



BEAUFORT COURT, CHESTER

4, 5 & 6 BEDROOM LUXURY HOMES



HUMPHREYS

LAND & NEW HOMES



4, 5 & 6 BEDROOM LUXURY HOMES

Welcome to Beaufort Court

CHESTER

Beaufort Court is a luxurious & unique courtyard development of 20 high specification 4, 5 & 6 bedroom new homes with separate homeworking units of exceptional architectural merit. The properties enjoy delightful countryside views, being crafted with quality and sustainability in mind and located within a short drive to the southwest of Chester City Centre.

- Separate on site home working units with every house type
- Vaulted glazed feature to the front elevations
- Combination of Air Source and Under Floor Heating
- SMART heating control
- Luxury modern kitchen design with quartz worktops complete with integrated boiling water tap
- 'Porcelanosa' fully tiled bathroom & en-suites with porcelain tiles
- 'Duravit' white sanitary ware with chrome taps
- 10 years LABC warranty





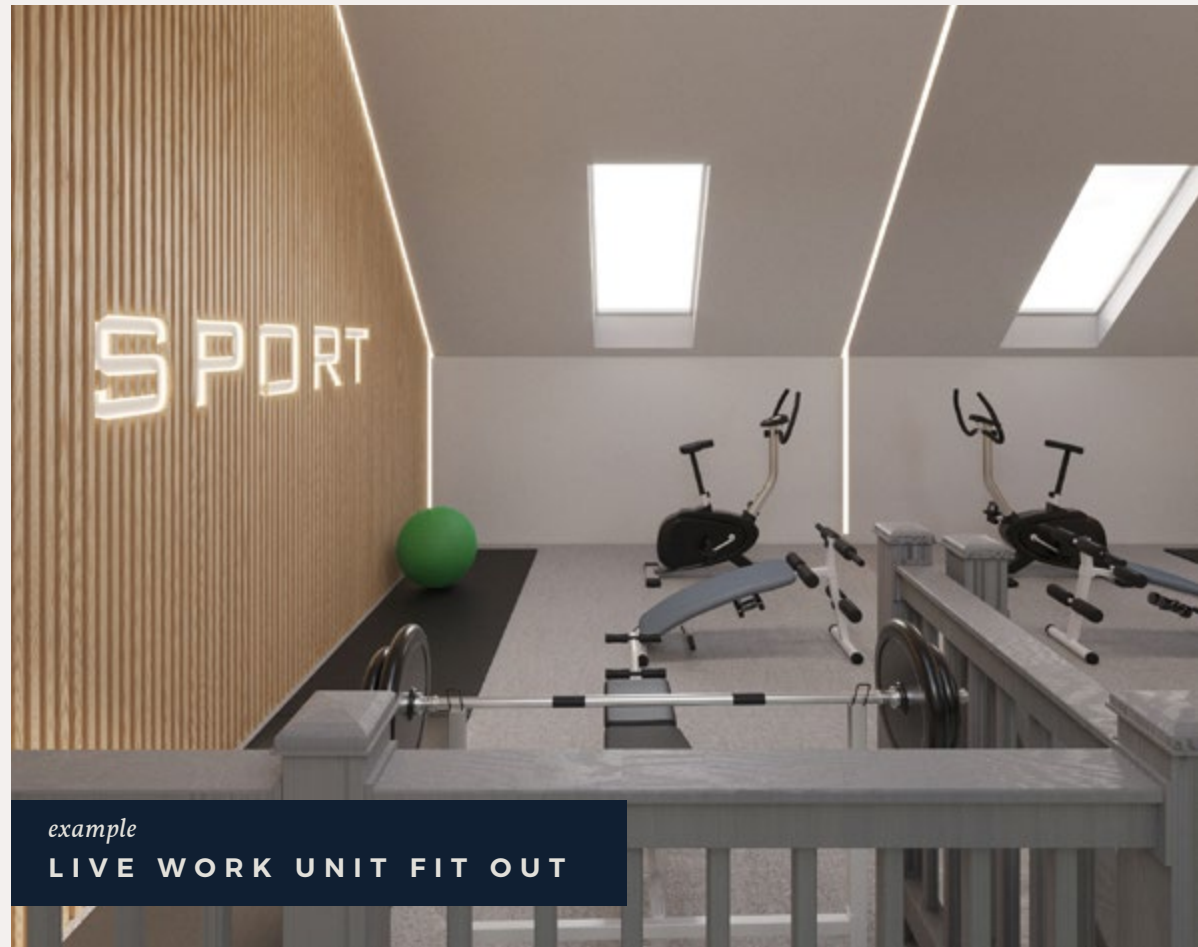
SEPARATE HOMEWORKING UNITS

A healthy solution for living and working at home

As more people are working from home, Pure Homes have created luxury, dedicated homeworking units for every house type within their development. This ensure business connectivity, home life segregation as well as privacy. The live/work unit comes with multiply uses and additional parking which creates a healthy solution for living and working from home.

FLEXIBLE SPACE

This secondary additional space offers the flexibility to create a home gym, or pilates/yoga studio for example... *your choice is endless!*





example

LIVE WORK UNIT FIT OUT





LOCAL AREA

Beaufort Court is situated within a short drive to the south of Chester City Centre, within close proximity to an excellent range of local shops in Westminster Park, with additional independent shops in Handbridge.

A comprehensive array of facilities and amenities are available in the Historic Roman city of Chester, where you will find a selection of both national and smaller independent retailers including the unique Rows of Chester and the outlet village at Cheshire Oaks. The city also offers wide-ranging sporting, leisure and entertainment facilities including public houses, bars, and restaurants as well as rowing, sailing, and canoeing on the river Dee. Tennis, football, cricket, and croquet are all available at Westminster Park Recreational Ground and horse racing at the Chester Roodee Racecourse.

