

KING'S WALK AT TABLEY PARK

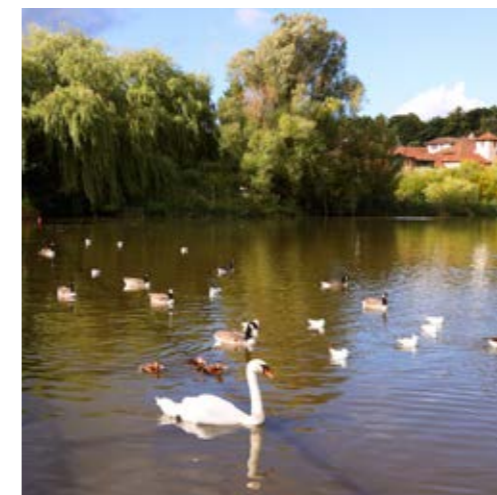
Northwich Road, Knutsford, Cheshire WA16 0AW

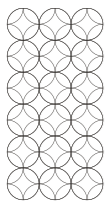
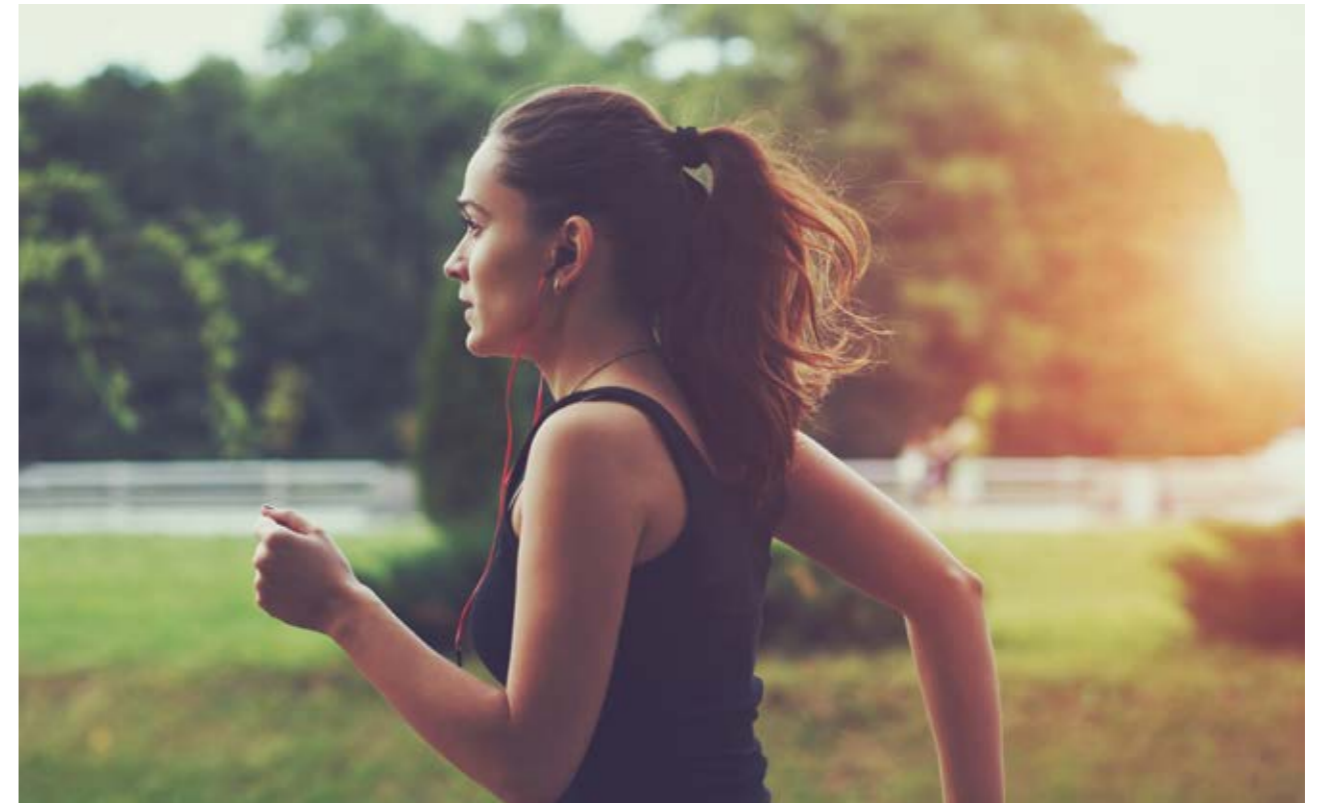


A collection of 5 bedroom homes in Knutsford

King's Walk, a limited and luxurious collection of 10 stylish and well-appointed homes, includes a choice of some of the most exclusive five-bedroom homes available from Redrow's award-winning Inspired Collection.

