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HOMES

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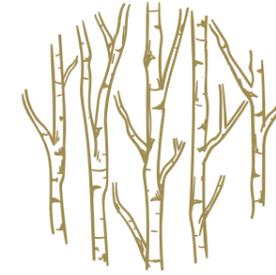
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BIRCHWOOD GRANGE

HOUGH VILLAGE, CHESHIRE

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Birchwood Grange

HOUGH VILLAGE, CHESHIRE

A luxury development of five architect designed homes set in idyllic rural Cheshire

Nestled in the heart of the Cheshire countryside, discreetly located behind mature woodland with its own private drive and gated access off Cobbs Lane in the heart of the charming village of Hough, Birchwood Grange offers five architecturally designed five bedroomed homes of outstanding quality.

Each property is afforded views to open countryside, each with generous garden and outdoor spaces, with three also benefitting from additional paddock space to the rear. Yet despite the secluded setting, being close to the village centre, residents will be afforded easy access to all of the amenity offered within the village, and nearby towns.

The development offers buyers the ideal opportunity to enjoy aspirational and contemporary country living in a picture postcard village setting whilst being conveniently located for ready access to larger local centres of population and further afield, with both the national motorway and rail networks a mere 10 minutes away.



Whilst sitting on a sun kissed patio watching the sun go down, listening to the relaxing sounds of nature you might be excused to think that you're living in the middle of nowhere.

However, Birchwood Grange quite literally offers the best of both worlds, providing a quiet retreat from the hurly burly as your stay at home treat, whilst being exceptionally well connected when it's time to step out to work or play.



Secluded Yet Connected

A haven of peace and quiet, yet never far from the bright lights, glamour and action.

The facts speak for themselves:

- Crewe main line rail station, 10 minutes' drive time. From Crewe direct line times to a selection of major destinations are as follows:
 - Manchester 30 minutes
 - Chester 25 minutes
 - Manchester airport 37 minutes
- M6 Motorway 10 minutes' drive time.
- Centre of Hough Village and The White Hart pub 5 minutes' walk.
- Crewe centre 10 minutes' drive time.
- The picturesque market town of Nantwich 10 minutes' drive time.
- Knutsford, one of the jewels in the South Manchester golden triangle, 30 minutes' drive time.
- Stoke on Trent 20 minutes' drive time.
- Manchester airport 40 minutes' drive time.
- Liverpool airport 60 minutes' drive time.
- Chester 50 minutes' drive time.
- Manchester City centre 50 minutes' drive time.
- Altrincham 40 minutes' drive time.
- Alderley Edge 40 minutes' drive time.
- Cheshire Oaks Shopping Village 50 minutes' drive time
- The Trafford Centre 50 minutes' drive time.

Local opportunities for socialising and entertaining are numerous, with a wide range of country and gastro pubs along with restaurants, gyms and childrens' activity centres. There are a range of highly rated schools within easy commute and for those looking for culture beyond eating and drinking, the theatres and museums of Manchester are within easy reach, along with the varied regional theatre offerings available in Stoke-on-Trent.

Top level football can be experienced in Manchester, Crewe and Stoke whilst high quality horse racing can be seen at Chester's historic racecourse.

Enjoy The Great Outdoors

With an abundance of natural beauty on your doorstep there is something for all the family to appreciate in getting away from it all and re-connecting with nature and the great outdoors.

Birchwood Grange offers the whole family the opportunity to enjoy the great outdoors. Whether just stepping out into your rear garden or paddock space or wanting to stride out further afield, there are ample opportunities to take advantage of everything the natural countryside has to offer.

There are a range of country paths for you to explore the best that Cheshire has to offer without having to think about getting in your car, including the Wybunbury Moss nature reserve, with ample opportunity to take advantage of fine refreshment opportunities along the way.

For those keen to explore on two wheels, the 176 mile Cheshire Cycleway passes the entrance to the Grange's private access drive, taking you as far afield as Macclesfield, Altrincham, the Wirral and Chester.

There are a range of golf courses within easy reach, including the European Tour standard Wychwood Park a mere stone's throw away, together with easy access to horse riding facilities if that's your favoured method of exploration.

For thrill seekers both the Snowdonia and Peak District National Parks are within easy reach, offering a broad range of activities from hiking to mountain biking, white water rafting, surfing and zip wires. Trentham Village, with the ever popular monkey forest and lakeland walk can also be reached within 20 minutes.



