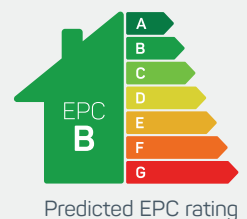
the
bretton

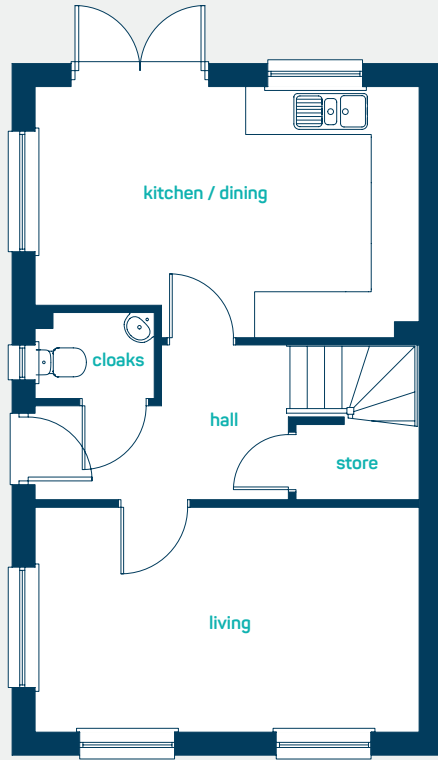
the epsom

3 bed semi detached

A *modern* 3 bed home, perfect for growing families. Key features include an open plan kitchen diner, separate living room, French doors leading to the garden and master bedroom with en-suite.

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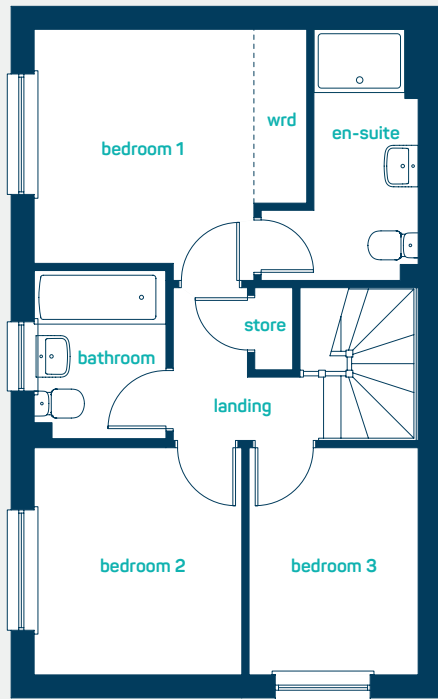


Ideal for
growing families

ground floor

kitchen/dining 16'5" x 10'9"
living room 16'5" x 9'7"
cloaks 5'1" x 3'9"

kitchen/dining 5.00m x 3.28m
living room 5.00m x 2.91m
cloaks 1.54m x 1.13m



first floor

bedroom 1 11'8" x 10'9"
en-suite 10'9" x 6'8"
bedroom 2 9'9" x 8'11"
bedroom 3 9'9" x 7'3"
bathroom 7'3" x 5'7"

bedroom 1 3.56m x 3.28m
en-suite 3.28m x 2.04m
bedroom 2 2.97m x 2.71m
bedroom 3 2.97m x 2.20m
bathroom 2.21m x 1.71m

the epsom
3 bed semi detached

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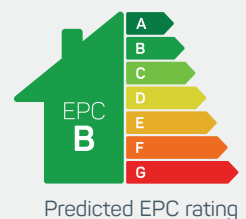


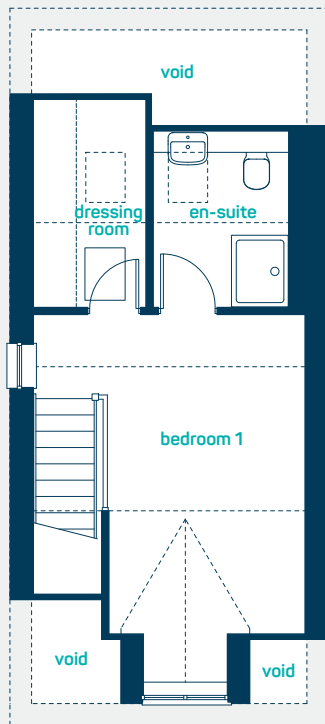
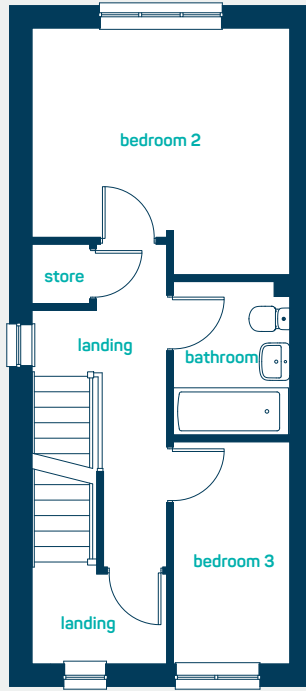
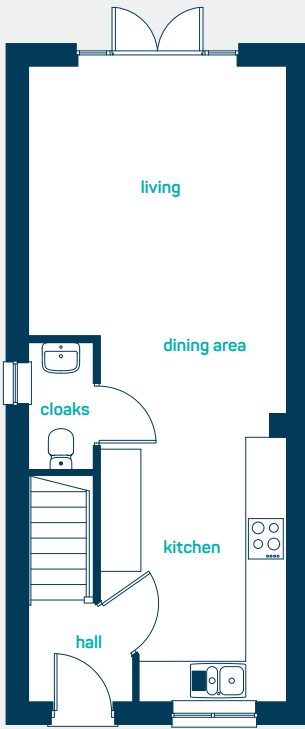
the snowdon

