



WEAVER  
MEADOWS  
WINSFORD







## Welcome to Weaver Meadows

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Set within the idyllic Cheshire Broads, Weaver Meadows offers an opportunity to buy a stunning new home in the heart of rural Cheshire. Set between Rilshaw Meadows and the Winsford Flashes, the Cheshire countryside is at your fingertips.

Designed to blend with the surroundings, Weaver Meadows is the perfect choice for professionals, young families and first-time buyers seeking high quality homes in the ideal location.









## Enjoying life in Winsford

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Winsford boasts a desirable setting nestled in the heart of the Cheshire countryside. Most famous for its well-loved 'Flashes', a series of shallow lakes along the River Weaver, the area is popular for sailing, fishing, and leisurely walks along the waterfront. The flashes also support a range of fascinating wildlife, such as Canada geese, making the banks of the flashes a perfect spot for a family picnic.

Winsford is known for much more than its flashes and waterways, historically known for salt mining, Winsford is home to the largest working commercial rock-salt mine in the UK.

With a warm sense of community, the local area is dotted with pubs and eateries, with ample opportunity to sample local delights. The Brighton Belle, a firm favourite with sports fans, is just a ten-minute walk from Weaver Meadows with its lively atmosphere. The traditional Red Lion Pub is just five-minute drive away which serves a range of dishes to suit every appetite.

Winsford is a remarkably well-connected town. If you travel a little further through the Cheshire countryside, you'll find Nantwich, Delamere, Northwich and Chester just a few miles down the road, providing endless opportunity for family days out exploring the local area. With an amazing selection of activities on offer, from exploring Hack Green nuclear bunker in Nantwich to spending the day paintballing in Northwich, the surrounding area will satisfy every hobby.



## Living in Cheshire

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Winsford boasts a semi-rural feel, with all of the benefits and luxuries of living in a thriving town whilst having the picturesque Cheshire countryside on your doorstep.





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## Transport



Situated within easy reach of the M6 and the M56, Winsford is ideally located for commuters. Perfectly positioned with Chester only 17 miles away, and Manchester and Liverpool 30 miles in either direction, Winsford offers easy access across the North West.

Regular trains run to both Birmingham New Street, Liverpool Lime Street and London Euston from Winsford Station, offering services across the country but also closer to home. Daily trains run to nearby Crewe, Hartford and Runcorn, convenient for those commuting.

Liverpool John Lennon and Manchester airports are also within a 45 minute drive.

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## Shopping



Living at Weaver Meadows, you will have easy access to Winsford Cross Shopping Centre, which has a good selection of independent and brand name shops along with numerous cafes to replenish your energy. Winsford market is held weekly and provides a mix of traditional market stalls alongside the freshest local produce. The nearby Over Square and Delamere Street also offer a range of independent stores offering an eclectic mix of products.

Just a short distance away are Northwich, Middlewich, Nantwich and Chester, each offering a unique shopping experience. Northwich holds a weekly indoor and outdoor market, with nearly 60 specialist shops and stalls to peruse, whilst Chester has a range of cafes, restaurants and shops to keep you entertained. In contrast to the old world charm of Chester, Cheshire Oaks is located just a short drive away and is the best destination for designer and luxury labels.

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## Leisure



Winsford offers a host of activities for the whole family. Winsford Town Park offers new trails towards the town centre and the Flashes on the River Weaver, perfect for exploring the local area. The nearby Winsford Lifestyle Centre is ideal for a jam-packed family day out, with two swimming pools, a health suite, gym, sports hall and entertainment space.

In nearby Northwich, there are an abundance of wildlife and parkland spaces to explore, Arley Hall and Gardens is perfect for a family day out. Northwich woodlands also offer more opportunity for adventure.

If you love the outdoors, the close proximity to Delamere Forest and Go Ape will satisfy your sense of adventure, with zip lines, rope ladders and a Segway trail through the forest. Oulton Park, in Little Budworth, is also well worth a visit, named as one of the most picturesque race circuits in the UK.

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## Education



Living close to excellent schools is a priority for many families, and your little ones will love the progressive schools in the local area. Weaver Meadows is located near to Wharton CofE Primary School and St Chads CofE Primary, with both schools being rated as 'Good' by Ofsted.

Weaver Meadows is also in one of the best catchment areas for secondary education, Winsford Academy and Middlewich High School are within close reach of the development and both receiving a 'Good' rating by Ofsted.

There are also a number of outstanding universities nearby, including the Universities of Chester, Liverpool, Salford and Manchester.



## Why buy a new home?

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There are several advantages of buying a new build home that an older property simply doesn't offer. Not only can new build homes offer a variety of ways to buy, they are designed for modern day lifestyles.



**THE ASPEN**  
4-BEDROOM HOME






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### Less DIY

We all lead busy lives, and when we're relaxing we don't often jump to DIY. Buying a new home means that you'll have as little need for renovation and DIY as possible. After all, new means new. New windows, a new roof, new boiler, new kitchen, new bathroom and new fresh finishes.

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### Blank canvas

Every Laurus home is built to the highest specifications. A new home provides you with a blank canvas for making your home yours from the very start. There's no one else's decoration taste or damaged walls to smooth out. Everything's clean, fresh and ready for you to create your own space. Depending on the development and build stage, we are able to offer you flexibility in the design and the opportunity to personalise your home before it's even built!

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### Built for modern living

Our new homes have been designed with you in mind. With more focus on family rooms, entertaining and multi-function living spaces and open plan living we've considered it all.

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### Peace of Mind

All of our homes are covered by the NHBC Buildmark warranty. This means you're protected for ten years after the build completion on your home.

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### Stress-Free Buying

As soon as a new-build home is built, it's ready to move in to straight away. With the help of expert Sales Advisors to guide you through your purchase, you'll be sure to get the highest quality customer service along the way.

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### Save more

Today's new build homes are built to the latest environmental standards with far less carbon emissions than older properties. Not only good news for the planet, but for you too! With energy efficiency at the heart of our designs, our new homes are geared towards helping you to save energy.



# Specification

The difference is in the detail.

Spacious and contemporary living spaces, where every fixture and fitting is specially selected for each home within our Signature range.