For families, the local area is well served with good state schools, including Belgrave Primary School (rated Outstanding by Ofsted) and secondary schools including Queen's Park

High, The Catholic High and The Bishops' Blue Coat School. Independent schools include The Queen's, The King's, The Firs, The Hammond, and Abbey Gate.

Beaufort Court is ideally placed for commuting to the commercial centres of the Northwest via the M53 linking to the M56 and M6 respectively, whilst the A55 gives direct access to the North Wales coastline. Chester business park is within 1-mile. A pavement will run from the development into Chester and a nearby bus-stop offers a frequent service into Chester and further-afield. Chester station has a direct service to London, Euston within 2 hours.



FIND US

Beaufort Court, Marlston-cum-Lache,
Chester CH4 9GN

NEARBY

Locations

Chester City Centre – 2.5 miles
Chester Business Park – 1 mile
Liverpool – 27 miles
Manchester – 41 miles

Nearest Stations

Chester – 3 miles
Crewe – 25 miles

Nearest Airports

Liverpool John Lennon – 28 miles
Manchester – 36 miles





1888



-  **The Middleton**
4 Bedroom home
-  **The Thornbury**
5 Bedroom home (with detached garage)
-  **The Amberley**
6 Bedroom home (with integral garage)
-  **The Buckland**
5 Bedroom home (with integral garage)
-  **The Felton**
5 Bedroom home (with integral garage)
-  **The Wellington**
5 Bedroom home (with detached double)
-  **The Kingstone**
5 Bedroom home (with integral garage)
-  Live / Work units



Site Aerial View

- The Middleton : PLOTS 1-7
- The Thornbury : PLOTS 14 & 15, 19 & 20
- The Amberley : PLOTS 16-18
- The Buckland : PLOT 8
- The Felton : PLOTS 10 & 12
- The Wellington : PLOT 13
- The Kingstone : PLOTS 9 & 11





Beaufort Court

CHESTER

House types
available



THE MIDDLETON
4 bedroom home



THE KINGSTONE
5 bedroom home



THE BUCKLAND
5 bedroom home



THE FELTON
5 bedroom home



THE THORNBURY
5 bedroom home



THE WELLINGTON
5 bedroom home



THE AMBERLEY
6 bedroom home



THE MIDDLETON - PLOT 1-7

4 bedroom home

EXTERNAL DETAILS

- Separate on site Live\Work Unit with every house type.
- Contemporary external design by award-winning nationally acclaimed RIBA chartered Architects.
- Vaulted feature window to front.
- Bi-directional feature lighting.
- Natural Slate Roof finish.



