

open door

# Thornfield Green



# Come on in...



Thornfield Green is an attractive countryside development consisting of 41 brand-new two and three-bedroom homes, available to purchase on a Shared Ownership basis.

Located off Warmingham Lane, Middlewich, and a stone's throw away from Sandbach, Thornfield Green offers a selection of eight different house types, providing plenty of choice across a wide range of internal layouts and sizes, ensuring there is something for everyone.

Nestled in the stunning Cheshire countryside and in keeping with its surroundings, all homes at Thornfield Green are traditional in style, with a contemporary twist and are beautifully designed with modern living in mind.

Airy, open plan spaces, coupled with an architecture that is centred upon family life, every home is built with care and attention to detail, including a high specification throughout.



# Location

The rural location of Thornfield Green offers plenty of outdoor fun for everyone.

If delightful nature trails, wonderful woodland walks or exciting bike rides are your thing, you will find plenty to do, all close by. Haslington Easy Access Trail Park, Wheelock Rail Trail, Elworth Park & Sandbach Park are all on your doorstep.

In the bustling, historic town of Middlewich, there's a variety of supermarkets and high street favourites on offer; plus, you'll be spoilt for choice with superb restaurants, family friendly country style pubs, modern bars, and a selection of around the world cuisines all readily available in the town centre.

Fans of the arts are well catered for too, with the Lyceum Theatre and Axis Arts Centre in nearby Crewe, along with a large multiplex cinema.

Five primary schools are a short distance away from Thornfield Green, with secondary school students attending Middlewich High School, The Grange or Sandbach High School & Sixth Form College. Higher education is available in Crewe at South Cheshire College as well as nearby universities, including Manchester Metropolitan and Keele University.

Middlewich is every commuter's dream, offering convenient transport links; the M6 motorway is a short distance from the town and Sandbach railway station is less than 10 minutes by car, with regular services to Manchester and Crewe. Crewe Train Station is a 20-minute drive with a direct service to London Euston, along with regular services to popular destinations such as Chester, Liverpool, and Birmingham. And for those looking to travel further afield, Manchester Airport is approximately 20 miles away.

# Countryside





# Specification

The homes at Thornfield Green are truly a delight to live in, with eight house types providing stylish, spacious, and comfortable spaces that meet the needs of busy lives.

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.



## KEY FEATURES INCLUDE:

- Symphony fitted kitchen with soft close doors and drawers
- Zanussi 5 ring gas hob with electric oven and extractor
- Vaillant boiler
- Integrated Beko fridge freezer and dishwasher
- Luxury bathroom with Evoque sanitaryware, with full height Porcelanosa tiles and chrome heated towel rail
- Flooring to wet areas
- Garden laid to lawn, fully fenced with a flagged patio area
- Driveway parking

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



2 BEDROOM

# The Elm

A contemporary two-bedroom end mews home, measuring approximately 730 sq.ft. The Elm is ideal for couples, individuals or a small family.

The kitchen is positioned at the front of this home, and from the separate entrance hallway, you will find a cloakroom. The bright and airy open plan lounge and dining area to the rear, is the ideal space for entertaining; with French doors leading to the lawned garden and patio area.

Upstairs, you are presented with a main family bathroom and two generously sized double bedrooms. This home includes storage space throughout.

ROOM

SIZE

GROUND FLOOR

Lounge/Dining

Kitchen

Cloakroom

FIRST FLOOR

Master Bedroom

Bedroom 2

Bathroom

4.02m x 3.70m

2.57m x 2.38m

1.95m x 1.02m

3.12m x 4.86m

3.51m x 2.49m

1.96m x 2.23m

13' 2" x 12' 1"

8' 5" x 7' 9"

6' 4" x 3' 4"

10' 2" x 15' 11"

11' 6" x 8' 2"

6' 5" x 7' 3"

FLOOR PLAN

Ground Floor

First Floor

Plots:

25, 27

CGI and floor plan are for illustrative purposes only\*

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2 BEDROOM

# The Aspen

The Aspen is a modern two-bedroom semi-detached home, which measures approximately 770sq.ft.