## Kitchen

- Range of contemporary fully fitted Symphony kitchens
- Range of Symphony worktops and upstands
- Zanussi electric fan single oven, 4 ring gas hob and Zanussi Stainless Steel Chimney Hood to 2, 3 and 4 bed homes
- Zanussi electric fan single oven, 5 ring gas hob and Zanussi Stainless Steel Chimney hood to 5 bed homes only
- Symphony glass splashback to hob
- Zanussi Integrated fridge-freezer
- Zanussi Integrated dishwasher
- Housing unit for boiler
- Plumbing for washing machine (or in utility if applicable)
- Inset 1½ bowl stainless steel sink

## Main Bathroom

- Vitra contemporary square style white sanitaryware with chrome
- Vado 'Te' chrome single lever basin mixer tap with click waste
- Vado 'Te' chrome two tap bath mounted mixer with click waste
- Vado 'Te' thermostatic bar shower valve with 700mm slide rail hand shower and shower screen enclosure complete with glass/chrome frame
- Porcelanosa tiling to half height and full height surrounding bath
- Chrome heated towel rail

## En-suites

- Vitra contemporary square style white sanitaryware with chrome
- Vado 'Te' chrome single lever basin mixer tap with click waste
- Shower enclosure complete with glass door/chrome frame and Vado 'Te' thermostatic bar shower valve with 700mm slide rail hand shower
- Porcelanosa half height tiling to walls and full height tiling to shower enclosures
- Chrome heated towel rail

## Cloakroom

- Vitra contemporary square style white sanitaryware with chrome
- Vado 'Te' chrome single lever basin mixer tap with click waste
- Porcelanosa tiling to wash hand basin

The details in this brochure are subject to change and do not constitute part of a contract. The specification across properties varies and prospective buyers must satisfy themselves by inspection or otherwise as to the accuracy of the information provided in the brochure. Speak to your Sales Advisor for more information.



### General Internal Features

- Gas central heating with thermostatically controlled radiator valve (excluding rooms with room thermostat)
- TV points provided to Lounge and Bedroom 1
- BT point provided to ground floor
- Mains operated smoke detectors
- White six panel pre-finished internal doors
- Smooth finished ceilings, skirtings and architraves in white
- Chrome sockets and switches throughout
- Chrome LED downlights to kitchen, cloak, bathroom and en-suites
- Range of vinyl flooring to bathroom and en-suites

### General External Features

- Fencing as shown on site layout
- Turf to rear garden and development landscaping to front gardens
- Feature garden walls to selected plots (refer to development plan)
- NHBC 10 year building warranty
- Light to front and rear



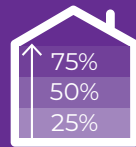
## Options to buy

### Help to Buy: Shared Ownership

As a Government backed scheme, Shared Ownership offers you the chance to buy a share of your home between 25% and 75% of the home's value and pay rent on the remaining share. Buying a share of your home means that you often can have a smaller deposit and mortgage.

It can be an ideal way to buy a home for first-time buyers, as well as those who have owned a home in the past and now wish to get back on the property ladder.

### The Benefits of Shared Ownership:



#### A smaller mortgage

Through Shared Ownership aspiring homeowners can buy a 25 to 75% share of a new build home and pay reduced rent on the rest meaning a smaller mortgage and you'll pay a reduced rent on the rest.



#### Stamp Duty savings

When buying a property through Shared Ownership, you don't have to pay stamp duty on the shares that you buy\*.



#### A smaller deposit

Through Shared Ownership buying a 25% share of a £250,000 home would require a deposit as low as £3,125 (5% of a 25% share of a home).



#### Owning 100%

##### Staircasing to home-ownership:

Staircasing is when you are increasing the share of the property you own gradually over time, until you eventually own 100% of the property. The cost of these additional shares is calculated by the market value of your home when you begin the process.



#### Your home

Because you're buying your home you can personalise it and make it your own.

\* You can claim a discount (relief) so you do not pay any tax up to £300,000 and 5% on the portion from £300,001 to £500,000. You're eligible if you, and anyone else you're buying with, are first-time buyers and you complete your purchase on or after 22 November 2017. If the price is over £500,000, you follow the rules for people who've bought a home before. Subject to Government policy as of April 2020 and is subject to change. Speak to your Sales Advisor for more information.



## Making a difference in your community

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Creating neighbourhoods that benefit the community and wider society is at the heart of everything we do - we're a catalyst for regeneration.

Our community-focused and profit-for-purpose approach to every project, means we make positive differences to people's lives.

