

WALTON  
HOMES

AUGUSTUS FIELDS

39 exclusive 3, 4 & 5 bedroom residences



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# It's all built around you.

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Walton Homes is founded on a family tradition of building exceptional new homes in wonderful Midlands locations. With more than 35 years of house-building experience, we are proud to offer outstanding quality and a personal approach. Our mission is building a better life for you and your family.



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# A delightful collection of new homes in the historic market town of Cheadle

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Set within walking distance of Cheadle town centre, Augustus Fields provides an exclusive collection of 39 new homes. With a selection of 3-bedroom bungalows along with 4 & 5 bedroom executive homes, this development offers high specification living for any lifestyle.

Close to the amenities of the town centre these homes offer high attention to detail combining traditional building methods so you will be sure to find your perfect home on this select development.

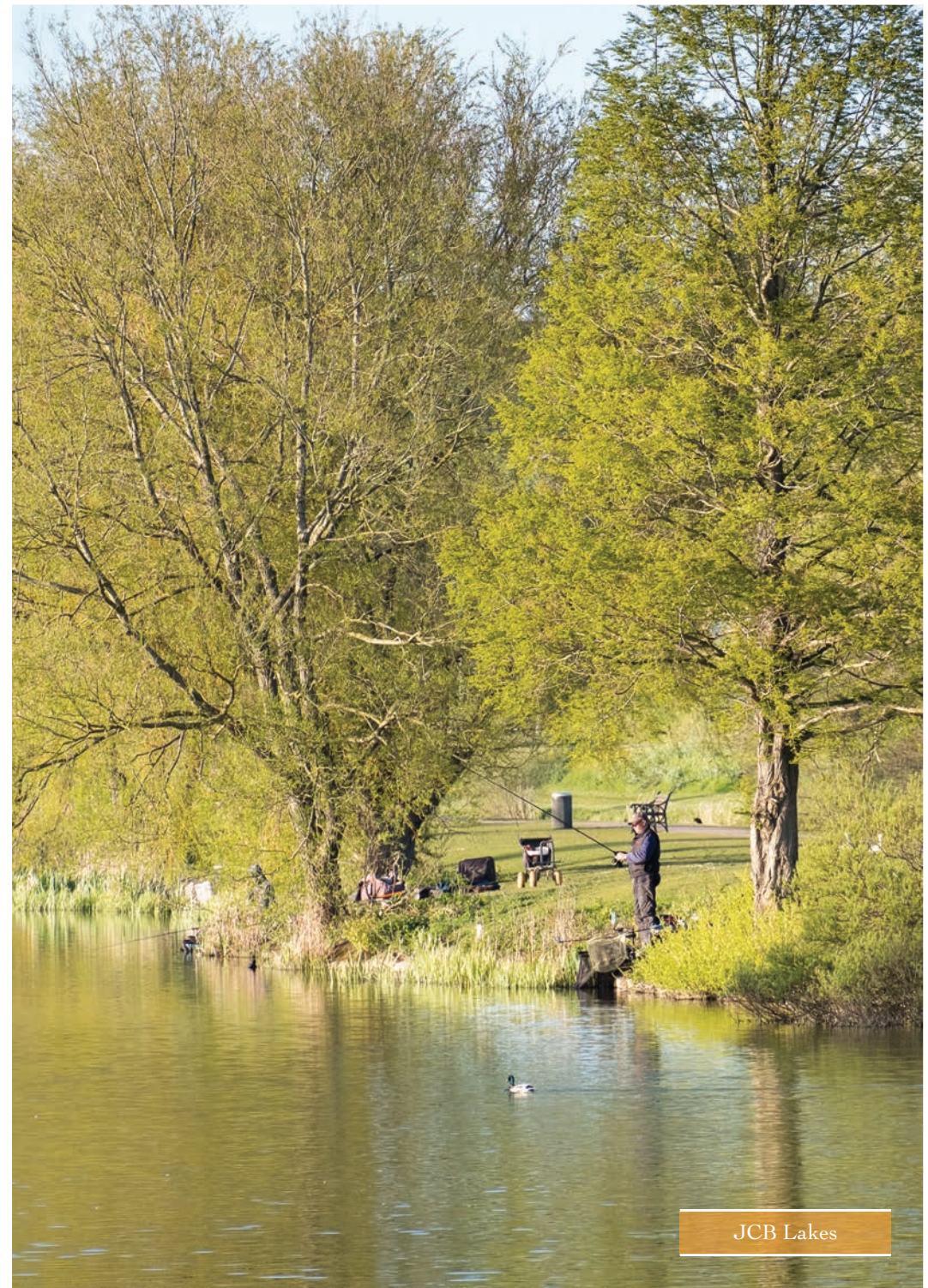
Make Augustus Fields the place you call home.