Entering from a separate hallway, a contemporary lounge is positioned at the front of the home, inclusive of under stairs storage. To the rear, there is a stylish open plan kitchen/ dining area, with French doors that open to the garden and patio, perfect for entertaining. You will find a ground floor cloakroom located off the entrance hallway too.

To the first floor, there are two spacious double bedrooms and a main family bathroom.

Modern

ROOM	SIZE	
GROUND FLOOR		
Kitchen/Dining	2.36m x 5.05m	7' 9" x 16' 7" ft
Lounge	4.28m x 4.13m	14' 0" x 13' 6" ft
Cloakroom	1.85m x 0.89m	6' 1" x 2' 11" ft
FIRST FLOOR		
Master Bedroom	5.48m x 4.96m	17' 11" x 16' 2"
Bedroom 2	3.61m x 2.65m	11' 10" x 8' 8" ft
Bathroom	1.92m x 2.31m	6' 3" x 7' 7" ft

FLOOR PLAN



CGI and floor plan are for illustrative purposes only\*

Plots:  
29, 30, 41, 42, 47, 48, 66, 67





3 BEDROOM

# The Birch

The Birch is a delightful three-bedroom mid-mews home, measuring approximately 845sq.ft. A bright hallway leads you to a modern kitchen located at the front of the home, along with a downstairs cloakroom.

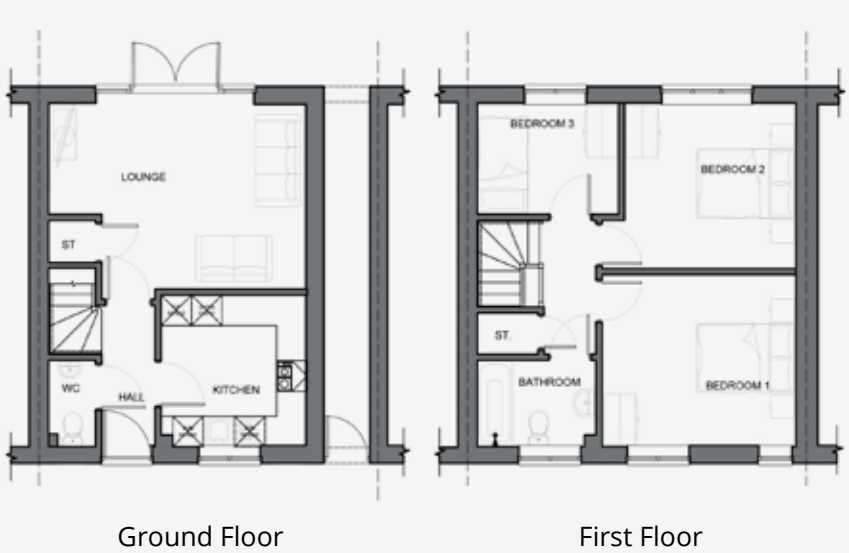
To the rear, the spacious lounge spans the full width of the home and includes plenty of storage space, allowing access through French doors to a lawned garden and patio area.

On the first floor there are three beautifully presented bedrooms, providing flexibility and space for a playroom or home office if needed; along with a modern family bathroom.

Delightful

ROOM	SIZE	
GROUND FLOOR		
Kitchen	3.01m x 2.76m	9' 10" x 9' 8"
Lounge/Dining	3.63m x 4.97m	11' 10" x 16' 3"
Cloakroom	1.95m X 1.02m	6' 4" x 3' 4"
FIRST FLOOR		
Master Bedroom	3.45m x 3.77m	11' 3" x 12' 4"
Bedroom 2	3.19m x 3.37m	10' 5" x 11'
Bedroom 3	2.05m x 2.66m	6' 8" x 8' 8"
Bathroom	1.70m x 2.24m	5' 6" x 7' 4"

FLOOR PLAN



CGI and floor plan are for illustrative purposes only\*

Plots:  
26





3 BEDROOM

# The Hawthorn

A stylish three-bedroom semi-detached home, the Hawthorn is ideal for growing families or working professionals and measures approximately 882sq.ft.

