

WALTON HOMES

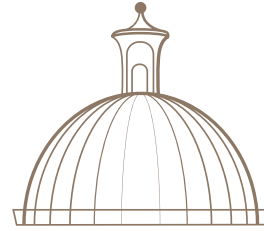
ALVERTON VIEW

22 exclusive 3, 4 & 5 bedroom residences



It's all built around you.

Walton Homes is founded on a family tradition of building exceptional new homes in wonderful Midlands locations. With more than 40 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.



ALVERTON —VIEW—

A unique development in the heart of a historic Staffordshire village

Named after the historic name for Alton, Alverton View is a select collection of 22 luxury, 3, 4 & 5 bedroom homes located in the historic village of Alton. With views across the Staffordshire countryside, this beautiful setting provides the perfect place to call home.

Accessed via a private drive off Uttoxeter Road you will find an exclusive collection of executive homes, each designed with modern living in mind and finished to a high specification throughout.





Streetscene



South Dimmingsdale



Alton Castle



Alton Village



Dimmingsdale

Location Introduction

The picturesque village of Alton is nestled within the stunning Staffordshire countryside and offers homebuyers the opportunity to be part of a close-knit community of Alton residents. The village has a longstanding history dating back to 716 AD and its hilly setting within the Churnet Valley is truly enchanting. The village holds an impressive number of buildings of architectural interest including the Roundhouse which features within our development logo, Alton Castle, St Peter's Church and St John's Church to name just a few.

Offering plentiful of opportunity to enjoy the surrounding area of Alton and Dimmingsdale you will have some of the best walks to be found in North Staffordshire on your doorstep. The old railway line which was part of the old Knotty Railway linking Alton with Uttoxeter, Stafford and the south is now a footpath which follows the River Churnet down the length of the valley with the view of Alton Castle forming a superb backdrop.

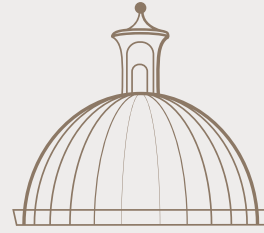
The award winning Denstone Farmshop and Café is located just a short drive away from the development so you can enjoy a wide variety of local produce.

Located less than 5 miles away, the market town of Cheadle offers a variety of amenities and shops selling everything you could require or visit Uttoxeter to benefit from the wide variety of shops and market stalls. If you are after something a little more thrill seeking the ever-popular Alton Towers theme park is located just a short drive away.

Schools are plentiful with Alton benefitting from its own Primary School, St Peter's CofE Academy Alton and further afield All Saints CofE Academy Denstone. Other age groups are well catered for with Ryecroft C E Middle School at Denstone for those aged 9-13 and Denstone College is a mixed, independent, boarding and day senior school for up to 18 year olds.

When it comes to transport you are well taken care of with a road network to neighbouring towns and villages. If you wish to venture further afield, Stoke-on-Trent, Uttoxeter and Derby train stations connect you with the larger cities of Manchester, Birmingham and London.





ALVERTON —VIEW—

Make Alverton View the place you call home

Nestled within the Staffordshire Countryside in the popular village of Alton, Alverton View boasts high specification living to make you feel at home.

■ Barrington

5 Bedroom home
plots 7, 15, 16 & 18

■ Porcester

4 Bedroom home
plots 1, 13, 14, 17 & 22

■ Oakley

4 Bedroom home
plots 2, 6 & 12

■ Radbrook

3/4 Bedroom home
plots 3, 8 & 11



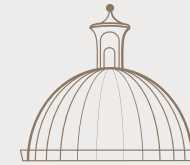
Radbrook

Attractive 3/4 bedroom houses

With a stunning double fronted exterior, the Radbrook boasts a large dual aspect Kitchen/Dining room overlooking the rear garden. This can also be said for the equally stunning lounge which is accessed via double doors off the spacious hallway. Upstairs the Master Bedroom and En-suite make for the perfect place to relax and unwind whilst the additional two bedrooms and optional Bedroom/Study make for versatile living.



