

**ANWYL**  
*thoughtful homes*

welcome to  
**The Oaks at Rossbank**  
*Ellesmere Port*



**0151 832 9576**  
.....

*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.

**Anwyl homes. Everything considered.**

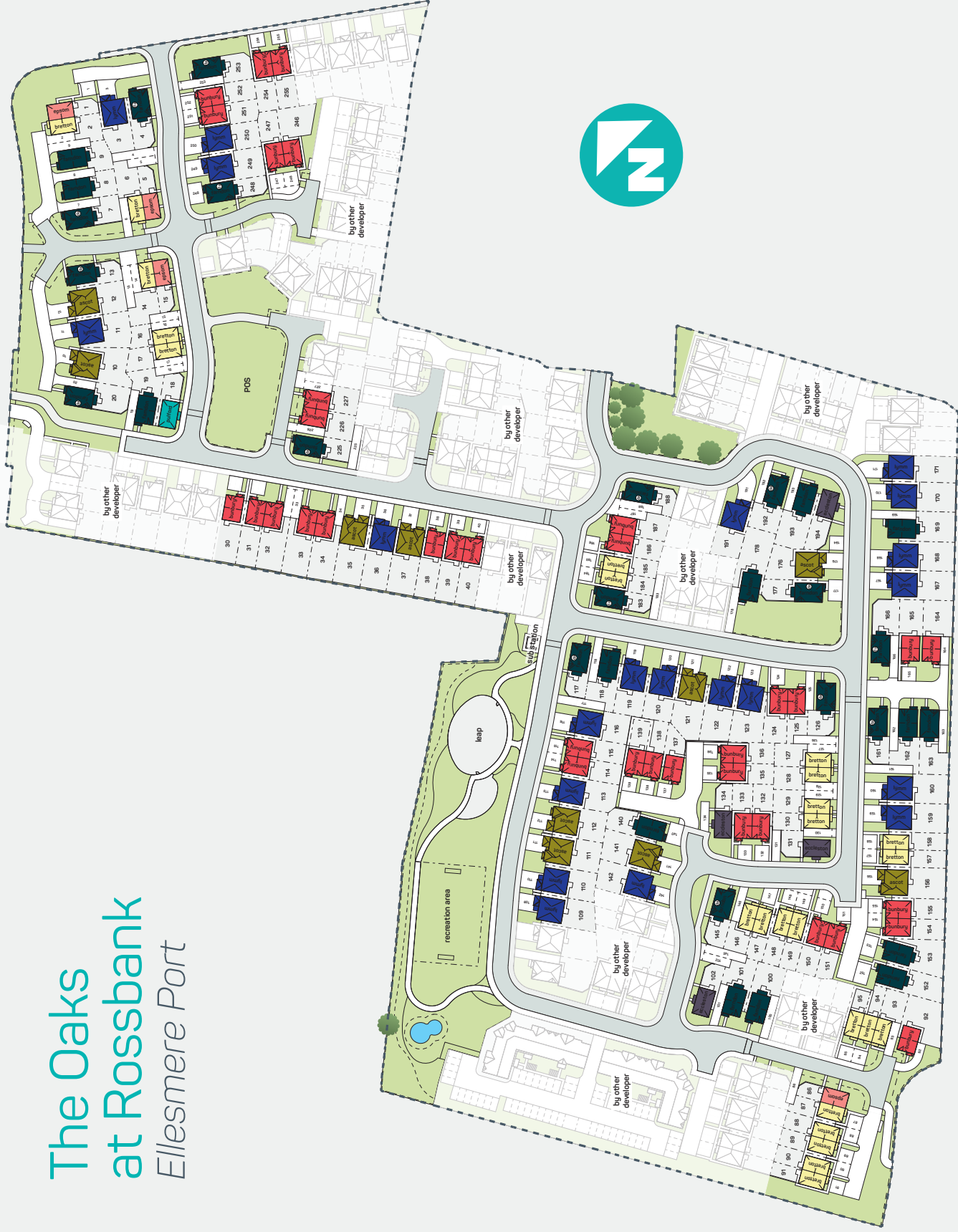
*the opportunity to  
make your home  
your own*



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



# The Oaks at Rossbank Ellesmere Port



key

- bunbury
- fardon
- lymm
- ascot
- bretton
- epsom
- pulford
- da fardon
- eccleston

*everything considered.*

.....  
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. Anwyj Homes reserve the right to alter or replan at any time. Please ask our site homes advisor for specific plot details. Turf to rear gardens is not provided. 01/09/2021



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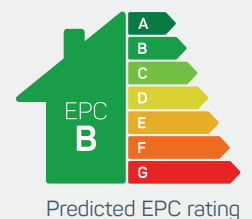


## the bretton

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.

