

An exclusive
development of
3 and 4 bedroom
family homes.

Hazelfield Gardens

Lowton



edgefoldhomes.co.uk



**Quality location. Quality design.
Enjoy the best of both worlds at
Hazelfield Gardens.**

Finding your ideal home is not just about choosing where you want to live, but the way you want to live. So here's a thought; what if you could enjoy the best of both worlds?

What if you could have a beautifully designed home in a perfect location? That's exactly what you'll discover at Hazelfield Gardens, our exclusive new development of 3 and 4 bedroom homes situated in the picturesque village of Lowton.





About Edgefold Homes

Our experienced team has a simple design ethos; we choose the perfect setting, then thoughtfully evolve our home designs to reflect the beauty of their surroundings.

We're mindful of the heritage of the environments we build in and are respectful of the local vernacular, reflecting the character of the area while bringing innovative new ideas to your living space.

It's an approach based on our experience gained over many years across the housing sector.

Out of this experience, comes a deeper understanding of your needs which informs every stage of design and construction.

We think about every aspect of your home, planning meticulously, using space intelligently and building to the consistently high standards our homebuyers expect.

You'll like the way we think about home design.

At Edgefold Homes we search for outstanding locations and use our insight and experience to build unique homes that are thoughtfully designed in every way.

We apply our shared building knowledge to each new property, focusing on every detail and creating intuitive design solutions to enhance your living experience.

So, welcome to Hazelfield Gardens. Home design has never been in a better place.



Feel at home in Lowton



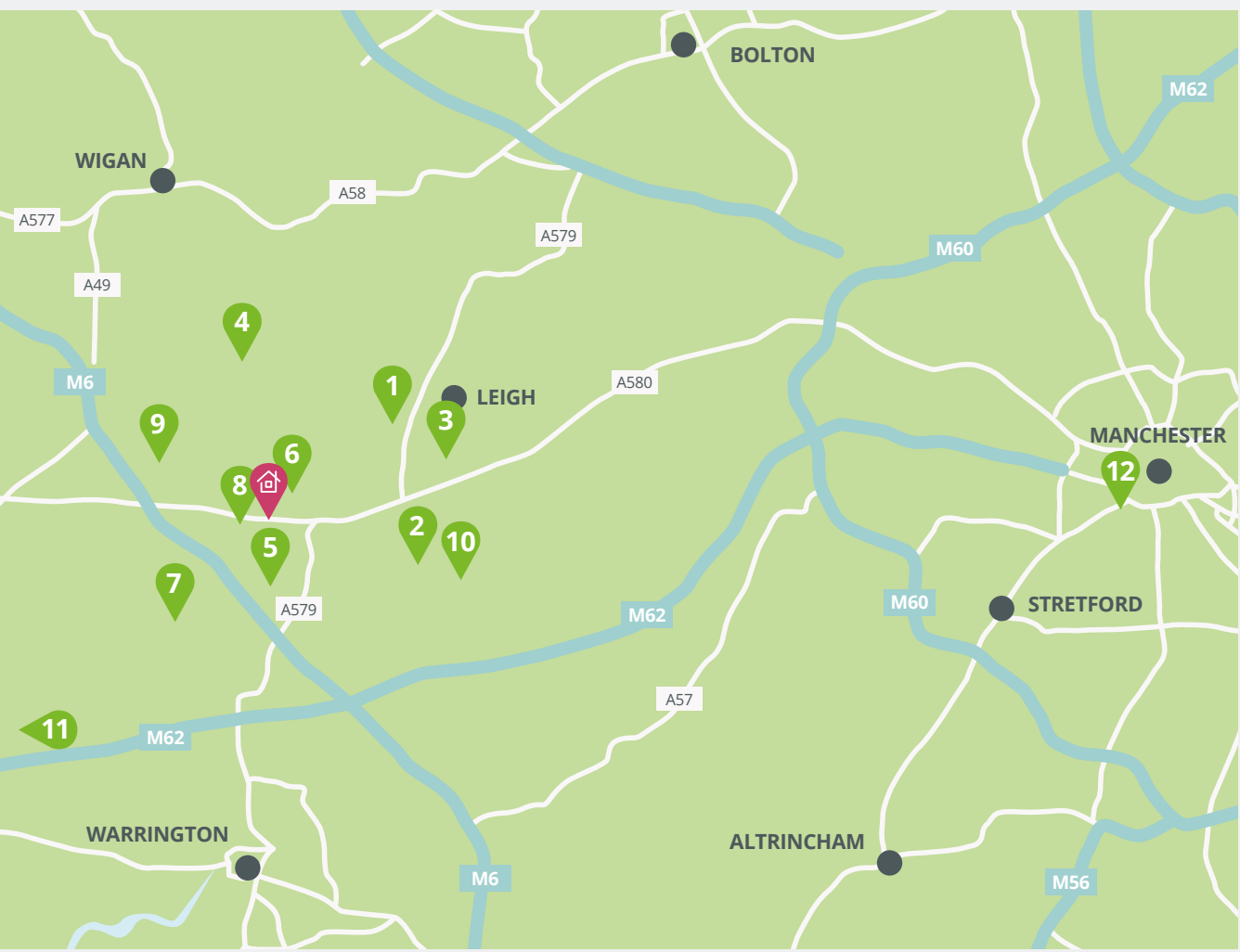
Lowton is a beautiful semi-rural village surrounded by lush, green working farmland, offering all of the benefits and charm of suburban living, whilst having excellent transport links to business and cultural destinations.

