

The Paddocks

KELSALL



A beautiful collection of 4 & 5 bedroom homes

élan
HOMES

Homes you'll love inside out

Everything in one location

Just eight miles from Chester, and surrounded by rolling countryside, Kelsall is the quintessential Cheshire village, and it takes a great pride in the strength of its local community.

One look at the huge range of clubs and societies meeting at the Community Centre, tells you all you need to know about the rich and rewarding life on offer here.

GOING OUT

With four friendly inns, including the award winning Fishpool Inn and The Goshawk also nearby, all serving delicious home cooked food, you may never need to venture far from Kelsall of an evening. But if you do, you'll find nearby Chester has much to offer for all tastes, including a wide selection of entertainment, from theatres and cinemas, to trendy wine bars and restaurants.

Every May, Kelsall becomes the proud home of the Chester Folk Festival, with a vibrant range of bands and artists descending on the village to create an amazing atmosphere that is not to be missed.



TRANSPORT

Mouldsworth Station is just a short drive from Kelsall, offering regular services to Chester in just 11 minutes. Direct services to Manchester take an hour and twenty minutes, while services to Liverpool, via Chester, take an hour and ten minutes.

Kelsall lies just off the A54, connecting to Chester in just 8 miles. Liverpool is just 30 miles away, while Manchester is around 35. There are also excellent connections to the North West motorway network, with the M56 and M6 just 13 miles away.

SHOPPING

The village has a selection of shops, including a chemist, a traditional butchers and a Co-Op store. For your weekly shop, there is a large supermarket store conveniently located on a retail park to the east of Chester. When it comes to a more extensive shopping trip, Chester is hard to beat, with a huge market and several shopping centres, including the Grosvenor Centre, home to the landmark Browns of Chester department store. You'll also find endless fascinating independent stores hidden amongst the famous historic Rows.

Cheshire Oaks, just along the M53, is also worth a visit for top brand designer names at significant discounts.



SOMETHING DIFFERENT

If you're looking for a day out with a difference, take to the treetops at Go Ape in Delamere Forest. If you prefer your activities more high octane than high up, head for nearby Oulton Park, where you can watch top class motor racing on two or four wheels, with a regular programme of top class meetings. You can even have a go yourself, trying your hand at some mind blowing supercars, or testing your own vehicle to its limits on the famous circuit.



SPORT & LEISURE

There is an incredible range of sports available in the village, from badminton to bowling, tennis to taekwondo, and all the clubs and societies welcome new members. Kelsall also lies within easy reach of Pryors Hayes Golf Club, recently voted the best in the North of England, as well as Delamere Forest Golf Club, further sports facilities and swimming can be found at Chester's Northgate Arena.

When it comes to exploring the countryside, you couldn't be better placed, with the fresh air of Delamere Forest and Helsby Hill right on your doorstep. Alternatively, you can step back in time and explore the Roman ruins of Chester, including extensive city walls and a magnificent amphitheatre.

EDUCATION

Kelsall boasts an excellent primary school with a high school close by in Tarporley, both rated Outstanding by Ofsted.



Images are representative only and may include optional upgrades at an additional cost, please ask Sales Executive for further information.



Green space, Living space, Open space

Benefits of buying new - annual household energy spend



A home by Elan Homes is built for living and unlike older properties won't require lots of costly repairs and renovations. Buying a new home means you won't have to put up with the previous owners' décor and depending on the build stage when you purchase you'll be able to personalise the finish of the property.

Our new homes enjoy a host of energy efficient measures, which not only make them kind to the environment but also means they are potentially more economical to run than older properties.

In fact, research conducted by the NHBC and Zero Carbon Hub suggests that families living in a four-bedroom home built to 2013 standards are likely to spend £1,050 on energy bills - that's **£1,410 less** than those living in an upgraded Victorian property.

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Specification

A carefully selected specification for The Paddocks by Elan Homes

Kitchen

- Choice of modern quality fitted kitchen with granite worktop* (kitchens only)
- Built-in double electric oven
- 5 ring gas hob and canopy style cooker hood in stainless steel
- Integrated dishwasher
- Free standing American style fridge freezer[†]
- Soft close kitchen cupboard doors
- Plumbing for washing machine and tumble dryer
- Built in microwave
- Stainless steel 1½ bowl sink with chrome feature tap
- Pelmet lights
- Choice of floor tiling to kitchen and utility*