This uniquely special development also includes private allotments, a community orchard, play areas for children and more than 15 acres of open space. Located less than a mile from Knutsford's elegant town centre, with its independent boutiques, bars and restaurants, and within easy reach of the M6 and M56 motorways, King's Walk is a development that offers a truly enviable quality of life.





ENJOY THE AREA

King's Walk's exclusive homes and location are matched by the quality of the amenities nearby, so shopping will always be a pleasure. For your everyday essentials, the upmarket, award-winning independent grocer Booths is the perfect choice, offering a rich variety of seasonal produce, with Waitrose and M&S local stores both within easy reach of home too. The town's wide range of boutiques will also easily satisfy more discerning tastes, from the elegant, rural apparel of Barbour and the luxury ladieswear and handbags of Glamorous to designer baby fashion at JoJo Maman Bébé.

As a vibrant market town, Knutsford is also home to a range of classy pubs, bars and restaurants. The cosy and characterful Wine & Wallop is the perfect place for pre-dinner drinks, while gastropub The Botanist specialises in light, refreshing cocktails. Local restaurants, meanwhile, don't come much more upmarket than Piccolino. From rose veal escalope to mushroom ragu and fresh clams, this refined Italian eatery is perfect for an evening out to remember. The Courtyard Coffee House, meanwhile, is an ideal place for a drink, snack or satisfying lunch.

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ENJOY AN ACTIVE LIFESTYLE

For sport, activity, leisure and pleasure, options are plentiful. For those who like to keep fit in a more sophisticated environment, CPASE will be the perfect choice. This boutique gym offers a workout like no other, with stunning interiors, state-of-the-art technology, oxygenenriched air and cinema-quality screens to watch while you exercise. Elite Health, meanwhile, offers personal training, and when you're looking to unwind, osteopathy and massage appointments too.

Golfers can enjoy a round at Knutsford Golf Club, less than a mile from home and offering a friendly and relaxed environment with picturesque views.

Film fans can enjoy a wide range of independent and arthouse pictures at the town centre's Curzon Knutsford cinema, while the Vue Cinema in Altrincham, around a 20 minute drive, shows all the latest blockbusters. Around half an hour away by road, meanwhile, is HOME, Manchester's centre for contemporary theatre, film, art, music and more.

OPPORTUNITIES FOR LEARNING

Parents will be pleased to find schools rated highly by Ofsted for youngsters at all stages. For younger children, Manor Park Church of England First School caters for youngsters aged from 2 to 9 and is rated 'Good' by Ofsted.

Bexton Primary School and Knutsford Academy welcome children from the ages of 2 to 11, and 11 to 18 respectively and are both also rated 'Good'.

The choice is similarly rich for independent schools. Yorston Lodge Prep School is less than a mile from the development, a co-educational day school for three to 11-year-olds which was a finalist in the Independent Schools of the Year awards in 2021. Cransley School, meanwhile, is just a 15 minute drive and was one of Cheshire's top-achieving schools for GCSEs between 2017 and 2020.



GETTING AROUND

Transport and travel connections are excellent, by road and rail. Manchester city centre is less than 20 miles away, with a journey time of around 40 minutes. You can also reach junction 19 of the M6 motorway in less than 10 minutes for onward travel north to Liverpool (around an hour, via the M62) and south to Birmingham (1 hour and 33 minutes).

For train travel, Knutsford railway station is a mile from the development, and offers services to Manchester (46 minutes) and Chester (45 minutes), with Manchester Piccadilly providing onward connections to Liverpool (54 minutes) and London Euston (2 hours and 13 minutes).

For international travel, Manchester Airport is around 20 minutes away by road, and offers flights around the globe.

WE PUT MORE IN

At Redrow we work hard to contribute to the existing facilities and create new ones, to dovetail our development into the local community. Below are some of the community benefits installed at King's Walk at Tabley Park.