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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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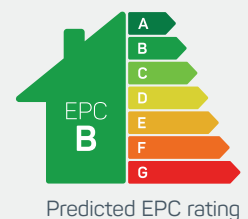


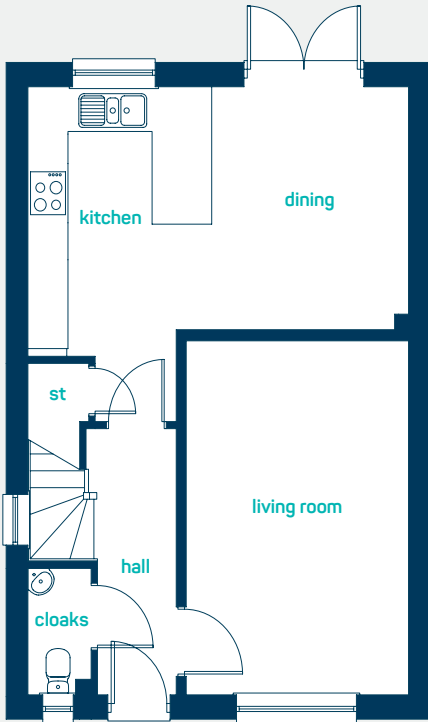
## the bunbury

3 bed semi-detached

Perfect as a *family* starter home or for first-time buyers.  
Key features include 3 double bedrooms and an open plan  
kitchen family room perfect for modern living.

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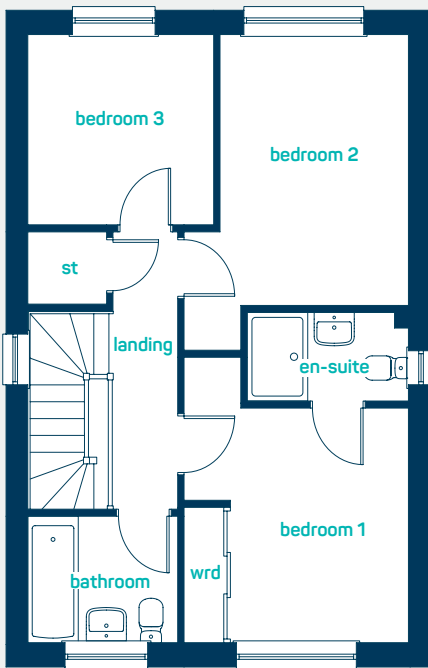




perfect for new families

### ground floor

kitchen/dining	18'10" x 12'0"
living room	15'9" x 11'0"
cloaks	5'7" x 3'4"
kitchen/dining	5.75m x 3.64m
living room	4.79m x 3.36m
cloaks	1.71m x 1.02m



### first floor

bedroom 1	12'8" x 11'1"
(into door)	
en-suite	8'0" x 3'11"
bedroom 2	14'0" x 11'1"
(into door)	
bedroom 3	9'3" x 8'5"
bathroom	7'5" x 5'7"
bedroom 1	3.86m x 3.39m
(into door)	
en-suite	2.44m x 1.2m
bedroom 2	4.27m x 3.39m
(into door)	
bedroom 3	2.81m x 2.57m
bathroom	2.26m x 1.71m

**the bunbury**  
3 bed semi-detached

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*everything considered.*



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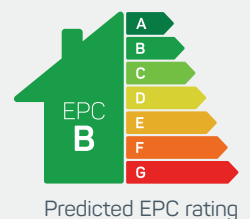


