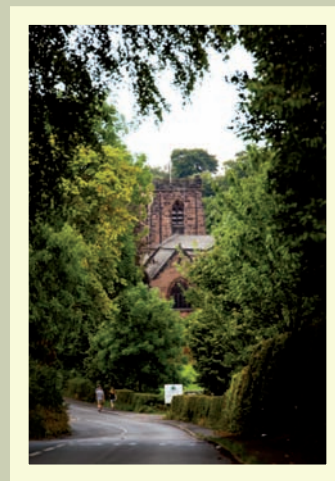




St Elphin's View is a brand new luxury development in the heart of Cheshire. Set on a former dairy farm once owned by the Daresbury Estate, it is made up of 11 new homes, complete with private gardens, designated parking and panoramic views over the beautiful Cheshire countryside. Phase I of the development is made up of 6 properties which have been sympathetically converted from the original farm buildings. Phase II consists of 5 new build homes carefully designed to mirror the traditional architecture of the region. Homeowners will experience a rural escape with a cosmopolitan lifestyle. St Elphin's View lies equidistance between Liverpool and Manchester, brilliant for commuters who work in the cities. Also, the bustling town of Warrington, and the charming suburb Stockton Heath with its wealth of quality restaurants and boutique shops, are a short drive away.

A new right of way across retained Daresbury Estate land has been created for residents with a direct walk into Daresbury village, home to the famous Ring O' Bells pub, and All Saints Church, which features an impressive Memorial Window depicting scenes from Alice in Wonderland. The picturesque village is renowned as the birthplace of author Lewis Carroll. In addition, the quaint village of Hatton, boasting what might be the world's smallest library housed in a classic red telephone box and the welcoming local pub, the Hatton Arms, is only a short walk from the new houses.

St Elphin's View is the perfect location for anyone looking for a real country home which is rural, yet not remote.





ST ELPHIN'S VIEW

DARESBURY



ST ELPHIN'S VIEW

LIES ON A RISE IN THE LANDSCAPE
AND OFFERS RARE PANORAMIC VIEWS
ACROSS CHESHIRE TOWARD THE
PARISH CHURCH OF WARRINGTON,
DEDICATED TO ST ELPHIN.





ST ELPHIN'S VIEW

DARESBURY

Available to
buy through



Backed by
HM Government
North West



The Clifton *St Elphin's View*

Phase II of St Elphin's View is made up of five exclusive family homes. Each with four bedrooms. Utmost care has been used to develop these new homes to complement the rural setting.

The homes have benefitted from thoughtful design features, such as the incorporation of wooden beams in the master bedroom to fit the historic homes on the development. Each bedroom can see the masterful landscaping which enhances the views of the countryside, whilst the master bedroom also has its own en-suite shower room. In addition, the family bathroom is fitted with Porcelonasa tiles and a Roca bathroom suite.

The new homes have been built with entertaining in mind, with large kitchens and dining areas, boasting big bay windows bringing in the beauty of the Daresbury Estate, flooding the rooms with light.

In addition, the open fires in the living room will make these homes delightfully cosy in the winter, whilst the size and flexibility of the space make it the perfect family setting. And let's not forget, the French doors leading out to the private gardens, great for barbecues in the summer time.