A True Designer's Touch



Designed with a unique contemporary flair, yet with a true empathy for its surroundings, Birchwood Grange offers the very latest of modern city living in a serene rural setting

Nestled close to the heart of a picturesque Cheshire village, with all the amenity it has to offer, including a popular local pub, it is rare to find contemporary designed properties in such an idyllic spot.

Every effort has been made to ensure that these leading edge designed properties sit comfortably in their surroundings, offering a nod to rural living yet offering all of the features and comforts that should be expected from a modern contemporary home.

Each property offers a large open plan space, incorporating lounge, dining and kitchen areas, designed to be the focal point and heartbeat of the home. Large, expansive windows and sliding doors to rear garden areas afford maximum utilisation of the stunning country views and a true sense of indoor/outdoor living, whilst separate lounge and study areas offer more private breakaway and formal reception space.

Underfloor heating and beautiful Italian porcelain is used extensively in ground floor areas and sustainability is a key consideration with each property fitted with the very latest green energy air source heating and hot water systems, together with electric charging ports as standard.

As you might expect of properties of such a luxurious standard, kitchens and bathrooms are appointed to an exceptional level.

The kitchens offer luxury German kitchens, and a full suite of Neff appliances, along with Quooker hot taps and the very latest Bora hobs with their ground-breaking extraction design. Needless to say the finest quartz worktops add the ultimate finishing touch to these contemporary master pieces.

Each bedroom has access to it's own full wet area bathroom space which are

fully appointed with Duravit sanitaryware and Italian fixtures from a range of Italian designers including Neo, Florence and Citterio, together with underfloor heating. Each are adorned with tasteful Italian porcelain tiles, and shower niches with concealed lighting adding that extra touch of luxury for the creation of moody, relaxing spaces.

The Heart of The Home



A multi functional space for all to enjoy and drink in the delights of this country idyll

At the heart of each of our homes on Birchwood Grange is a large, open plan area encompassing kitchen, dining and casual living areas. A grand sliding door array leads to the patio and garden area, that truly brings the outside indoors, whilst crittal glazing to the hallway serves to bring even more light into these luxurious, yet functional areas.

The ultimate in contemporary German kitchens is deployed in each property and a full suite of appliances, including two Neff ovens and microwave, a Bora hob with revolutionary recirculating extraction, full height Neff freezer and fridge, Neff integrated dishwasher and built in wine cooler, together with Quooker Fusion 3-in-1 hot tap.

Italian porcelain, with a choice of colour adorns the flooring in these expansive areas, adding to the feeling of opulence that these areas exude.

However, in addition to these social hubs, thought has been given in each property type to the provision of more formal and peaceful private space, carpeted for cosy comfort, together with study space, critical to many since the growth of work from home culture.





Your own Private Spa Retreats

Perfect havens from the stresses of everyday life

Each bedroom in every property has access to its own private wet area that would not be out of place in the finest of spa retreats. Each bathroom suite boasts Duravit sanitaryware throughout and the finest of brassware together with large, walk in rain shower areas. The master suites in each property, and in some cases, one other bathroom, boasts a contemporary standalone bath, with lit shower niches offering an added touch of functional luxury. Italian designed vanity units stand out in each bathroom, again adding to that feel of understated luxury that is a consistent marque of these exceptional properties.

The master suites, in particular in each property, offer large relaxation spaces as part of expansive bedroom spaces, featuring luxurious bathroom and separate dressing areas.

Each bedroom is designed to accommodate a king size bed with the full height, expansive windows designed and located to take the best advantage of the glorious open country views.



Working in harmony with Nature

A development that blends
seamlessly with its environment

Given its location in the heart of mature countryside needless to say no aspect of external design and landscaping has been left to chance, from entering via its own private drive and through impressive electrically controlled private gates the instant impression that this prestigious development provides will last long in the mind and provide lucky future owners a constant reminder of what a privilege it is to live here.

The external areas have been sympathetically designed to blend with

their surroundings, and materials have been chosen accordingly, ensuring that the balance between tiled patio areas, lawn turf and planted areas work in perfect harmony, whilst rumble strips on the private driveway will be formed from the finest ornate cobbles.

Plots 2, 3 and 4 in particular are afforded extended gardens and come with additional paddock areas, offering green space ideal for domestic pets or energetic children to run to their hearts' content.

From front to rear, from the moment you enter the exclusively private enclave that is Birchwood Grange you will be treated to an undoubted 'wow' factor that will never get old.