It is extremely well connected with easy access to Manchester, Liverpool, Warrington, Preston and North Wales. Just off the A580 and close to the M6, M62, M60 and M56.

With Pennington Flash Country Park on its doorstep and surrounded by beautiful walks and villages, Hazelfield Gardens is also perfectly located for modern family living and those who like to stay connected to cultural events, shopping and nightlife.

There is plenty of choice when it comes to schooling in the area, with highly rated primary and secondary options within its catchment area, including Lowton West and Lowton St Mary's Primary Schools and Golborne and Culcheth High Schools.





Outdoor

- 1. Pennington Flash Nature Reserve** – Home to a beautiful 70-hectare lake where visitors can enjoy walks, play areas, cycle rides, sports and bird watching.
- 2. Leigh Golf Club** – Nestled in the heart of the stunning Cheshire countryside, the beautiful parkland course of Leigh Golf Club is only a short drive away.
- 3. Leigh Cricket, Tennis and Bowling Club** – Established in 1854, a sporting club with a rich history with premier facilities.
- 4. Jubilee Legacy Walks** – Discover and enjoy the richness and diversity of the borough, by embarking on one of these 15 walks.

Food and Lifestyle

- 5. The Travellers Rest Pub** – Serving the community for over 150 years, you will always find a warm welcome and great home cooked food at the end of your walk, they will even welcome your dog.
- 6. The Courtyard Bistro** – Casual lunch or intimate dinner for two, within walking distance of your new home, this little gem will not disappoint.
- 7. Verona Kitchen** – This Italian inspired restaurant and adjoining wine bar 'The Balcony' are perfectly positioned on the bustling high street of Newton le Willows.

8. Grange Farm – Just a stone's throw from your front door, enjoy a coffee in the tea rooms, shop for local produce in the farm shop or visit the animal park - something for everyone!

Culture

- 9. Haydock Park Racecourse** – Not only is this famous racecourse within walking distance of your front door, it is a hive of activity all year round offering other lifestyle and exciting events.
- 10. Culcheth Community Day, Victorian Day and Croft Carnival** – Your friendly local neighboring villages come to life several times a year to offer fun for all the family.
- 11. Liverpool - Capital of Culture 2008** – Liverpool continues to thrive with parts of the city being declared as UNESCO World Heritage sites. Added to that attractions such as The Albert Dock and Maritime Museum, The Cavern Club, The Bluecoat and Liverpool One, make for hugely diverse day out!
- 12. Manchester** – Explore Manchester's art galleries, theatres and nightlife, there's so much to do - no wonder this is the third most visited city in Great Britain.



An outstanding location for contemporary living.

We believe in creating unique communities which preserve and reflect the beauty of village life through sympathetic construction, contemporary thinking and smart design.