Bathroom and En-suite

- Contemporary white bathroom suites with chrome taps
- Thermostatically controlled shower with low profile shower tray
- Choice of wall tiling to bathroom and en-suite/shower room*
- En-suite to master bedroom
- Chrome towel rail to en-suite[†]
- Choice of vanities to bathroom and en-suite*

General

- Gas fire with surround
- White painted interior doors with chrome furniture
- Downstairs cloakroom
- Magnolia finish to all walls
- Smooth finish to all ceilings
- External cold water tap
- Fitted wardrobes to master bedroom

Electrical

- TV point to lounge
- TV point to family area/room
- TV point to all bedrooms

- Recessed spot lights to kitchen, cloakroom, bathroom, dressing room, en-suite and shower room
- Chrome finish to sockets and switches to kitchen/family/dining area, lounge, hall and landing
- Telephone point to lounge/hall or family room and to study/allocated bedroom
- Shaver socket to en-suite[†]
- External lighting to front and rear

Energy Saving Features

- PVCu double glazed sealed units with adjustable ventilators to windows
- High efficiency gas central heating (Natural Gas)

Safety and Security

- High security 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

[†]Where applicable
*Subject to build stage

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Homes you'll love inside out

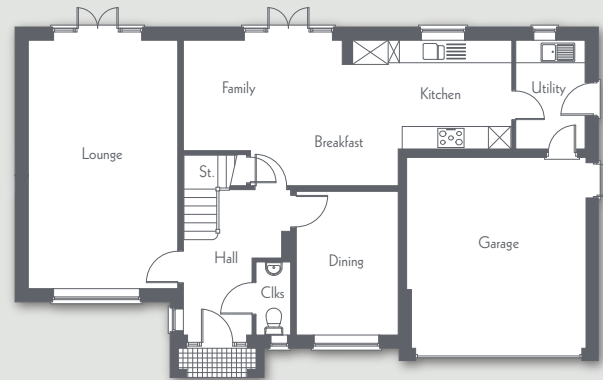
The Paddocks, Kelsall

- Farnham
4/5 bedroom detached home with double garage
- Halstead
5 bedroom detached home with detached double garage
- Kelsall
4/5 bedroom detached home with double garage
- Lincoln
4/5 bedroom detached home with double garage
- Faversham
4/5 bedroom detached home with detached double garage
- 2 and 3 bedroom discount to market value homes - eligibility criteria applicable



Farnham

4/5 bedroom detached home with integral double garage



GROUND FLOOR

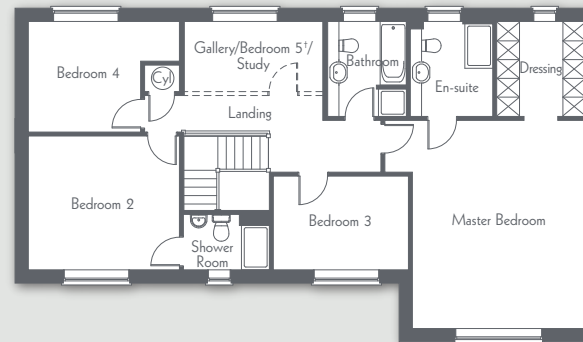
	Metres	Feet/inches
Lounge	6.63m x 3.99m	21'9" x 13'1"
Kitchen/B'fast/Family	8.77m* x 3.88m*	28'9"* x 12'9"*
Utility	2.90m x 1.85m	9'6" x 6'1"
Dining	3.84m x 2.72m	12'7" x 8'11"
Cloakroom	1.95m x 0.92m	6'5" x 3'0"

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	5.56m* x 4.61m	18'3"* x 15'1"
Dressing	2.53m x 2.36m	8'4" x 7'9"
En-suite	2.53m x 2.20m	8'4" x 7'3"
Bedroom 2	4.03m x 3.57m	13'3" x 11'9"
Shower Room	2.30m* x 1.48m*	7'6"* x 4'10"*
Bedroom 3	3.61m x 2.50m	11'10" x 8'3"
Bedroom 4	4.03m* x 2.95m*	13'3"* x 9'8"*
Gallery/Bedroom 5/ Study	3.70m x 1.87m	12'2" x 6'2"
Bathroom	2.54m x 2.10m	8'4" x 6'11"

Total Area - 2100sq ft

*Indicates maximum dimension.



This elegant four/five bedroom home makes the most of every centimetre of space.

On the ground floor is a spacious lounge, open plan kitchen/breakfast/family room with French doors leading to the garden, a separate dining room, utility and cloaks. Upstairs a galleried landing offers optional change to a fifth bedroom or study, a spacious master bedroom with en-suite and dressing room, bedroom 2 has its own shower room and completing the floor are 2 further bedrooms and the family bathroom.