3 bed semi-detached

A 2.5 storey 3 bedroom semi-detached home. Key features include *open plan* kitchen, living and dining room with French doors to the rear, 3 bedrooms including master bedroom with en-suite, *dressing room* and separate family bathroom.

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modern
open plan living

ground floor

kitchen/
dining/living 30'9" x 12'6"
cloaks 6'3" x 3'0"

kitchen/
dining/living 9.37m x 3.80m
cloaks 1.90m x 0.91m

first floor

bedroom 2 12'6" x 11'10"
bedroom 3 10'9" x 5'8"
bathroom 7'5" x 5'8"

bedroom 2 3.80m x 3.61m
bedroom 3 3.27m x 1.72m
bathroom 2.26m x 1.72m

second floor

bedroom 1 (inc dorma) 17'0" x 12'6"
dressing room 9'8" x 5'2"
en-suite 9'1" x 6'3"

bedroom 1 (inc dorma) 5.18m x 3.80m
dressing room 2.94m x 1.58m
en-suite 2.77m x 1.90m

the snowdon
3 bed semi-detached

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everything considered.

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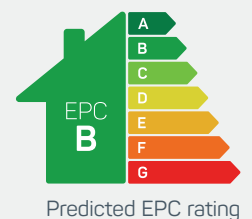


the pulford A

3 bed detached

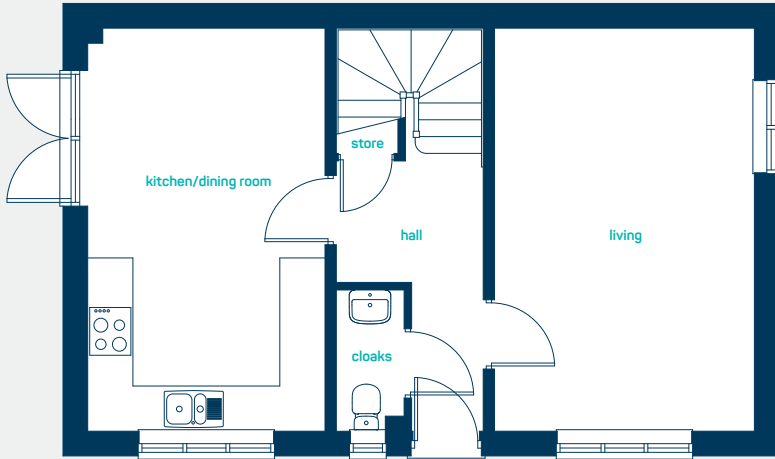
A 3 bed detached home ideal for a growing family. Key features include *open plan* kitchen diner, separate living room and master bedroom with en-suite.

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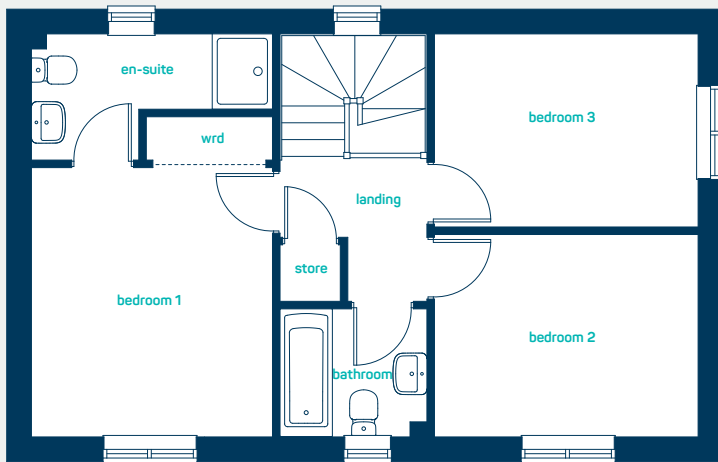
ideal for a growing family



ground floor

kitchen/diner	17'7" x 10'4"
living room	17'7" x 11'4"
cloaks	6'2" x 2'11"

kitchen/diner	5.35m x 3.15m
living room	5.35m x 3.45m
cloaks	1.88m x 0.90m



first floor

bedroom 1 (into wardrobe)	13'11" x 10'6"
en-suite	10'6" x 5'6"
bedroom 2	11'6" x 8'10"
bedroom 3	11'6" x 8'5"
bathroom	6'5" x 5'7"

bedroom 1 (into wardrobe)	4.25m x 3.20m
en-suite	3.20m x 1.68m
bedroom 2	3.50m x 2.69m
bedroom 3	3.50m x 2.56m
bathroom	1.95m x 1.70m



the pulford A
3 bed detached

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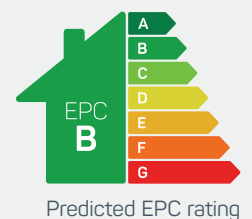