Disclaimer: The site layout is illustrative and does not show changes in levels, all boundary treatments, retaining walls and slopes. Please enquire for further details.



The Kenyon
4 Bedroom detached

The Lightshaw
4 Bedroom detached

The Lawson
4 Bedroom detached

The Byrom
3 Bedroom semi-detached

The Holly
3 Bedroom semi-detached

We've thought of everything.

Our single-minded approach to creating outstanding living spaces ensures that every detail is meticulously planned and carefully considered, from planning the optimum location for each plot to the way we insist on using the finest materials at every stage of construction.

Whichever one of our 24 luxury 3 and 4 bedroom semi-detached and detached homes you choose, you can be sure of a design that will work brilliantly for you and your family.



At Edgefold Homes, we focus on the simple things in life. Like space, light and beauty. We consider not just how your future home will look, but the way it will make you feel. We think about how you're going to use your home; how you will move around and navigate each floor.

Every brick, every finishing touch is carefully considered and intelligently constructed. Storage is well designed and lights and appliances are thoughtfully incorporated, creating cleaner lines.

The Kenyon

Plots 1, 3, 4, 5, 13, 14 & 15

Impressive! The Kenyon boasts double fronted bay windows, the brickwork is complemented by stone sills and to conclude perfect balance, a dual apex designed roof completes a distinguished and luxurious external look.

With family living at the core of design, The Kenyon is as beautiful as it is functional. Each property has front and rear gardens and block paved driveways for two cars.

The largest home on the development, plots 1, 3, 4, 5, 13, 14 & 15 provide seven opportunities to purchase a Kenyon.

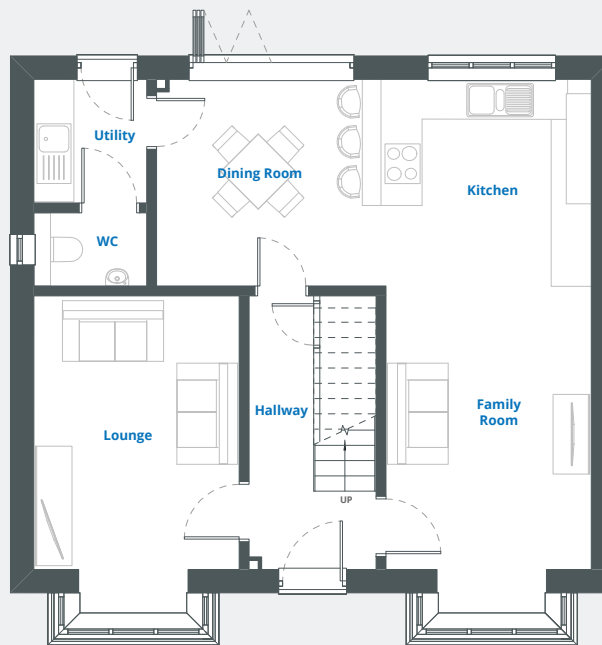
Picture yourself in this distinctive home, where beauty of design inspires harmonious living.



Ground Floor

Beautifully presented and balanced, with lounge, open plan kitchen/diner/family room, separate utility room, hallway, downstairs WC and understairs storage. The luxury of space in The Kenyon provides contemporary living of the highest standard, this is evident in the kitchen/living/family area, where focus on design for family living is a priority.

The bay windows in the family room and lounge provide a welcome feature creating thought provoking design interpretation for a discerning home owner.



Rarely will you find a house of such great proportions and balance.

First Floor

The landing leads to four double bedrooms with master bedroom having an en-suite with shower. All double rooms are refreshingly spacious. A roomy family bathroom and landing store cupboard are accessible from the landing.



The Lightshaw

Plots 2, 6, 12 & 16

The Lightshaw is an aesthetic design success, combining classic brick design with luxurious stone sill and window head features.