## the eccleston

3 bed detached

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

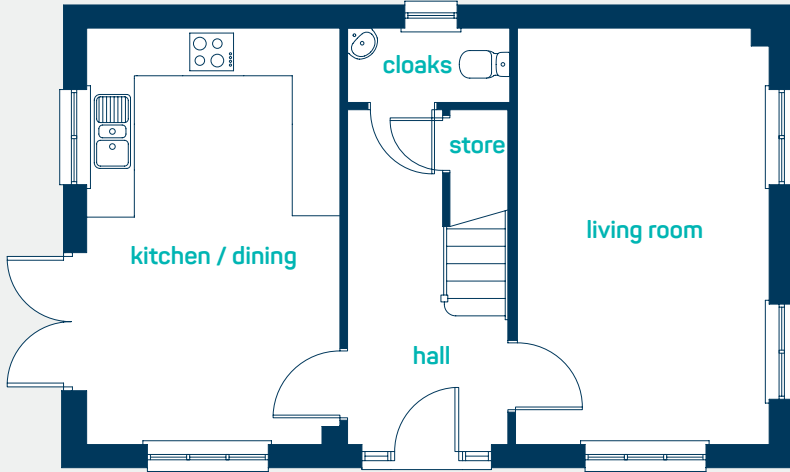
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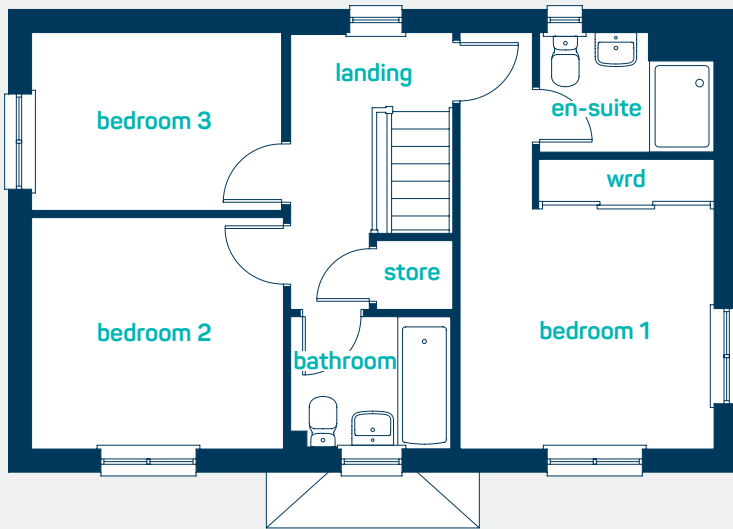


ideal for a growing family



### ground floor

kitchen/dining	17'9" x 10'9"
living room	17'9" x 10'8"
cloaks	6'10" x 3'1"
kitchen/dining	5.41m x 3.27m
living room	5.41m x 3.25m
cloaks	2.08m x 0.95m



### first floor

bedroom 1	17'9" x 10'10"
en-suite	7'5" x 5'1"
bedroom 2	10'9" x 9'10"
bedroom 3	10'9" x 7'7"
bathroom	6'11" x 5'7"
bedroom 1	5.41m x 3.31m
en-suite	2.26m x 1.54m
bedroom 2	3.28m x 3.01m
bedroom 3	3.28m x 2.31m
bathroom	2.10m x 1.71m