Churnet Valley



JCB Lakes



Chedale Town Centre

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# Location Introduction

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Nestled within the Staffordshire Moorlands lies the small market town of Cheadle. With history dating as far back as Anglo-Saxon times, Cheadle has a past steeped in history from industrial to agriculture including brass making, copperworks and silk mills. The skyline of the town is dominated by the 200ft spire of St Giles Catholic Church designed by the reputed architect Augustus Pugh who designed the interior of the Palace of Westminster and who this development is named after.

Standing within a valley, Cheadle offers a wealth of outdoor walks and pursuits offering anything from the remains of Croxden Abbey, a tranquil and atmospheric English Heritage site to Cecilly Brook Local Nature Reserve which is home to water voles and wildflower meadows. It also provides an excellent base for exploring that little bit further including the Peak District National Park, which is a gateway to the wooded Churnet Valley as well as

the Staffordshire Moorlands. Or take a stroll around the beautifully maintained 42 acres of lakes at JCB's main headquarters at nearby Uttoxeter.

If the thrill of the rides is more your style, then Augustus Fields is around 4 miles from the well-known theme park of Alton Towers.

Cheadle itself plays host to a wide variety of amenities from the weekly markets that sell anything from food and drink to crafts and homeware, to the amazing number of schools including a High School, Primary Schools, and a College all within walking distance from the properties on the development.

As far as transport networks go, Cheadle is just 10 miles from Stoke On Trent with its road and rail network, although nearby Blythe Bridge has a railway line connecting the Crewe to Derby line too. Uttoxeter and Leek also lie just 10 miles away for those wishing to visit further afield.





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# Make Augustus Fields the place you call home

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Perfectly located to enjoy all that Cheadle offers, Augustus Fields boasts luxury living to suit a variety of lifestyles.

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■ Bellingham 3 Bedroom bungalow  
plots 14, 15, 16, 17, 18, 19  
20, 21, 22 & 23

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■ Hanley 5 Bedroom home  
plots 8, 9, 29, 30 & 31

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■ Leighton 4 Bedroom home  
plots 10, 11, 12, 13, 26, 27,  
28, 32, 33 & 34

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■ Ingram 4 Bedroom home  
plot 7

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BIRCHWOOD GROVE

THE BIRCHES

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# Bellingham

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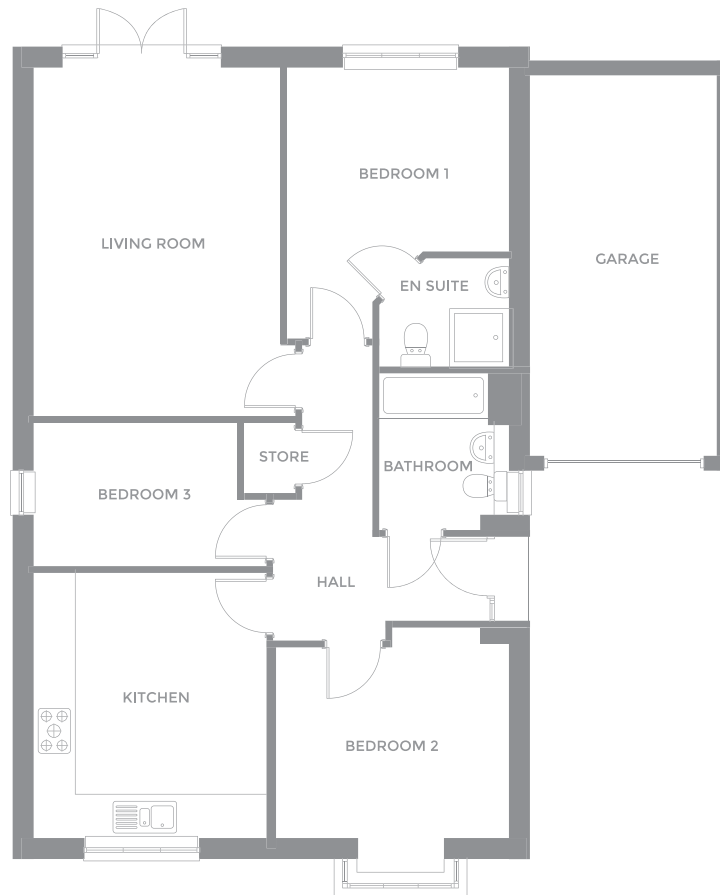
## Attractive 3-bedroom bungalows