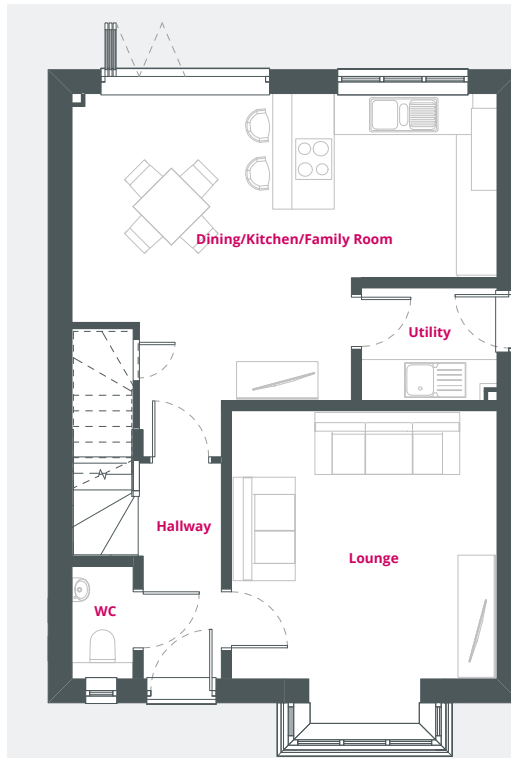
The fabulous addition of the bay window gives The Lightshaw elevational interest and provides a generous spacious feel to the carefully planned living space. There are only four opportunities to make The Lightshaw your new home and these are plots 2, 6, 12 and 16.

This home is an excellent canvas from which to create your perfect home idyll.

Stunning design and extraordinary living spaces combine to create a must-view experience.

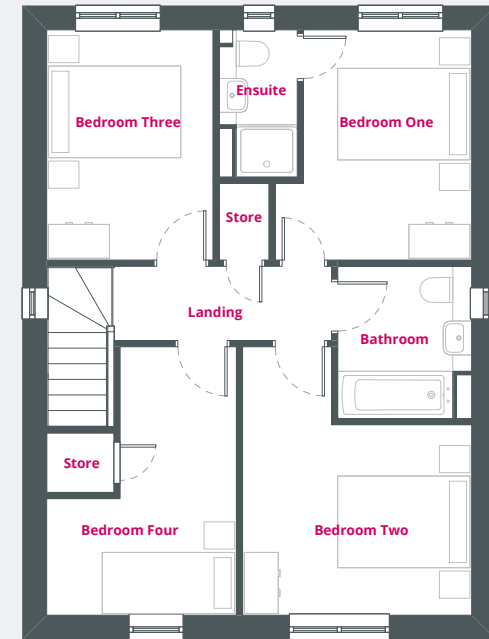


Flexibility is key to modern living and The Lightshaw encompasses an organic flow of space which is fitting to any homeowner, whether that be a single person or large family.



Ground Floor

The bright and inviting open plan kitchen diner, is a fantastic entertaining space. Bi-fold doors open onto the garden, holistically connecting your home with its outside space. A utility room is conveniently situated off the kitchen, it is equipped with a sink unit and has an external door. From the hallway you have access to a downstairs WC and spacious lounge, with beautiful feature bay window.



First Floor

Upstairs has been planned to encompass the ethos of modern-day living. Bedrooms and inbuilt storage on the first floor allow you to utilise the space to fit around your family, whether that be sleeping, working or perhaps even gaming! There are three doubles and one single bedroom, making this house a perfect space for small or large families. The master bedroom has an en-suite with shower, whilst the other three bedrooms have access from the landing to the family bathroom.

The Lawson

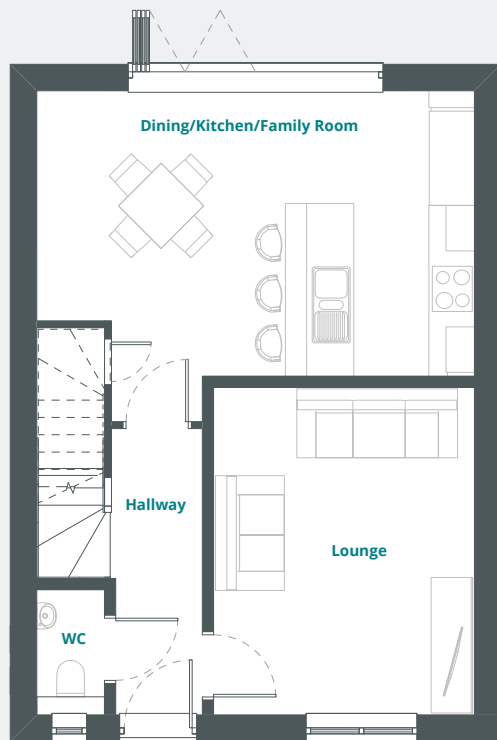
Plots 7, 8, 11 & 17

The Lawson is an intelligently designed 4 bed detached home. There are only four opportunities to acquire one of these perfectly proportioned homes at plots 7, 8, 11 & 17.