The complete package will offer a proposition for exclusive living that you will find hard to match anywhere in such a desirable location.



Site Plan

- 1 The Willaston
- 2 The Shavington
- 3 The Hankelow
- 4 The Blakelow
- 5 The Hatherton



Plot One The Willaston

This exceptional five-bedroom, four-bathroom detached property offers views of the overall development and an open aspect to the rear, private garden.

The main living and dining area offers spacious, open plan living and is positioned facing a beautifully landscaped garden at the rear of the property.

The master bedroom has a large en-suite incorporating a walk-in rain shower, luxurious bathtub, vanity washbasin and WC. This bedroom is also home to a

spacious walk-in dressing area and has views onto the private rear garden. This family home has a large utility room which houses the washing machine and dryer to eliminate domestic noise from the main living area.

The impressive, fully fitted luxury German kitchen is seamlessly finished, incorporating a large island in the centre overlooking the rear of the property. The kitchen is the central hub of the home and comes with integrated appliances by Neff, including, full height separate fridge and

freezer, dishwasher, an extraction hob and Quooker 3-in-1 hot tap.

This property is perfect for a young family or a couple looking to enjoy a home with space for entertaining.



- ### Room Dimensions
- Lounge: 4.3m x 4.2m
 - Living/Dining/Kitchen: 12.4m x 5m
 - Utility: 2m x 4.9m
 - Hallway: 3.5m x 4.4m
 - Study: 2.6m x 2.9m
 - WC: 1.2m x 2.6m
 - Master Suite: 5.7m x 5m
 - Master En-Suite: 2.4m x 2.7m
 - Bedroom 2: 4.3m x 3m
 - Bedroom 3: 4.4m x 3.1m
 - Bedroom 4: 5m x 3.1m
 - Jack & Jill Bathroom: 2.4m x 1.5m
 - Bedroom 5: 5m x 3.4m
 - Garage: 6.1m x 6m

Plot Two

The Shavington

This impressive five-bedroom, four-bathroom detached property has been designed with growing and larger families in mind, as each of the bedrooms have their own ensuite bathrooms, including one jack and jill.

The property boasts stunning features including composite cladding and anthracite aluminium windows and doors which in turn enhance the contemporary barn style and charm of the home in this idyllic village location.

The extra-large open-plan kitchen, living and dining room stretches the entire length of the property and is designed with family life in mind. The rear of the property benefits from large sliding doors with access to a private rear garden with

gorgeous views of the open countryside and beyond. In addition, this property has a private paddock area.

Throughout the kitchen there is quality as far as the eye can see with integrated appliances by Neff including, full height separate fridge and freezer, dishwasher, Quooker 3-in-1 hot top and extraction hob. The design incorporates a sleek, modern, handleless design.

The property also offers a separate large living room.

On the first floor, there are five generously proportioned bedrooms, each with its own ensuite bathroom. The master suite includes a large walk-in shower enclosure, a luxurious soaking tub, vanity unit and

WC. It also offers a separate dressing area. The other three en-suite bathrooms offer spacious shower facilities and are ideal for guests or growing families that want to avoid queues in the morning!

This large five-bedroom home combines the best of timeless barn style and modern living standards to meet the demands of any family.

GROUND FLOOR



FIRST FLOOR

Room Dimensions

- Living Room: 6.7m x 3.9m
- Lounge: 3.9m x 4.7m
- Dining/Kitchen: 4.9m x 8m
- Utility: 2.5m x 2.6m
- WC: 1.1m x 2.5m
- Hallway: 3.7m x 5.3m
- Master Suite: 5.9m x 4.7m
- Master En-Suite: 3.3m x 3.2m
- Dressing: 2.6m x 3.3m
- Bedroom 2: 3.7m x 3.9m
- Bedroom 3: 3.7m x 3.9m
- Jack & Jill Bathroom: 2.6m x 2.7m
- Bedroom 4: 3.9m x 3.2m
- Bedroom 4 En-Suite: 1.8m x 1.8m
- Bedroom 5: 3.9m x 3.2m
- Bedroom 5 En-Suite: 1.2m x 2.6m
- Garage: 6.2m x 6m





Plot Three The Hankelow

This notable five-bedroom, four-bathroom detached home also has the benefit of an integral garage and private driveway with private off-street parking for those who require additional space.

The home has stunning features, including composite cladding, complementary to the red brick and enhancing the modern barn style of this charming Cheshire development.

