

**Welcome to  
your new home  
in Winterley**



**3, 4 & 5  
bedroom homes**



**Semi detached  
& detached**



**Freehold**

## **Introducing...** **Astbury Gardens**

Nestled in the heart of the Cheshire countryside, Astbury Gardens offers a stunning location for your new home. This exciting development by Seddon Homes features a collection of 3, 4 and 5 bedroom properties, each showcasing the quality and care we're renowned for. Step inside and discover generous-sized rooms and an impressive specification of high-quality fixtures and fittings as standard.

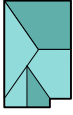
Beyond your doorstep, Astbury Gardens embraces the best of both worlds. Enjoy a leisurely stroll into Winterley, a picturesque semi-rural village and starting point for many popular country trails. When you need to venture further afield, Sandbach and Crewe are just a quick drive away, Manchester is an easy commute, and local rail links offer a gateway across the northwest. This is more than just a new home; it's a lifestyle.

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# Arrangement of the homes

3, 4 & 5 bedroom homes



## The Thornbury

3 bedroom semi detached house with parking spaces

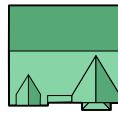
Plots 9 & 10



## The Windsor

3 bedroom semi detached house with parking spaces

Plots 6, 7, 19 & 20



## The Cranbourne

4 bedroom detached house with integral single garage

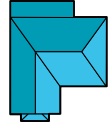
Plots 5 & 11



## The Dunsmore

4 bedroom detached house with integral single garage

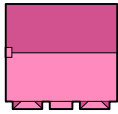
Plots 8, 18, 44, 45 & 53



## The Willington

4 bedroom detached house with integral single garage

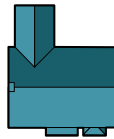
Plots 15 & 21



## The Belgrave

4 bedroom detached house with detached single garage

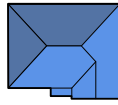
Plots 17 & 28



## The Buckingham

4 bedroom detached house with detached single garage

Plots 16, 40, 42 & 43



## The Harewood

4 bedroom detached house with detached single garage

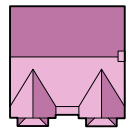
Plots 3, 13, 22, 29 & 30



## The Wavendon

5 bedroom detached house with integral double garage

Plots 1, 4, 12 & 54



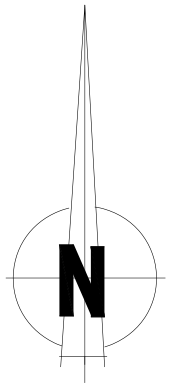
## The Oakmere

5 bedroom detached house with detached single garage

Plots 2, 14, 23, 39 & 41



Astbury Gardens,  
Arthur Price Close,  
Winterley,  
Cheshire,  
CW11 4TX



**N.B. Plots 24-27, 31-38 & 46-52 are Affordable properties.**



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# The Thornbury

3 bedroom semi detached house with parking spaces



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Ground floor



|                     |                 |
|---------------------|-----------------|
| Living Area         | 17'5" x 9'8"    |
| Kitchen/Dining Area | 10'11" x 12'10" |
| Utility             | 4'6" x 5'3"     |
| WC                  | 4'5" x 4'6"     |

First floor



|                |              |
|----------------|--------------|
| Master Bedroom | 9'9" x 10'4" |
| En Suite       | 5'6" x 8'0"  |
| Bedroom 2      | 9'5" x 9'6"  |
| Bedroom 3      | 7'8" x 8'6"  |
| Bathroom       | 7'4" x 5'7"  |

Please note that front door will be black

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# The Windsor

3 bedroom semi detached house with parking spaces



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Ground floor



|                    |               |
|--------------------|---------------|
| Living/Dining Area | 12'7" x 15'5" |
| Kitchen            | 6'9" x 14'1"  |
| Utility            | 3'2" x 5'9"   |
| WC                 | 3'2" x 4'11"  |

First floor



|           |                |
|-----------|----------------|
| Bedroom 2 | 13'11" x 10'5" |
| Bedroom 3 | 7'4" x 9'5"    |
| Bathroom  | 6'2" x 7'3"    |

Second floor



|                |               |
|----------------|---------------|
| Master Bedroom | 10'3" x 11'8" |
| En Suite       | 8'0" x 5'6"   |

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# The Cranbourne

4 bedroom detached house with integral single garage



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Ground floor



|                    |                          |
|--------------------|--------------------------|
| Lounge             | 12'9" x 16'8" (into bay) |
| Kitchen            | 13'10" x 11'9"           |
| Dining/Family Area | 12'9" x 12'10"           |
| Utility            | 5'1" x 8'4"              |
| WC                 | 4'6" x 4'3"              |
| Garage             | 9'10" x 19'8"            |