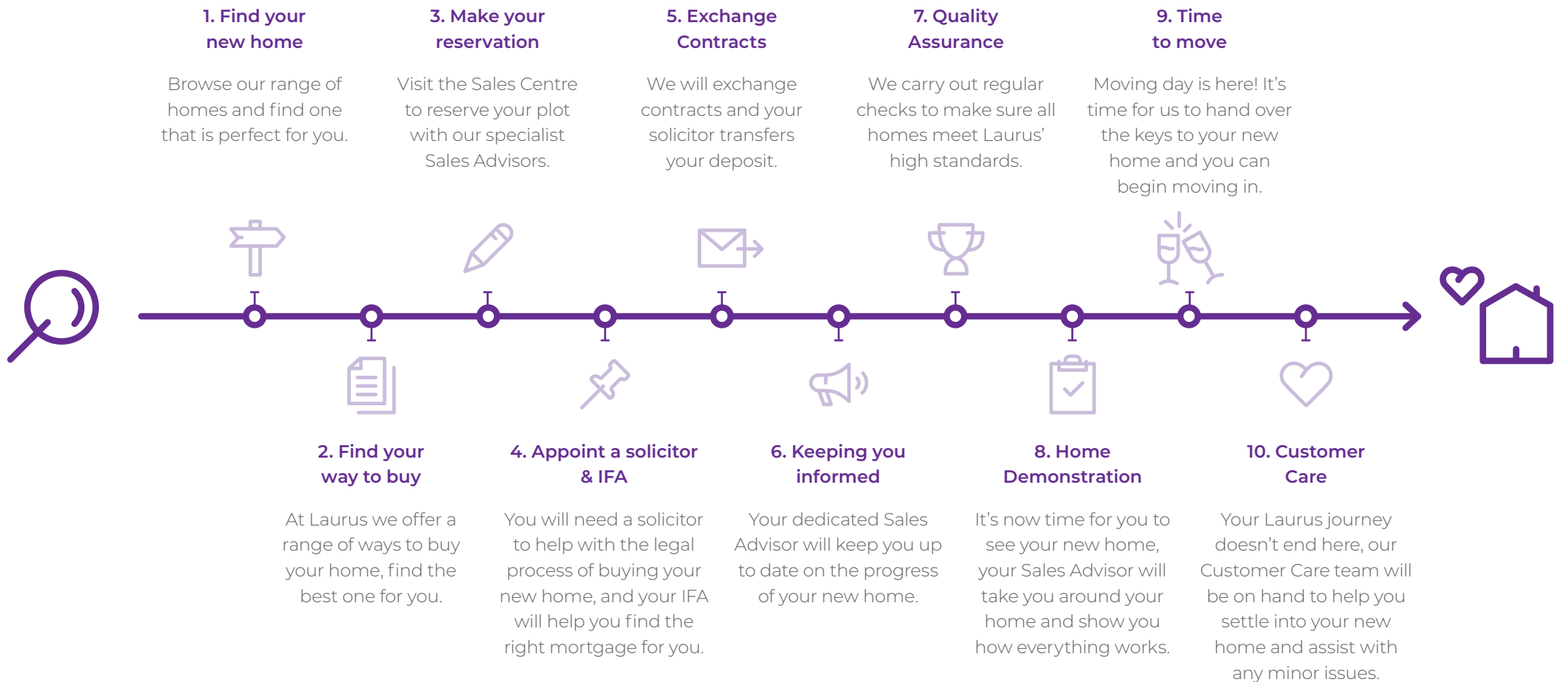
In practical terms, this means we use our resources to lend a helping hand through affordable housing and community projects. We think everyone deserves a special place to live, so we design homes for all.

Re-investing our profits to achieve social, community and environmental benefit means we grow the communities we need, where you need them.





## Buying Process







# WEAVER MEADOWS

WINSFORD

—  
**SITE PLAN**



# WEAVER MEADOWS

## WINSFORD

Weaver Meadows is a wonderful collection of two, three, four and five bedroom homes set within the idyllic Cheshire Broads.

With our range of options to buy including Help to Buy and Shared Ownership, we can make it easier for you to own your dream home in this beautiful part of Cheshire.

### 2 bedroom homes

- The Thornley
- The Hazel
- Affordable Rent

### 3 bedroom homes

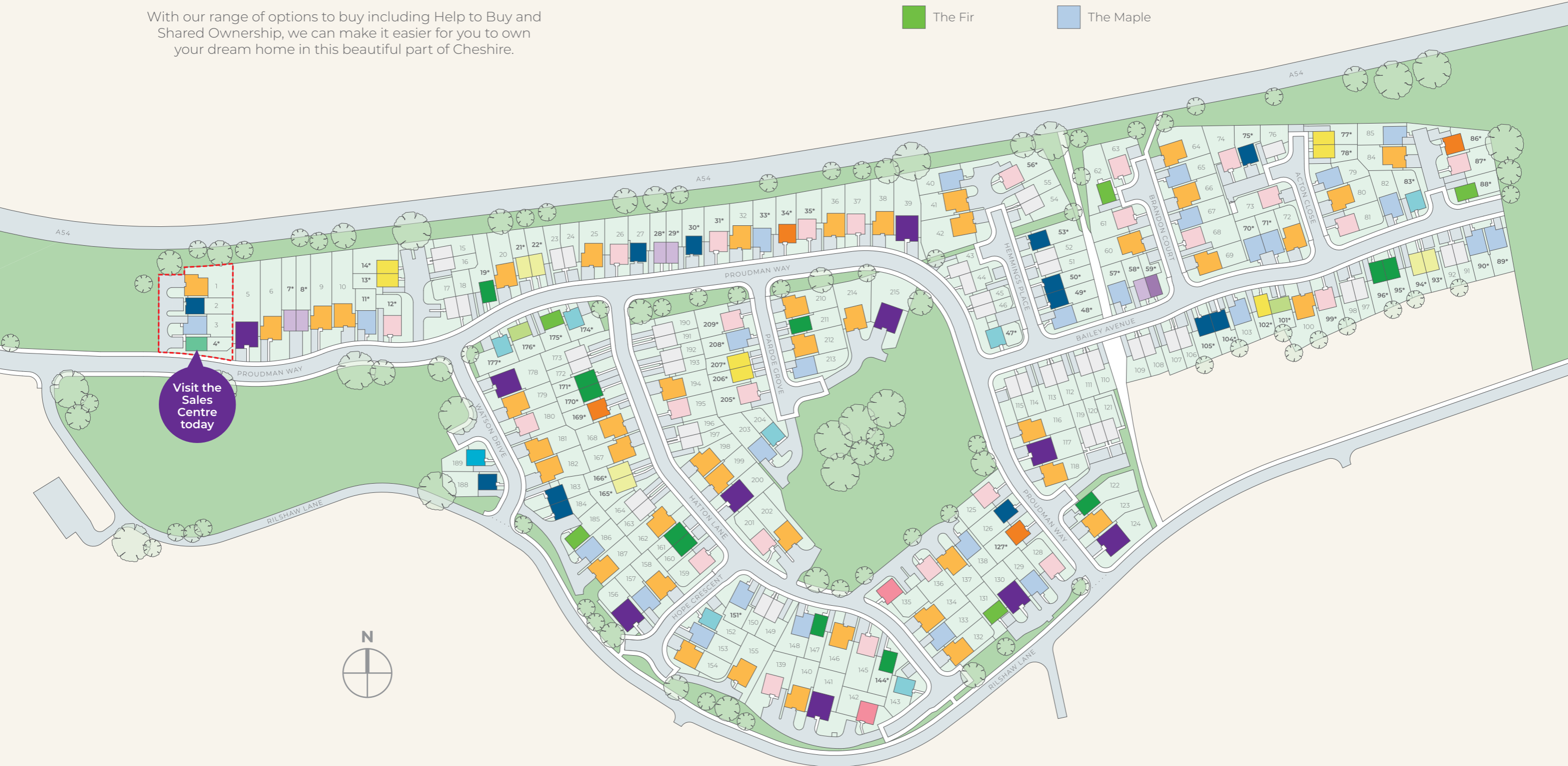
- The Anderton
- The Alder
- The Blackthorne
- The Blakemere
- The Fir

