

open door



Orchard Meadows



Come on in...



Orchard Meadows is our wonderful new semi-rural development located just off Dipping Brook Avenue, Appleton, Warrington.

This is an exciting project to bring 56 affordable new homes to the area, giving you the chance to get your foot on the property ladder with only 5% deposit.*

Orchard Meadows is available on a Shared Ownership basis, allowing you to purchase a share of a home from 25% ownership.

Building our homes are the prestigious David Wilson Homes who are the only 5-Star house builder winning for 12 consecutive years, and the award-winning Barratt Homes who pride themselves on delivering high quality properties. This is a fantastic opportunity for you to purchase your illustrious new home, which is set amongst the leafy countryside of South Warrington.

Location

Located just 10 minutes from Walton, Stretton and the village of Stockton Heath with its charm of the local High Street and its hustle and bustle of shops, boutiques, modern bars, traditional pubs and exceptional restaurants, and within easy reach of Knutsford and Lymm, you really do have everything on your doorstep.

This sought-after location is renowned for its easy access commuting links with the M56 & M62 just a stone's throw away.

Warrington has an excellent bus and rail network taking you from neighbouring towns to big cities. Warrington Bank Quay Station is only 3.4 miles away, on the West Coast Main Line travelling to London, Birmingham and Scotland with a regular regional service running to Chester, Manchester and North Wales.

Warrington Central Station only 3.5 miles away connects to Norwich, Manchester Oxford Road and Liverpool Lime Street.



Appleton

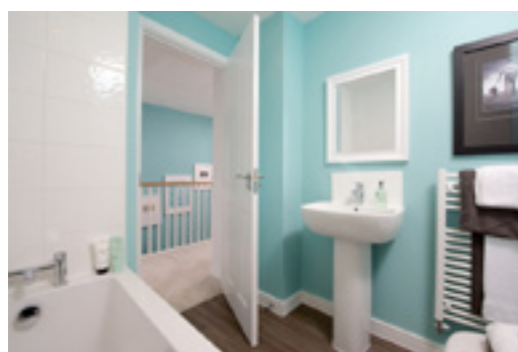
Appleton Thorn is a village in the borough of Warrington. Each year the village hosts the ceremony of 'Bawming the Thorn' where local schoolchildren dance around a tree in the style of a maypole.

The current form of the ceremony dates from approx. 19th century when it was part of the village 'Walking Day'. It involved children walking through the village and holding sports and games at a local primary school. This now takes place at the village hall.

Specification

The homes at Orchard Meadows are truly a delight to live in; providing stylish, spacious, and comfortable spaces that meet the needs of family life.

Built with modern, efficient, and effective materials and systems, and with high specification throughout, the homes feature quality fixtures, fittings and finishes, ensuring they stand the test of time.



High Quality

KEY FEATURES INCLUDE:

- 2 & 3 bed family homes
- Semi and mews styles available
- Ground floor WC
- Chrome heated towel rails
- LED chrome spotlights in kitchen
- Soft close kitchen
- Luxury vinyl flooring in wet areas
- Integrated fridge/freezer as standard
- Zanussi oven and Electrolux hob
- Splashback and extractor
- Outside security lights
- External electricity point
- Lawn, fencing and patio area

* Specification is subject to change and may vary dependant on plot, house, and tenure type.

3 BEDROOM

The Archford

The Archford on our Orchard Meadows development is a stylish 3 bed home, perfect for a growing family or working professional. This home measures approx. 835sq.ft.

At the front of the house, there is a spacious lounge with a large light enhancing bay window, creating a bright and airy feel throughout.

The kitchen is the heart of this house with a beautifully presented open-plan dining area, ideal for family dinners and an excellent space for entertaining guests. The kitchen/diner leads out through French doors to a lawned garden with a convenient patio area.

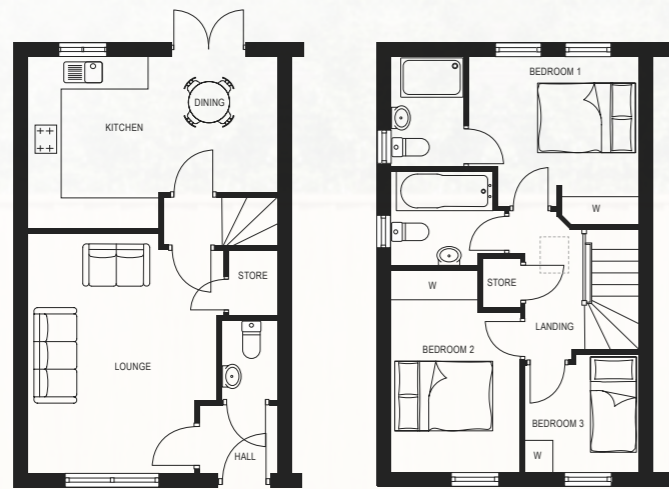
You will find a lounge to the front of the home along with entrance hallway, under stairs storage and ground floor WC.

To the first floor, you are presented with 3 bedrooms and a main family bathroom, with the master bedroom leading onto an en suite.