**the eccleston**  
3 bed detached

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*everything considered.*

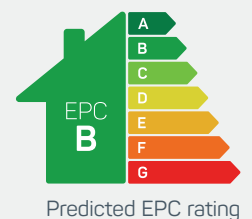


## the epsom

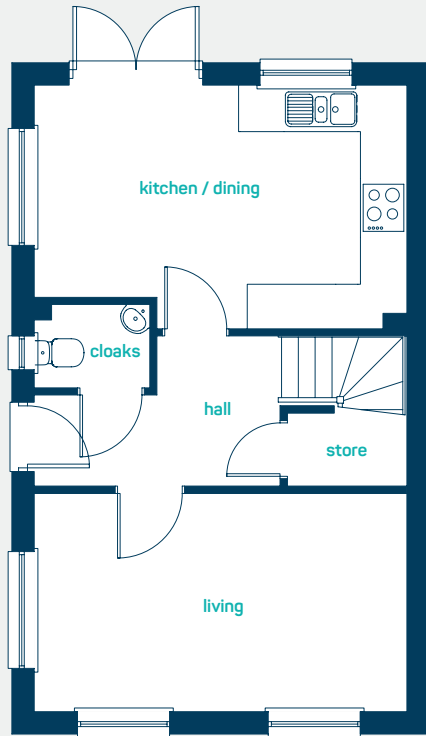
3 bed semi detached

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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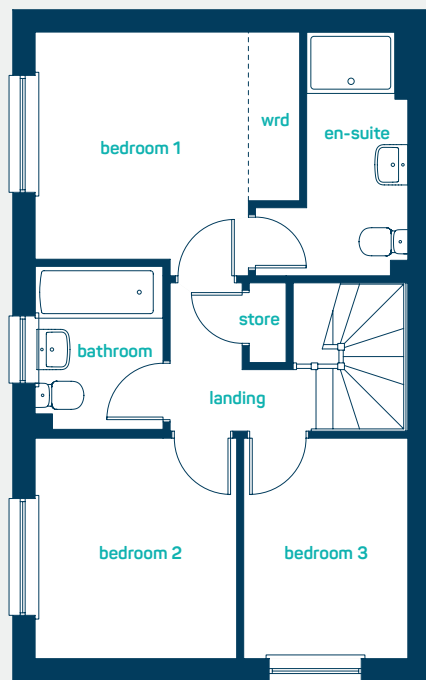


Ideal for  
*growing families*

### 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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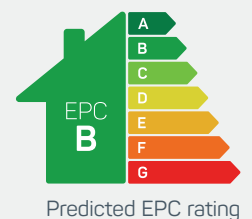


## the pulford A

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.

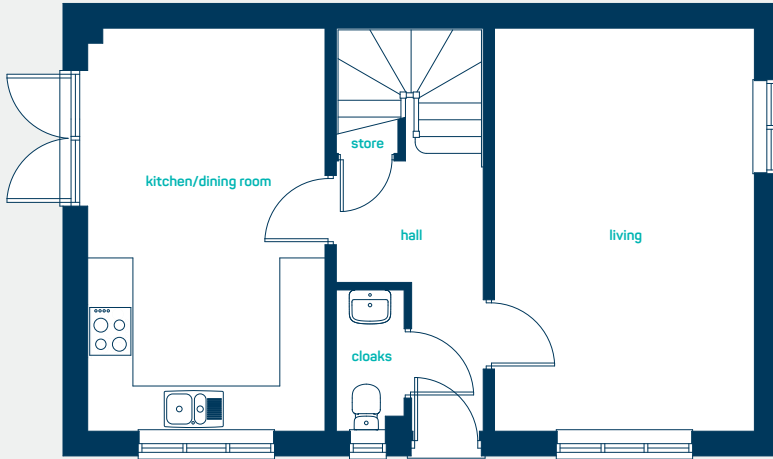
[www.anwylhomes.co.uk](http://www.anwylhomes.co.uk)







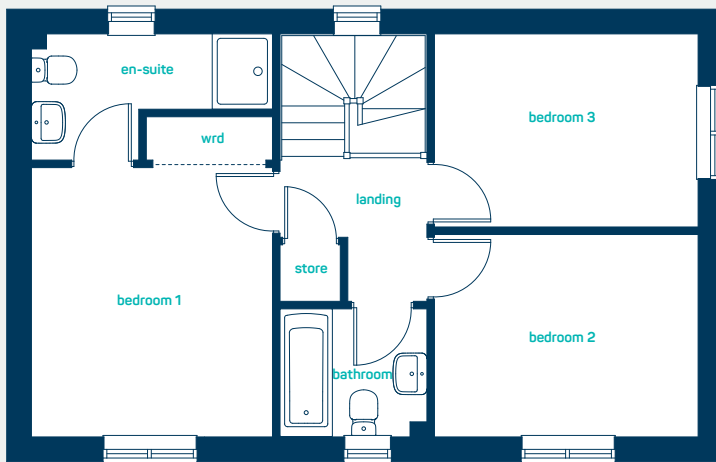
ideal for a growing family



### 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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*everything considered.*

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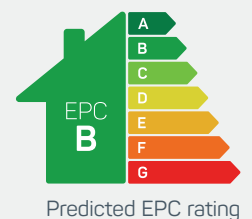