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SO YOU GET MORE OUT

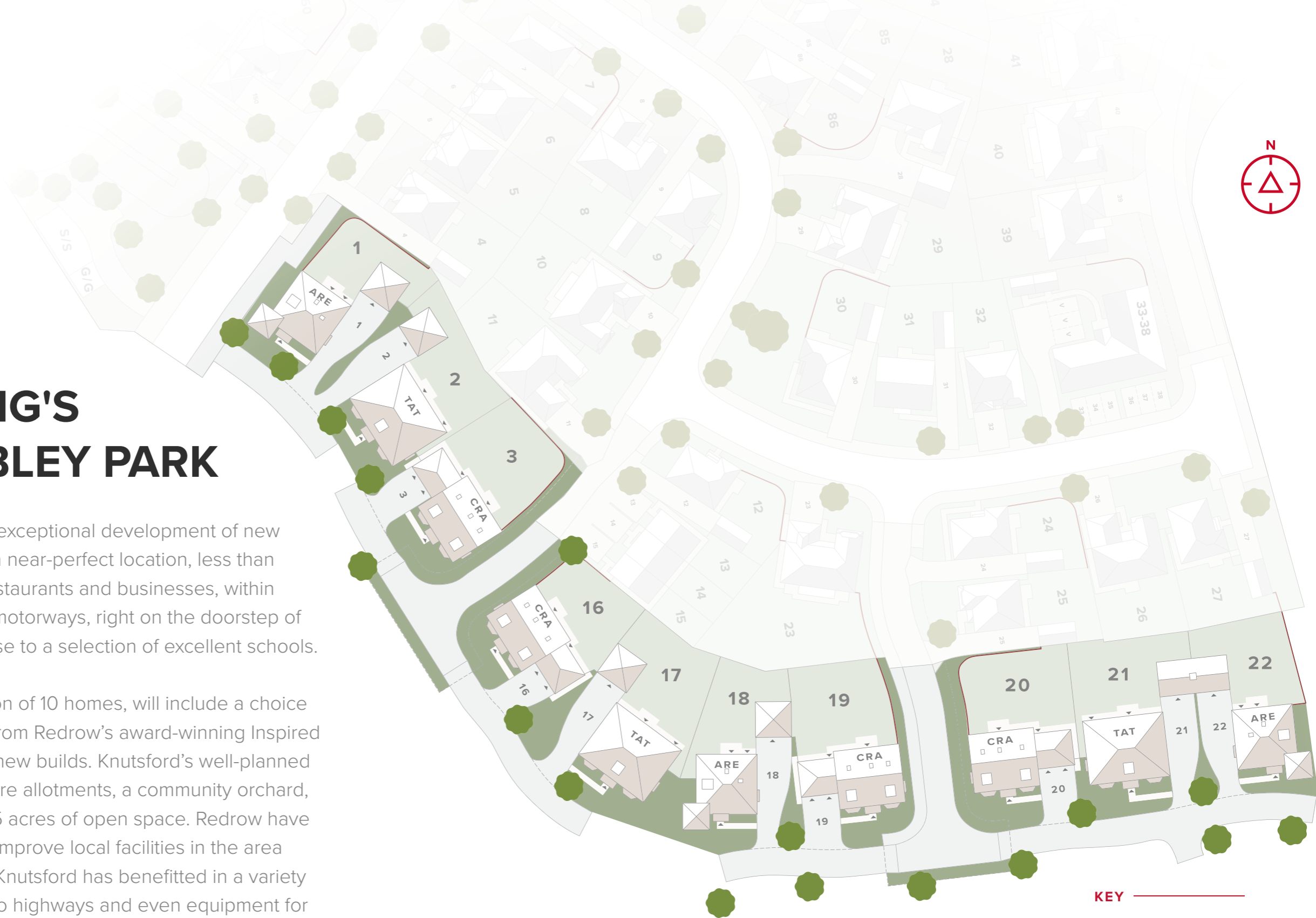
- Public Green Space and Children's Play Area
- Cycleways & Footpaths
- Formal Football Pitch
- Local Equipped Areas of Play

EXPLORE KING'S WALK AT TABLEY PARK




King's Walk at Tabley Park is an exceptional development of new houses for sale in Knutsford, in a near-perfect location, less than a mile from the town's shops, restaurants and businesses, within easy reach of the M6 and M56 motorways, right on the doorstep of picturesque Tatton Park and close to a selection of excellent schools.

King's Walk, a delightful collection of 10 homes, will include a choice of luxury five-bedroom houses from Redrow's award-winning Inspired Collection, offering exceptional new builds. Knutsford's well-planned new development will also feature allotments, a community orchard, children's play areas and over 15 acres of open space. Redrow have also contributed significantly to improve local facilities in the area surrounding these new homes. Knutsford has benefitted in a variety of ways, from GPs and schools to highways and even equipment for the local leisure centre.

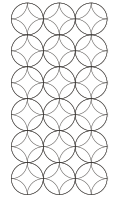
With so much on offer, this is sure to prove a highly sought after development, so register your interest today to be the first to know the news as this development of new houses in Knutsford progresses and plots are released.



KEY

-  **ARLEY**
5 BEDROOM HOME
-  **CRANFORD**
5 BEDROOM HOME
-  **TATTON**
5 BEDROOM HOME

This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves and is subject to change. For specific details, other than general site layout, please liaise directly with our Sales Consultant.



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THE TATTON

FIVE BEDROOM HOME

PLOTS 2, 17 & 21



THE TATTON

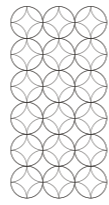
FIVE BEDROOM HOME

PLOTS 2, 17 & 21

Offering all of the finesse and meticulous attention to detail that characterises the Arts and Crafts style of design, but with plenty of contemporary touches and space in abundance too, the Tatton truly blends the best of past and present.

