

ANWYL
thoughtful homes

welcome to
The Oaks at Rossbank
Ellesmere Port



0151 832 9576
.....

everything considered.

when it comes to new homes,
we think of *everything*.

There's so much to consider when you're looking for a new home. From the size to the location, the build quality to the price, making the right choice ***really matters***.

At Anwyl Homes, we know what it's like. We should do. After all, we've been building high quality new homes for decades, guiding our customers through the process and helping to unlock happy times ahead.

Whether you're looking for a cosy first property, a spacious family base, or you want to downsize now the kids have moved on, there's an Anwyl home that's right for you.

By combining traditional styling and quality workmanship with the best of today's modern features – not to mention personal touches and friendly smiles every step of the way – your Anwyl experience begins the moment you get in touch. Because with every new home we build, you can be sure we're thinking of you.

Anwyl homes. Everything considered.

*the opportunity to
make your home
your own*



got
questions?
call...
**03300
244 944**

The Oaks at Rossbank Ellesmere Port



key

- bunbury
- fardon
- lymm
- ascot
- bretton
- epsom
- pulford
- da fardon



everything considered.

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This plan is a general site layout, not to scale, and is intended for guidance only. It does not form any part of the contract. The plan does not show ownership boundaries, easements or wayleaves. Anwyl Homes reserve the right to alter or replan at any time. Please ask our site homes advisor for specific plot details. Turf to rear gardens is not provided. 11/02/2021

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the ascot

4 bed detached with garage

A 4 bedroom *detached* home. Key features include a separate living room, 4 double bedrooms and master bedroom with en-suite.

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questions?

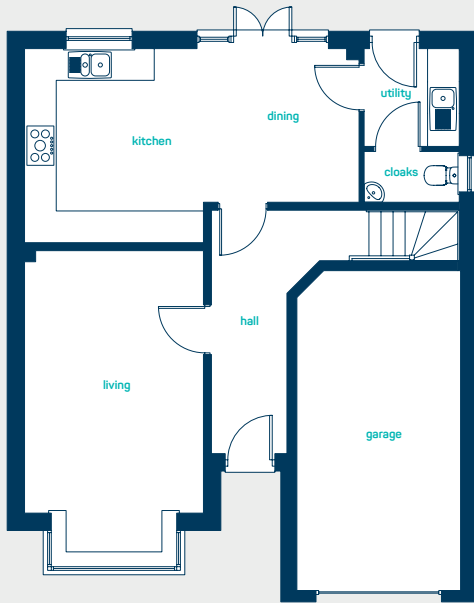
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www.anwylhomes.co.uk

everything considered.

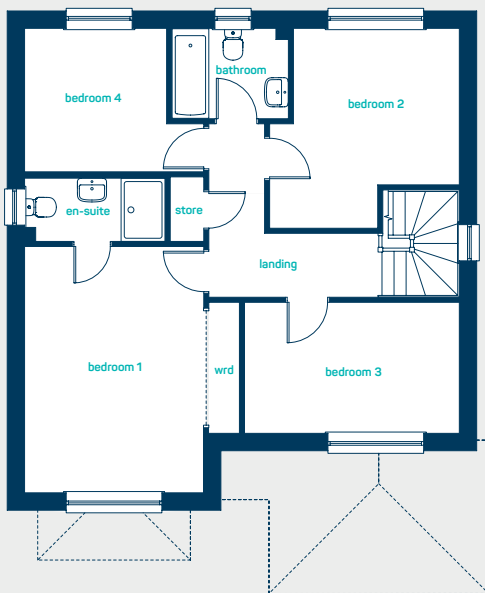
 ideal for
spacious living



ground floor

kitchen/dining 20'9" x 12'1"
utility 6'1" x 5'11"
living room(inc bay) 18'11" x 11'1"
cloaks 5'11" x 3'2"

kitchen/dining 6.33m x 3.67m
utility 1.85m x 1.80m
living room(inc bay) 5.75m x 3.38m
cloaks 1.80m x 0.96m



first floor

bedroom 1 15'4" x 13'4"
en-suite 8'9" x 3'11"
bedroom 2 12'5" x 11'9"
bedroom 3 13'4" x 8'2"
bedroom 4 11'1" x 8'11"
bathroom 7'3" x 5'7"

bedroom 1 4.66m x 4.06m
en-suite 2.66m x 1.20m
bedroom 2 3.78m x 3.59m
bedroom 3 4.06m x 2.48m
bedroom 4 3.39m x 2.71m
bathroom 2.21m x 1.71m

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the ascot

4 bed detached with garage

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This is a computer generated image of the ascot, elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details.
22/10/20 - (grand version)

everything considered.