THE MIDDLETON



GROUND FLOOR

KITCHEN / DINING	5.75m x 4.90m
LIVING ROOM	3.40m x 5.35m



FIRST FLOOR

BEDROOM 2	3.00m x 3.55m
BEDROOM 3	2.60m x 2.45m
BEDROOM 4	3.40m x 4.05m
EN-SUITE	2.40m x 1.20m
BATHROOM	2.15m x 2.40m



SECOND FLOOR

MASTER BEDROOM	3.35m x 5.20m
EN-SUITE	3.35m x 1.60m





THE KINGSTONE - PLOT 9 & 11

5 bedroom home

EXTERNAL DETAILS

- Separate on site Live\Work Unit with every house type.
- Contemporary external design by award-winning nationally acclaimed RIBA chartered Architects.
- Vaulted feature window to front.
- Bi-directional feature lighting.
- Natural Slate Roof finish.



THE KINGSTONE



GROUND FLOOR

KITCHEN / DINING	7.50m x 5.20m
LIVING ROOM	3.75m x 5.10m
GARAGE	3.10m x 6.45m
UTILITY	1.80m x 4.20m



FIRST FLOOR

BEDROOM 2	3.60m x 4.85m
EN-SUITE	2.20m x 3.15m
BEDROOM 3	3.30m x 4.30m
EN-SUITE	3.30m x 1.20m
BEDROOM 4	3.30m x 3.90m
STUDY	3.60m x 3.25m
BATHROOM	3.60m x 2.05m



SECOND FLOOR

MASTER BEDROOM	4.90m x 6.20m
EN-SUITE	2.90m x 1.85m
BEDROOM 5	3.30m x 5.90m





THE BUCKLAND - PLOT 8

5 bedroom home

EXTERNAL DETAILS

- Separate on site Live\Work Unit with every house type.
- Contemporary external design by award-winning nationally acclaimed RIBA chartered Architects.
- Vaulted feature window to front.
- Bi-directional feature lighting.
- Natural Slate Roof finish.



THE BUCKLAND



GROUND FLOOR

KITCHEN / DINING	7.50m x 5.20m
LIVING ROOM	3.75m x 5.10m
GARAGE	3.10m x 6.45m
UTILITY	1.80m x 4.20m



FIRST FLOOR

BEDROOM 2	3.05m x 3.35m
BEDROOM 3	3.05m x 3.25m
BEDROOM 4	3.60m x 3.25m
BEDROOM 5	3.60m x 4.85m
EN-SUITE	2.20m x 3.15m
BATHROOM	3.60m x 2.05m



SECOND FLOOR

MASTER BEDROOM	4.95m x 6.20m
EN-SUITE	2.90m x 1.85m





THE FELTON - PLOT 10 & 12

5 bedroom home

EXTERNAL DETAILS

- Separate on site Live\Work Unit with every house type.
- Contemporary external design by award-winning nationally acclaimed RIBA chartered Architects.
- Vaulted feature window to front.
- Bi-directional feature lighting.
- Natural Slate Roof finish.



THE FELTON



GROUND FLOOR

KITCHEN / DINING	7.50m x 5.20m
LIVING ROOM	3.75m x 5.10m
GARAGE	3.10m x 6.45m
UTILITY	1.80m x 4.20m



FIRST FLOOR

BEDROOM 2	3.30m x 4.30m
EN-SUITE	3.30m x 1.20m
BEDROOM 3	3.30m x 3.90m
BEDROOM 4	3.60m x 4.85m
EN-SUITE	2.20m x 3.15m
STUDY	3.60m x 3.25m
BATHROOM	3.60m x 2.05m



SECOND FLOOR

MASTER BEDROOM	4.90m x 6.20m
EN-SUITE	2.90m x 1.85m
BEDROOM 5	3.30m x 5.90m





THE THORNBURY - PLOT 14 & 15, 19 & 20

5 bedroom home

EXTERNAL DETAILS

- Separate on site Live\Work Unit with every house type.
- Contemporary external design by award-winning nationally acclaimed RIBA chartered Architects.
- Vaulted feature window to front.
- Bi-directional feature lighting.
- Natural Slate Roof finish.