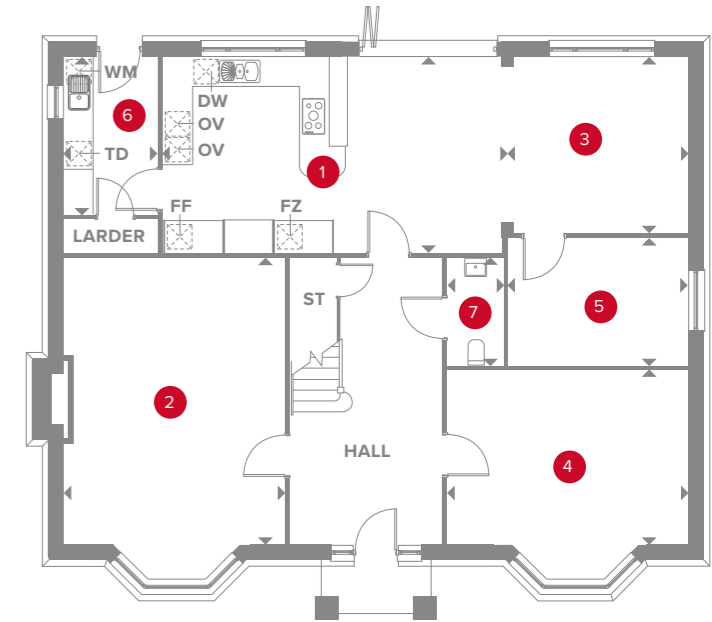
The sheer space on offer will provide perfect living spaces for any family, from the front-facing lounge and dining room, both with bay windows, to the huge kitchen/breakfast and family area, almost stretching the whole width of the house, and opening out onto the private garden through sliding doors, and to a utility room complete with build-in larder cupboard. The first floor provides flexibility but with a warm and welcoming family feel too.

All five bedrooms, three with en-suite, provide private spaces but are within easy reach of each other too.



GROUND FLOOR

1: Kitchen/Breakfast	22'8" x 13'1"	6.93 x 4.00 m
2: Lounge	19'3" x 14'9"	5.89 x 4.53 m
3: Family	11'9" x 11'8"	3.60 x 3.57 m
4: Dining	16'2" x 11'9"	4.94 x 3.60 m
5: Study	12'7" x 8'4"	3.87 x 2.59 m
6: Utility	10'7" x 6'2"	3.25 x 1.90 m
7: Cloaks	7'2" x 3'8"	2.20 x 1.13 m

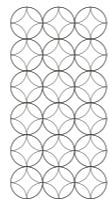
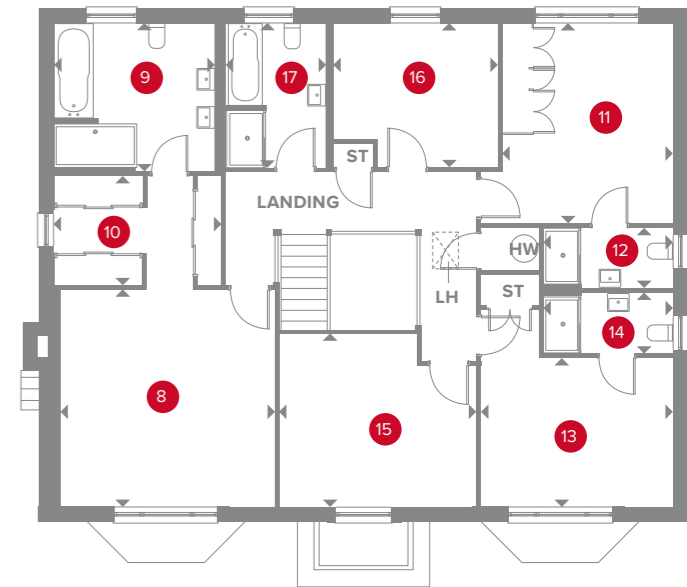


KEY

Hob	ST Storage cupboard
OV Oven	WM Washing machine space
FR Fridge	DW Dish washer space
FZ Freezer	HW Hot water storage
TD Tumble dryer space	LH Loft hatch
Dimensions start	

FIRST FLOOR

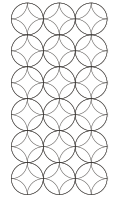
8: Bedroom 1	14'8" x 14'6"	4.50 x 4.44 m
9: En-suite 1	11'0" x 10'0"	3.38 x 3.07 m
10: Dressing	11'3" x 7'4"	3.47 x 2.26 m
11: Bedroom 2	13'6" x 11'7"	4.14 x 3.55 m
12: En-suite 2	8'9" x 4'1"	2.69 x 1.25 m
13: Bedroom 3	13'0" x 10'1"	3.99 x 3.10 m
14: En-suite 3	8'9" x 4'1"	2.69 x 1.25 m
15: Bedroom 4	13'3" x 11'8"	4.06 x 3.59 m
16: Bedroom 5	11'1" x 9'8"	3.40 x 2.98 m
17: Bathroom	9'8" x 6'8"	2.98 x 2.07 m



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Customers should note this illustration is an example of the Tatton house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.