Plots 3, 8 & 11



ALVERTON —VIEW—

Radbrook

Lounge 5811 x 4434
19' 0.8" x 14' 6.5"

Kitchen/Dining 4075 x 5811
13' 4.4" x 19' 0.8"

WC/Cloakroom 1740 x 1065
5' 8.5" x 3' 5.9"

Bedroom 1 4075 x 4261
13' 4.4" x 13' 11.7"

Bedroom 1 En-Suite 1425 x 2185
4' 8.1" x 7' 2"

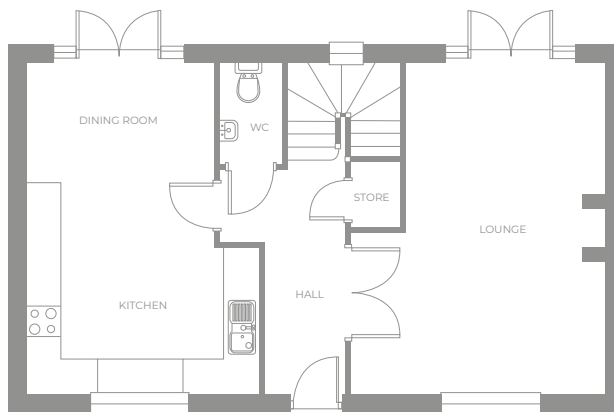
Bedroom 2 3525 x 2964
11' 6.8" x 9' 8.6"

Bedroom 3 2722 x 3525
8' 11.1" x 11' 6.8"

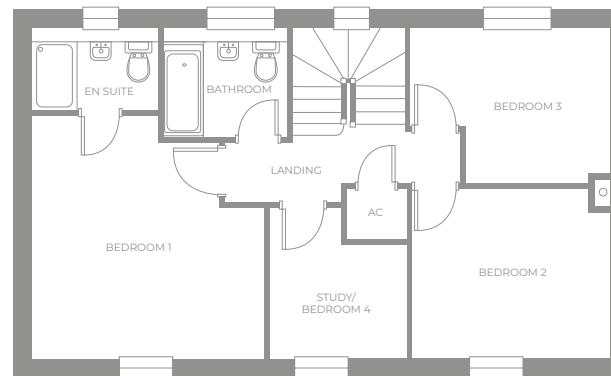
Bedroom 4/Study 2324* x 2625
7' 7.5" x 8' 7.3"

Bathroom 2180 x 1915
7' 1.8" x 6' 3.3"

*Maximum length ignoring airing cupboard



Ground Floor



First Floor

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Room dimensions may vary slightly due to wall finishes.

Oakley

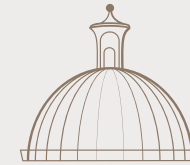
Welcoming 4 bedroom properties

With an excellent layout throughout and a double fronted exterior, the Oakley, is the perfect place to call home. A dual aspect Kitchen/Dining room benefit from French doors opening onto the rear garden making the perfect room for informal entertaining. A separate utility accessed from the dining room provides a functional space. Whilst a large formal lounge also offering dual aspect and French doors provides a place to relax and unwind. A stunning Master Bedroom with En-Suite offers spacious living. Three further Bedrooms and family Bathroom complete this beautiful home.



Plots 2, 6 & 12





ALVERTON —VIEW—

Oakley

Lounge 3914 x 6261
12' 10" x 20' 6.4"

Kitchen/Dining 6261 x 3476
20' 6.4" x 11' 4.8"

Utility 1685 x 1770
5' 6.3" x 5' 9.6"

WC/Cloakroom 911 x 1875
2' 11.8" x 6' 1.8"

Bedroom 1 2923 x 4721
9' 7.1" x 15' 5.9"