You will find a spacious lounge to the front of the property, along with a separate entrance hallway, cloakroom and under stairs storage.

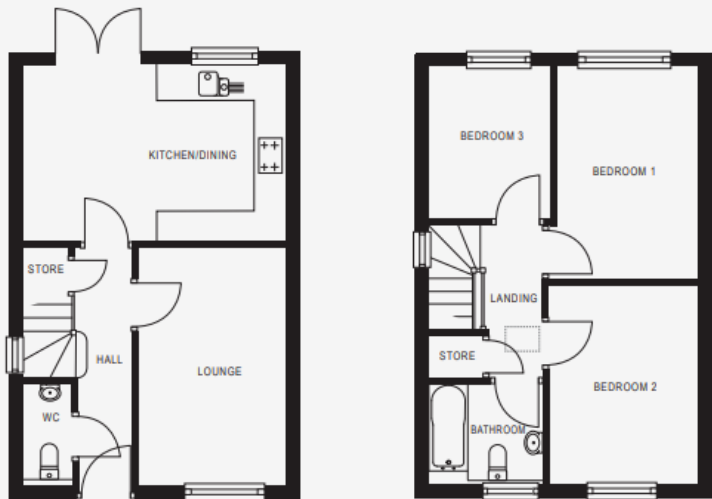
The open plan kitchen/diner is the heart of this home, ideal for family dinners and an excellent space for entertaining guests. French doors lead out to a lawned garden with patio area.

On the first floor, there are three well-proportioned bedrooms, plenty of storage space and a stylish contemporary family bathroom.

Stylish

ROOM	SIZE	
GROUND FLOOR		
Kitchen/Dining	5.0m x 3.4m	16' 4" x 11' 1" ft
Lounge	4.5m x 2.9m	14' 7" x 9' 5" ft
Cloakroom	0.9m x 1.9m	2' 9" x 6' 2" ft
FIRST FLOOR		
Master Bedroom	4.1m x 2.6m	13' 4" x 8' 5" ft
Bedroom 2	3.8m x 2.8m	12' 4" x 9' 1" ft
Bedroom 3	2.9m x 2.3m	9' 5" x 7' 5" ft
Bathroom	2.1m x 1.9m	6' 8" x 6' 2" ft

FLOOR PLAN



CGI and floor plan are for illustrative purposes only\*

Plots:  
20, 21, 80, 81





3 BEDROOM

# The Willow

The Willow is an appealing three-bedroom semi-detached home, ideal for growing families, providing 921sq.ft. of space.

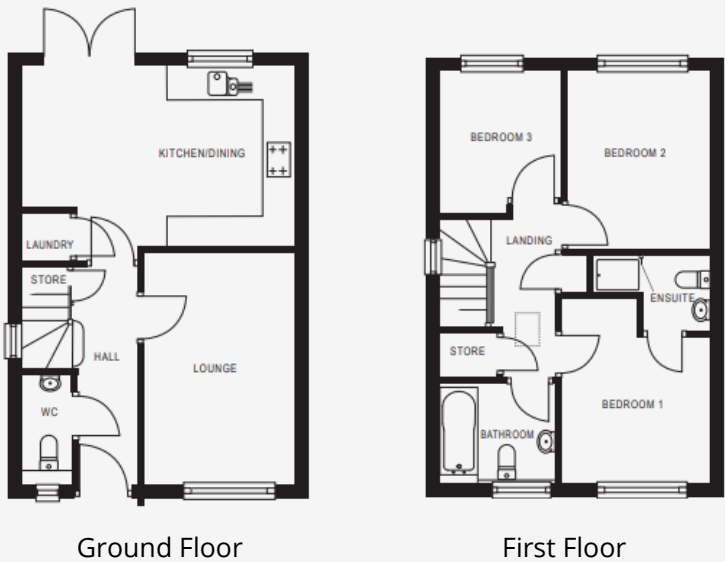
The contemporary lounge is situated at the front of the home and is the perfect place to relax. A downstairs cloakroom is located off the entrance hallway which features under stairs storage and includes a convenient laundry cupboard. The open plan kitchen/diner is perfect for family meals and spending time together. French doors lead out to the lawned garden, with a patio area.