In conjunction with the rest of the development the Lawson has been designed to the highest of standards incorporating quality brickwork, stone sills and heads, two dedicated parking spaces and a secure garden to the rear.

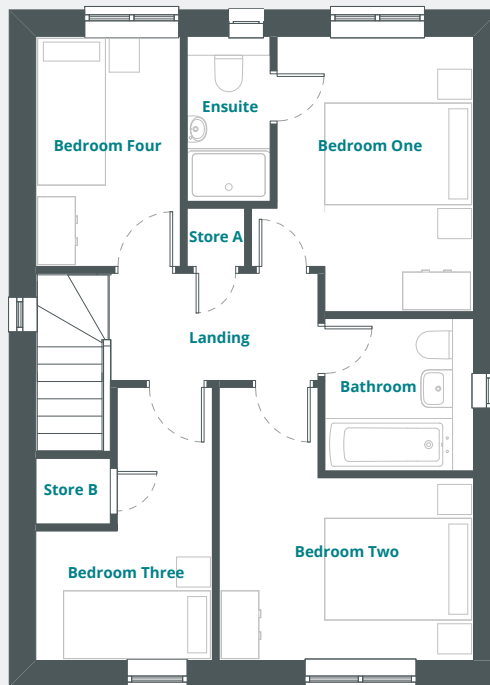
An outstanding opportunity to own a luxury family home in a perfect location.





Ground Floor

A spacious hallway gives way to the lounge, downstairs WC and open plan kitchen diner where beautiful bi-fold doors are perfectly positioned to open onto the garden, bringing the outside in. As well as high quality German kitchen units, there is a handy understairs cupboard, creating extra storage space, providing comprehensive and uncomplicated living with perfect flow.



First Floor

Featuring two double and two single bedrooms the first floor offers versatile living for couples or a family alike. The master bedroom includes a 3 piece en-suite, with the other three bedrooms being serviced by a family bathroom. In addition, a store cupboard is accessible from the landing, providing handy extra storage space.



The Lawson delivers on versatility for busy working couples and families alike.

The Byrom

Plots 9, 10, 23 & 24

There will be four opportunities to purchase one of these exceptional 3 bedroom properties, situated on plots 9, 10, 23 and 24.

The semi-detached houses mirror each other perfectly and the build quality is self-evident throughout.

Rich textured multi facing brick has been carefully chosen because of its distinctive aged appearance and this is complemented by the smooth grey roof tiles and graphite grey windows.

**Superior build quality
meets outstanding
contemporary
living space.**



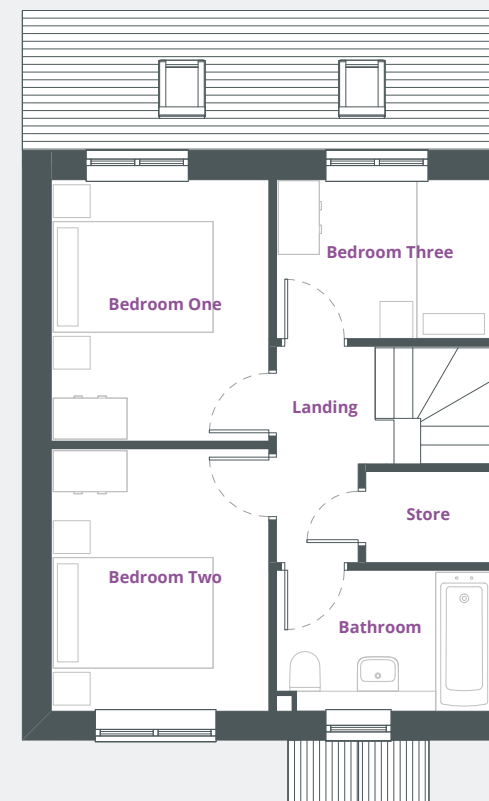


The Byrom would be perfect for couples and new families.