First floor



|                |                |
|----------------|----------------|
| Master Bedroom | 9'8" x 14'4"   |
| En Suite       | 5'6" x 8'1"    |
| Bedroom 2      | 12'9" x 10'11" |
| En Suite 2     | 4'10" x 7'1"   |
| Bedroom 3      | 13'10" x 9'2"  |
| Bedroom 4      | 13'2" x 8'7"   |
| Bathroom       | 7'7" x 7'1"    |

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# The Dunsmore

4 bedroom detached house with integral single garage



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Ground floor



|                            |                 |
|----------------------------|-----------------|
| Lounge                     | 10'9" x 14'6"   |
| Kitchen/Dining/Family Area | 18'10" x 10'11" |
| Utility                    | 5'8" x 4'2"     |
| WC                         | 5'8" x 3'8"     |
| Garage                     | 9'10" x 19'8"   |

First floor



|                |               |
|----------------|---------------|
| Master Bedroom | 9'9" x 12'9"  |
| En Suite       | 5'6" x 7'11"  |
| Bedroom 2      | 12'10" x 9'4" |
| Bedroom 3      | 11'7" x 9'4"  |
| Bedroom 4      | 9'2" x 10'3"  |
| Bathroom       | 5'6" x 7'3"   |

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# The Willington

4 bedroom detached house with integral single garage



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Ground floor



|                            |               |
|----------------------------|---------------|
| Lounge                     | 13'5" x 11'2" |
| Kitchen/Dining/Family Area | 17'9" x 16'0" |
| Utility                    | 4'2" x 5'2"   |
| WC                         | 3'10" x 4'5"  |
| Garage                     | 9'10" x 19'8" |

First floor



|                |               |
|----------------|---------------|
| Master Bedroom | 13'5" x 10'2" |
| En Suite       | 5'6" x 8'1"   |
| Bedroom 2      | 11'0" x 9'5"  |
| Bedroom 3      | 9'3" x 9'1"   |
| Bedroom 4      | 6'7" x 10'1"  |
| Bathroom       | 7'3" x 5'6"   |

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# The Belgrave

4 bedroom detached house with detached single garage



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Ground floor



|                    |                           |
|--------------------|---------------------------|
| Lounge             | 12'3" x 18'2" (into bay)  |
| Sitting Room/Study | 10'10" x 12'0" (into bay) |
| Kitchen            | 11'1" x 10'8"             |
| Dining/Family Area | 19'10" x 10'1"            |
| Utility            | 6'0" x 5'4"               |
| WC                 | 4'6" x 4'4"               |

First floor



|                |                |
|----------------|----------------|
| Master Bedroom | 10'3" x 10'1"  |
| En Suite       | 8'5" x 5'6"    |
| Bedroom 2      | 11'4" x 10'7"  |
| En Suite 2     | 7'1" x 6'1"    |
| Bedroom 3      | 11'11" x 10'5" |
| Bedroom 4      | 11'0" x 9'3"   |
| Bathroom       | 6'10" x 7'6"   |

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# The Buckingham

4 bedroom detached house with detached single garage



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Ground floor



|                     |                          |
|---------------------|--------------------------|
| Lounge              | 11'0" x 14'3"            |
| Sitting Room/Study  | 11'0" x 9'11" (into bay) |
| Kitchen/Dining Area | 11'9" x 22'3"            |
| Family Area         | 9'11" x 12'10"           |
| Utility             | 6'7" x 6'0"              |
| WC                  | 3'10" x 5'2"             |

First floor



|                |               |
|----------------|---------------|
| Master Bedroom | 9'11" x 12'6" |
| En Suite       | 8'3" x 5'6"   |
| Bedroom 2      | 12'11" x 9'2" |
| En Suite 2     | 4'10" x 7'1"  |
| Bedroom 3      | 11'3" x 9'10" |
| Bedroom 4      | 12'0" x 8'8"  |
| Bathroom       | 8'8" x 7'5"   |

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# The Harewood

4 bedroom detached house with detached single garage



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Ground floor



|                    |                |
|--------------------|----------------|
| Lounge             | 10'4" x 20'10" |
| Kitchen            | 11'9" x 9'0"   |
| Dining/Family Area | 11'9" x 14'8"  |
| Utility            | 5'3" x 5'4"    |
| WC                 | 4'7" x 4'4"    |