### 4 bedroom homes

- The Hawthorne
- The Walton
- The Cedar
- The Mulberry
- The Maple

### 5 bedroom homes

- The Aspen
- The Dunham
- The Ivy
- The Elm
- The Sycamore



\* Plots are available to purchase through shared ownership.  
 NB. This site plan is indicative and to be used for plot identification purposes only.  
 Speak to the Sales Advisor for more detailed information regarding site layout and landscaping.



# How to find us



## ADDRESS

Weaver Meadows  
Rilshaw Lane,  
Winsford,  
Cheshire  
CW7 3PF

### FROM M6 JUNCTION 18

At Junction, 18 take the A54 exit to Holmes Chapel Road (A54), at the first roundabout take the second exit and continue on the A54 for approximately one mile. Take a right on Newton Bank (A530/A54) and continue for two miles. Turn left into Clive Lane and take the first right onto Rilshaw Lane. Continue along Rilshaw Lane for one mile and the development will be on your right.

### BY TRAIN

Exit Winsford Station and head towards Station Road (B5355). Continue to follow Station Road and turn left onto Rilshaw Lane, the development is on your left.

### FROM NORTHWICH

Heading south join Kingsmead (A533), continue to follow the A533 to Road One roundabout and take the 3rd exit onto Bostock Road (A5018). Take the first exit at the next roundabout and continue to follow Wharton Road. Take the first exit at the Winsford Bridge roundabout and turn left towards Station Road, turn right onto Station Road and take the first right onto Rilshaw Lane.



0161 968 0094

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WEAVER  
MEADOWS  
WINSFORD

THE  
**THORNLEY**  
—  
2 BEDROOM HOME



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THE  
**THORNLEY**  
—  
2 BEDROOM HOME

The two bedroom Thornley is a generously proportioned home ideal for first time buyers and those looking to downsize. The entrance hall leads to a downstairs cloakroom and a spacious lounge. To the rear of the home, there is an open plan kitchen/dining area. The first floor comprises of two generous double bedrooms and a family bathroom.

**OVERALL PLOT SIZE**

**82m<sup>2</sup> 882ft<sup>2</sup>**



**GROUND FLOOR**

<b>Kitchen/Dining</b>	4.91m x 3.78m	16'1" x 12'4"
<b>Lounge</b>	4.91m x 4.75m	16'1" x 15'5"



**FIRST FLOOR**

<b>Bedroom 1</b>	4.91m x 2.87m	16'1" x 9'4"
<b>Bedroom 2</b>	4.91m x 3.47m	16'1" x 11'4"
<b>Bathroom</b>	2.13m x 2.08m	7'0" x 6'8"



**PLOTS: 7, 8, 28, 29 & 58**





WEAVER  
MEADOWS  
WINSFORD

THE  
**HAZEL**  
—  
2 BEDROOM HOME



WEAVER  
MEADOWS  
WINSFORD

THE  
HAZEL  
—  
2 BEDROOM HOME



The Hazel is a two bedroom home ideal for first time buyers and young couples. The ground floor comprises of a modern kitchen/dining area to the rear of the house, with a generous lounge to the front along with a cloakroom off the entrance hall. On the first floor, there are two spacious double bedrooms and a family bathroom.

**OVERALL PLOT SIZE**

**82m<sup>2</sup> 882ft<sup>2</sup>**



**GROUND FLOOR**

<b>Kitchen/Dining</b>	4.91m x 3.58m	16'1" x 11'7"
<b>Lounge</b>	3.98m x 4.95m	13'1" x 16'2"



**FIRST FLOOR**

<b>Bedroom 1</b>	4.91m x 3.76m	16'1" x 12'3"
<b>Bedroom 2</b>	2.68m x 4.77m	8'8" x 15'6"
<b>Bathroom</b>	2.15m x 2.03m	7'1" x 6'7"



**PLOTS: 59**

The floor plans are for indicative purposes only and not to scale. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.





WEAVER  
MEADOWS  
WINSFORD

THE  
**ANDERTON**  
—  
3 BEDROOM HOME



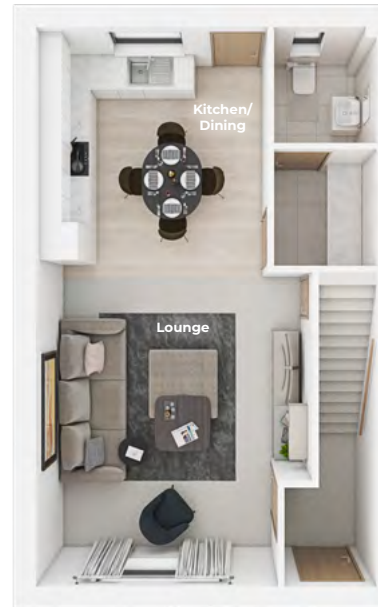


THE  
**ANDERTON**  
—  
3 BEDROOM HOME

The three bedroom Anderton is a generously proportioned home ideal for first time buyers and young families. On the ground floor, an open plan lounge leads to a modern kitchen/dining area. The Anderton also benefits from a downstairs cloakroom and separate utility room. The first floor comprises of three spacious bedrooms and a modern bathroom.