The large, open-plan kitchen, living and dining room, stretching the entire width of the rear of the property, is designed to be the heart of the home. The property

benefits from extra height ceilings and floor to ceiling windows, along with sliding doors leading to the private garden with far-reaching views of the open countryside and beyond.

This particular property also boasts additional paddock land space at the rear of the property.

In this property, the show stopping kitchen and dining area truly is the heart of the home. Carefully chosen, the luxury German kitchen is of the finest quality. This modern, handleless kitchen comes with integrated appliances by Neff

including full height separate fridge and freezer, two ovens and a Quooker 3-in-1 hot tap, along with extraction hob.



Room Dimensions

- Lounge: 4.3m x 4.2m
- Living/Dining/Kitchen: 12.4m x 5m
- Utility: 2m x 4.9m
- Hallway: 3.5m x 4.4m
- Study: 2.6m x 2.9m
- WC: 1.2m x 2.6m
- Master Suite: 5.7m x 5m
- Master En-Suite: 2.4m x 2.7m
- Bedroom 2: 4.3m x 3m
- Bedroom 3: 4.4m x 3.1m
- Bedroom 4: 5m x 3.1m
- Jack & Jill Bathroom: 2.4m x 1.5m
- Bedroom 5: 5m x 3.4m
- Garage: 6.1m x 6m

Plot Four

The Blakelow

A magnificent five-bedroom modern oasis designed to cater for every aspect of your family's lifestyle. This exquisite property offers the perfect blend of elegance, comfort, and functionality.

Upon entering, you'll be greeted by an open concept living space that seamlessly connects the living room, dining area, and modern kitchen. Natural light floods through sliding doors and floor to ceiling windows, highlighting the sleek, contemporary design. The living area boasts ample space, creating the perfect spot for family gatherings.

The heart of this home is undoubtedly the state-of-the-art kitchen. Equipped with top-of-the-line appliances, ample storage, and an island, it is perfect for entertaining. Whether you're preparing a family feast or hosting a soirée, this kitchen will

effortlessly accommodate your culinary endeavours.

Five generously sized bedrooms and four bathrooms offering privacy and comfort for every family member. The master suite is a sanctuary, complete with a spa-inspired en-suite bathroom and separate dressing area. Four additional bedrooms ensure everyone has their own 'spa' space, making this the ideal family home.

In this particular property two separate lounge/living areas offer additional flexibility of use with a range of possibilities including additional entertaining, childrens' play space, or an adult leisure/games area.

Step outside to your private outdoor haven, featuring a spacious patio, landscaped garden and additional

paddock land. It's the perfect backdrop for outdoor dining, entertaining friends, or simply unwinding in the fresh air.

In this modern family home, you'll discover a perfect blend of sophistication, comfort, and convenience. Every detail has been meticulously crafted to create an inviting and functional living space for your family.

GROUND FLOOR



FIRST FLOOR

Room Dimensions

- Lounge: 6.7m x 4m
- Snug: 4.7m x 4m
- Dining/Kitchen: 7.9m x 5m
- Utility: 2.5m x 2.6m
- Hallway: 3.6m x 5.3m
- Master Suite: 5.9m x 3.8m
- Master En-Suite: 3.5m x 2.4m
- Dressing: 2.4m x 2.3m
- Bedroom 2: 3.7m x 4m
- Bedroom 3: 3.7m x 4m
- Jack & Jill Bathroom: 2.7m x 2.7m
- Bedroom 4: 4.4m x 4m
- Bedroom 4 En-Suite: 1.7m x 1.8m
- Bedroom 5: 3.2m x 4m
- Bedroom 5 En-Suite: 1.2m x 2.5m
- Garage: 6.2m x 6m





Plot Five The Hatherton

This home offers views of the overall development and an open aspect to the rear private garden.

The property boasts stunning features including composite cladding and anthracite aluminium windows, which enhance the contemporary barn style and charm of this home.

It offers spacious, open plan living opportunities and a substantial garden at the rear of the property.