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THE CRANFORD

FIVE BEDROOM HOME

PLOTS 3, 16, 19 & 20



THE CRANFORD

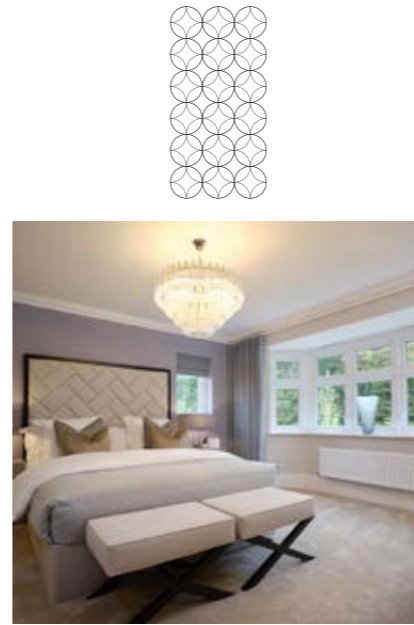
FIVE BEDROOM HOME

PLOTS 3, 16, 19 & 20

This luxurious and well-appointed three storey, five bedroom house offers all of the space, convenience and flexibility you would expect of a contemporary family home.

A spacious lounge and equally roomy snug/dining room lie either side of the hall, both characterised by their striking bay windows, flooding these ample living areas with natural light. The rear of the house, meanwhile, is dominated by the extensive kitchen/breakfast and family room, stretching the full width of the house and providing the ideal space for getting together, whether with family or friends.

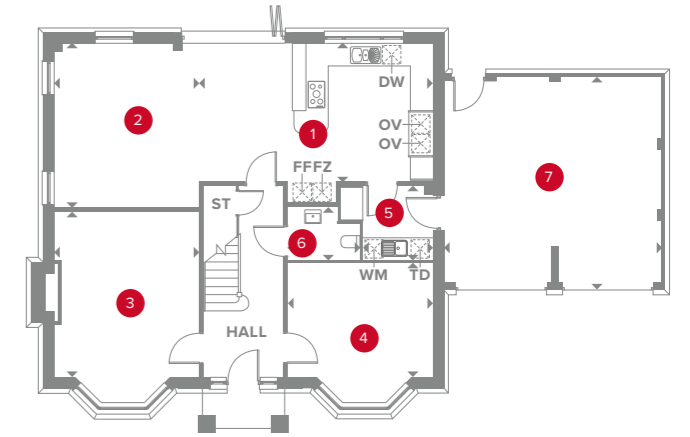
The commitment to space and style continues on the first floor, with three generous bedrooms, two with en-suites, while the second floor provides the perfect haven for some valuable 'me time'. Here you'll find peaceful bedrooms four and five, enjoying a floor of their own and with their own shower room too.



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GROUND FLOOR

1: Kitchen/Breakfast	21'0" x 12'3"	6.43 x 3.76 m
2: Family	14'7" x 13'0"	4.48 x 3.95 m
3: Lounge	14'8" x 13'0"	4.51 x 3.95 m
4: Snug/Dining	13'0" x 10'2"	3.95 x 3.13 m
5: Utility	6'6" x 6'2"	2.00 x 1.90 m
6: Cloaks	6'4" x 4'9"	1.96 x 1.39 m
7: Garage	19'6" x 19'1"	5.97 x 5.83 m



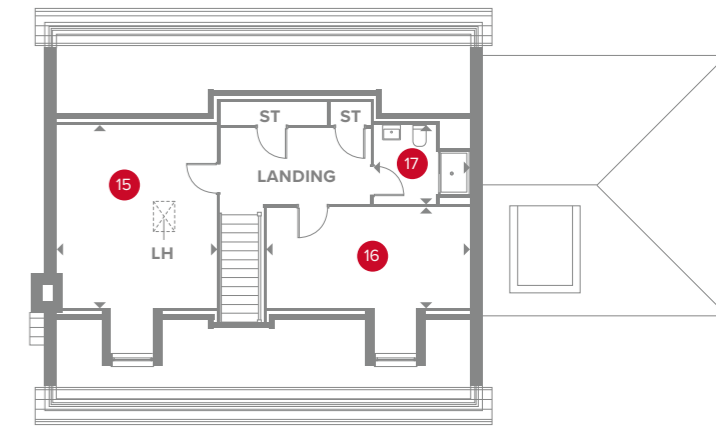
FIRST FLOOR

8: Bedroom 1	12'7" x 12'5"	3.86 x 3.81 m
9: En-suite 1	10'8" x 8'9"	3.27 x 2.70 m
10: Dressing	10'8" x 8'0"	3.29 x 2.45 m
11: Bedroom 2	15'0" x 14'0"	4.58 x 4.25 m
12: En-suite 2	10'0" x 4'1"	3.07 x 1.25 m
13: Bedroom 3	13'0" x 11'2"	3.98 x 3.43 m
14: Bathroom	10'0" x 7'0"	2.98 x 2.14 m