**OVERALL PLOT SIZE**

**93m<sup>2</sup> 1,001ft<sup>2</sup>**



**GROUND FLOOR**

<b>Kitchen/Dining</b>	3.66m x 3.78m	12'0" x 12'4"
<b>Lounge</b>	4.36m x 4.97m	14'3" x 16'3"
<b>Utility</b>	1.68m x 1.85m	5'5" x 6'1"



**FIRST FLOOR**

<b>Bedroom 1</b>	3.25m x 4.66m	10'7" x 15'3"
<b>Bedroom 2</b>	2.61m x 4.09m	8'6" x 13'4"
<b>Bedroom 3</b>	2.73m x 3.01m	7'8" x 9'9"
<b>Bathroom</b>	2.09m x 2.06m	6'9" x 6'8"



**PLOTS:** 21, 22, 93, 94, 165 & 166



WEAVER  
MEADOWS  
WINSFORD

THE  
**ALDER**  
—  
3 BEDROOM HOME



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THE  
**ALDER**  
—  
3 BEDROOM HOME

The Alder is a beautiful three bedroom family home designed with the modern family in mind. On the ground floor, there is a kitchen/dining area, a generous lounge with double doors leading to the garden, plus a cloakroom and storage area. On the first floor, there are three spacious bedrooms and a family bathroom.

**OVERALL PLOT SIZE**

**93m<sup>2</sup> 1,001ft<sup>2</sup>**



**GROUND FLOOR**

<b>Kitchen/Dining</b>	2.96m x 3.97m	9'7" x 13'0"
<b>Lounge</b>	5.42m x 4.78m	17'8" x 15'7"

**FIRST FLOOR**

<b>Bedroom 1</b>	3.06m x 4.66m	10'0" x 15'3"
<b>Bedroom 2</b>	2.61m x 4.07m	8'6" x 13'6"
<b>Bedroom 3</b>	2.73m x 3.01m	9'0" x 9'9"
<b>Bathroom</b>	2.27m x 2.06m	7'4" x 6'6"



**PLOTS: 13, 14, 77, 78, 102, 206 & 207**



WEAVER  
MEADOWS  
WINSFORD

THE  
**BLACKTHORNE**  
—  
3 BEDROOM HOME



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WEAVER  
MEADOWS  
WINSFORD

THE  
**BLACKTHORNE**  
—  
3 BEDROOM HOME



The double fronted, three bedroom Blackthorne offers a spacious modern living area and is ideal for first time buyers and young families. The entrance hallway leads to a cloakroom, modern kitchen/dining area and living room. On the first floor there are three generous bedrooms and a family bathroom.

**OVERALL PLOT SIZE**

**93m<sup>2</sup> 1,001ft<sup>2</sup>**



**GROUND FLOOR**

<b>Kitchen/Dining</b>	6.06m x 3.06m	19'9" x 10'0"
<b>Lounge</b>	6.06m x 2.79m	19'9" x 9'2"

**FIRST FLOOR**

<b>Bedroom 1</b>	4.35m x 2.81m	14'3" x 9'2"
<b>Bedroom 2</b>	4.26m x 2.81m	14'0" x 9'2"
<b>Bedroom 3</b>	3.36m x 2.57m	11'0" x 8'4"
<b>Bathroom</b>	2.12m x 2.57m	7'0" x 8'4"



**PLOTS: 101 & 176**

The floor plans are for indicative purposes only and not to scale. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.





WEAVER  
MEADOWS  
WINSFORD

THE  
**BLAKEMERE**  
—  
3 BEDROOM HOME





THE  
**BLAKEMERE**  
3 BEDROOM HOME

The Blakemere is a spacious three bedroom family home, designed with the modern family in mind. The entrance leads to an open plan lounge, a kitchen/dining area with a separate utility room and cloakroom to the rear. The first floor comprises of three generous bedrooms and a modern family bathroom.

**OVERALL PLOT SIZE**

**93m<sup>2</sup> 1,001ft<sup>2</sup>**



**GROUND FLOOR**

<b>Kitchen/Lounge</b>	4.37m x 9.32m	14'3" x 30'6"
<b>Utility</b>	1.72m x 1.85m	5'6" x 6'1"



**FIRST FLOOR**

<b>Bedroom 1</b>	2.81m x 4.73m	9'2" x 15'5"
<b>Bedroom 2</b>	3.29m x 3.91m	10'8" x 12'8"
<b>Bedroom 3</b>	2.57m x 3.55m	8'4" x 11'6"
<b>Bathroom</b>	2.09m x 2.06m	6'9" x 6'6"



**PLOTS: 4**



WEAVER  
MEADOWS  
WINSFORD

THE  
**FIR**  
—  
3 BEDROOM HOME



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WEAVER  
MEADOWS  
WINSFORD

THE  
FIR  
—  
3 BEDROOM HOME

The double fronted, three bedroom Fir is perfect for families. The entrance leads to a spacious lounge area and a modern kitchen/dining area. A cloakroom and storage closet are also located off the entrance hallway. On the first floor is a large master bedroom with an en-suite, a further two well proportioned bedrooms and a family bathroom.

OVERALL PLOT SIZE

95m<sup>2</sup> 1,022ft<sup>2</sup>



GROUND FLOOR

Kitchen/Dining	2.86m x 5.68m	9'7" x 18'6"
Lounge	2.98m x 5.68m	9'8" x 18'6"

FIRST FLOOR

Master Bedroom	2.83m x 3.31m	9'3" x 10'9"
Bedroom 2	4.06m x 2.97m	13'3" x 9'7"
Bedroom 3	2.98m x 2.63m	9'8" x 8'6"
Bathroom	2.12m x 2.29m	7'0" x 7'5"



PLOTS: 62, 88, 131, 175 & 185

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WEAVER  
MEADOWS  
WINSFORD

THE  
**HAWTHORNE**  
—  
3 BEDROOM HOME

 laurus  
homes

THE  
**HAWTHORNE**  
3 BEDROOM HOME

The Hawthorne is a spacious three bedroom home, designed for family living. The ground floor comprises of a beautiful open plan lounge and kitchen/dining area along with a cloakroom. The first floor comprises of a master bedroom with an en-suite, two further well proportioned bedrooms and a family bathroom.