The Bellingham certainly does not compromise on space, offering luxury living across only one floor. With the kitchen/ dining room providing a high specification throughout and the separate living room benefits from French doors opening onto the rear garden bringing with it the feeling of the outside in. The master bedroom with en-suite, separate family bathroom and a further two bedrooms can be accessed from the central hallway.



Plots 14-23





### Bellingham

Lounge	3818 x 5397 12' 6" x 17' 8"
Kitchen/Dining	3613 x 4115 11' 10" x 13' 6"
Snug	2180 x 2204 7' 2" x 7' 3"
Bedroom 1	4205 x 3418 (max) 13' 10" x 11' 2" (max)
Bedroom 1 En-Suite	2000 x 1692 (max) 6' 7" x 5' 7" (max)
Bedroom 2	3839 x 3619 (max) 12' 7" x 11' 10" (max)
Bedroom 3	2218 x 3613 (max) 7' 3" x 11' 10" (max)
Bathroom	2000 x 2450 (max) 6' 7" x 8' 1" (max)

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# Hanley

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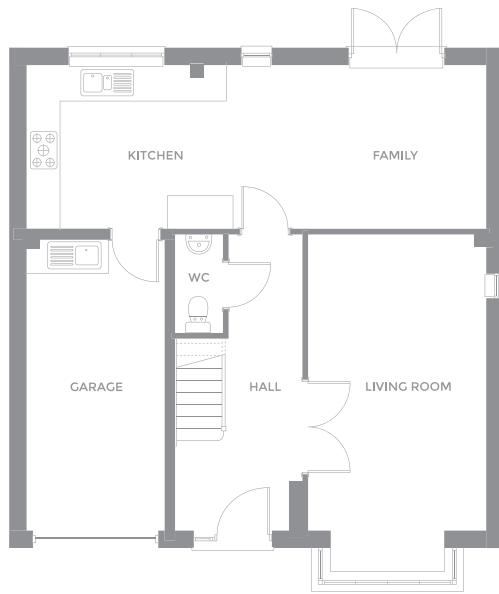
## Spacious 5-bedroom homes

As the largest housetype on the development, the Hanley is as magnificent outside as it is impressive internally. The spacious hallway leads to a light and bright open plan kitchen/family room benefitting from plenty of windows and French doors opening onto the rear garden, making it perfect for entertaining. A large living room provides the perfect place for all the family and the feature square bay window really makes for a focal point. A utility to the rear of the integral garage means that your needs are taken care of without impacting on the kitchen. Upstairs the first floor offers that same feeling of space, the master bedroom with en-suite provides a light and bright room with the square bay window. Three further double bedrooms and family bathroom complete this floor. On the second floor you will find the perfect guest suite with a large bedroom, landing, store, and en-suite.