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the bretton

3 bed semi detached

A 3 bedroom semi-detached home. *Perfect* as a family starter home or for first-time buyers. Key features include an open plan kitchen/diner and master bedroom with en-suite.

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questions?

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everything considered.

 ideal for
first time buyers



ground floor

kitchen/dining	15'4" x 10'9"
living room	16'8" x 12'0"
cloaks	5'11" x 3'1"
kitchen/dining	4.67m x 3.28m
living room	5.08m x 3.66m
cloaks	1.79m x 0.95m

first floor

bedroom 1	12'10" x 8'4"
en-suite	8'4" x 5'6"
bedroom 2	11'0" x 8'4"
bedroom 3	7'7" x 6'8"
bathroom	7'2" x 6'8"
bedroom 1	3.91m x 2.53m
en-suite	2.53m x 1.67m
bedroom 2	3.35m x 2.53m
bedroom 3	2.30m x 2.04m
bathroom	2.18m x 2.02m

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the bretton
3 bed semi detached

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This is a computer generated image of the bretton, elevation treatment may vary. Room sizes are approximate. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details.
27/10/2020

everything considered.

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the bunbury
3 bed semi-detached

Perfect as a *family* starter home or for first-time buyers.
Key features include 3 double bedrooms and an open plan kitchen
family room perfect for modern living.

got
questions?

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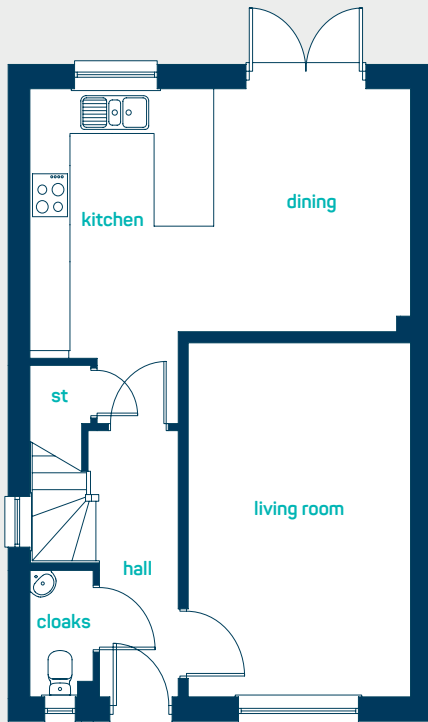
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everything considered.



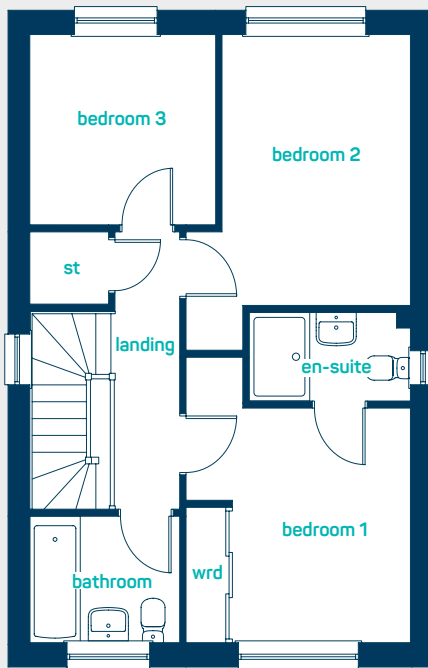
perfect for new families

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thoughtful homes



ground floor

kitchen/dining	18'10" x 12'0"
living room	15'9" x 11'0"
cloaks	5'7" x 3'4"
kitchen/dining	5.75m x 3.64m
living room	4.79m x 3.36m
cloaks	1.71m x 1.02m



first floor

bedroom 1 (into door)	12'8" x 11'1"
en-suite	8'0" x 3'11"
bedroom 2 (into door)	14'0" x 11'1"
bedroom 3	9'3" x 8'5"
bathroom	7'5" x 5'7"
bedroom 1	3.86m x 3.39m
(into door)	
en-suite	2.44m x 1.2m
bedroom 2 (into door)	4.27m x 3.39m
bedroom 3	2.81m x 2.57m
bathroom	2.26m x 1.71m