The master bedroom has a large en-suite incorporating a walk-in rain shower, luxurious bathtub, vanity washbasin and

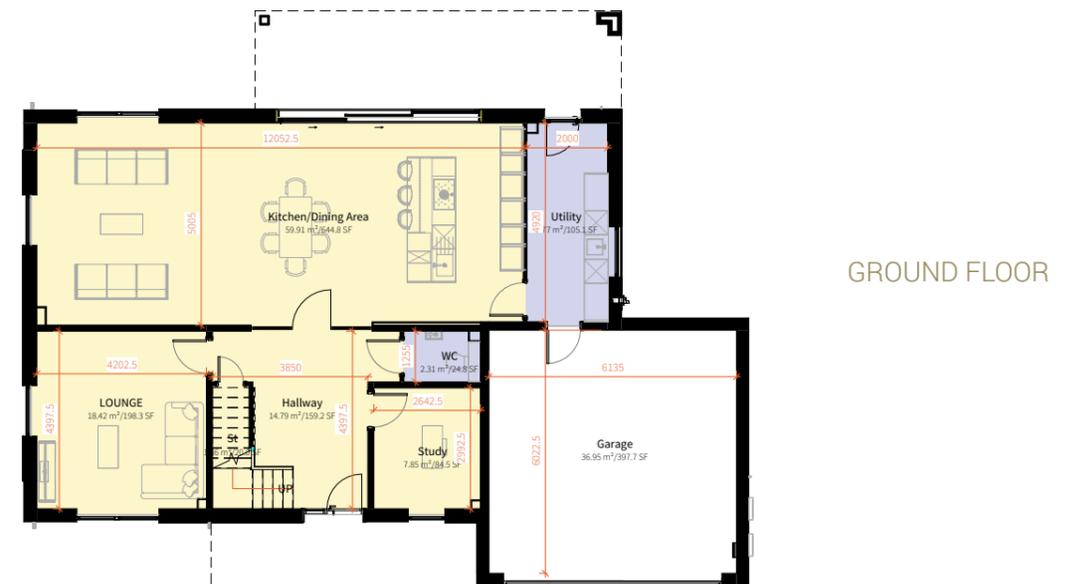
WC. This bedroom is also home to a spacious walk-in dressing area.

This family home has a large utility room which houses the washing machine and dryer to eliminate domestic noise from the main living area.

The impressive, fully fitted luxury German kitchen is seamlessly finished, incorporating an island in the centre of the kitchen overlooking the rear of the property. The kitchen is the central hub of the home and comes with integrated appliances by Neff, including separate full height fridge and freezer, dishwasher, extractor and 3-in-1 Quooker tap, and

extraction hob.

This large five-bedroom home combines the best of timeless barn style and modern living to meet the demands of any family.



FIRST FLOOR



Room Dimensions

- Lounge: 4.3m x 4.2m
- Living/Dining/Kitchen: 12.4m x 5m
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- Bedroom 3: 4.4m x 3.1m
- Bedroom 4: 5m x 3.1m
- Jack & Jill Bathroom: 2.4m x 1.5m
- Bedroom 5: 5m x 3.4m
- Garage: 6.1m x 6m



Specification

Kitchens

- Luxury German kitchens, featuring heavy duty drawer boxes with soft close runners and soft close hinges to all doors in a choice of colours from developer's range.
- Quartz work surfaces with matching upstands and splashbacks from developer's range.
- Integrated full height fridge from Neff.
- Integrated full height freezer from Neff.
- Integrated undercounter dishwasher from Neff.
- Integrated Dimplex wine cooler.
- Integrated Neff slide and hide single oven.
- Integrated Neff fan and microwave oven.
- Integrated Neff warming drawer.
- State of the art Bora recirculating extraction hob.
- Undercounter Zenuno stainless steel sink.
- Flush, concealed power/usb points on island.
- Quooker Fusion 3 in 1 tap, incorporating instant boiling water along with both sparkling and still cold water.
- Integrated 45 cm waste bins.
- Large format floor tiles with underfloor heating.

Utility

- Luxury German kitchens, with heavy duty drawer boxes with soft close runners and soft close hinges to all doors in a choice of colours from developer's range.
- Undercounter Zenuno stainless steel sink.
- Davanti pull out spray tap.
- Spaces for washing machine and separate tumble dryer.
- Broom storage unit.
- Large format floor tiles with underfloor heating.

Bathrooms and Cloak

- All bedrooms have access to their own bathroom suites.
- Duravit sanitary ware in all bathroom suites.
- Minos 10mm glass shower screens.
- Vos brassware and shower outlets.
- Quaro Spa heated towel rails.
- Underfloor heating throughout.
- High quality porcelain tiles to floors and feature walls.
- Feature niches in select bathroom areas.

Plumbing and Heating

- Individual latest technology 'green' air source heat pumps serve each property.
- Underfloor heating throughout.
- Individual thermostatic control to all areas.
- Remote connectivity to heating system.