## the farndon DA

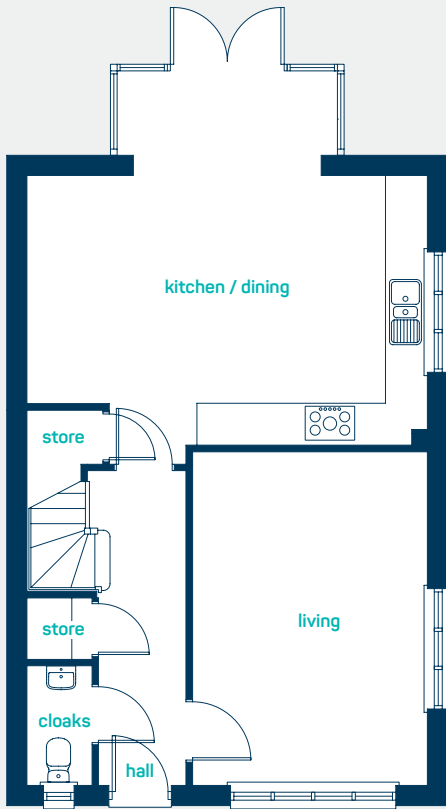
4 bed detached

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.

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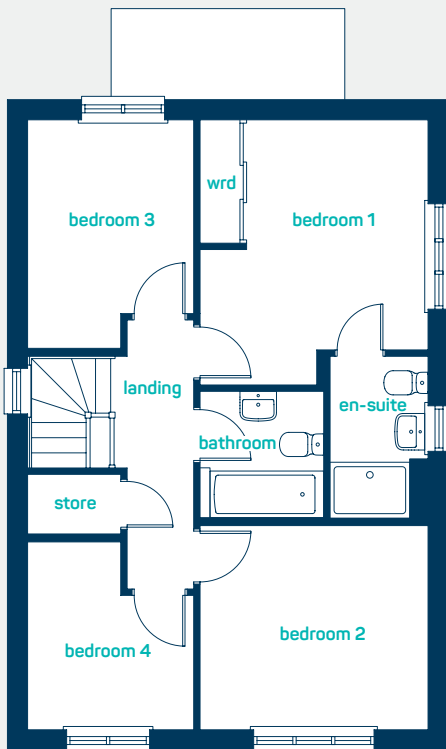


ideal for  
*spacious living*

### ground floor

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

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



### 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 8'1"
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 2.47m
bathroom	1.90m x 1.86m

**the farndon DA**  
4 bed detached

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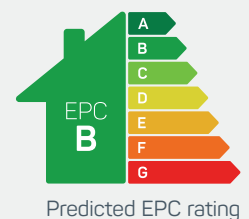


## the farndon

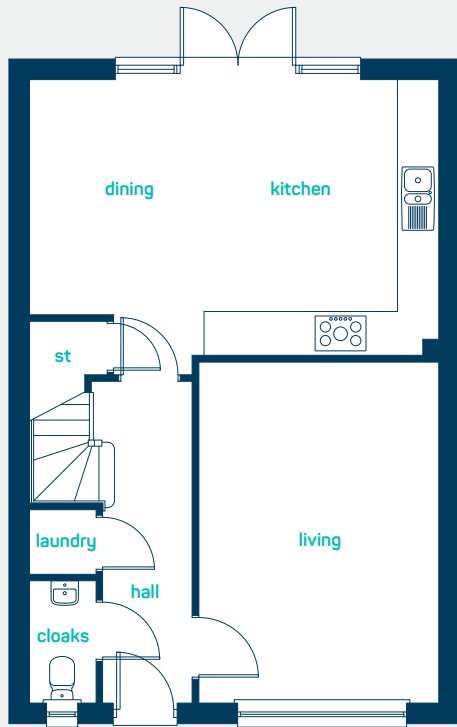
4 bed detached

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.