Customers please note that the illustration shown is a typical elevation and not necessarily specific. Specification will vary from site to site and plot to plot, please consult our Sales Executive for detailed plans. *Option to upgrade to 5 bedroom property subject to build stage. Please note plot 2 is handed.

Halstead

5 bedroom detached home with detached double garage



GROUND FLOOR

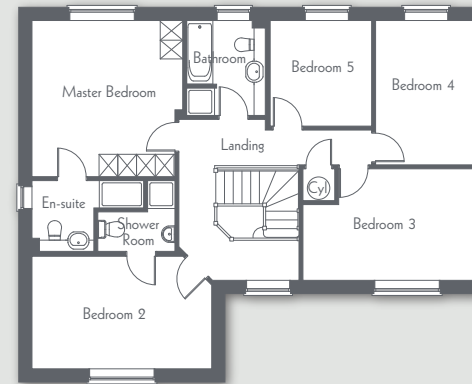
	Metres	Feet/inches
Lounge	5.16m* x 4.17m	16'11"* x 13'8"
Kitchen/B'fast/Family	6.46m* x 3.86m*	21'2"* x 12'8"*
Utility	2.45m* x 1.85m*	8'0"* x 6'1"*
Dining	4.80m* x 3.30m*	15'9"* x 10'10"*
Study	3.06m x 2.62m	10'0" x 8'7"
Cloakroom	1.85m x 1.00m	6'1" x 3'3"

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.17m* x 4.03m*	13'8"* x 13'2"*
En-suite	2.98m* x 1.89m*	9'9"* x 6'2"*
Bedroom 2	4.80m* x 3.01m*	15'9"* x 9'10"*
Shower Room	2.06m* x 1.89m*	6'9"* x 6'2"*
Bedroom 3	4.54m* x 2.98m*	14'11"* x 9'9"*
Bedroom 4	3.86m x 2.60m	12'8" x 8'6"
Bedroom 5	2.84m x 2.71m	9'4" x 8'11"
Bathroom	2.54m x 2.10m	8'4" x 6'11"

Total Area - 2083sq ft

*Indicates maximum dimension.



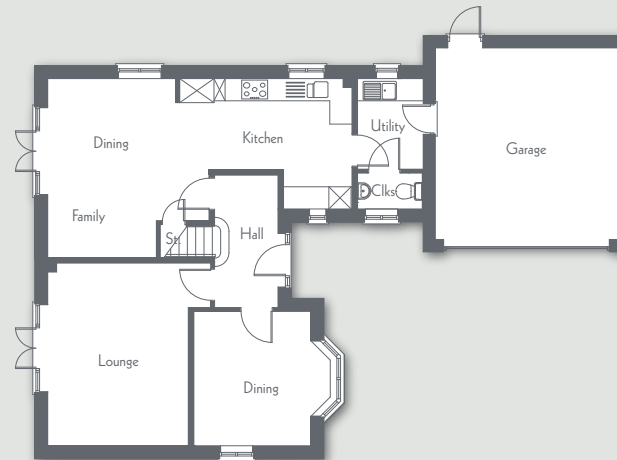
This impressive five bedroom home offers the ultimate in luxury living.

The grand hallway with central staircase leads you on to a separate dining room, lounge, open plan kitchen/breakfast/family room, a study, cloakroom and a handy utility room. A galleried landing opens out on the first floor which boasts a master bedroom with en-suite, a second bedroom with shower room, 3 further bedrooms and a family bathroom.

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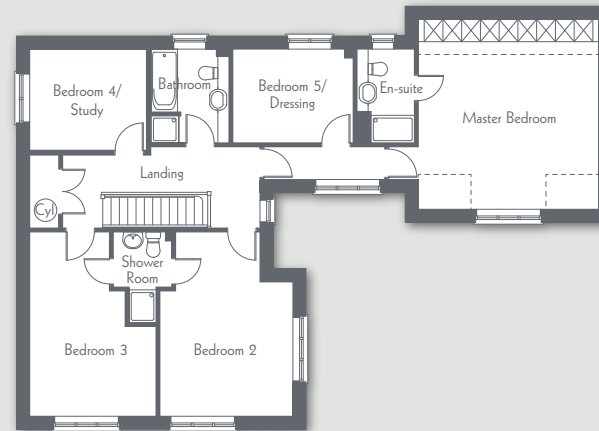
Kelsall