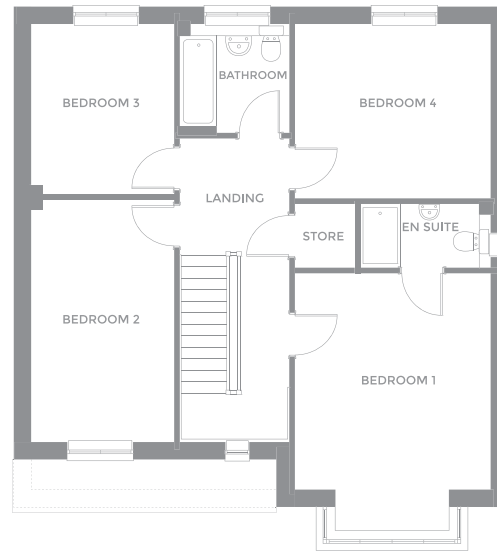
\*Plot 8 features an additional square bay window to the kitchen/family room.



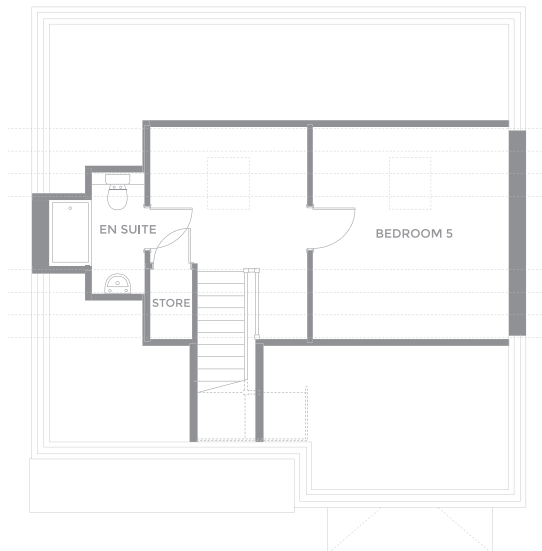
Plots 8, 9 & 29-31



Ground Floor



First Floor



Second Floor

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Hanley

Lounge 6311 x 3316  
(including Bay) 20' 8" x 10' 11"

Kitchen/Dining\* 8623 x 3058\*  
28' 3" x 10' 0"\*

WC/Cloakroom 1811 x 9 00  
5' 11" x 2' 11"

Bedroom 1 4843 x 3668  
(including Bay) 15' 11" x 12' 0"

Bedroom 1 En-Suite 2434 x 1190  
7' 12" x 3' 11"

Bedroom 2 44535 x 2665  
14' 10" x 8' 9"

Bedroom 3 3183 x 2665  
10' 5" x 8' 9"

Bedroom 4 3254 x 3668  
10' 8" x 12' 0"

Bedroom 5 3668 x 3944  
12' 0" x 12' 11"

Bedroom 5 En-Suite 1769 x 2230 (max)  
5' 10" x 7' 3" (max)

Bathroom 2055 x 2020  
6' 9" x 6' 8"

\*Measurements do not include Bay for Plot 8

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# Ingram

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## A stunning 4-bedroom house

As the only one of its kind on the development, the Ingram provides a charming four bedroom home featuring an exceptional layout throughout. The open plan kitchen/family room is the perfect hub of the home with French doors opening onto the rear gardens, making this the ideal space for informal entertaining. The living room is the perfect place to unwind whilst the dining room with square bay window offers a more formal space. Upstairs the generous master bedroom with en-suite, family bathroom and three further bedrooms complete this home.