St ELPHIN'S VIEW
DARESBUY

The Clifton
—
*Room Dimensions
and Details*
—

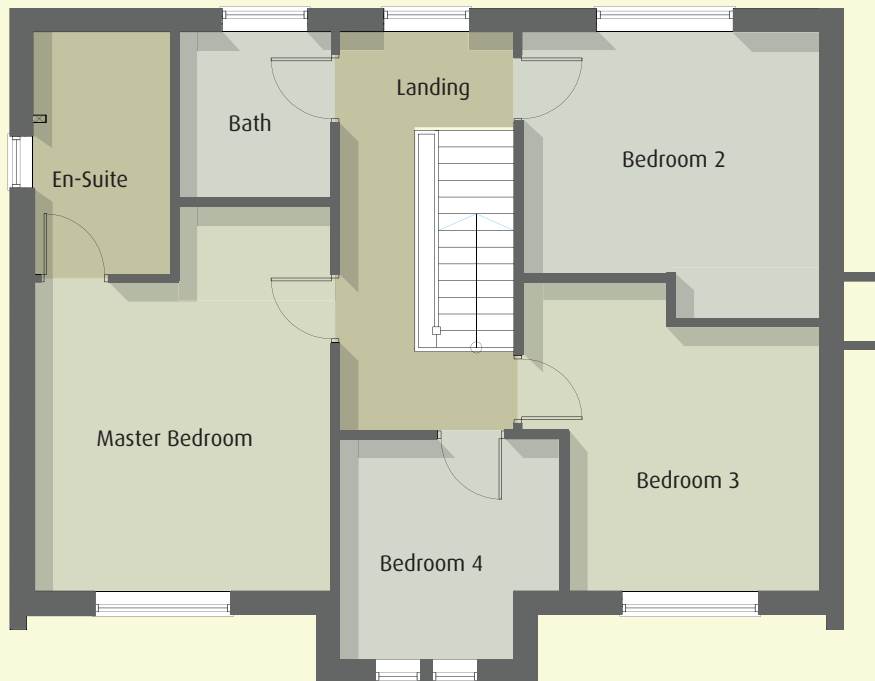
—
The Clifton
Ground Floor
Plots 1–5



Living Room	7.3m x 3.9m {4.8m max into inglenook}	24' x 12'9" {15'8" max into inglenook}
kitchen / Dining Area	7.3m x 3.9m {4.9m max into bay}	24' x 12'9" {16' max into bay}

These property particulars, whilst believed to be accurate, are set out as a general outline and do not form part of any offer or contract.
 All measurements quoted are approximate.

—
The Clifton
First Floor
Plots 1–5



Master bedroom	5m {max} x 3.9m {max}	16'4" {max} x 12'9" {max}
Bedroom Two	3.9m {max} x 3.7m {max}	12'9" {max} x 12' {max}
Bedroom Three	4m {max} x 4m {max}	13' {max} x 13' {max}
Bedroom Four	2.8m {max} x 2.8m {max}	9'2" {max} x 9'2" {max}

These property particulars, whilst believed to be accurate, are set out as a general outline and do not form part of any offer or contract.
All measurements quoted are approximate.

The Clifton

Electrical

Lighting

- Spotlights to kitchen, bathrooms and en-suite
- All other rooms, pendant fittings
- External light to front door to have automatic photocell with manual switching

Sockets and Switches

All in white

Kitchen	4 x double sockets
Appliance	1 x cooker control box
Utility	2 x double sockets
Dining Area	2 x double sockets
Living Area	4 x double sockets (2 x at TV point)
Double	3 x double sockets
Single Beds	2 x double sockets
Landing	1 x double socket
Entrance Hall	1 x double socket
Bathroom	1 x shaver point

Television Points

- 1 x living room
- 1 x bedroom 1
- 1 x bedroom 2

Telephone Points

- 1 x living area
- 1 x bedroom 1

Other Electrical

- Mains wired smoke detector to hall and landing areas with battery back up
- Intruder alarm

Plumbing and Heating

- Gas fired central heating with energy efficient Vaillant Combi boiler RecoFlue gas heat recovery
- Thermostatically controlled radiators
- Towel warmers to bathrooms and en-suite
- Electrical spur for future fit of fire in living room
- Gas spur for future fit of fire in living room

Kitchen fixtures & fittings

Kitchen & Utility Units by Howdens

Plots 1,3 & 5

Glendevon High Gloss Grey with Milstar Smooth Work Tops and Chrome Effect Angles Bar Handles

Plots 2 & 4

Burford Matt Shaker Style White with Oak Effect Work Tops and Nickel Effect D Handles

Kitchen Appliances by Howdens

- Integrated Fridge/Freezer
- Integrated Dishwasher
- Lamona Double Fan Oven
- Lamona 5 Burner Gas Hob
- Lamona Glass & Stainless Steel Extractor Hood
- Sink Lamona Ashworth 1.5 Bowl
- Tap Monobloc Lamona Chrome Garda Swan Neck

Bathrooms & En-suites

- Roca, contemporary styled sanitary ware
- Triton T80z Eco shower to shower enclosure in en-suite
- Wall tiles Porcelonosa