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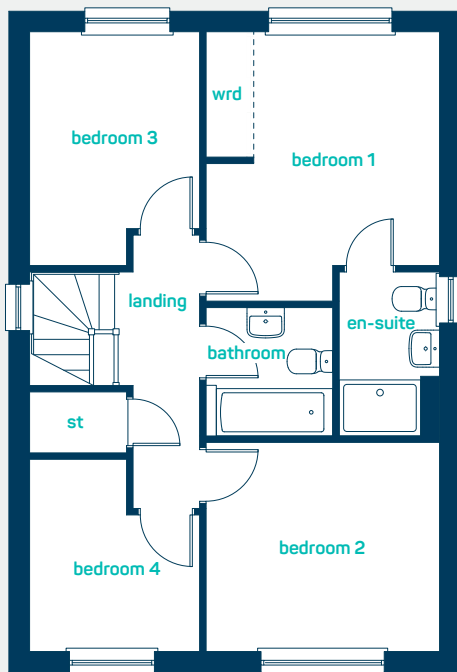


ideal for  
*spacious living*

### ground floor

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

kitchen/dining (into pod)	5.97m x 5.60m
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

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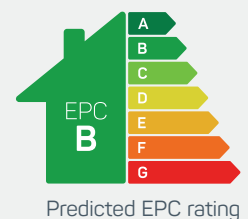


## the ascot

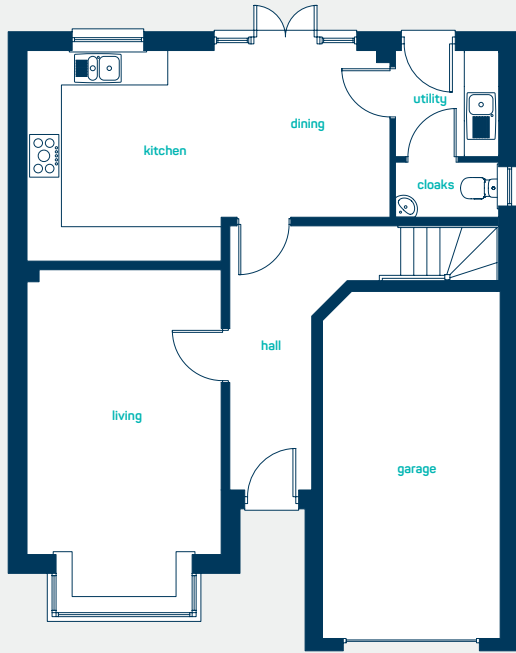
4 bed detached with garage

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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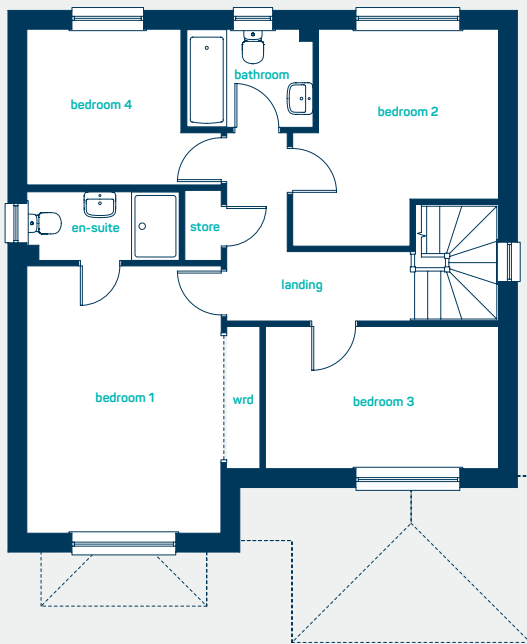


ideal for *spacious living*

### ground floor

kitchen/dining 20'9" x 12'1"  
 utility 6'1" x 5'11"  
 living room(inc bay) 18'11" x 11'1"  
 cloaks 5'11" x 3'2"

kitchen/dining 6.33m x 3.67m  
 utility 1.85m x 1.80m  
 living room(inc bay) 5.75m x 3.38m  
 cloaks 1.80m x 0.96m



### first floor

bedroom 1 15'4" x 13'4"  
 en-suite 8'9" x 3'11"  
 bedroom 2 12'5" x 11'9"  
 bedroom 3 13'4" x 8'2"  
 bedroom 4 11'1" x 8'11"  
 bathroom 7'3" x 5'7"

bedroom 1 4.66m x 4.06m  
 en-suite 2.66m x 1.20m  
 bedroom 2 3.78m x 3.59m  
 bedroom 3 4.06m x 2.48m  
 bedroom 4 3.39m x 2.71m  
 bathroom 2.21m x 1.71m

**the ascot**  
 4 bed detached with garage

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*everything considered.*

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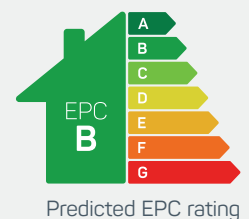