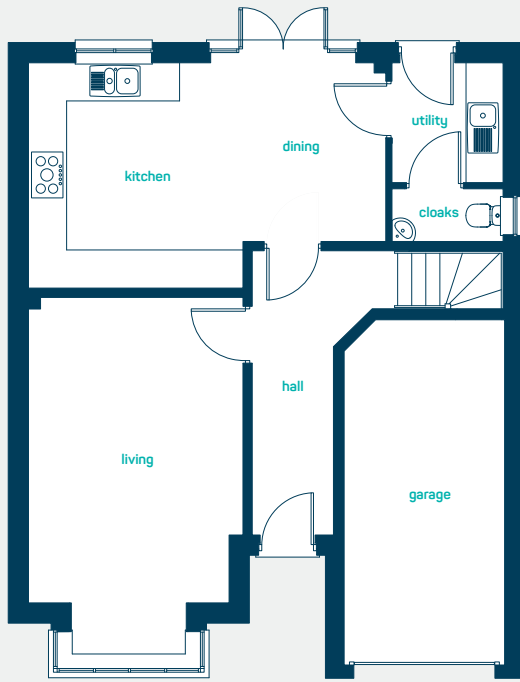
the ascot

4 bed detached with garage

A 4 bedroom *detached* home. Key features include a separate living room, 4 double bedrooms and master bedroom with en-suite.

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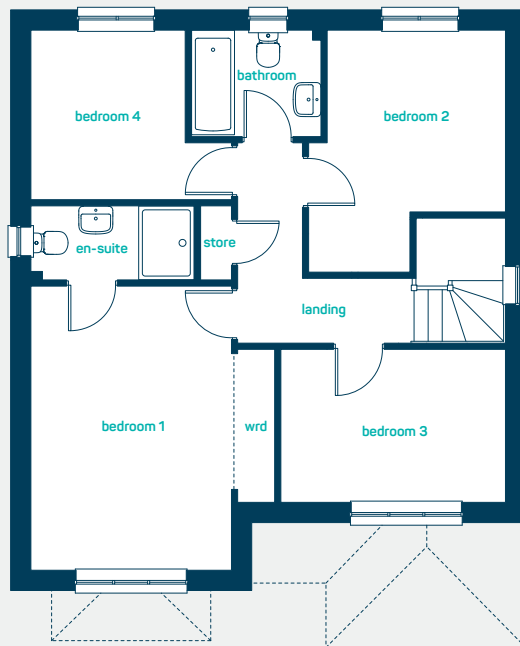


ideal for
spacious living

ground floor

kitchen/dining	19'4" x 12'0"
utility	6'3" x 5'11"
living room	19'0" x 11' 5"
cloaks	5'11" x 2'11"

kitchen/dining	5.89m x 3.65m
utility	1.90m x 1.80m
living room	5.79m x 3.48m
cloaks	1.80m x 0.90m



first floor

bedroom 1	14'11" x 13'0"
en-suite	8'8" x 3'11"
bedroom 2	12'4" x 10'10"
bedroom 3	12'3" x 8'2"
bedroom 4	10'8" x 9'3"
bathroom	6'11" x 5'8"

bedroom 1	4.54m x 3.95m
en-suite	2.65m x 1.20m
bedroom 2	3.77m x 3.29m
bedroom 3	3.74m x 2.48m
bedroom 4	3.25m x 2.81m
bathroom	2.10m x 1.73m

the ascot
4 bed detached with garage

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everything considered.

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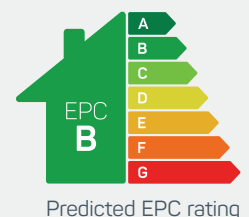