Ground Floor

The Byrom's hallway gives access to a beautiful open plan kitchen diner, with impressive sky lights and bi-fold doors which lead to the rear garden, complete with top of the range fitted kitchen. Downstairs WC and under stairs storage areas offer the practicalities needed for modern day living and a separate lounge to the front of the house, provides a serene and cosy space for relaxing evenings.



First Floor

Upstairs the Byrom continues to offer practicality and carefully thought-out design, this is evident with the addition of a useful store cupboard on the landing, two equally proportioned double bedrooms, one single bedroom and a modern family bathroom.

The Holly

Plots 18, 19, 20, 21 & 22

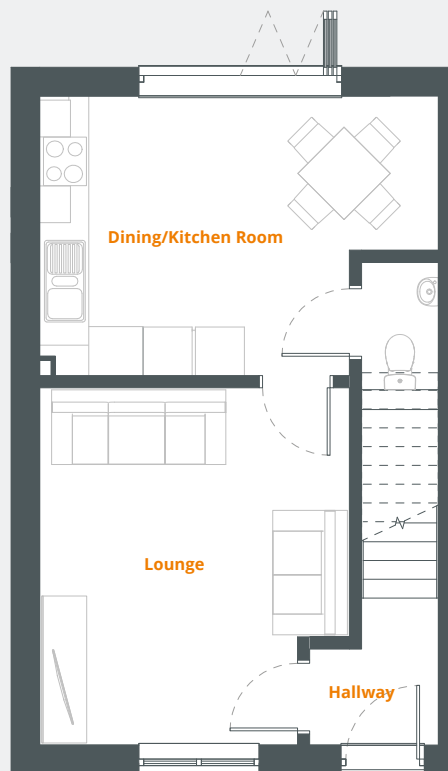


The Holly offers a modern and flexible 3 bedroom living space. Plots 18, 19, 20, 21 and 22 back onto the charming Heath Lane.

Everything internally for this house type has been carefully planned and thoughtfully realised, and there is ample outside space as well as generous gardens to the rear and two allocated off-road parking spaces.

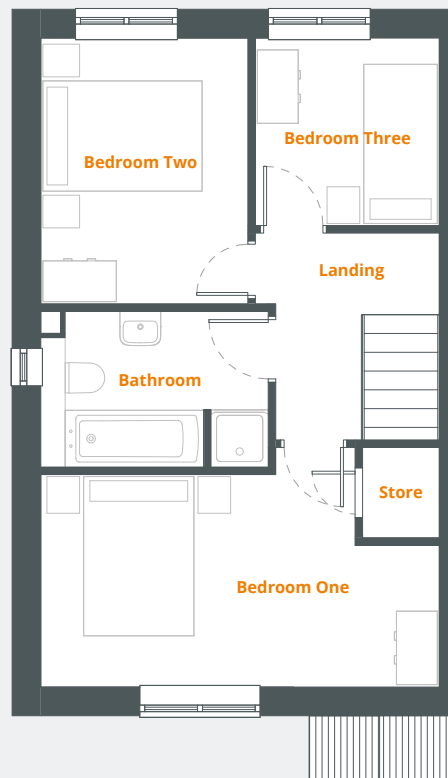


**Realise your dream
of home ownership,
make Hazelfield Gardens
your new address.**



Ground Floor

Offering beautiful living space for trend-setting and aspirational home owners, the ground floor comprises the hallway, downstairs WC, lounge and kitchen diner complete with a top of the range German kitchen. Bi-fold doors are an additional standout feature, allowing the outside inside on warm sunny days.



First Floor

Sleep or work, flexibility is key! The first floor of the Holly offers two doubles and one single bedroom. The landing gives way to a family bathroom and a handy store cupboard, a perfect place for the sheets and towels, creating more space in bedrooms and bathrooms.