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the bunbury

3 bed semi-detached

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This is a computer generated image of the bunbury semi-detached (gable), elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. 25/09/2020.

everything considered.



the
epsom

the
bretton

the epsom

3 bed semi detached

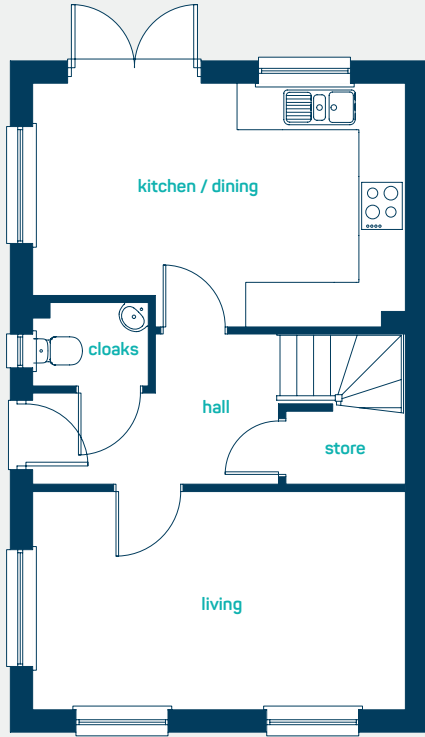
A *modern* 3 bed home, perfect for growing families. Key features include an open plan kitchen diner, separate living room, French doors leading to the garden and master bedroom with en-suite.

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everything considered.



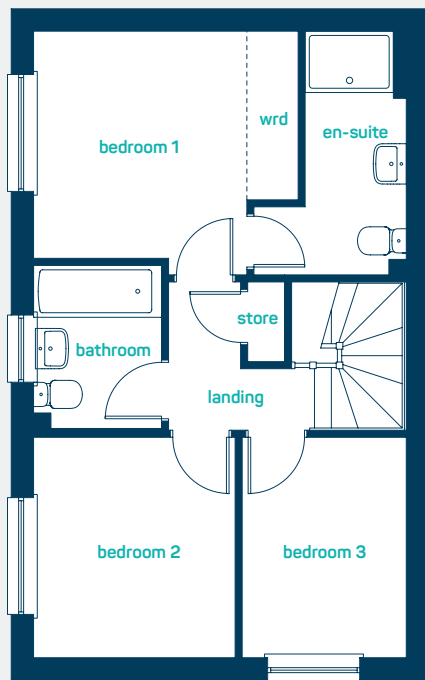
Ideal for
growing
families

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ground floor

kitchen/dining 16'5" x 10'9"
living room 16'5" x 9'7"
cloaks 5'1" x 3'9"

kitchen/dining 5.00m x 3.28m
living room 5.00m x 2.91m
cloaks 1.54m x 1.13m



first floor

bedroom 1 11'8" x 10'9"
en-suite 10'9" x 6'8"
bedroom 2 9'9" x 8'11"
bedroom 3 9'9" x 7'3"
bathroom 7'3" x 5'7"

bedroom 1 3.56m x 3.28m
en-suite 3.28m x 2.04m
bedroom 2 2.97m x 2.71m
bedroom 3 2.97m x 2.20m
bathroom 2.21m x 1.71m

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the epsom
3 bed semi detached

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everything considered.

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the farndon DA

4 bed detached

A *spacious* 4 bedroom detached family home. Key features include a large separate living room, master bedroom with en-suite and open plan kitchen, dining room.

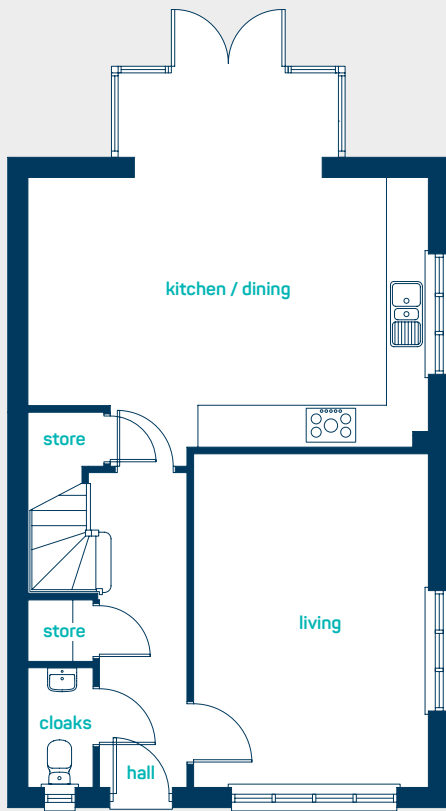
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everything considered.