First floor



|                |               |
|----------------|---------------|
| Master Bedroom | 9'11" x 9'10" |
| En Suite       | 7'11" x 5'6"  |
| Bedroom 2      | 10'7" x 8'6"  |
| Bedroom 3      | 9'9" x 9'7"   |
| Bedroom 4      | 10'11" x 8'0" |
| Bathroom       | 9'9" x 5'6"   |

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# The Wavendon

5 bedroom detached house with integral double garage



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Ground floor



|                            |                         |
|----------------------------|-------------------------|
| Lounge                     | 14'5" x 15'1"           |
| Sitting Room/Study         | 9'9" x 12'5" (into bay) |
| Kitchen/Dining/Family Area | 16'11" x 22'7"          |
| Utility                    | 8'8" x 5'2"             |
| WC                         | 8'8" x 3'5"             |
| Garage                     | 15'11" x 19'8"          |

First floor



|                |                |
|----------------|----------------|
| Master Bedroom | 15'0" x 10'10" |
| En Suite       | 5'6" x 7'11"   |
| Bedroom 2      | 10'5" x 13'11" |
| En Suite 2     | 4'10" x 7'7"   |
| Bedroom 3      | 10'5" x 13'4"  |
| Bedroom 4      | 9'9" x 13'6"   |
| Bedroom 5      | 10'3" x 10'5"  |
| Bathroom       | 8'3" x 7'6"    |

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# The Oakmere

5 bedroom detached house with detached single garage



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Ground floor



|                    |                |
|--------------------|----------------|
| Lounge             | 10'11" x 19'8" |
| Sitting Room/Study | 11'8" x 12'11" |
| Kitchen            | 11'0" x 13'4"  |
| Dining/Family Area | 19'10" x 12'1" |
| Utility            | 6'4" x 5'2"    |
| WC                 | 4'2" x 5'2"    |

First floor



|                |                |
|----------------|----------------|
| Master Bedroom | 10'11" x 11'1" |
| En Suite       | 5'6" x 8'1"    |
| Bedroom 2      | 10'7" x 11'11" |
| En Suite 2     | 4'10" x 7'1"   |
| Bedroom 3      | 10'5" x 12'1"  |
| Bedroom 4      | 12'8" x 9'2"   |
| Bedroom 5      | 9'1" x 8'7"    |
| Bathroom       | 7'6" x 8'3"    |

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# Finishing Touches

All house types will enjoy the following as standard:-

**Construction** All the homes will be traditionally built using brick and block construction with a concrete tile roof. Foundations are to be traditional strip or piled. First floors will receive moisture resistant boarding.

**Comfort and Security** Gas fired, thermostatically controlled central heating with combi-boilers to 3 and 4 bedroom homes, Traditional gas fired central heating to 5 bedroom homes. Glass fibre roof insulation. Highly insulated walls. Locking uPVC windows with energy saving glazing. Multi point lock to front and rear doors. Fused spur. All plots to benefit from in roof photovoltaic (solar panels).

**Finishing Touches** Contemporary skirting board and architrave. Flush panel white ladder style internal doors with chrome lever furniture. Builders Robe to master bedroom or Dressing area on 4 and 5 bed homes. Chrome sockets and switch plates to kitchen, bathroom and en suite/s.

**Paintwork** Front, rear, personnel and garage doors finished in accordance with architect's specification. White satin to all internal timbers including stair spindles. Plastered walls and ceilings will receive white matt emulsion.

**Bathrooms, En Suites and Cloakrooms** Stylish white sanitary ware from Ideal Standard mostly incorporated within a tiled boxed unit with laminate over shelf to selected rooms. Glazed shower cubicles with thermostatic mains showers with rainfall shower head where applicable (except second en suite which will be electric to properties with combi boilers). Mixers to all baths. Chromium plated ceramic disk taps. Half height European wall tiling around bath and full height to shower cubicles with splash back elsewhere to tiler's discretion. Chrome LED downlights and heated towel rail to all en suites & bathrooms (excludes cloaks).

**Electrical** TV points to lounge and master bedroom. BT socket outlets to lounge, master bedroom and study (where applicable). Shaver points to bathroom and en suite. USB charging sockets to kitchen & master bedroom. Loft light point switched to landing. All internal light points low energy. LED dual porch light. Chrome effect door bell and chimes.

**External** Black uPVC fascia, ventilated soffit and rainwater goods. Turfed front & rear gardens. Where there is an existing tree within the plot boundary we would typically not turf under the circumference of the canopy. Tarmacadam driveway. Timber close boarded fencing & gate. Light and power point to garage. Garden tap. Estate landscaping in accordance with architect's approved layout. Smartload Deta car charging point.