SECOND FLOOR

15: Bedroom 4/ Media Room	15'0" x 12'7"	4.59 x 3.86 m
16: Bedroom 5	16'8" x 8'2"	5.12 x 2.51 m
17: Shower Room	7'9" x 6'6"	2.39 x 1.99 m

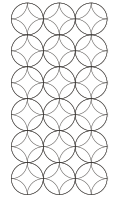


KEY

Hob	Storage cupboard
Oven	Washing machine space
Fridge	Dish washer space
Freezer	Hot water storage
Tumble dryer space	Loft hatch
Dimensions start	

Customers should note this illustration is an example of the Cranford house type. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be 'handed' (mirror image) versions of the illustrations, and may be detached, semi-detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Centre during working hours and customers must check their individual specifications prior to making a reservation.





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THE ARLEY

FIVE BEDROOM HOME

PLOTS 1, 18 & 22



THE ARLEY

FIVE BEDROOM HOME

PLOTS 1, 18 & 22

With innovation, style and supremely effective use of space, the five bedroom, three storey Arley is a house any modern family would be proud to call home.

Step inside and you'll be immediately taken aback, not just by the roominess but by the number of rooms available, with a well-sized, dual aspect dining room and a home office to your right and a capacious lounge to your left. The sizeable kitchen/family area, meanwhile, opens out into the garden through sliding doors.

The first floor offers a similarly flexible layout, with en-suites to two of the four bedrooms and, for extra privacy, a dressing room for bedroom one.

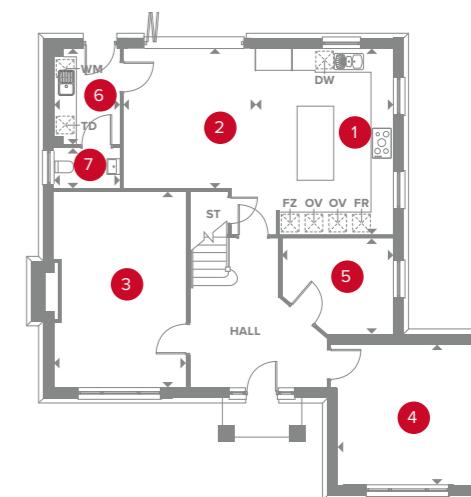
Not forgetting the snug but spacious second floor, where a shower room and attic store complement well-appointed bedroom five.



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GROUND FLOOR

1: Kitchen/Breakfast	16'8" x 12'5"	5.11 x 3.81 m
2: Family	12'6" x 11'9"	3.83 x 3.61 m
3: Lounge	17'7" x 11'9"	5.38 x 3.62 m
4: Dining	12'7" x 12'7"	3.85 x 3.85 m
5: Office	10'0" x 8'4"	3.04 x 2.59 m
6: Utility	8'0" x 5'9"	2.43 x 1.78 m
7: Cloaks	5'9" x 3'6"	1.78 x 1.09 m



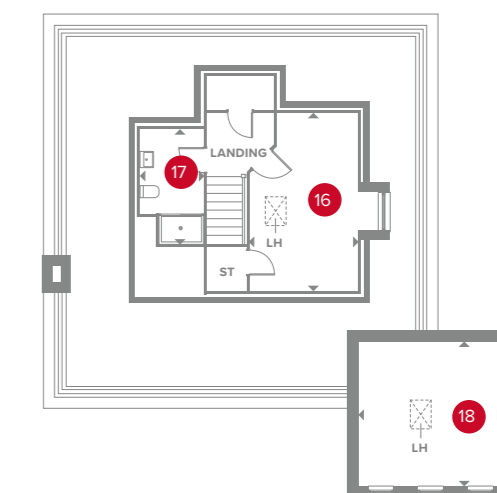
FIRST FLOOR

8: Bedroom 1	13'2" x 11'6"	4.03 x 3.53 m
9: En-suite 1	11'0" x 10'8"	3.34 x 3.27 m
10: Dressing	12'0" x 8'0"	3.68 x 2.46 m
11: Bedroom 2	12'7" x 12'7"	3.85 x 3.85 m
12: En-suite 2	9'9" x 5'6"	3.00 x 1.70 m
13: Bedroom 3	11'0" x 10'7"	3.38 x 3.25 m
14: Bedroom 4	4'8" x 11'0"	4.49 x 3.36 m
15: Bathroom	7'7" x 7'1"	2.32 x 2.18 m