Internal Doors

Hardwood veneered

Windows

Hardwood painted white

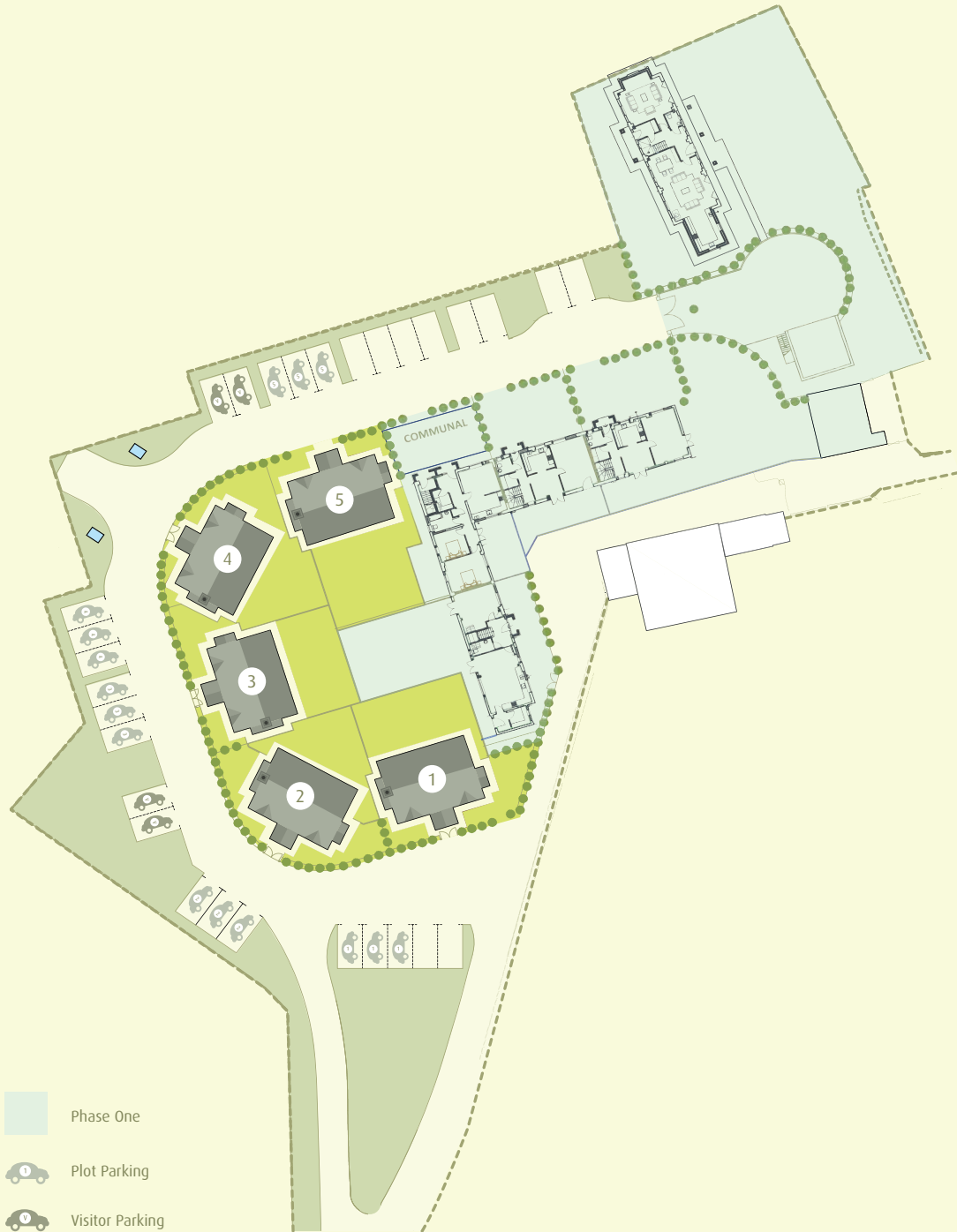
Ironmongery

Satin nickel polished chrome



ST ELPHIN'S VIEW
DARES BURY

Phase II
Scheme Layout





St ELPHIN'S VIEW

DARESBURY



Sat Navigation Location

Daresbury Lane / Hatton / WA4 4DE

{B5356}

Contact Details

Available to buy through



Brought to you by

atrium

Selling Agent

**Meller
Braggins**

01925 210 021



Backed by
HM Government
North West

atrium
atrium-cityliving.co.uk

**Meller
Braggins**
01925 210 021