the cheltenham

4 bed detached

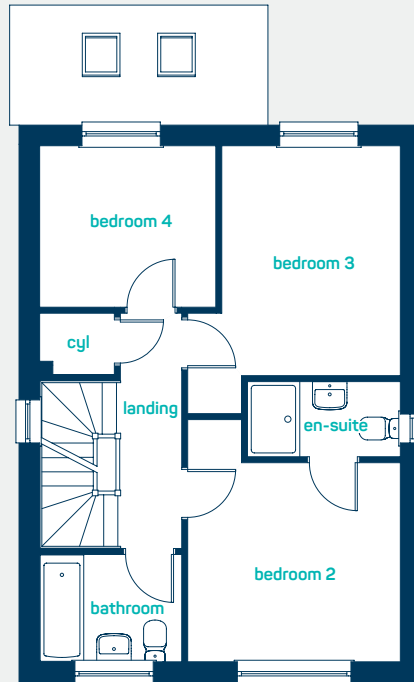
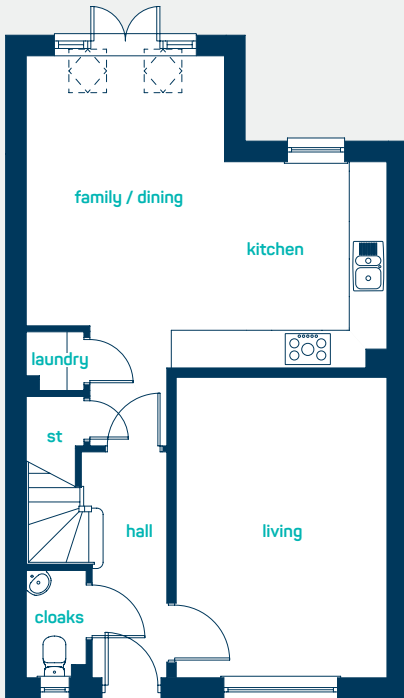
Spacious and thoughtfully designed accommodation over 3 floors. Ideal for growing families. Key features include an impressive master suite and shower room on the top floor offering the perfect place to unwind. A further en-suite shower room and family bathroom ensure that even busy times are a pleasure.

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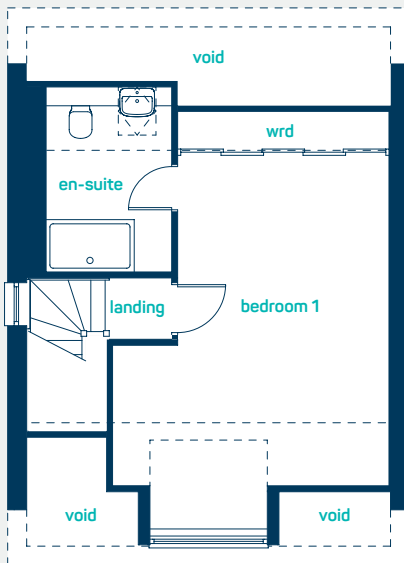


ideal for
growing families



ground floor

kitchen/dining /family	18'10" x 16'4"
living room	15'9" x 11'0"
laundry cupboard	3'1" x 3'0"
cloaks	5'7" x 3'2"
kitchen/dining /family	5.75m x 4.97m
living room	4.79m x 3.36m
laundry cupboard	0.94m x 0.92m
cloaks	1.71m x 0.96m



first floor

bedroom 2	11'1" x 10'5"
en-suite 2	8'0" x 3'11"
bedroom 3	12'0" x 11'1"
bedroom 4	9'3" x 8'5"
bathroom	7'5" x 5'7"
bedroom 2	3.39m x 3.17m
en-suite 2	2.44m x 1.20m
bedroom 3	3.66m x 3.39m
bedroom 4	2.81m x 2.57m
bathroom	2.26m x 1.71m

second floor

bedroom 1	21'11" x 14'5"
en-suite 1	10'0" x 6'7"
bedroom 1	6.68m x 4.40m
en-suite 1	3.05m x 2.00m

the cheltenham
4 bed detached

ANWYL
thoughtful homes

NEW HOMES QUALITY CODE

NEW HOMES OMBUDSMAN SERVICE

www.anwylhomes.co.uk

Anwyl Homes is a Registered Developer with the NHQB. This is a computer-generated image of the cheltenham, elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. 01/11/22.

everything considered.

ANWYL
thoughtful homes

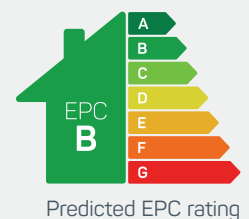


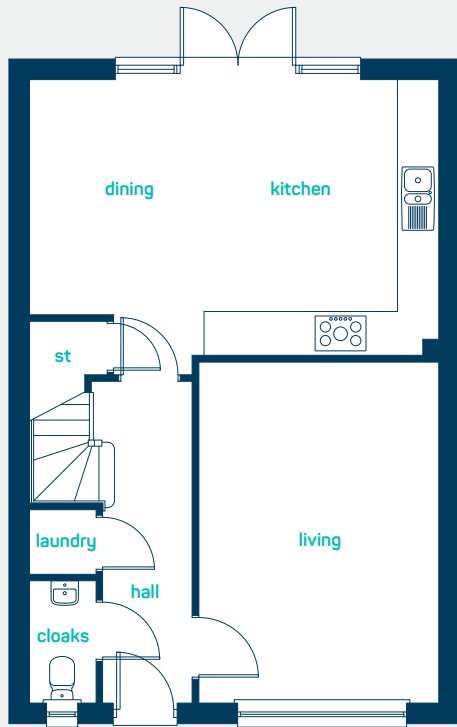
the farndon

4 bed detached

A *spacious* 4 bedroom detached family home. Key features include a large separate living room, master bedroom with en-suite and open plan kitchen, dining room.