**Warranty** All homes carry the NHBC 10-year warranty (from date of CML sign off).

**Tenure Freehold.** Maintenance fee is estimated £186.43 per annum.

**General** Seddon Homes operates under the Consumer Code for Home Builders guidance. A copy of the Code is available from any member of our team and will be given to all buyers at point of reservation or can be downloaded from our website [www.seddonhomes.co.uk/consumercode](http://www.seddonhomes.co.uk/consumercode).

**Seddon Homes.co.uk**



| Kitchen Finishing Touches                         | Thornbury | Windsor | Cranbourne | Dunsmore | Willington | Belgrave | Buckingham | Harewood | Wavendon | Oakmere |
|---|-----------|---------|------------|----------|------------|----------|------------|----------|----------|---------|
| 5 ring gas hob                                    | ✓         | ✓       | ✓          | ✓        | ✓          | ✓        | ✓          | ✓        | ✓        | ✓       |
| Double electric oven                              | ✓         | ✓       | ✓          | ✓        | ✓          | ✓        | ✓          | ✓        | ✓        | ✓       |
| 90cm stainless steel chimney cooker hood          | ✓         | ✓       | ✓          | ✓        | ✓          | ✓        | ✓          | ✓        | ✓        | ✓       |
| Curved glass island cooker hood                   |           |         | ✓          |          |            |          | ✓          |          |          |         |
| Integrated 50/50 fridge freezer                   | ✓         | ✓       | ✓          | ✓        | ✓          | ✓        | ✓          | ✓        | ✓        | ✓       |
| Ceramic floor tiles to kitchen area only          | ✓         | ✓       | ✓          | ✓        | ✓          | ✓        | ✓          | ✓        | ✓        | ✓       |
| Rigid built cabinetry – 6 collections available * | ✓         | ✓       | ✓          | ✓        | ✓          | ✓        | ✓          | ✓        | ✓        | ✓       |
| Hard wearing high quality laminate worktops       | ✓         | ✓       | ✓          | ✓        | ✓          | ✓        | ✓          | ✓        | ✓        | ✓       |
| Under cupboard LED lights                         | ✓         | ✓       | ✓          | ✓        | ✓          | ✓        | ✓          | ✓        | ✓        | ✓       |
| Soft close doors & drawers                        | ✓         | ✓       | ✓          | ✓        | ✓          | ✓        | ✓          | ✓        | ✓        | ✓       |
| Chrome LED downlights to kitchen area only        | ✓         | ✓       | ✓          | ✓        | ✓          | ✓        | ✓          | ✓        | ✓        | ✓       |

\*Subject to build stage

This specification is for general guidance only and purchasers are requested to satisfy themselves fully of the specification applicable to the home of their choice before reservation. Seddon Homes pursues a policy of continuous improvement so whilst every effort has been made to ensure this information is correct, it is intended only as a guide and the company reserves the right to alter the specification as necessary and without prior notice. This does not form any part of a contract or sale. Please speak to your Sales Advisor for more information.

Astbury Gardens, Arthur Price Close, Winterley, Cheshire, CW11 4TX

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# Benefits of Winterley

In Winterley, you will find the quintessential charm of an English village, just a short drive away from the charming market town of Sandbach. The community spirit is warm and welcoming. Central to Winterley's character are the village pubs and cafes. With their home-cooked food, warm winter fires and pretty Summer gardens, these are so much more than just places to enjoy a drink. On the edge of the village, Winterley Pool is a beautiful body of water that offers the perfect setting for a walk or picnic. The pool is a focal point for local wildlife and a popular spot for fishing.

There's an outstanding choice of high-performing local schools for families and excellent city transport links for commuters. Culturally and commercially, Winterley benefits from its close proximity to Crewe, gaining access to a diverse job market, retail parks and entertainment venues.

Winterley isn't just a place to live; it's a place to belong. Astbury Gardens is an ideal home for those seeking countryside living with access to town amenities and city adventures.

**Marketing Suite open  
Thursday to Monday,  
10am - 5pm**

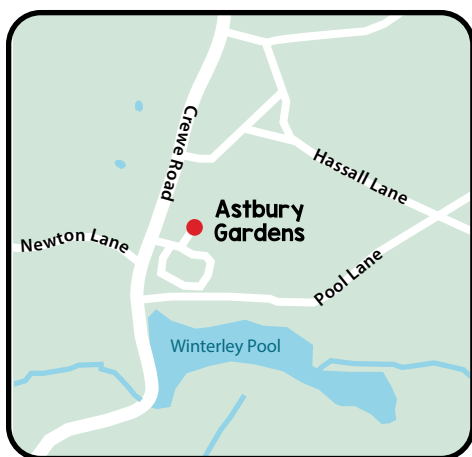
**01270 845340**

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## Find us

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