Windows and Doors

- Bespoke large format, double glazed Cortizo anthracite aluminium windows throughout, with concealed handles and tilt and turn functionality in primary living areas.
- Large aluminium double glazed sliding doors to all primary open plan living/kitchen/dining areas.
- Solid oak doors with colour choice from developer's range.
- Sesia matt brushed finish handles.

Electrical

- Energy saving recessed LED downlights in all bathrooms, circulation areas and primary open plan kitchen, dining and living area.
- Chrome socketry and switches throughout.
- Pendant light positions over the dining area and kitchen island in each property.
- External lighting to front and rear of properties.
- Incoming TV point pre-wired for terrestrial TV and Sky Go to all principal rooms.
- Incoming phone point to ground floor.
- Integrated intruder and fire alarm system.
- 7KW car charging port in garages.
- External IP rated power sockets.
- Video doorbell.
- Concealed USB and power point on kitchen island.
- USB points located next to beds in each bedroom.
- Shaver points in all bathrooms.

Internal Details and Finishes

- Enhanced cement based floor construction on ground floor.
- Underfloor heating to all rooms and circulation areas.
- Porcelain floor tiling to hall, cloak room, open plan kitchen/ living/dining areas and all bathroom areas from developer's range.
- Partial and full feature wall porcelain tiling in all bathrooms and cloaks.
- Oak stairs with feature glass balustrades.
- 150mm contemporary moulded skirting boards.
- Fitted wardrobes and shelving to all master dressing suites with recesses in other bedrooms for clients' own wardrobes, fixtures and fittings.

External Details

- The properties have been designed to fit in with their private, rural setting, complementing the wonderful landscapes with materials in keeping with the idyllic Cheshire location.
- Feature contoured brickwork areas on each property along with use of 'true wood effect' cladding on certain elevations both of which add to the bespoke, designed impact of these individually designed properties.
- State of the art seamed metal roofing with extended guarantee.
- Remote-controllable electronic entry gates at the entrance to the development.
- Stone paving to all drives and patio areas.
- Cobbled feature rumble strips on entrance road to the properties.
- Extensive lawned areas to each property, front and rear, with three properties benefiting from additional paddock space.
- Specimen planting throughout the development.
- External taps and power points to the side/rear of each property.
- Large integrated double garages with additional external parking for each property.





Let's not forget the Children

An extensive range of excellent education opportunities within easy reach

For parents, being able to live in a spectacular country haven in a property that provides the absolute best that contemporary living has to offer, is not the end of the wish list. Securing the future of their children is a critical consideration that must also sit high on that list. Having confidence that you are providing your children with the best possible level of education, be it nursery, pre-school all the way through to secondary and sixth form to further and higher education, is a critical part of the process in considering a new home.

Fortunately, Birchwood Grange has a range of top educational providers on its proverbial doorstep. From tots to six formers there are a range of both comprehensive and independent alternatives that can be considered with confidence.

There are a range of boarding options to consider should that be your preference, and should your son or daughter wish to pursue a degree level education whilst continuing to base themselves from home, there are even a number of feasible

options for this. From the universities of Manchester, one of which has a campus presence in Crewe, to Keele, Staffordshire and even Chester, there is a good selection of options.





Secondary Schools

Springfield School	Shavington Academy	Ruskin Community High School	St Thomas More Catholic High School	Adelaide School	Lavender Field School	St John Deans
1.1 miles	1.6 miles	2.7 miles	2.7 miles	3.5 miles	3.4 miles	23.3 miles

Independent Schools

Newcastle Under Lyme School	The Terra Nova	Abbey Gate College	The Grange	Cransley School	The Kings School Chester	Denstone College
12.9 miles	18.6 miles	23.5 miles	24.3 miles	27.5 miles	27.7 miles	34.1 miles

Nursery Schools

Roundabouts Day Nursery Shavington	Rope Green Farm Day Nursery	Crewe Nature Kindergarten	Red Wellies Nantwich	Parklands Day Nursery	Roundabouts Day Nursery
1.1 miles	1.9 miles	2.1 miles	3.6 miles	3.6 miles	3.6 miles

Primary Schools

Shavington Primary School	Wybunbury Delves CofE Primary	Weston Village Primary School	The Berkeley Academy	Pebble Brook Primary School	Springfield School
1.1 miles	1.2 miles	1.3 miles	1.9 miles	2.2 miles	2.9 miles