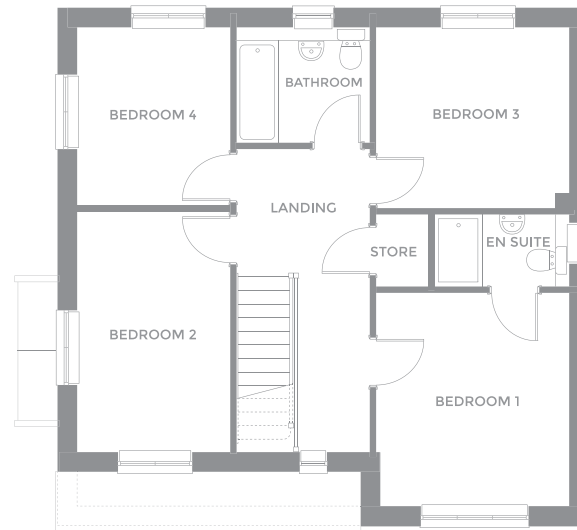


### Ingram

Lounge	3110 x 4848 10' 2" x 15' 11"
Kitchen/Family	8173 x 3560 (max) 27' 0" x 11' 8" (max)
Dining	2488 x 4238 8' 2" x 13' 11"
WC/Cloakroom	1810 x 900 5' 11" x 2' 11"
Bedroom 1	3535 x 3197 (max) 11' 7" x 10' 6" (max)
Bedroom 1 En-Suite	2220 x 1190 7' 3" x 3' 11"
Bedroom 2	2479 x 3993 8' 2" x 13' 1"
Bedroom 3	3197 x 2987 10' 6" x 9' 6"
Bedroom 4	5070 x 3433 16' 8" x 11' 3"
Bathroom	2215 x 1895 7' 3" x 6' 2"



Ground Floor



First Floor

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# Leighton

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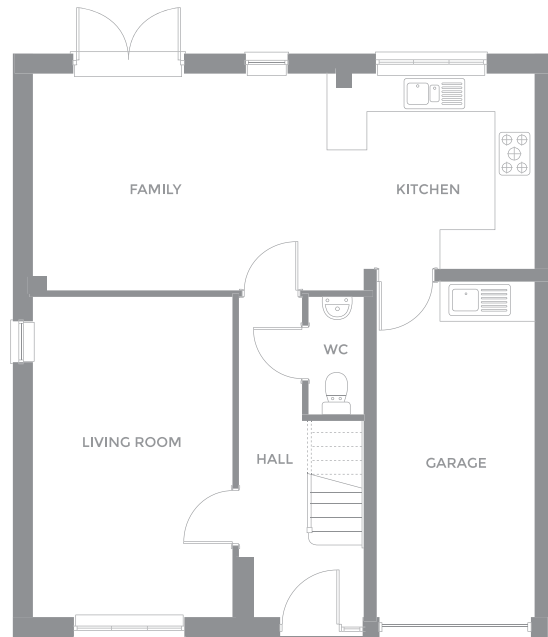
## Welcoming 4-bedroom properties

Designed with modern open plan living in mind, the Leighton provides a spacious kitchen/family room at the rear of the property with French doors opening onto the rear garden and a utility to the rear of the garage provides a functional space. The ground floor is complete thanks to the large living room that provides the perfect place to relax. Upstairs the impressive master bedroom with en-suite is your private space to escape after a busy day. Three further bedrooms and family bathroom are all accessed off the central landing.