A perfectly proportioned new home with space to grow.



Overview & Specification

Which house type is your type?

At Hazelfield Gardens, the choice is yours and the inspiration is ours. From the 3 bedroom luxury of The Holly and The Byrom, to the outstanding layout of The Lawson and The Lightshaw and the exceptional design of The Kenyon, we think you're going to love it here. And with a higher level of specification, it's all designed to make our homes, beautiful places to be.



General

- 10 Year Q Assure New Home Warranty
- UPVC double glazed mock sash windows, Anthracite Grey (external) White (internal)
- Multi locking Bi-fold doors
- Velux centre pivot roof windows (where applicable)
- Oakwood multi facing bricks with semi dry cast Stone lintels and sills: Marley Modern Smooth Grey roof tiles.
- Potterton Combination Condensing Gas Boiler with wired programmable thermostat
- UPVC fascia, soffit and downpipe in flat black
- Cavity wall and loft insulation
- Energy efficient ceiling light fittings
- Downlighters fitted to kitchens, bathrooms and en-suites

External

- Block paving to private driveway and tarmac to shared driveways
- Buff paving to form pathways and patios as shown on external works layout
- Front garden turfed or shrubbed in line with landscaping scheme
- Rear garden turfed
- Site landscaping to approved scheme
- Fencing to rear gardens (see external works layout for exact detail and locations)
- Outside tap
- External light points for front and rear door

Decoration

- Oak hand rail to stairs
- Solid Core American White Oak veneer internal doors
- Smooth finish ceiling painted
- All internal woodwork painted white satin
- All internal walls painted white
- Chrome/satin steel effect internal ironmongery

Safety & Security

- Mains powered smoke detectors and carbon monoxide detectors
- Window locks to all windows
- Mains operated door bell with chrome bell push
- Composite external door with multipoint lock mechanism

Electrical

- Satin chrome sockets and switches downstairs throughout and to bathrooms and ensuites. All other areas white plastic
- BT high speed internet socket
- Shaver sockets to bathroom and ensuite (where applicable)
- Audio Visual Socket living room, master and kitchen
- BT sockets in lounge, kitchen and master bedroom
- Double switched socket and pendant light to be provided in the loft space
- Power points in line with technical requirements

Kitchens

- A choice of SieMatic kitchen from Stuart Frazer with modern 20mm worktops (choice subject to build programme)
- Soft close drawers and doors
- NEFF stainless steel single oven
- NEFF touch control ceramic hob
- Miro extractor hood
- Glass splashback (where appropriate) choice of colours
- Zanussi Integrated fridge/freezer
- Zanussi integrated dishwasher
- Under cabinet lighting
- One and a half composite sink and stainless steel mixer tap
- Stainless steel single bowl and tap to utility (where applicable)
- Plumbing for washing machine to utility or kitchen (where applicable)
- Soft close drawers and doors

Bathrooms & Ensuite

- Choice of Porcelanosa ceramic wall tiles (choice subject to build programme)
- Extent of tiling to be: splashbacks above hand basins in WCs, half height ceramic tiling to baths, full height tiling to showers
- Chrome heated towel rail to bathrooms and ensembles
- White contemporary sanitaryware by Ideal (Tempo range)
- Shower screens from Arc and Synergy range
- WC's semi-recessed with chrome flush plates
- Concept thermostatic mixer showers

We've thought of everything, including an outstanding guarantee.

We believe that the best part about moving into somewhere new is the way it makes you feel. That wonderful, exhilarating first-night-with-a-glass-of-Prosecco feeling of sitting back, relaxing and thinking 'this is my home.'

And just to make sure you're completely happy, we also build in a simply outstanding guarantee.