SECOND FLOOR

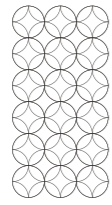
16: Bedroom 5	15'8" x 9'6"	4.79 x 2.90 m
17: Shower Room	10'1" x 5'7"	3.10 x 1.71 m
18: Attic Store	12'7" x 12'7"	3.85 x 3.85 m



KEY		
Hob	Storage cupboard	
Oven	Washing machine space	
Fridge	Dish washer space	
Freezer	Hot water storage	
Tumble dryer space	Loft hatch	
Dimensions start		

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AN INSPIRED NEW HOME

Explore what makes this collection so unique

We're dedicated to designing and building homes with character that people are proud to live in. Inspired by the past but designed for the future, this collection offers the best of both worlds.



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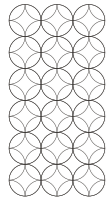


WHAT MAKES THIS COLLECTION SO UNIQUE?

Our aim has always been to build homes of the highest quality, reflecting the craftsmanship and details associated with the Arts and Crafts movement. It's this, combined with the modern, high end interiors we pride ourselves on, that makes this award winning collection so enviable.

Every inch of our homes has been carefully considered, from features such as traditional porches supported by timber posts with gallows brackets to brick plinths that run the whole way round the property. These features add grandeur and depth to the front of the home and provide an anchoring effect.





PLAN YOUR DREAM HOME
A BETTER WAY TO LIVE.



SKILFUL EXECUTION

Quality is never an accident, it is always
the result of high attention to detail.
It represents the wise choice of
many alternatives.





REDROW
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KITCHEN & UTILITY

Kitchen Styles

Symphony New England Kitchen in a range of colour choices.

Work Surfaces

A range of quality silestone work surfaces and matching upstands.

Flooring

A choice of Amtico vinyl or Porcelanosa floor tiles to the Kitchen and adjacent areas. Please ask our Sales Consultant for further details

Appliances

- Siemens integrated fridge & freezer
- Siemens induction hob
- 2 Siemens Single Ovens
- Siemens Steam Oven
- Siemens compact Oven & Microwave
- Siemens integrated dishwasher
- Siemens or Juno Cooker Hood
- Wine Cooler



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BATHROOM & EN-SUITE

Sanitaryware

Laufen Pro S sanitaryware and Vado Brassware.

Wall Tiles

Splashback and half-height tiling to the cloakroom, bathroom and en-suite 1.

Floor Tiles

A choice of Amtico vinyl or Porcelanosa floor tiles in the cloakroom, bathroom and en-suite 1 please ask our Sales Consultant for more information.

Showers

Aqualisa Mian shower valve in the bathroom and en-suite 2.

Aqualisa Mian DCV divert mixer shower valve in the en-suite 1.

Towel Warmer

Curved Chrome towel warmer to the bathroom and en-suites 1 & 2.

Vanity Units

2 Laufen Vanity units in en-suite 1 in a range of colours.



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INTERIOR

Walls

Pale Cashew finish.

Ceilings

White paint finish.

Internal Doors

Newark Doors

Internal Door Furniture

Lever handle door furniture in polished or Satin Chrome effect.

Central Heating

Gas boiler, hot water cylinder and ground floor under floor heating.

Radiators

Myson round top radiators.

Electrical Switches & Sockets

Brushed or Polished Chrome switch and socket plates. Refer to drawings for types and locations.

Lighting

Brushed or polished Chrome downlights located in the kitchen & adjacent areas, cloakroom, bathroom and en-suites 1 & 2. Pendant lighting located in all other rooms.

Staircase

Square plain spindles, square newels with square caps all painted in Satinwood White.

Skirting Boards

225mm torus profile skirting board with a satin white finish.

Architrave

100mm torus profile architrave with a satin white finish.

Wardrobes

A quality range of colours are available in sliding and hinged fitted wardrobes in bedroom 1 & 2.

Fire

Electric or Gas fire with a selection of natural stone surrounds.



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EXTERIOR

Windows

Double Glazed UPVC leaded windows in a white finish .

External Doors

GRP front door in a medium oak finish. GRP rear door in a white finish.

Garage

Double garage with light and power and a GRP garage door with a medium oak finish.

Garage Access

Remote control garage door
garage personnel door

Patio Doors

Bi-folding patio doors.

Vehicle Charging

External electric vehicle charger.

Driveway

Block paved driveway.

Turf

Turf to front and rear garden.

External Water Sources

Outside tap and water butt.

Door bell

Black door bell

Water Butt

Lighting

Front and rear external lights

Paving

Urbex Buff Riven paving



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A THRIVING PARTNERSHIP

Our 'Nature for people' biodiversity strategy was developed alongside our long-standing partners, The Wildlife Trusts. The strategy focuses on three key themes – Nature Gains, Rewilding Lives and Flourishing Legacy with a view to improving people's well-being through nature.