www.anwylhomes.co.uk



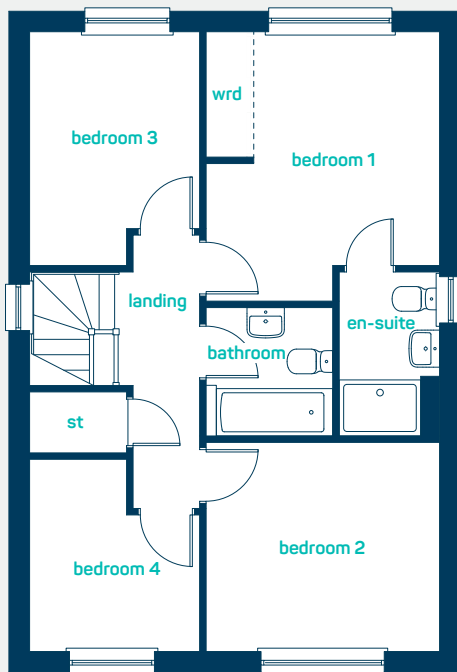


ideal for
spacious living

ground floor

kitchen/dining 19'7" x 18'5"
(into pod)
laundry cupboard 3'2" x 2'11"
cloaks 5'10" x 3'2"
living room 16'4" x 11'5"

kitchen/dining 5.97m x 5.60m
(into pod)
laundry cupboard 0.96m x 0.90m
cloaks 1.78m x 0.96m
living room 4.97m x 3.48m



first floor

bedroom 1 13'0" x 11'2"
en-suite 8'0" x 4'9"
bedroom 2 11'2" x 10'0"
bedroom 3 11'2" x 8'1"
bedroom 4 9'2" x 8'0"
bathroom 6'3" x 6'1"

bedroom 1 3.96m x 3.40m
en-suite 2.43m x 1.45m
bedroom 2 3.40m x 3.05m
bedroom 3 3.41m x 2.47m
bedroom 4 2.80m x 2.45m
bathroom 1.90m x 1.86m

the farndon
4 bed detached

ANWYL
thoughtful homes

**NEW
HOMES
QUALITY
CODE**

**NEW HOMES
OMBUDSMAN
SERVICE**

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Anwyl Homes is a Registered Developer with the NHQB. This is a computer-generated image of the farndon pod variant, elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. 01/11/22.

everything considered.

ANWYL
thoughtful homes

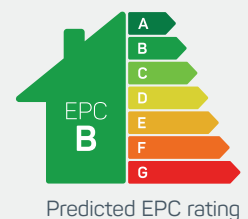


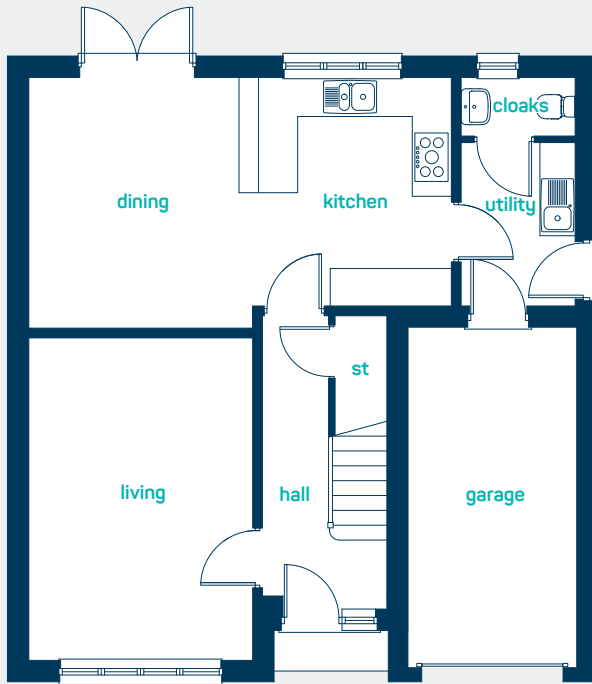
the glyn

4 bed detached with garage

A *spacious* 4 bedroom detached home. Key features include high ceilings, master en-suite, integral garage and an *open plan* kitchen diner.