Upstairs, there are three generous bedrooms and a well-equipped family bathroom, with the master bedroom leading onto an en-suite.

Appealing

ROOM	SIZE	
GROUND FLOOR		
Kitchen/Dining	5.2m x 3.5m	17' 0" x 11' 4" ft
Lounge	4.4m x 2.9m	14' 4" x 9' 5" ft
Cloakroom	0.9m x 1.8m	2' 9" x 5' 9" ft
FIRST FLOOR		
Master Bedroom	3.6m x 2.9m	11' 8" x 9' 5" ft
En-Suite	2.3m x 1.5m	7' 5" x 4' 9" ft
Bedroom 2	3.4m x 2.8m	11' 1" x 9' 1" ft
Bedroom 3	2.7m x 2.3m	8' 8" x 7' 5" ft
Bathroom	2.2m x 1.9m	7' 2" x 6' 2" ft

FLOOR PLAN



CGI and floor plan are for illustrative purposes only\*

Plots:  
3, 4, 5, 6, 39, 40





3 BEDROOM

The Chestnut

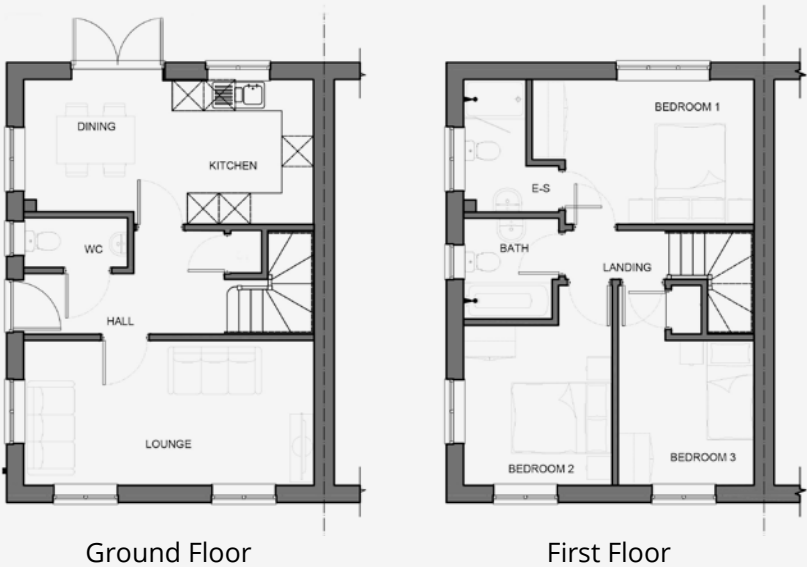
The Chestnut is a modern double fronted, three bed semi-detached home covering 950sq.ft.

A central hallway leads to a bright and airy double aspect lounge in one direction, and a sizeable family kitchen/diner in the other. French doors from the kitchen/diner space lead out to a lawned and fenced garden. There's a cloakroom on the ground floor too, along with plenty of storage space.

To the first floor, there are three bedrooms; two doubles and a single, along with a well-equipped family bathroom and generous en-suite to the master bedroom.

ROOM	SIZE	
GROUND FLOOR		
Kitchen/Dining	5.6m x 2.8m	18' 03" x 9' 1" ft
Lounge	5.6m x 2.8m	18' 03" x 9' 1" ft
Cloakroom	0.9m x 2.0m	6' 5" x 2' 9" ft
FIRST FLOOR		
Master Bedroom	4.2m x 2.8m	13' 7" x 9' 1" ft
En-Suite	2.5m x 1.8m	8' 2" x 5' 9" ft
Bedroom 2	3.8m x 2.8m	12' 4" x 9' 1" ft
Bedroom 3	3.8m x 2.6m	12' 4" x 8' 5" ft
Bathroom	1.9m x 1.8m	6' 2" x 5' 9" ft

FLOOR PLAN



Ground Floor

First Floor

Plots:  
1, 38, 57, 61, 64, 77





3 BEDROOM

# The Sycamore

The Sycamore is a delightful three-bedroom semi-detached home with approximately 962sq.ft of space perfect for family life.