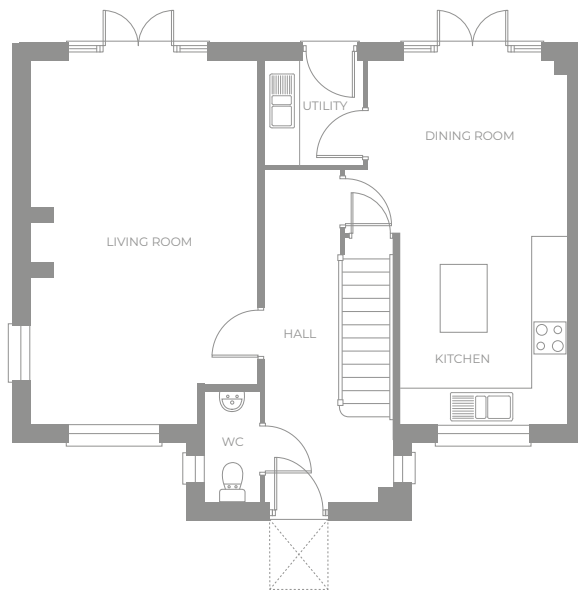
Bedroom 1 En-Suite 1415 x 2923
4' 7.7" x 9' 7.1"

Bedroom 2 3223 x 3163
10' 6.9" x 10' 4.5"

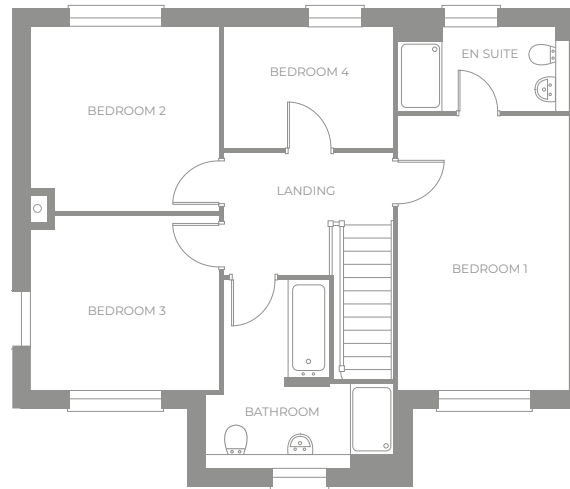
Bedroom 3 2973 x 3223
9' 9" x 10' 6.9"

Bedroom 4 2905 x 2060
9' 6.3" x 6' 9.1"

Bathroom 3224 x 3220
10' 6.9" x 10' 6.7"



Ground Floor



First Floor

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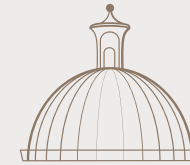
Porcester

Inviting 4 bedroom homes

Inside the Porcester, a large and inviting entrance hall makes for a warm welcome. Alongside the large Lounge, a Study offers quiet space for those who work from home. A stunning Kitchen and Breakfast room provides a cosy setting for relaxed dining, whilst a separate Dining room is ideal for enjoying a Sunday roast with the whole family. Upstairs, the feeling of space is continued with two En-Suite Bedrooms, two further Bedrooms and an elegant family Bathroom.



Plots 1, 13, 14, 17 & 22



ALVERTON —VIEW—

Porcester

Living Room 5246 x 4075
17' 2.5" x 13' 4.4"

Kitchen/Breakfast 3375 x 5296
11' 0.8" x 17' 4.5"

Dining 3309 x 3300
10' 10.2" x 10' 9.9"

Study 2196 x 3309
7' 2.5" x 10' 10.3"

WC/Cloakroom 940 x 1932
3' 1" x 6' 4.1"

Bedroom 1 3410 x 3941
11' 2.2" x 12' 11.2"

Bedroom 1 En-Suite 1190 x 3410
3' 10.8" x 11' 2.3"

Bedroom 2 3300 x 3586
10' 9.9" x 11' 9.2"