There are two car parking spaces with this property, with the garden to the rear, ensuring plenty of outdoor space to be fully enjoyed!

ROOM	SIZE	
GROUND FLOOR		
Kitchen/Dining	4.75m x 3.31m	15' x 7" ft
Lounge	4.60m x 3.74m	15' 1" x 12' 3" ft
WC	1.56m x 0.91m	5' 1" x 2' 11" ft
FIRST FLOOR		
Bedroom 1 (Double)	3.23m x 3.27m	10' 7" x 10' 8" ft
En Suite	1.38m x 2.11m	4' 6" x 6' 11" ft
Bedroom 2 (Double)	2.47m x 3.89m	8' 1" x 12' 9" ft
Bedroom 3 (Single)	2.28m x 2.18m	7' 5" x 7' 1" ft
Bathroom	1.81m x 2.18m	5' 11" x 7' 1" ft

FLOOR PLAN



Ground Floor

First Floor

Plots:

6, 7, 22, 23, 24, 25, 40, 41, 48, 49, 50, 58, 59, 320, 321, 334, 335, 346, 347, 348, 355, 356, 359, 360, 365, 366, 367, 368

Available to buy through:

Shared Ownership



3 BEDROOM

The Hadley

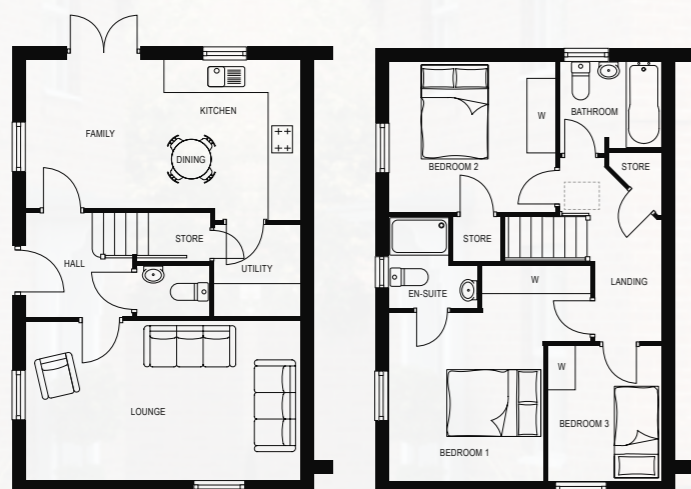
The Hadley on our Orchard Meadows development is a stylish double-fronted 3 bed home, ideal for a growing family. This home measures approx. 1005sq.ft and is the largest property on our new development.

This three-bedroom home is perfect for modern family living. The ground floor has a comfortable lounge and stylish kitchen with dining and family areas. This heart of the home also features an adjoining utility room and French doors that open out onto the garden/patio area. To the front of the home, you are presented with a lounge, entrance hallway, under stairs storage and ground floor WC.

Upstairs are two double bedrooms with an en suite shower room in the main bedroom, a single bedroom and a main family bathroom.

ROOM	SIZE	
GROUND FLOOR		
Kitchen/Dining	5.45m x 3.13m	17' 10" x 10' 3" ft
Lounge	5.45m x 3.24m	17' 10" x 10' 8" ft
Utility	1.72m x 1.68m	5' 7" x 5' 6" ft
WC	1.48m x 0.93m	4' 10" x 3' 0" ft
FIRST FLOOR		
Bedroom 1 (Double)	4.32m x 4.05m	14' 2" x 13' 3" ft
En Suite	1.80m x 1.77m	5' 10" x 5' 9" ft
Bedroom 2 (Double)	3.34m x 2.97m	10' 11" x 9' 8" ft
Bedroom 1 (Single)	3.71m x 2.26m	12' 2" x 7' 4" ft
Bathroom	2.02m x 1.81m	6' 7" x 5' 11" ft

FLOOR PLAN



Ground Floor

First Floor

CGI and floor plan are for illustrative purposes only*

Plots:

60

Available to buy through:

Shared Ownership



2 BEDROOM

The Denford

The Denford is ideal for couples or individuals looking for modern living. This two-bedroom home measures approx. 616.5sq.ft.

The bright and airy open plan sitting room and dining area is the ideal space for entertaining. The kitchen is positioned at the front of this home creating a fantastic free-flowing living area. French doors will lead you to the rear garden and patio area. On the first floor, you are presented with a main family bathroom and two double bedrooms.

ROOM	SIZE	
GROUND FLOOR		
Kitchen/Lounge/Dining	3.94m x 7.21m	12' 11" x 23' 7" ft
WC	1.04m x 1.49m	3' 4" x 4' 10" ft
FIRST FLOOR		
Bedroom 1 (Double)	3.94m x 2.41m	12' 11" x 7' 10" ft
Bedroom 2 (Double)	3.94m x 2.70m	12' 11" x 8' 10" ft
Bathroom	1.84m x 1.92m	6' 0" x 6' 3" ft

FLOOR PLAN



Ground Floor

First Floor

CGI and floor plan are for illustrative purposes only*

Plots:

154, 155, 156, 248, 249

Available to buy through:

Shared Ownership



3 BEDROOM

The Brandon

The three-bedroom Brandon is the ideal home for young families and measures approx. 708.9sq.ft. With a spacious lounge to the front, there is enough room for your little ones to play, as well as space for you to relax in the evening.