THE THORNBURY



GROUND FLOOR

KITCHEN	6.50m x 5.00m
LIVING ROOM	3.95m x 5.75m



FIRST FLOOR

BEDROOM 2	3.95m x 4.45m
EN-SUITE	2.95m x 1.20m
BEDROOM 3	3.50m x 4.95m
BEDROOM 4	2.85m x 3.85m
BATHROOM	2.40m x 2.75m



SECOND FLOOR

MASTER BEDROOM	3.95m x 5.45m
EN-SUITE	2.40m x 1.95m
BEDROOM 5	5.95m x 4.95m





THE WELLINGTON - PLOT 13
5 bedroom home

EXTERNAL DETAILS

- Separate on site Live\Work Unit with every house type.
- Contemporary external design by award-winning nationally acclaimed RIBA chartered Architects.
- Vaulted feature window to front.
- Bi-directional feature lighting.
- Natural Slate Roof finish.



THE WELLINGTON



GROUND FLOOR

KITCHEN / DINING	9.45m x 5.85m
LIVING ROOM	4.05m x 5.65m
UTILITY	3.20m x 1.90m
SNUG / HOME OFFICE	3.20m x 3.75m



FIRST FLOOR

MASTER BEDROOM	5.20m x 4.05m
BEDROOM 2	4.05m x 3.95m
BEDROOM 3	3.20m x 3.95m
BATHROOM	3.20m x 3.00m
EN-SUITE	2.90m x 1.55m



SECOND FLOOR

BEDROOM 4	5.20m x 4.05m
BEDROOM 5	5.20m x 5.65m
EN-SUITE	2.25m x 4.05m
EN-SUITE	2.25m x 4.05m





THE AMBERLEY - PLOT 16-18

6 bedroom home

EXTERNAL DETAILS

- Separate on site Live\Work Unit with every house type.
- Contemporary external design by award-winning nationally acclaimed RIBA chartered Architects.
- Vaulted feature window to front.
- Bi-directional feature lighting.
- Natural Slate Roof finish



THE AMBERLEY



GROUND FLOOR

KITCHEN / DINING	10.30m x 5.35m
UTILITY	2.00m x 4.70m
LIVING ROOM	3.70m x 5.95m
STUDY / HOME OFFICE	2.90m x 3.90m
GARAGE	2.85m x 5.65m



FIRST FLOOR

MASTER BEDROOM	4.90m x 5.20m
EN-SUITE	1.20m x 3.15m
DRESSER	2.90m x 3.55m
BEDROOM 2	3.70m x 4.65m
EN-SUITE	1.20m x 3.70m
BEDROOM 3	4.90m x 3.55m
BEDROOM 4	3.10m x 3.55m
BATHROOM	2.40m x 3.55m



SECOND FLOOR

BEDROOM 5	3.30m x 8.90m
EN-SUITE	2.70m x 1.95m
BED 6 / PLAY ROOM	3.65m x 9.35m



FEATURES & SPECIFICATION

Decoration

- All internal woodwork to be finished in satin eggshell white finish.
- Ceiling will be smooth and emulsioned white; walls will be emulsioned in Dusted Moss colour.

Gardens

- Contemporary landscape design.
- Turf to front* & rear gardens.
(*shrub areas only to front of 'The Middleton').
- Tegula Sett concrete paving to drives.
- Patios/paths in contemporary Porcelain paving.
- 1800mm high timber fencing to rear boundaries.
- Natural slate roofs

Live/Work Unit/Garage

- Each plot comes with its own Live/Work Unit / Garage, complete with a mezzanine or upper floor.



Kitchen

- Contemporary luxury fully fitted kitchen with a range of quality base and wall units featuring soft closing doors and drawers.
- Quartz worktops with matching upstands in a choice of colours from our specified range.
- High-spec Integrated appliances to include electric oven*, com-bination microwave-oven, induction hob, extract hood, dish-washer, larder fridge/freezer and wine chiller. (*single oven for 'The Middleton')
- Plumbing for washing machine.
- Quooker boiling water tap.