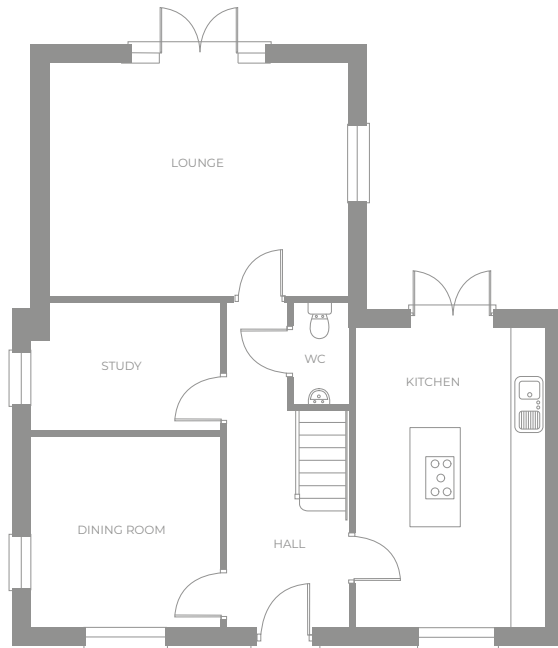
Bedroom 2 En-Suite 2268 x 1225
7' 5.2" x 4' 0.2"

Bedroom 3 2590 x 4340
8' 6" x 14' 2.8"

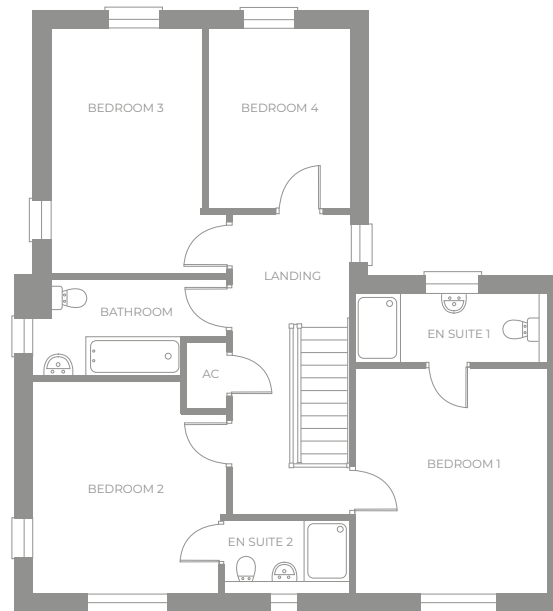
Bedroom 4 2501 x 3150
8' 2.5" x 10' 4"

Bathroom 3390 x 1815
11' 1" x 5' 11.5"

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Ground Floor



First Floor

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Barrington

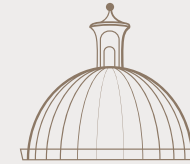
Grand 5 bedroom residencies

The magnificent double fronted access to this exceptional home provides the perfect entrance, leading to a spacious living accommodation. Boasting an open plan Family/Kitchen/Dining room, separate Utility, and more formal dual aspect Lounge, you will never be short of space. Whilst the space can be opened to the rear garden with use of the French doors it makes the perfect social space for all to enjoy. Upstairs the feeling of space continues with two beautifully appointed En-Suite bedrooms, three further Bedrooms and family Bathroom complete the arrangement.



Plots 7, 15, 16 & 18





ALVERTON —VIEW—

Barrington

Lounge 7171 x 4248
23' 6.3" x 13' 11.2"

Kitchen/Dining 7498 x 3771
24' 7.1" x 12' 4.4"

Family Room 3785 x 4358
12' 5.0" x 14' 3.5"

Utility 1823x 2340
5' 11.7" x 7' 8.1"

WC/Cloakroom 865 x 2340
2' 10" x 7' 8.1"

Bedroom 1 3785 x 4358
12' 5.0" x 14' 3.5"

Bedroom 1 En-Suite 2121 x 1760
6' 11.5" x 5' 9.2"

Bedroom 2 3100 x 3513
10' 2.0" x 11' 6.3"