www.anwylhomes.co.uk



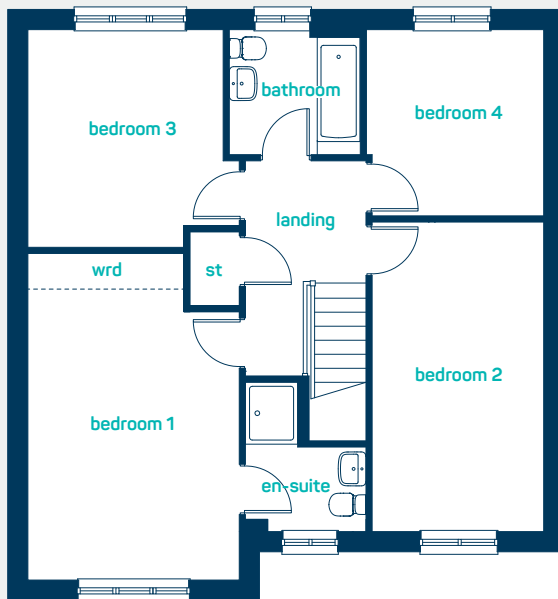


ideal for
growing families

ground floor

living room	16' 10" x 11' 3"
kitchen/dining	21' 3" x 12' 7"
cloaks	6' 0" x 3' 3"
utility	8' 1" x 6' 0"

living room	5.13m x 3.44m
kitchen/dining	6.48m x 3.85m
cloaks	1.83m x 0.99m
utility	2.45m x 1.83m



first floor

bedroom 1	17' 0" x 11' 3"
en-suite	7' 11" x 6' 7"
bedroom 2	16' 6" x 9' 1"
bedroom 3	12' 7" x 11' 3"
bedroom 4	9' 11" x 9' 7"
bathroom	7' 0" x 6' 8"

bedroom 1	5.19m x 3.44m
en-suite	2.43m x 2.01m
bedroom 2	5.03m x 2.77m
bedroom 3	3.84m x 3.44m
bedroom 4	3.03m x 2.91m
bathroom	2.13m x 2.03m

the glyn
4 bed detached with garage

ANWYL
thoughtful homes

**NEW
HOMES
QUALITY
CODE**

**NEW HOMES
SERVICE
OMBUDSMAN**

www.anwylhomes.co.uk

Anwyl Homes is a Registered Developer with the NHQB. This is a computer-generated image of the glyn, elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. 01/11/22 (plus version).

everything considered.

ANWYL
thoughtful homes

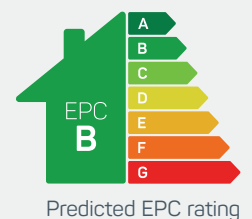


the oakmere

4 bed detached

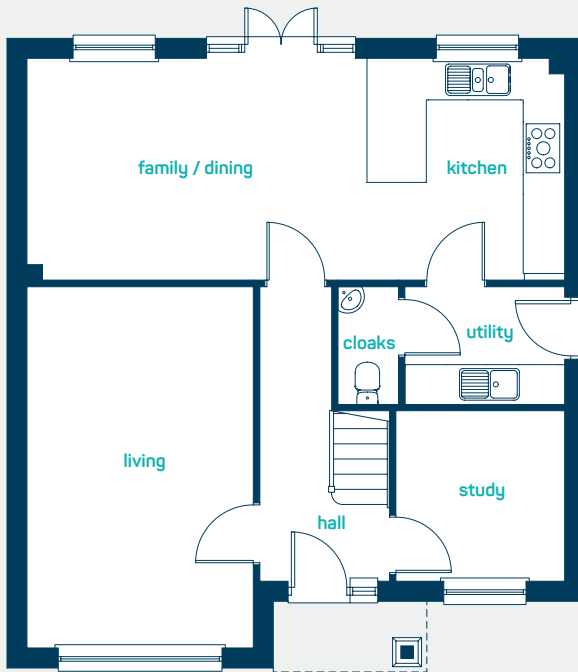
An *impressive* 4 bedroom detached home, ideal for families. Key features include large open plan kitchen, dining and family room with a separate living room, utility and study.

www.anwylhomes.co.uk



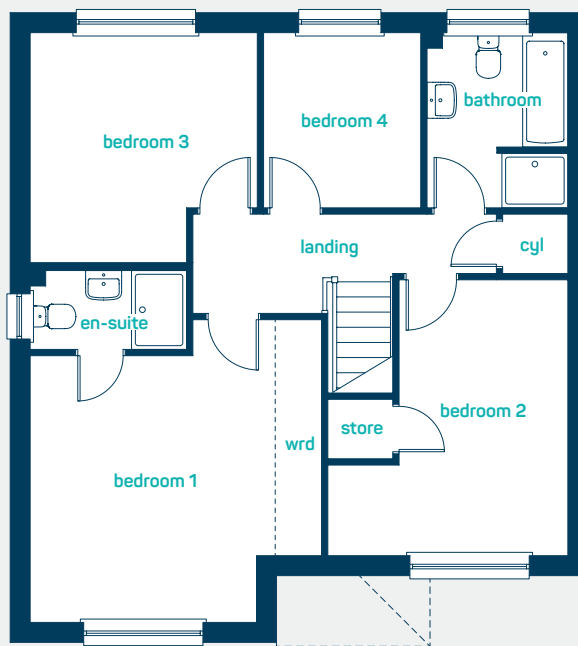


feature
high ceilings



ground floor

kitchen/dining	26'7" x 10'11"
utility	7'11" x 5'9"
living room	17'10" x 11'1"
study	8'5" x 8'4"
cloaks	5'9" x 3'0"
kitchen/dining	8.11m x 3.32m
utility	2.40m x 1.76m
living room	5.43m x 3.38m
study	2.56m x 2.54m
cloaks	1.76m x 0.92m