**OVERALL PLOT SIZE**

**94.5m<sup>2</sup> 1,018ft<sup>2</sup>**



**GROUND FLOOR**

**Kitchen/Lounge** 5.64m x 9.21m 18'5" x 30'2"



**FIRST FLOOR**

<b>Master Bedroom</b>	3.27m x 4.41m	10'7" x 0'0"
<b>Bedroom 2</b>	2.98m x 4.11m	9'8" x 0'0"
<b>Bedroom 3</b>	2.59m x 3.03m	8'5" x 0'0"
<b>Bathroom</b>	2.29m x 2.05m	7'5" x 6'7"



**PLOTS:** 19, 95, 96, 122, 144, 147, 160, 161, 170, 171 & 211





WEAVER  
MEADOWS  
WINSFORD

THE  
**WALTON**  
—  
3 BEDROOM HOME



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homes



THE  
**WALTON**  
—  
3 BEDROOM HOME

The Walton is a beautiful three bedroom home designed with family living in mind. The entrance hallway leads to a kitchen/dining area, a cloakroom and a spacious living room. On the first floor, the master bedroom includes an en-suite and there are two further well proportioned bedrooms and a family bathroom.

**OVERALL PLOT SIZE**

**95m<sup>2</sup> 1,022ft<sup>2</sup>**



**GROUND FLOOR**

<b>Kitchen/Dining</b>	3.57m x 3.54m	11'7" x 11'6"
<b>Lounge</b>	6.47m x 3.94m	21'3" x 12'9"



**FIRST FLOOR**

<b>Master Bedroom</b>	4.48m x 3.06m	14'7" x 10'0"
<b>Bedroom 2</b>	3.31m x 3.37m	10'8" x 11'1"
<b>Bedroom 3</b>	3.08m x 2.24m	10'1" x 7'3"
<b>Bathroom</b>	1.91m x 2.19m	3'9" x 7'2"



**PLOTS: 2, 27, 30, 49, 50, 53, 75, 104, 105, 126, 155, 183, 184 & 188**

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WEAVER  
MEADOWS  
WINSFORD

THE  
**CEDAR**  
—  
3 BEDROOM HOME



WEAVER  
MEADOWS  
WINSFORD

THE  
CEDAR  
—  
3 BEDROOM HOME



The Cedar is a beautiful three bedroom home designed with a modern family in mind. On the ground floor, the entrance hallway leads to a spacious kitchen/dining area, a cloakroom and a large living room. On the first floor is a large master bedroom with an en-suite. A further two well proportioned bedrooms and a stylish family bathroom complete the home.

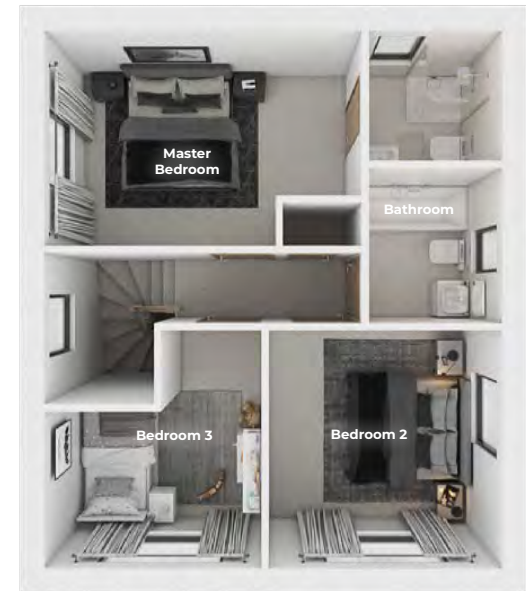
**OVERALL PLOT SIZE**

**95m<sup>2</sup> 1,022ft<sup>2</sup>**



**GROUND FLOOR**

<b>Kitchen/Dining</b>	6.47m x 3.05m	21'2" x 10'0"
<b>Lounge</b>	3.39m x 4.45m	11'1" x 14'6"



**FIRST FLOOR**

<b>Master Bedroom</b>	4.48m x 3.06m	14'7" x 10'0"
<b>Bedroom 2</b>	3.31m x 3.37m	10'6" x 11'1"
<b>Bedroom 3</b>	3.08m x 2.24m	10'1" x 7'3"
<b>Bathroom</b>	2.02m x 2.19m	6'6" x 7'2"



**PLOTS: 189**

The floor plans are for indicative purposes only and not to scale. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.



WEAVER  
MEADOWS  
WINSFORD

THE  
**MULBERRY**  
—  
3 BEDROOM HOME



laurus

homes



THE  
**MULBERRY**  
—  
3 BEDROOM HOME

The three bedroom Mulberry is perfect for growing families. The ground floor comprises of a spacious lounge, cloakroom and an open plan kitchen/dining area to the rear of the property. On the first floor is a generously proportioned master bedroom with an en-suite, a further two large bedrooms and a modern family bathroom.

**OVERALL PLOT SIZE**

95m<sup>2</sup> 1,022ft<sup>2</sup>



**GROUND FLOOR**

<b>Kitchen/Dining</b>	6.47m x 3.05m	21'2" x 10'0"
<b>Lounge</b>	3.39m x 4.46m	11'1" x 14'6"



**FIRST FLOOR**

<b>Master Bedroom</b>	3.41m x 3.46m	11'2" x 11'4"
<b>Bedroom 2</b>	4.23m x 3.06m	13'9" x 10'0"
<b>Bedroom 3</b>	2.98m x 3.37m	9'8" x 11'1"
<b>Bathroom</b>	2.16m x 1.97m	7'1" x 6'3"



**PLOTS:** 47, 83, 143, 152, 174, 177 & 204



WEAVER  
MEADOWS  
WINSFORD

THE  
**MAPLE**  
—  
3 BEDROOM HOME



WEAVER  
MEADOWS  
WINSFORD

THE  
MAPLE  
—  
3 BEDROOM HOME



The three bedroom Maple is designed with modern family living in mind. Complete with an integral garage, the ground floor includes a large lounge, kitchen/dining area, a separate utility room and a cloakroom accessible from the kitchen. On the first floor, the master suite comprises of a spacious bedroom, dressing area and an en-suite. There are two further well proportioned bedrooms and a family bathroom.