The home boasts a sizable kitchen/diner to the rear, that leads out through French doors to a lawned garden with patio area. You will find a spacious lounge to the front of the home along with entrance hallway, under stairs storage and ground floor cloakroom.

To the first floor there are three comfortable bedrooms and contemporary family bathroom, with en-suite to the master.

ROOM	SIZE	
GROUND FLOOR		
Kitchen/Dining	5.6m x 3.1m	18' 03" x 10' 1" ft
Lounge	4.5m x 3.1m	14' 7" x 10' 1" ft
Cloakroom	0.9m x 1.70m	2' 9" x 5' 5" ft
FIRST FLOOR		
Master Bedroom	3.6m x 3.3m	11' 8" x 10' 8" ft
En-Suite	2.4m x 1.3m	7' 8" x 4' 2" ft
Bedroom 2	3.3m x 3.0m	10' 8" x 9' 8" ft
Bedroom 3	2.6m x 2.2m	8' 5" x 7' 2" ft
Bathroom	2.2m x 1.90m	7' 2" x 6' 2" ft

## FLOOR PLAN



CGI and floor plan are for illustrative purposes only\*

Plots:  
2, 37, 56, 62, 65, 76



3 BEDROOM

# The Oak

The Oak is a stunning double fronted three-bedroom detached home, ideal for a growing family and modern living. This home measures approximately 1010sq.ft and is the largest property at Thornfield Green.

Off a central hallway, there's a comfortable, dual aspect lounge with bay window along with a stylish kitchen/diner area, featuring a breakfast bar and French doors that open out onto the garden and patio area. Off the kitchen is a separate and practical utility room, providing plenty of space for all your appliances. There's a convenient cloakroom and under stairs storage too.

Upstairs, there are two well-proportioned double bedrooms with an en-suite shower room adjoining the master bedroom, a single bedroom, and a modern family bathroom.

Stunning

ROOM	SIZE	
GROUND FLOOR		
Kitchen/Dining	5.21m x 3.02m	17' 2" x 9' 11" ft
Lounge	5.21m x 3.83m	17' 2" x 12' 6" ft
Cloakroom	1.53m x 1.22m	5' 0" x 4' 0" ft
Utility	1.84m x 2.29m	6' 0" x 7' 6" ft
FIRST FLOOR		
Master Bedroom	3.85m x 3.06m	12' 7" x 10' 0" ft
En-Suite	1.27m x 3.06m	4' 2" x 10' 0" ft
Bedroom 2	2.85m x 3.27m	9' 4" x 10' 8" ft
Bedroom 3	2.27m x 3.27m	7' 5" x 10' 8" ft
Bathroom	2.03m x 2.29m	6' 8" x 7' 6" ft

FLOOR PLAN

CGI and floor plan are for illustrative purposes only\*



Ground Floor

First Floor




Plots:  
7, 22, 28, 55, 63, 78, 79, 84



# Site Plan



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).

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|--|--|
|  <b>The Birch</b> - 3 Bedrooms    |  <b>The Sycamore</b> - 3 Bedrooms |
|  <b>The Hawthorn</b> - 3 Bedrooms |  <b>The Oak</b> - 3 Bedrooms      |
|  <b>The Willow</b> - 3 Bedrooms   |  <b>The Aspen</b> - 2 Bedrooms    |
|  <b>The Chestnut</b> - 3 Bedrooms |  <b>The Elm</b> - 2 Bedrooms      |
|  <b>Show Homes</b>                |  <b>Sales Office</b>              |
|  |  <b>Affordable Rent</b>           |



# About Shared Ownership

Shared Ownership is a way to buy your own home if you can't afford to buy outright.

You're able to buy a Shared Ownership home if:

- Your household earns £80,000 a year or less.
- You're a first-time buyer, you don't own your own home, or you already own a home and would like to move.
- You are unable to purchase a property on the open market, within the area, that meets your needs.
- Your income is sufficient to cover the mortgage (if applicable), rent and service charges.
- Your chosen Shared Ownership home is affordable and sustainable for you.





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