



## Woodside Court, Cranage

elan

# The home you've been searching for



A home by Elan Homes is built for living. A place you can call your own, where your individual style blends seamlessly with our innovative designs to deliver the quality you deserve at a price you never dreamed possible. A new home, a new life, a new way of living - it all starts here at Woodside Court, Cranage.

## Woodside Court, Cranage

Situated in the heart of the rolling Cheshire hills, enjoying the clean air and clear skies of open countryside, Woodside Court, Cranage is an idyllic place to live and to raise your family. Woodside Court lies just north of Holmes Chapel and within easy reach of a host of quaint Cheshire market towns, such as Middlewich and Tarporley, and the chic shopping style of Knutsford. Cranage gives you the best of both worlds, located close to the heart of Cheshire life, yet far enough away to take life that little bit slower, giving you time to appreciate the natural beauty that is all around you.

## Designed down to the last detail

We put great care and attention to detail into all the homes, to make them the perfect choice for you. With modern and stylish appliances, the best fixtures and fittings, as well as our optional design package means we can tailor-make your home just the way you want it.

## Cranage

Cranage is an unspoilt rural idyll, centred on a popular village hall, which is home to a wide range of interest groups and activities. Yet despite the wonderful peace and quiet that surrounds you, you are never far from excitement and interest when you want it, with nearby Holmes Chapel offering a wide selection of amenities, from shops and schools to restaurants and leisure facilities, and a choice of chic and sophisticated local towns just a little further afield.

### Going Out

Cranage and the surrounding villages boast a wide selection of welcoming village pubs, offering real ales and home cooked food. In Cranage itself, the 4 star Cranage Hall hotel is home to Tempus Bar and Restaurant. Here are a couple of local eateries to try, from a traditional pub within walking distance, to a Michelin recommended restaurant in nearby Knutsford:

Ye Olde Vicarage, Knutsford Road, Cranage CW4 8EF  
Tel: 01477 532041

Belle Epoque Brasserie, 60 King St, Knutsford WA16 6DT  
Tel: 01477 532861

### Sport and Leisure

As you would expect in the heart of Cheshire, you will be spoiled for choice when it comes to high quality golf and country clubs. Cranage boasts its own pay and play golf course and well equipped driving range at Woodside, with Peover and Sandbach Golf Courses close by. Holmes Chapel Leisure Centre also offers sports halls and facilities for a number of sports.

By far the best exercise locally is rambling, with countless stunning country walks in and around the area. The Peak District National Park also lies within easy reach to the east, offering more challenging walks, along with climbing and other outdoor action sports.

### Shopping

Cheshire living gives you access to freshest possible produce, such as eggs and vegetables, with rural farm shops at almost every turn. For those essential basics, the development is served by a local convenience store on Middlewich Road, complemented by a choice of supermarkets all within a few miles drive.

Holmes Chapel hosts a small selection of shops and stores, with the larger towns, such as Knutsford, Crewe and Congleton providing a wider and more sophisticated selection. Manchester, to the north boasts an impressive choice of larger stores, both in the city centre, which is easily accessible by train, and the famous Trafford Centre, which can be reached by car in around 40 minutes.

### Transport

Cranage lies on the main A50 Knutsford to Holmes Chapel road, just a few minutes drive from junction 18 of the M6, giving access to Stoke and Birmingham to the south and Manchester and Liverpool to the north.

Trains run from Holmes Chapel station to Manchester in around 40 minutes, and London in just 2 hrs (via Crewe). Trains also run directly from Holmes Chapel to Manchester Airport, which is around half an hour drive from the development.

### Something Different

For a truly different day out, follow in the footsteps of BBC Stargazing Live's Brian Cox and Dara O'Brien with a visit to Jodrell Bank, the home of the UK's largest radio telescope. The observatory has a fascinating discovery centre that is open all year round, and also hosts regular pop concerts, with both Elbow and Paul Weller expected in 2012.

### Healthcare

#### Dentist

Holmes Chapel Dental Practice, London Road,  
Holmes Chapel CW4 7AP Tel: 01477 533941

#### Doctors

Holmes Chapel Health Centre, London Road,  
Holmes Chapel CW4 7BB Tel: 01477 533100





## Woodside Court

Knutsford Road, Cranage CW4 8EU

Call 0845 219 0919



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## Specification

# Woodside Court Specification

Sovereign

## Kitchen

Choice of modern quality fitted kitchen with granite worktop and drainer	✓
Built-in double electric oven	✓
5 ring gas hob and canopy style cooker hood in stainless steel	✓
Integrated dishwasher	✓
Integrated fridge/freezer	✓
Soft close kitchen cupboard doors	✓
Plumbing for washing machine	✓
Under slung stainless steel sink with feature tap	✓
Built in microwave	✓
Pelmet lights to kitchen	✓
Choice of floor tiling to kitchen and utility	✓

## Bathroom and En-suite

Contemporary white Santorini bathroom suite with chrome taps	✓
Thermostatically controlled shower	✓
Choice of wall tiling to bathroom and en-suite*	✓
En-suite to master bedroom	✓

## General

Flueless gas fire with surround	✓
White painted interior doors with chrome furniture	✓
Downstairs cloakroom	✓
Magnolia finish to all walls	✓
Smooth finish to all ceilings	✓
Recessed spot lights to specified rooms	✓
PVCu low maintenance fascia boards	✓
External cold water tap	✓

## Electrical

TV point to lounge	✓
TV point to family area/room	✓
TV point to all bedrooms	✓
Telephone point to bedroom 4/study	✓
Telephone point to lounge/hall	✓
Shaver socket to en-suite*	✓

## Energy Saving Features

PVCu double glazed sealed units with adjustable ventilators to windows	✓
Gas central heating	✓

## Safety and Security

High security patio/French doors with lockable handles to windows*	✓
Interconnected smoke detectors*	✓
Electronic burglar alarm system	✓
24 hour customer care (2 years)	✓
Peace of mind with 10 year NHBC Warranty	✓

## Key

✓ Standard

X Not available

\* Where applicable

Please liaise with Sales Executive to confirm specification range of your preferred property. Purchasers must check their individual specifications prior to making a reservation.

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