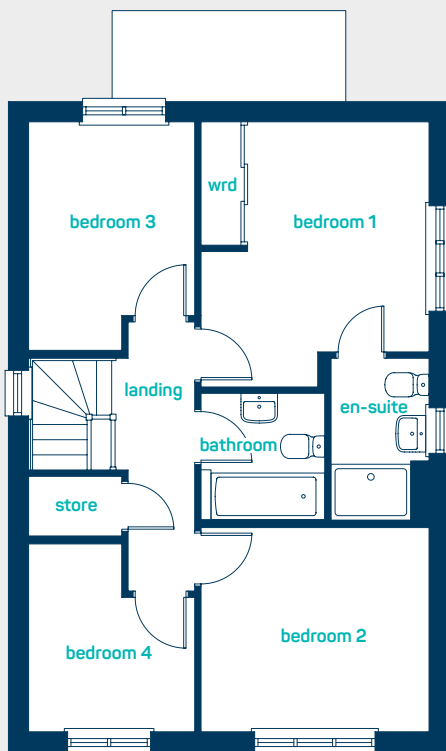


ideal for
spacious
living

ground floor

kitchen/dining	19'7" x 18'5"
living room	16'4" x 11'5"
laundry cupboard	3.2" x 2'11"
cloaks	5'10" x 3'2"

kitchen/dining	5.97m x 5.60m
living room	4.97m x 3.48m
laundry cupboard	0.96m x 0.90m
cloaks	1.78m x 0.96m



first floor

bedroom 1	13'0" x 11'2"
en-suite	8'0" x 4'9"
bedroom 2	11'2" x 10'0"
bedroom 3	11'2" x 8'1"
bedroom 4	9'2" x 8'1"
bathroom	6'3" x 6'1"

bedroom 1	3.96m x 3.40m
en-suite	2.43m x 1.45m
bedroom 2	3.40m x 3.05m
bedroom 3	3.41m x 2.47m
bedroom 4	2.80m x 2.47m
bathroom	1.90m x 1.86m

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the farndon DA

4 bed detached

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This is a computer generated image of the farndon DA, elevation treatment may vary. Room sizes are approximate. Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details.
DA pod version 05/02/21

everything considered.

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the farndon

4 bed detached

A *spacious* 4 bedroom detached family home. Key features include a large separate living room, master bedroom with en-suite and open plan kitchen, dining room.

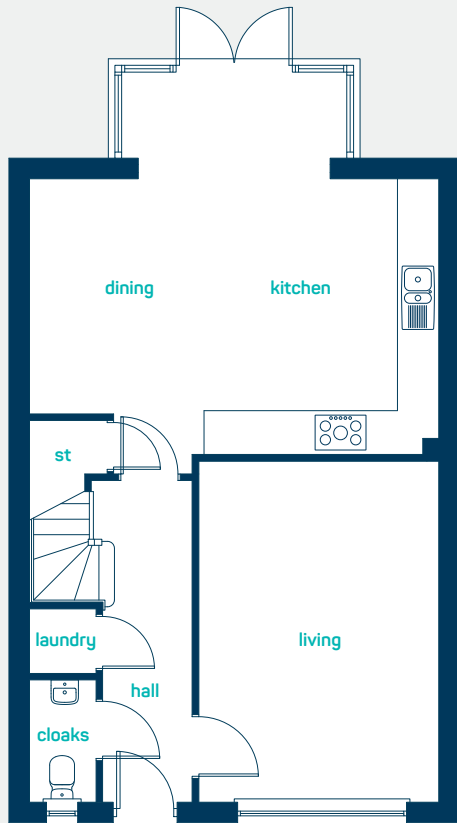
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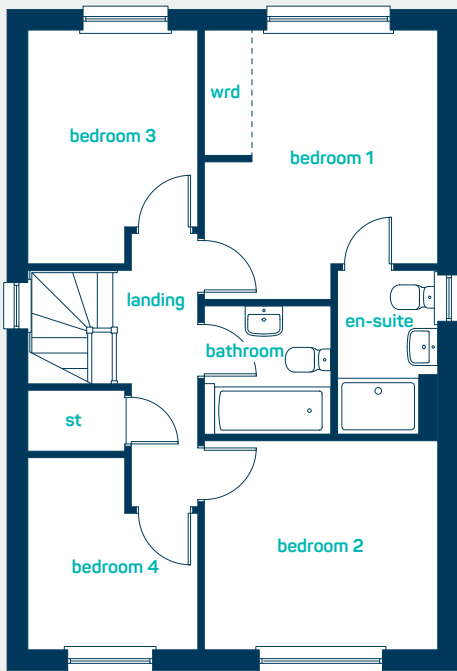
everything considered.