first floor

bedroom 1	15'0" x 14'5"
en-suite	7'9" x 3'11"
bedroom 2	13'8" x 11'10"
bedroom 3	11'4" x 11'3"
bedroom 4	8'8" x 7'10"
bathroom	8'8" x 6'11"
bedroom 1	4.57m x 4.40m
en-suite	2.35m x 1.20m
bedroom 2	4.16m x 3.62m
bedroom 3	3.46m x 3.42m
bedroom 4	2.63m x 2.38m
bathroom	2.63m x 2.11m

the oakmere
4 bed detached

ANWYL
thoughtful homes

NEW HOMES QUALITY CODE

NEW HOMES OMBUDSMAN SERVICE

www.anwylhomes.co.uk

Anwyl Homes is a Registered Developer with the NHQB. This is a computer-generated image of the oakmere, elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. 01/11/22.

everything considered.

ANWYL
thoughtful homes

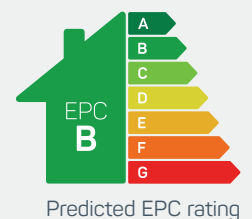


the stratford

4 bed detached

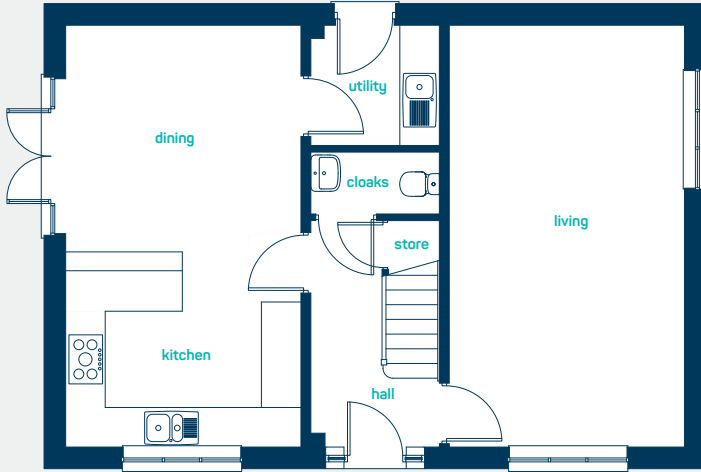
A spacious 4 bedroom detached family home. Key features include high ceilings, a master bedroom with en-suite and an *open plan* kitchen diner.

www.anwylhomes.co.uk





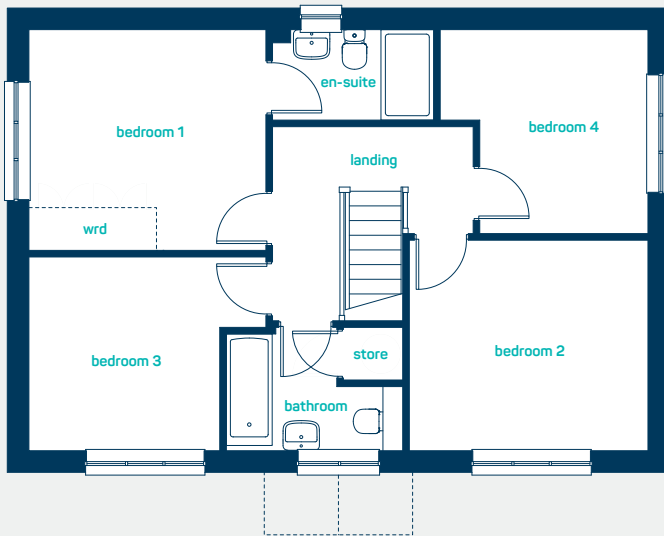
double fronted house



ground floor

kitchen/dining	21'0" x 11'9"
utility	6'5" x 6'1"
living room	21'0" x 11'9"
cloaks	6'5" x 3'0"

kitchen/dining	6.40m x 3.57m
utility	1.95m x 1.85m
living room	6.40m x 3.57m
cloaks	1.95m x 0.92m



first floor

bedroom 1	11'9" x 10'11"
en-suite	8'0" x 4'7"
bedroom 2	11'11" x 10'6"
bedroom 3	11'9" x 9'9"
bedroom 4	10'4" x 10'2"
bathroom	8'11" x 6'3"

bedroom 1	3.58m x 3.33m
en-suite	2.44m x 1.40m
bedroom 2	3.63m x 3.20m
bedroom 3	3.58m x 2.97m
bedroom 4	3.16m x 3.10m
bathroom	2.71m x 1.90m



the stratford
4 bed detached

ANWYL
thoughtful homes

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QUALITY
CODE

NEW HOMES
OMBUDSMAN
SERVICE

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everything considered.