The open plan dining kitchen allows you to keep an eye on your family during mealtimes, whilst also allowing this to be family time. French doors to the garden mean you can dine al fresco in the comfort of your own home. On the first floor there are three bedrooms and a main family bathroom. There is enough room to create a playroom or ideal space to work from home.

Stylish

ROOM	SIZE	
GROUND FLOOR		
Kitchen/Dining	4.20m x 2.65m	13' 9" x 8' 8" ft
Lounge	3.27m x 4.91m	10' 8" x 16' 1" ft
WC	0.95m x 1.60m	3' 1" x 5' 2" ft
FIRST FLOOR		
Bedroom 1 (Double)	4.20m x 2.44m	13' 9" x 8' 0" ft
Bedroom 2 (Double)	2.26m x 3.11m	7' 4" x 10' 2" ft
Bedroom 3 (Single)	2.44m x 2.07m	8' 0" x 6' 9" ft
Bathroom	2.19m x 1.92m	7' 2" x 6' 3" ft

FLOOR PLAN



Ground Floor

First Floor

CGI and floor plan are for illustrative purposes only*

Plots:

108, 109, 110, 111, 123, 124, 125, 129, 130, 163, 164, 165, 166, 197, 198, 199, 200, 234, 235, 242, 243, 244

Available to buy through:

Shared Ownership



Orchard Meadows

Site Plan

SHARED OWNERSHIP HOUSE TYPES

The Archford - 3 Bedrooms

6, 7, 22, 23, 24, 25, 40, 41, 48, 49, 50, 58, 59, 320, 321, 334, 335, 346, 347, 348, 355, 356, 359, 360, 365, 366, 367, 368

The Hadley - 3 Bedrooms

60

The Denford - 2 Bedrooms

154, 155, 156, 248, 249

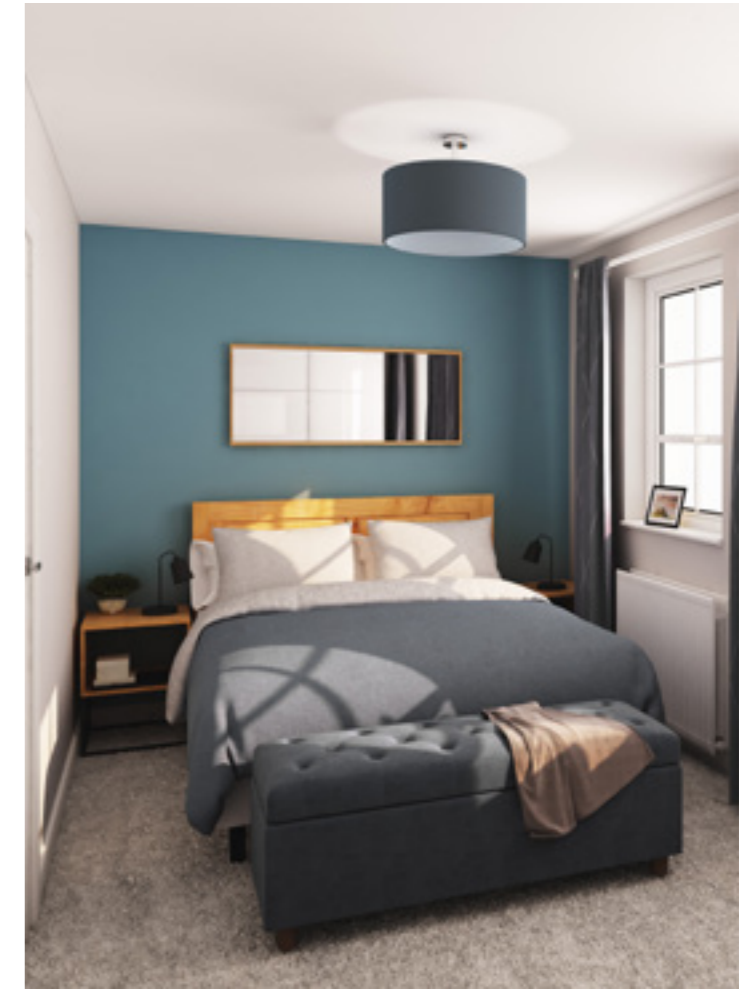
The Brandon - 3 Bedrooms

108, 109, 110, 111, 123, 124, 125, 129, 130, 163, 164, 165, 166, 197, 198, 199, 200, 234, 235, 242, 243, 244

Affordable rent
 David Wilson and Barratt Homes



Please note: Site and floor plans are for illustrative purposes and are not drawn to scale. Any measurements, floor areas (including total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose, and they do not form part of any agreement. No liability is taken for any error, omission, or misstatement. A party must rely upon its own inspection(s).



Explore





Orchard Meadows

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