ideal for
spacious
living

ground floor

kitchen/dining (into pod)	19'7" x 18'5"
laundry cupboard	3'2" x 2'11"
cloaks	5'10" x 3'2"
living room	16'4" x 11'5"
kitchen/dining (into pod)	5.97m x 5.60m
laundry cupboard	0.96m x 0.90m
cloaks	1.78m x 0.96m
living room	4.97m x 3.48m



first floor

bedroom 1	13'0" x 11'2"
en-suite	8'0" x 4'9"
bedroom 2	11'2" x 10'0"
bedroom 3	11'2" x 8'1"
bedroom 4	9'2" x 8'0"
bathroom	6'3" x 6'1"
bedroom 1	3.96m x 3.40m
en-suite	2.43m x 1.45m
bedroom 2	3.40m x 3.05m
bedroom 3	3.41m x 2.47m
bedroom 4	2.80m x 2.45m
bathroom	1.90m x 1.86m

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the farndon
4 bed detached

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This is a computer generated image of the farndon pod variant, elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details.
12/11/2020

everything considered.



the lymm

4 bed detached with garage

A *spacious* 4-bedroom detached home. The Lymm is thoughtfully designed to make the most of the space available, providing a well-planned open plan living space and a separate lounge in which to relax. Boasting 4 generously sized bedrooms, integral garage, lovely high ceilings and a roofed porch the Lymm is designed for today's family.

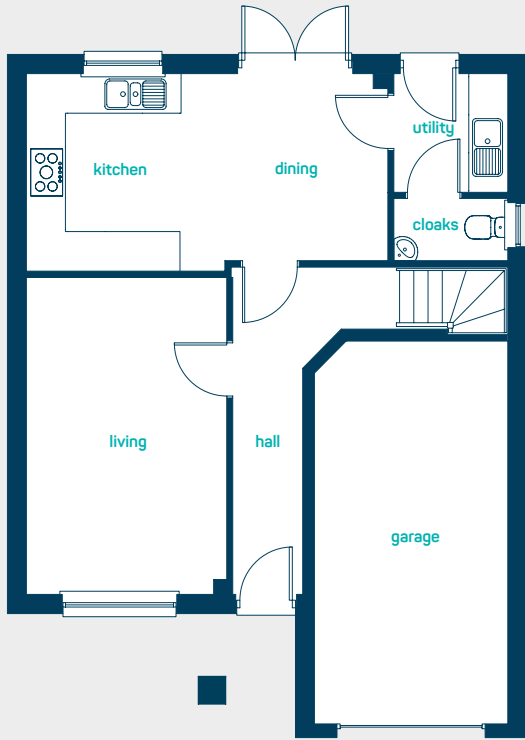
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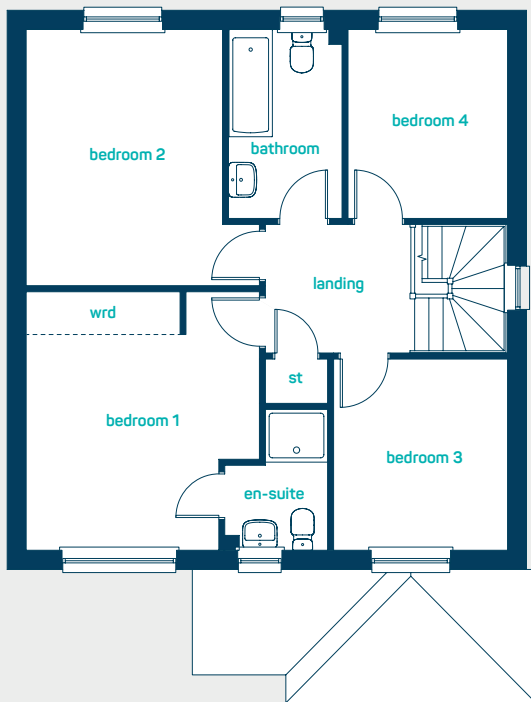
everything considered.