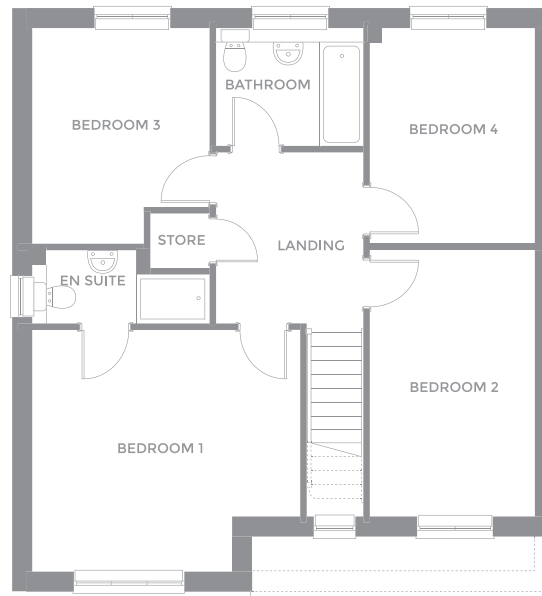


Plots 10-13, 26-28 & 32-34





Ground Floor



First Floor

Leighton

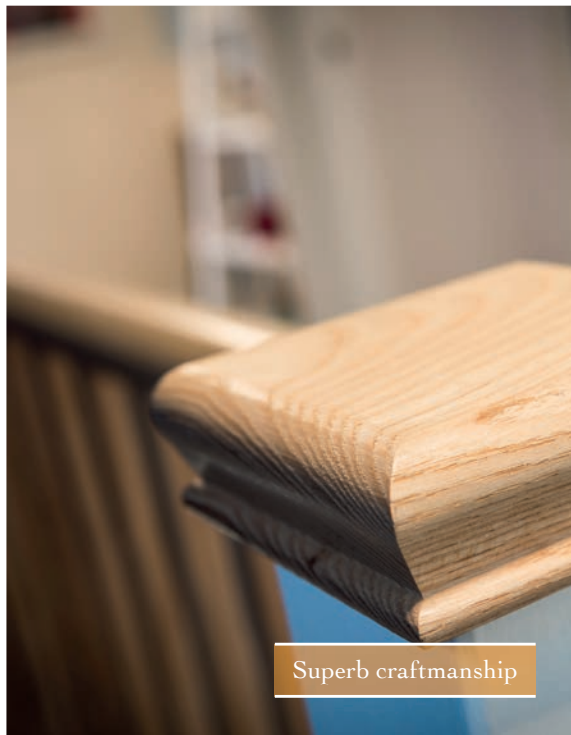
Lounge	5197 x 3224 17' 0" x 10' 7"
Kitchen/Family	8173 x 3500 (max) 26' 10" x 11' 6" (max)
WC	1815 x 900 5' 11" x 2' 11"
Bedroom 1	4354 x 3926 (max) 14' 3" x 12' 11" (max)
Bedroom 1 En-Suite	2877 x 1190 (max) 9' 5" x 3' 11" (max)
Bedroom 2	4334 x 2665 14' 3" x 8' 9"
Bedroom 3	3495 x 2873 (max) 11' 6" x 9' 5" (max)
Bathroom	2399 x 1825 7' 10" x 5' 11"

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High specification kitchen



Superb craftsmanship



Chrome door ironmongery

# Specification

**Kitchen** High quality fully fitted Hayden Design kitchens with a choice of units and worktops\*. Indesit integrated appliances include single oven, 4 burner gas hob, microwave, extractor hood and fridge freezer. Chrome down lighters installed as per working drawings.

**Bathrooms** Contemporary style white sanitary ware with complementary chrome fittings throughout. A choice of luxury Porcelanosa tiles\* is available and chrome heated towel rails fitted where applicable.

**Electrical** White sockets and switches fitted as standard. TV and telephone points where indicated on working drawings. Options and upgrades are available throughout your home\*.

**Central Heating** Central heating with LED programmable heating control, upgrade to WIFI enabled\*. Fitted with energy efficient boilers.

**General** White vertical panel internal doors throughout with polished chrome ironmongery. Internal walls painted Calico with white ceilings. Modern levels of insulation and thermal efficient walls, windows and roofing. NHBC 10 year warranty.

Walton Homes prides itself on a house that it built around you. With our flexible approach you can customise your new home to suit your style and requirements with a fantastic range of options and upgrades.

\*Subject to build stage. Walton Homes operates a policy of continuous product development of its specifications, so we therefore reserve the right to change the specification when necessary.



Beautifully finished bathrooms

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# Offers/ Packages

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We would love to help you on your way to purchasing a Walton Home, with our Sales Advisor primed to assist you. We can offer specially tailored schemes\* and incentives to make it easier for you to own your dream home at Augustus Fields.

- Government Schemes
- Early Bird
- Recommend a Friend

\*Offers and packages are available on selected plots, subject to build stage and qualification, for more information speak to our Sales Advisor.





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# Reputation and After Sales

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## Customer Care

Not only does your new home come with a 10 year NHBC warranty, we also offer a 2 year builders warranty and a comprehensive after sales customer service.

Once settled in, we will continue to provide you with an exceptional customer care service giving you added reassurance and peace of mind.

## Consumer Code

Proud to uphold the values of the Consumer Code for Home Builders. Ensuring the home buying process is always fair and transparent for our buyers.

To find out more, visit [consumercode.co.uk](https://www.consumercode.co.uk)

## Our Reputation

The reputation of Walton Homes has been carefully established for over 35 years. Our continued philosophy is to provide both first class service and high-quality homes that reach the exacting standards that we know you are looking for on each and every one of our developments.





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