## the lymm

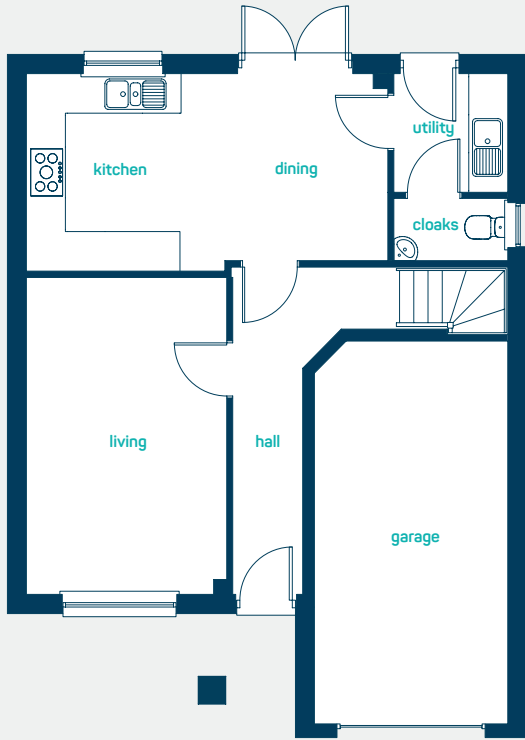
4 bed detached with garage

A *spacious* 4-bedroom detached home. The Lymm is thoughtfully designed to make the most of the space available, providing a well-planned open plan living space and a separate lounge in which to relax. Boasting 4 generously sized bedrooms, integral garage, lovely high ceilings and a roofed porch the Lymm is designed for today's family.

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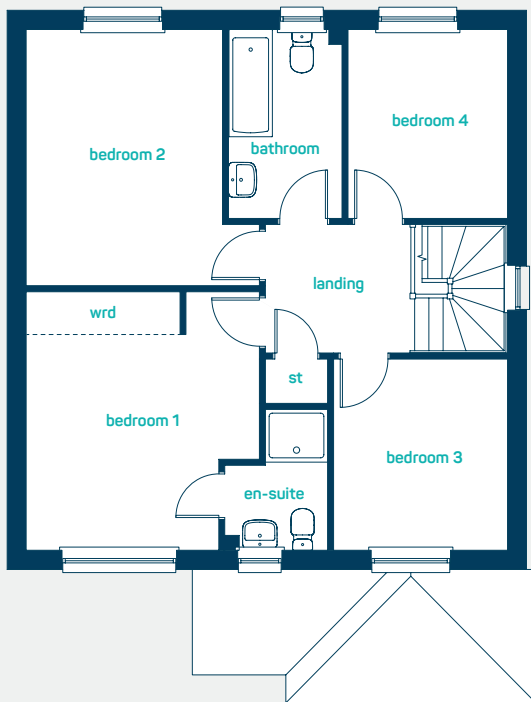




large open plan  
*kitchen diner*

### ground floor

kitchen/dining	18'11" x 10'1"
utility	6'1" x 5'11"
living room	16'3" x 10'5"
cloaks	5'11" x 3'2"
kitchen/dining	5.76m x 3.07m
utility	1.85m x 1.80m
living room	4.96m x 3.18m
cloaks	1.80m x 0.96m



### first floor

bedroom 1	13'4" x 12'2"
en-suite	7'3" x 5'5"
bedroom 2	13'2" x 12'2"
bedroom 3	9'10" x 9'1"
bedroom 4	9'9" x 8'4"
bathroom	9'9" x 6'0"
bedroom 1	4.06m x 3.71m
en-suite	2.20m x 1.65m
bedroom 2	4.02m x 3.71m
bedroom 3	3.00m x 2.76m
bedroom 4	2.96m x 2.53m
bathroom	2.96m x 1.82m

**the lymm**  
4 bed detached with garage

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*everything considered.*

got questions?  
call 0151 832 9576



Email: [theoaks@anwyl.co.uk](mailto:theoaks@anwyl.co.uk)  
Rossbank Road, Ellesmere Port, CH65 3AN

[www.anwylhomes.co.uk/theoaks](http://www.anwylhomes.co.uk/theoaks)

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