ANWYL
thoughtful homes

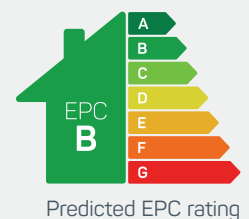


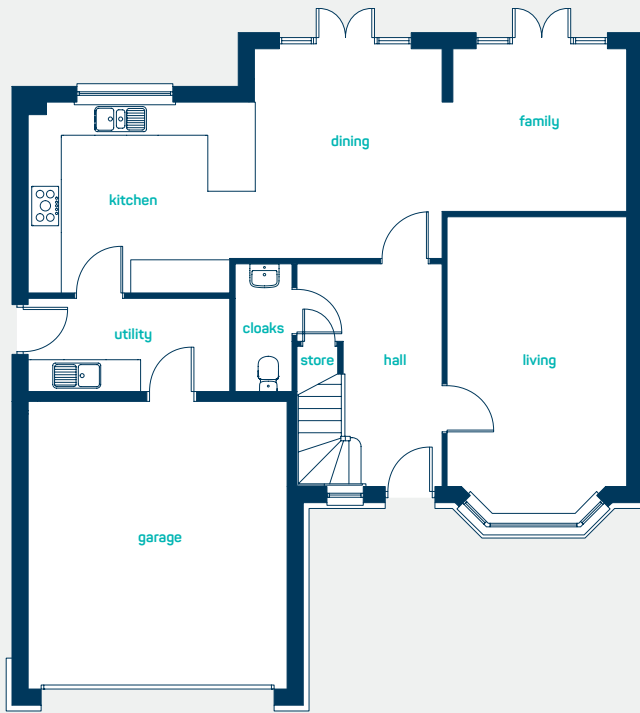
the bowdon

5 bed detached

A *large* and spacious detached 5 bedroom house, ideal for families.
Key features include a double garage, 2 en-suite bedrooms with fitted wardrobes.
An open plan kitchen/dining/family area with separate living room and utility.

www.anwylhomes.co.uk





 ideal for
growing families

ground floor

kitchen/dining /family 36'11" x 12'10"
living room (inc bay) 18'5" x 11'0"
cloaks 7'10" x 3'6"
utility 12'4" x 5'8"

kitchen/dining /family 11.26m x 3.91m
living room (inc bay) 5.61m x 3.34m
cloaks 2.39m x 1.06m
utility 3.76m x 1.74m



first floor

bedroom 1 22'2" x 15'11"
en-suite 1 7'2" x 7'1"
bedroom 2 14'3" x 9'8"
en-suite 2 8'4" x 6'11"
bedroom 3 13'2" x 11'10"
bedroom 4 11'10" x 10'2"
bedroom 5 9'8" x 7'5"
bathroom 9'2" x 7'3"

bedroom 1 6.75m x 4.85m
en-suite 1 2.18m x 2.15m
bedroom 2 4.35m x 2.95m
en-suite 2 2.55m x 2.11m
bedroom 3 4.02m x 3.60m
bedroom 4 3.60m x 3.09m
bedroom 5 2.95m x 2.25m
bathroom 2.80m x 2.21m

the bowdon
5 bed detached house

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ANWYL
thoughtful homes

NEW HOMES QUALITY CODE

NEW HOMES OMBUDSMAN SERVICE

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everything considered.

The Fairways, Handforth

Character Areas

Character Areas Key

- Recreational Corridor
- Country Fringe
- Main Avenues



Recreational Corridor

main features:

- stone heads & cills to front elevation.
- green mist front door with glazed panels.
- black windows with lead bar windows.
- black fascia and soffits.
- contrasting brickwork detailing.

please note - focal plots may have render (colour white), tudor boarding, chimneys and voussoir window heads. please speak to homes advisor for further information.



The Fairways, Handforth

Character Areas

Country Fringe

main features:

- arched brick window heads to front elevation.
- chartwell green cottage style front door.
- chartwell green windows with cottage bar detail.
- white fascia and soffits.
- contrasting brickwork detailing.

please note - focal plots may have render (colour cream), chimneys and voussoir window heads. please speak to homes advisor for further information.



Main Avenues

main features:

- arched brick window heads to front elevation.
- anthracite grey half glazed front door with glazing bar detail.
- black windows with cross bar detail.
- black fascia and soffits.
- contrasting brickwork detailing.

please note - focal plots may have render (colour white), tudor boarding, chimneys and voussoir window heads. please speak to homes advisor for further information.



This document is not to scale and is intended for guidance only. It does not form any part of the contract. Anwyl Homes reserve the right to alter or replan at any time. Please ask our site homes advisor for specific plot details.

got questions?
call 01625 919 417



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St Georges Way, Handforth, SK9 3HD

www.anwylhomes.co.uk

everything considered.