 large open plan
 kitchen diner

ground floor

kitchen/dining	18'11" x 10'1"
utility	6'1" x 5'11"
living room	16'3" x 10'5"
cloaks	5'11" x 3'2"
kitchen/dining	5.76m x 3.07m
utility	1.85m x 1.80m
living room	4.96m x 3.18m
cloaks	1.80m x 0.96m



first floor

bedroom 1	13'4" x 12'2"
en-suite	7'3" x 5'5"
bedroom 2	13'2" x 12'2"
bedroom 3	9'10" x 9'1"
bedroom 4	9'9" x 8'4"
bathroom	9'9" x 6'0"
bedroom 1	4.06m x 3.71m
en-suite	2.20m x 1.65m
bedroom 2	4.02m x 3.71m
bedroom 3	3.00m x 2.76m
bedroom 4	2.96m x 2.53m
bathroom	2.96m x 1.82m

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the lymm
 4 bed detached with garage

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This is a computer-generated image of the lymm, elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. 10-01-20 (grand version).

everything considered.

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the pulford A

3 bed detached

A 3 bed detached home ideal for a growing family. Key features include *open plan* kitchen diner, separate living room and master bedroom with en-suite.

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questions?

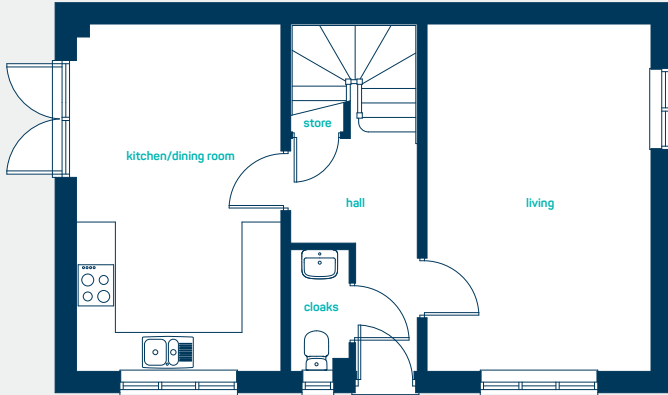
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ideal for a
growing family

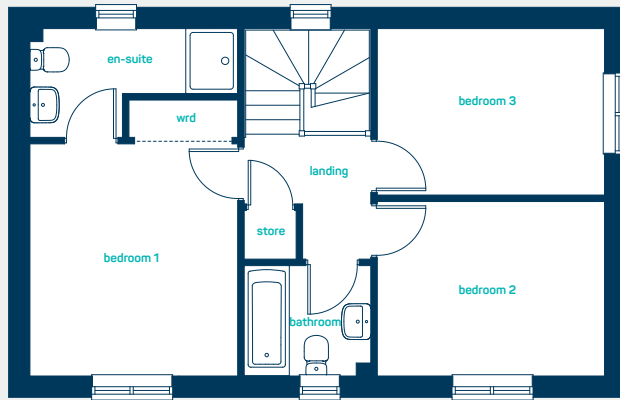
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ground floor

kitchen/diner 17'7" x 10'4"
living room 17'7" x 11'4"
cloaks 6'2" x 2'11"

kitchen/diner 5.35m x 3.15m
living room 5.35m x 3.45m
cloaks 1.88m x 0.90m



first floor

bedroom 1 13'11" x 10'6"
(into wardrobe)
en-suite 10'6" x 5'6"
bedroom 2 11'6" x 8'10"
bedroom 3 11'6" x 8'5"
bathroom 6'5" x 5'7"

bedroom 1 4.25m x 3.20m
(into wardrobe)
en-suite 3.20m x 1.68m
bedroom 2 3.50m x 2.69m
bedroom 3 3.50m x 2.56m
bathroom 1.95m x 1.70m

the pulford A

3 bed detached

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This is a computer generated image of the pulford a, elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details.
23/07/19

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got questions?
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