Bedroom 2 En-Suite 2920 x 1100
9' 6.9" x 3' 7.3"

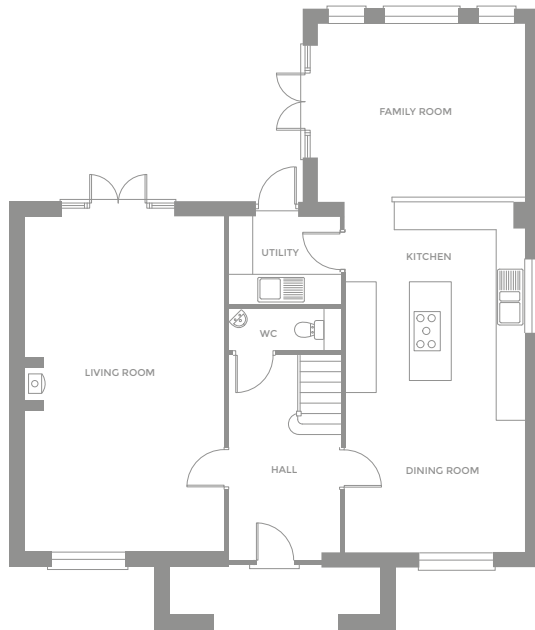
Bedroom 3 4245 x 2695
13' 11.1" x 8' 10.1"

Bedroom 4 4244 x 2706
13' 11" x 8' 10.5"

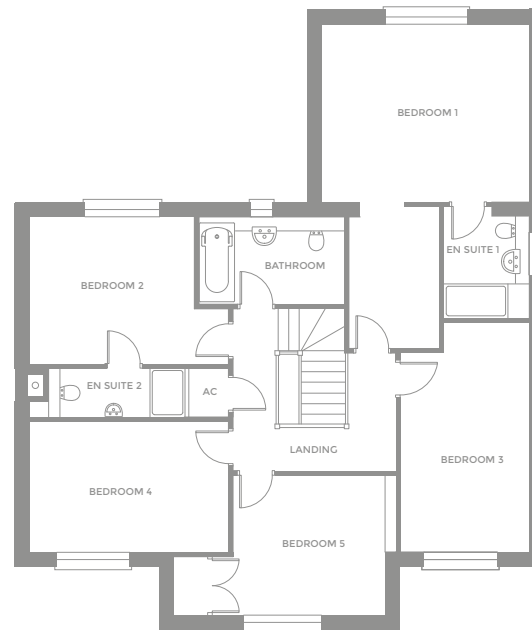
Bedroom 5 3470 x 2995
11' 4.6" x 9' 9.9"

Bathroom 3101 x 1826
10' 2" x 5' 11.9"

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High specification kitchen



Superb craftsmanship



Chrome door ironmongery

Create a home that is distinctively yours.

Kitchen High quality fully fitted Haden Designs kitchens with a choice of units and worktops*. Bosch integrated appliances include single oven, 4 burner gas hob, microwave, extractor hood, dishwasher (selected plots only) and fridge freezer. Chrome down lighters complete the look.

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 Polished chrome sockets and switches fitted as standard including USB sockets to Kitchen and Master Bedroom. 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 available to WIFI enabled*). Fitted with energy efficient boilers.

General Oak internal doors throughout with polished chrome ironmongery. High specification finish. 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 stage of build



Beautifully finished bathrooms

Making the right move

Offers/Packages

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 Alverton View.

- Assisted Move
- Part Exchange
- 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.





Reputation and After Sales

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

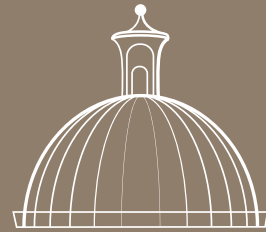
Proud to uphold the values of the Consumer Code for Home Builders. Ensuring the home buying process is always fair and transparent for our buyers.

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 40 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.





ALVERTON —VIEW—

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