Find out more at redrowplc.co.uk/sustainability

Working in close partnership with



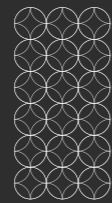


OUR COMMITMENT TO HOME-BUYERS

Customer Charter

At Redrow, we're committed to delivering a quality service throughout the whole home-buying process and beyond. This Customer Charter sets out our commitment to you, our customer.

Full details of our service are covered within our Home Buyer Guide, a copy of which will be provided to you when you reserve your new Redrow home. We will also comply with the requirements of the Consumer Code for Home Builders ("Consumer Code"). A copy of the code is also on our website at www.redrow.co.uk



OUR REQUIREMENTS AS HOME-BUILDERS

Consumer code

1. ADOPTING THE CODE

1.1 Adopting the Code

Home Builders must comply with the Requirements of the Consumer Code and have regard to good practice guidance.

1.2 Making the Code available

The Consumer Code for Home Builders' Scheme logo must be prominently displayed in Home Builders' sales offices, those of appointed selling agents, and in sales brochures.

All Home Buyers who reserve a Home should be provided with a copy of the Code Scheme with the Reservation agreement.

1.3 Customer Service: before legal completion

The Home Builder must have suitable systems and procedures to ensure it can reliably and accurately meet the commitments on service, procedures and information in the Code.

1.1 Health and safety for visitors to developments under construction

Home Buyers must be informed about the health and safety precautions they should take when visiting a development under construction.

1.2 Pre-contract information

Home Builders must advise Home Buyers to appoint a professional legal adviser to carry out the legal formalities of buying the Home and to represent their interests.

1.3 Reservation

Home Buyers must be given a Reservation agreement that sets out clearly the Reservation's terms, including, but not limited to:

- the amount of the Reservation fee;
- what is being sold;
- the purchase price;
- how and when the Reservation agreement will end;
- how long the price remains valid;
- the nature and estimated cost and of any management services the Home Buyer must pay for;
- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

The Reservation fee must be reimbursed if the Reservation agreement is cancelled. The Home Buyer must be told of any deductions that may be made. While the Reservation agreement is in force, the Home Builder must not enter into a new Reservation agreement or sale agreement with another customer on the same Home.

1.4 Appropriately trained customer service staff

The Home Builder must provide suitable training to all staff who deal with Home Buyers about their responsibilities to them and what the Code means for the company and its directors.

1.5 Sales and advertising

Sales and advertising material and activity must be clear and truthful.

2. INFORMATION – PRE-CONTRACT

2.1 Pre-purchase information

Home Buyers must be given enough pre-purchase information to help them make suitably informed purchasing decisions.

In all cases this information must include:

- a written Reservation agreement;
- an explanation of the Home Warranty cover;
- a description of any management services and organisations to which the Home

1. INFORMATION – EXCHANGE OF CONTRACT

1.1 The contract

Contract of sale terms and conditions must:

- be clear and fair;
- comply with all relevant legislation;
- clearly state the contract termination rights.

1.2 Timing of construction, completion and handover

The Home Buyer must be given reliable and realistic information about when construction of the Home may be finished, the date of Legal Completion, and the date for handover of the Home.

1.3 Contract termination rights

The Home Buyer must be told about their right to terminate the contract.

1.4 Contract deposits and pre-payments

The Home Builder must clearly explain how Home Buyers' contract deposits are protected and how any other pre-payments are dealt with.



Buyer will be committed and an estimate of their cost;

- the nature and method of assessment of any event fees such as transfer fees or similar liabilities.

Also, if a Home is not yet completed, the information must include:

- a brochure or plan illustrating the general layout, appearance and plot position of the Home;
- a list of the Home's contents;
- the standards to which the Home is being built.

2.2 Contact information

Home Buyers must be told how their questions will be dealt with and who to contact during the sale, purchase and completion of the Home.

2.3 Warranty cover

Home Buyers must be given accurate and reliable information about the insurance-backed warranty provided on the Home.

2. INFORMATION – DURING OCCUPATION

2.1 After-sales service

The Home Builder must provide the Home Buyer with an accessible after-sales service, and explain what the service includes, who to contact, and what guarantees and warranties apply to the Home.

2.2 Health and safety for Home Buyers on developments under construction

Home Buyers must be told about the health and safety precautions they should take when living on a development where building work continues.

3. COMPLAINTS AND DISPUTES

3.1 Complaints handling

The Home Builder must have a system and procedures for receiving, handling, and resolving Home Buyers' service calls and complaints.

The Home Builder must let the Home Buyer know of this, and of the dispute resolution arrangements operated as part of this Code, in writing.

3.2 Co-operation with professional advisers

The Home Builder must co-operate with appropriately qualified professional advisers appointed by the Home Buyer to resolve disputes.





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