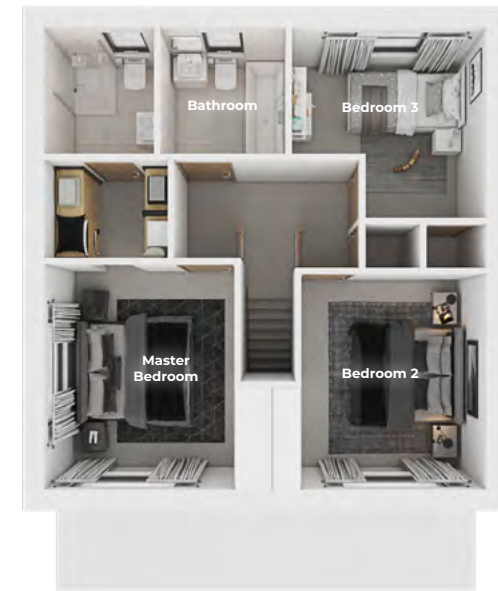
**OVERALL PLOT SIZE**

**100.2m<sup>2</sup> 1,078ft<sup>2</sup>**



**GROUND FLOOR**

<b>Kitchen/Dining</b>	4.19m x 4.36m	13'7" x 14'3"
<b>Lounge</b>	3.19m x 5.29m	10'5" x 17'4"
<b>Utility</b>	1.83m x 1.67m	6'0" x 5'5"



**FIRST FLOOR**

<b>Master Bedroom</b>	4.10m x 3.61m	10'5" x 12'4"
<b>Bedroom 2</b>	3.19m x 3.78m	13'5" x 11'8"
<b>Bedroom 3</b>	3.25m x 3.23m	10'7" x 10'6"
<b>Bathroom</b>	2.10m x 2.13m	6'9" x 7'0"



**PLOTS:** 3, 11, 33, 40, 48, 57, 65, 67, 70, 71, 79, 82, 85, 89, 90, 103, 129, 133, 138, 148, 151, 153, 157, 186, 203, 208 & 213

The floor plans are for indicative purposes only and not to scale. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.



WEAVER  
MEADOWS  
WINSFORD

THE  
**ASPEN**

4 BEDROOM HOME



**laurus**  
homes



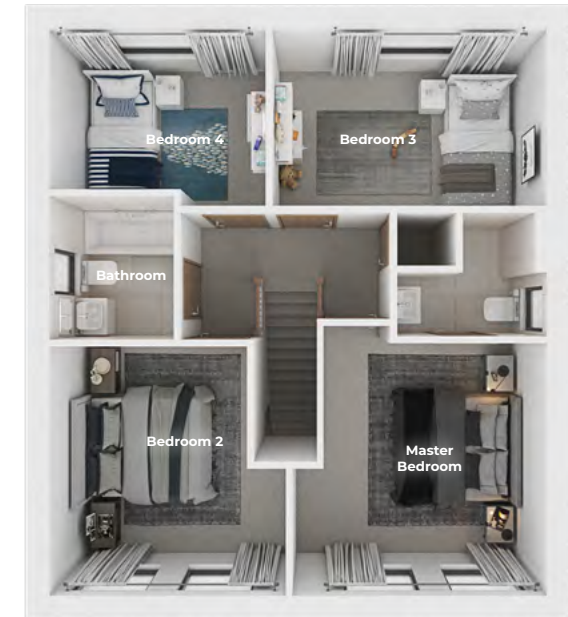
WEAVER  
MEADOWS  
WINSFORD

THE  
ASPEN  
—  
4 BEDROOM HOME

The Aspen is a beautiful four bedroom home ideal for family life. On the ground floor is a spacious living room, a cloakroom and a stunning open plan kitchen/dining area. Double doors lead to the garden and a separate utility room located off the kitchen. The first floor comprises of a master bedroom with an en-suite, a further bedroom with an en-suite, two well proportioned bedrooms and a family bathroom.

OVERALL PLOT SIZE

115.3m<sup>2</sup> 1,241ft<sup>2</sup>



GROUND FLOOR

Kitchen/Dining	7.86m x 4.10m	25'8" x 13'5"
Lounge	3.25m x 4.71m	10'7" x 15'5"
Utility	1.50m x 1.97m	4'9" x 6'6"

FIRST FLOOR

Master Bedroom	3.27m x 3.71m	10'7" x 12'2"
Bedroom 2	2.90m x 3.66m	9'5" x 12'0"
Bedroom 3	4.01m x 2.60m	13'2" x 8'5"
Bedroom 4	3.17m x 2.36m	10'4" x 7'7"
Bathroom	1.82m x 2.09m	6'0" x 6'9"



PLOTS: 12, 26, 31, 35, 37, 56, 61, 63, 68, 73, 74, 81, 87, 99, 125, 128, 136, 139, 145, 159, 180, 195, 201, 205 & 209

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WEAVER  
MEADOWS  
WINSFORD

THE  
**DUNHAM**  
—  
4 BEDROOM HOME



laurus

homes



THE  
DUNHAM  
—  
4 BEDROOM HOME

The four bedroom Dunham is a spacious family home, designed with busy family life in mind. On the ground floor, the entrance hall leads to a stylish lounge, a cloakroom and a beautiful open plan kitchen/dining area. Double doors lead from the kitchen to the rear garden and a separate utility room is located off the kitchen. On the first floor, you will find a master bedroom with an en-suite and a storage closet. There are three further well proportioned bedrooms and a family bathroom on the first floor.

**OVERALL PLOT SIZE**

**115.3m<sup>2</sup> 1,241ft<sup>2</sup>**



**GROUND FLOOR**

<b>Kitchen/Dining</b>	7.86m x 3.58m	25'8" x 11'7"
<b>Lounge</b>	3.27m x 4.06m	10'7" x 13'3"
<b>Utility</b>	1.59m x 1.99m	5'2" x 6'5"



**FIRST FLOOR**

<b>Master Bedroom</b>	3.27m x 3.71m	10'7" x 12'2"
<b>Bedroom 2</b>	3.11m x 3.81m	10'2" x 12'5"
<b>Bedroom 3</b>	4.01m x 2.60m	13'2" x 8'5"
<b>Bedroom 4</b>	3.17m x 2.21m	10'4" x 7'3"
<b>Bathroom</b>	1.82m x 2.09m	6'0" x 6'9"



**PLOTS: 135 & 142**





WEAVER  
MEADOWS  
WINSFORD

THE  
**IVY**  
—  
4 BEDROOM HOME

 laurus  
homes



WEAVER  
MEADOWS  
WINSFORD

THE  
IVY  
—  
4 BEDROOM HOME

The beautiful four bedroom Ivy is designed with space for busy family life, making it ideal for growing families. Located on the ground floor is a stylish living area with a bay window and an open plan kitchen/dining area with double doors to the rear garden. Located off the kitchen is a separate utility area which provides access to the garden and cloakroom. On the first floor, the master suite includes a dressing room and an en-suite. Three further well proportioned bedrooms and a family bathroom complete the first floor.