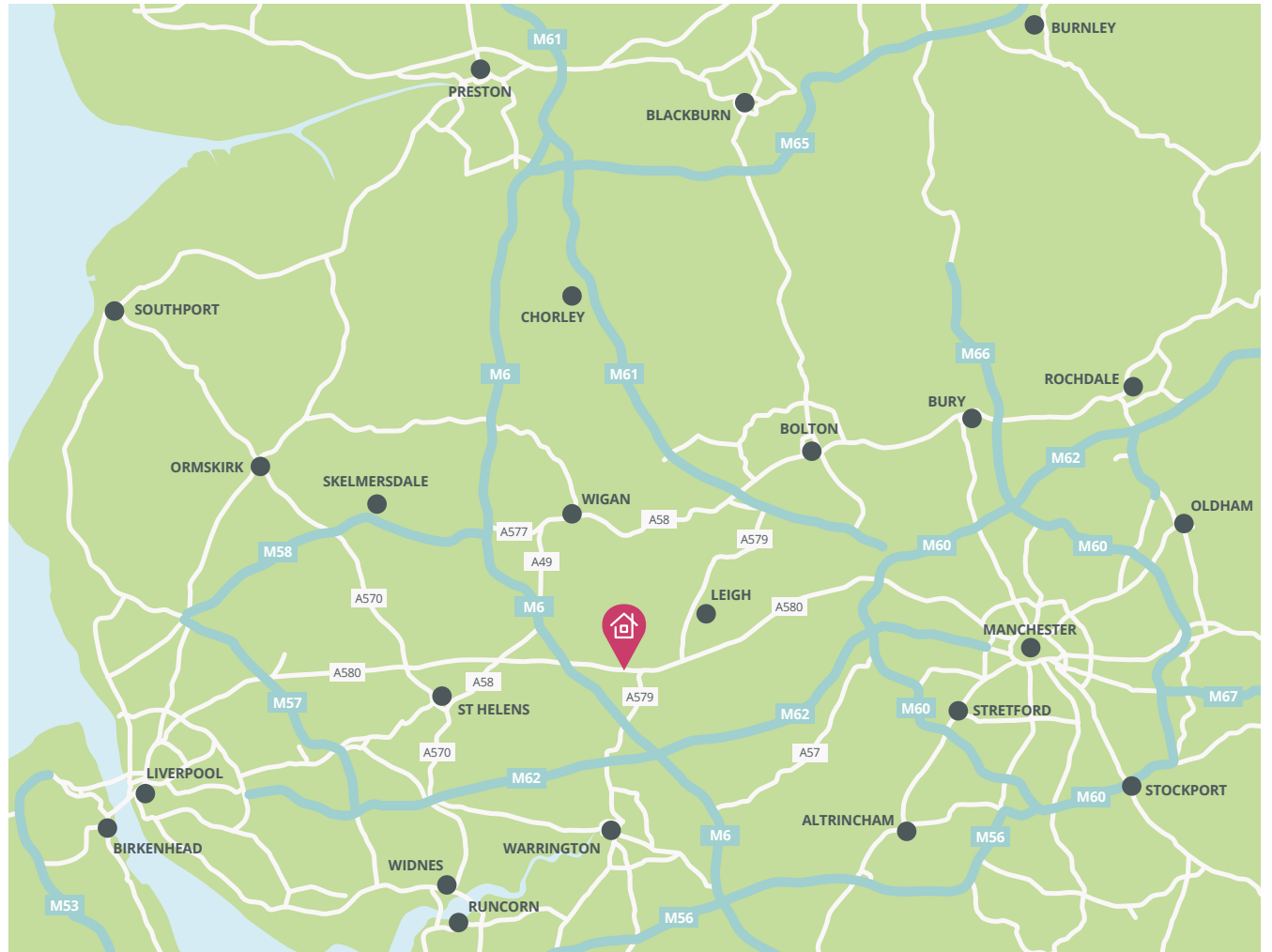
THE Q POLICY

Your Q-Assure new home warranty.

As a thoughtful builder, the quality of our homes is matched by the quality of our service. That's why we provide the added reassurance of a 10-year Q-Assure New Home Warranty, which insures your home against a wide range of structural issues for 10 years after construction.

During the first 2 years of cover for New Homes (known as the Defects Insurance Period), it will be Edgefold Homes' responsibility to put things right and arrange for any repairs to be carried out. From years 3 to 10, Q-Assure will resolve any issues that you may have. For more information and for a list of what's covered, please visit their website: qassurebuild.co.uk/homeowners. At Edgefold Homes, it's all part of our outstanding commitment to you.





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