FEATURES & SPECIFICATION

Windows and External Doors

- Contemporary oak front door with composite security doors to rear of property.
- Casement double glazed upvc windows in anthracite framing with matching glazing feature bars.
- Anthracite powder coated aluminium Bi-folding doors to rear gardens.
- Electrically operated Velux window rooflights, complete with Ve-lux App control capability.
- Electrically operated garage doors.

Joinery

- Timber stairs with solid newel posts with oak handrail.
- Full doorsets with contemporary modern style skirting boards.
- Veneered solid panelled internal doors to all rooms with chrome finish furniture.

Electrical

- Fully compliant with NICEIC requirements.
- Illuminated mirrors with integrated shaver point to en-suite and bathroom.
- TV aerial point to lounge and all bedrooms.
- External lighting to front and rear doors.
- BT point to lounge.
- Ceiling down lighters to kitchen, hallway, WC, bathroom and en-suite.

Bathroom / WC / En-suite

- High quality white sanitary ware with chrome taps.
- 'Grohe' thermostatic controlled shower unit with shower screen.
- Feature towel radiators.
- Double ended bath.



GROHE

Wall & Floor Covering

PORCELANOSA®

Bathroom & En-suite walls:

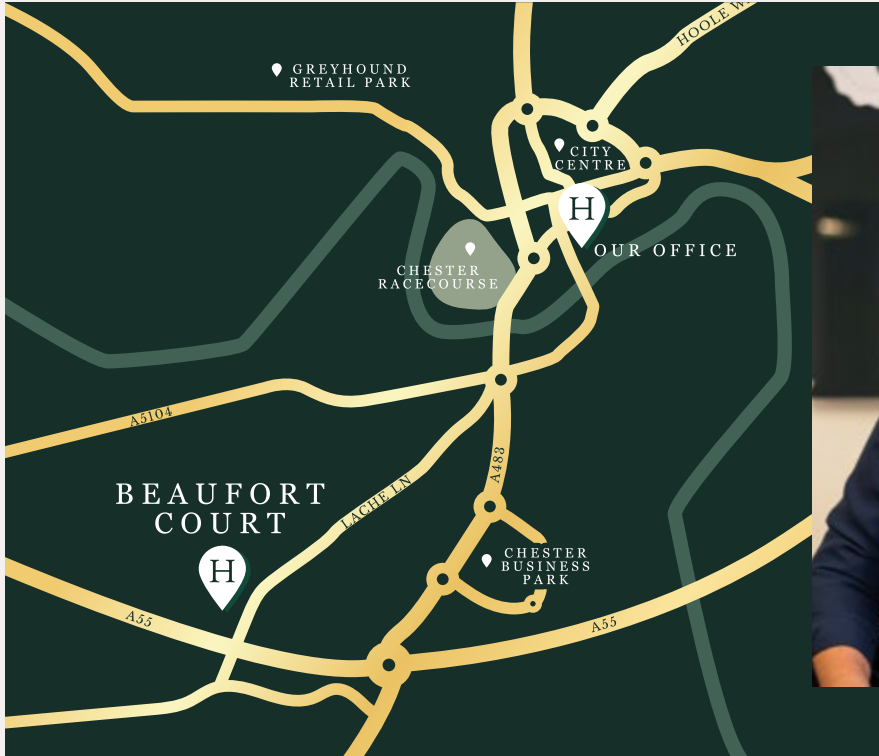
- All walls fully tiled, full height with highest quality 'Porcelanosa' wall tiles.
- Cloakroom: Splashback wall tiling to wash hand basin with highest quality 'Porcelanosa' wall tiles.
- Kitchen / Utility / Bathroom and En-suites floors — highest quality 'Porcelanosa' tiled floor.

Energy Saving Features

- Air Source heating with underfloor heating to ground floor and radiators to upper floors.
- 100% low energy light fittings throughout.
- Electrical car charging point (optional extra).



PURE



FIND US

Beaufort Court, Chester CH4 9GN

MEET YOUR AGENT

Donna Robinson

t: 01244 401100

e: chestersales@humphreysofchester.co.uk

w: www.humphreysofchester.co.uk

  @humphreyschester

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WWW.PURE-HOMES.UK

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In accordance with the Property and Misdescriptions Act 1991, the information given is a general guidance only.