OVERALL PLOT SIZE

124.6m<sup>2</sup> 1,341ft<sup>2</sup>



GROUND FLOOR

Kitchen/Dining	5.55m x 4.37m	18'2" x 14'3"
Lounge	3.41m x 5.27m	11'2" x 17'3"
Utility	1.62m x 2.21m	5'3" x 7'3"

FIRST FLOOR

Master Bedroom	3.41m x 3.06m	11'2" x 10'0"
Bedroom 2	3.77m x 4.00m	12'4" x 13'1"
Bedroom 3	3.87m x 3.08m	12'7" x 10'1"
Bedroom 4	3.31m x 2.81m	10'9" x 9'2"
Bathroom	1.81m x 2.09m	3'9" x 6'9"



PLOTS: 1, 6, 9, 10, 20, 25, 32, 36, 38, 41, 42, 60, 64, 66, 69, 72, 80, 84, 100, 116, 118, 123, 132, 134, 137, 140, 146, 154, 155, 158, 162, 167, 168, 179, 181, 182, 187, 194, 198, 199, 202, 210, 212 & 214

The floor plans are for indicative purposes only and not to scale. Plot sizes may vary, please speak to your Sales Advisor for information on the specific plot you are interested in.





WEAVER  
MEADOWS  
WINSFORD

THE  
**ELM**  
—  
4 BEDROOM HOME



laurus

homes



WEAVER  
MEADOWS  
WINSFORD

THE  
ELM  
—  
4 BEDROOM HOME

The Elm is a stylish four bedroom home perfect for family life. The ground floor comprises of an entrance hall which leads to a cloakroom, spacious lounge area and an open plan kitchen/dining area with double doors leading to the rear garden. A separate utility room is accessible from the kitchen. On the first floor, you will find a master bedroom with en-suite, a further three well proportioned bedrooms and a family bathroom.

**OVERALL PLOT SIZE**

**102.7m<sup>2</sup> 1,105ft<sup>2</sup>**



**GROUND FLOOR**

<b>Kitchen/Dining</b>	7.64m x 3.54m	25'1" x 11'6"
<b>Lounge</b>	3.21m x 4.59m	10'5" x 15'1"
<b>Utility</b>	1.48m x 1.85m	4'9" x 6'1"

**FIRST FLOOR**

<b>Master Bedroom</b>	3.02m x 3.56m	9'9" x 11'7"
<b>Bedroom 2</b>	3.44m x 3.16m	11'3" x 10'4"
<b>Bedroom 3</b>	3.90m x 2.21m	12'8" x 7'3"
<b>Bedroom 4</b>	3.06m x 2.21m	10'0" x 7'3"
<b>Bathroom</b>	1.80m x 2.07m	5'9" x 6'8"



**PLOTS: 34, 86, 127 & 169**

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WEAVER  
MEADOWS  
WINSFORD

THE  
**SYCAMORE**  
—  
5 BEDROOM HOME





WEAVER  
MEADOWS  
WINSFORD

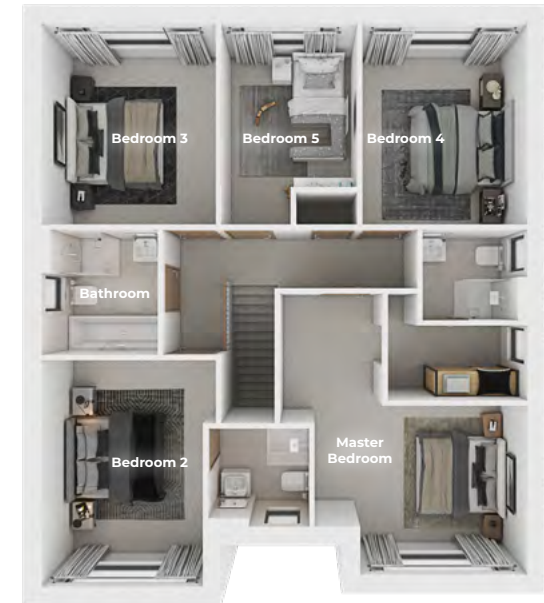
THE  
SYCAMORE  
5 BEDROOM HOME



The Sycamore is a spectacular five bedroom family home. The ground floor comprises of a stylish lounge with a bay window, an open plan kitchen/dining area and separate utility room and cloakroom. An attached garage completes the ground floor. On the first floor, the master suite includes a master bedroom, dressing room and en-suite. A large second bedroom also includes an en-suite. A further three well proportioned bedrooms and a family bathroom complete the home.

**OVERALL PLOT SIZE**

165m<sup>2</sup> 1,776ft<sup>2</sup>



**GROUND FLOOR**

<b>Kitchen/Dining</b>	9.17m x 5.17m	30'1" x 17'0"
<b>Lounge</b>	3.59m x 5.16m	11'8" x 16'9"
<b>Utility</b>	1.63m x 1.31m	5'3" x 4'3"

**FIRST FLOOR**

<b>Master Bedroom</b>	4.03m x 3.72m	13'2" x 10'6"
<b>Bedroom 2</b>	3.31m x 4.29m	10'9" x 14'1"
<b>Bedroom 3</b>	3.31m x 3.81m	10'6" x 12'5"
<b>Bedroom 4</b>	3.13m x 3.81m	10'3" x 12'5"
<b>Bedroom 5</b>	2.57m x 3.11m	8'4" x 10'2"
<b>Bathroom</b>	2.20m x 2.37m	7'2" x 7'8"



**PLOTS:** 5, 39, 117, 124, 130, 141, 156, 178, 200 & 215

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