4/5 bedroom detached home with integral double garage



GROUND FLOOR

	Metres	Feet/inches
Lounge	4.94m x 3.80m	16'2" x 12'6"
Kitchen/Dining/Family	8.22m* x 4.84m*	27'0"* x 15'10"*
Dining	3.66m* x 3.63m	12'0"* x 11'11"
Utility	2.45m x 1.75m	8'0" x 5'9"
Cloakroom	1.75m x 0.97m	5'9" x 3'2"



FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	5.14m x 4.87m	16'10" x 16'0"
En-suite	2.54m x 1.54m	8'4" x 5'1"
Bedroom 2	4.98m* x 3.60m*	16'4"* x 11'10"*
Bedroom 3	4.98m* x 3.41m*	16'4"* x 11'2"*
Shower Room	2.45m* x 1.58m*	8'0"* x 5'2"*
Bedroom 4/Study	3.16m x 2.76m	10'4" x 9'1"
Bedroom 5/Dressing	3.25m x 2.54m	10'8" x 8'4"
Bathroom	2.54m* x 2.10m*	8'4"* x 6'11"*

Total Area - 2014sq ft

*Indicates maximum dimension.

This impressive four/five bedroom detached home offers the ultimate in luxury living.

The ground floor consists of a spacious lounge and separate dining room, an impressive kitchen/dining/family room, utility room and downstairs cloaks. Upstairs you will find the master bedroom complete with en-suite facilities whilst bedrooms two and three feature a shared shower room. Completing the home is the family bathroom and two further flexible bedrooms which could double as a study or dressing room.

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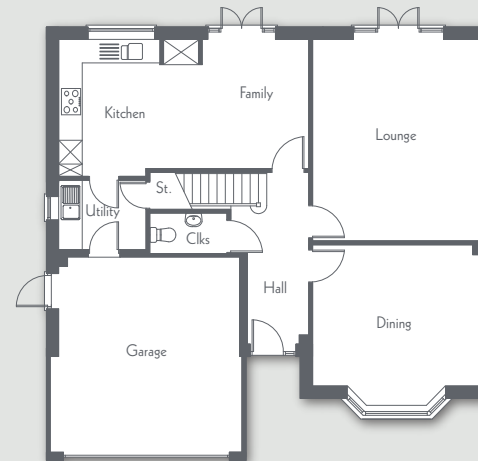
Lincoln

4/5 bedroom detached home with integral double garage



This attractive four/five bedroom home offers well planned accommodation throughout.

The ground floor consists of a kitchen/family room with French doors leading into the garden, a separate dining room, cloaks, a handy utility room and a lounge with French doors also opening out onto the garden. Upstairs, to the front of the property is a luxurious master bedroom with a stylish en-suite and dressing area, bedrooms two and four boast a shared shower room, while the remaining two bedrooms are served by a family bathroom.



GROUND FLOOR

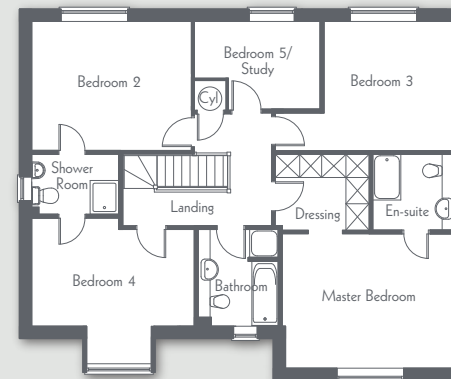
	Metres	Feet/inches
Lounge	5.35m x 4.45m	17'7" x 14'7"
Kitchen/Family	6.60m* x 3.58m*	21'8"* x 11'9"*
Utility	2.26m* x 1.85m*	7'5"* x 6'1"*
Dining	4.45m* x 4.21m*	14'7"* x 13'10"*
Cloakroom	2.08m x 1.03m	6'10" x 3'5"

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	4.57m* x 3.52m*	15'0"* x 11'7"*
En-suite	2.15m* x 2.01m*	7'1"* x 6'7"*
Dressing	2.50m x 2.01m	8'2" x 6'7"
Bedroom 2	4.20m x 3.42m	13'9" x 11'3"
Bedroom 3	3.45m x 3.42m*	11'4" x 11'3"*
Bedroom 4	4.32m* x 2.85m*	14'2"* x 9'4"*
Shower Room	2.26m x 1.57m	7'5" x 5'2"
Bedroom 5/Study	3.31m* x 2.34m*	10'10"* x 7'8"*
Bathroom	2.54m* x 2.10m	8'4"* x 6'11"

Total Area - 1963sq ft

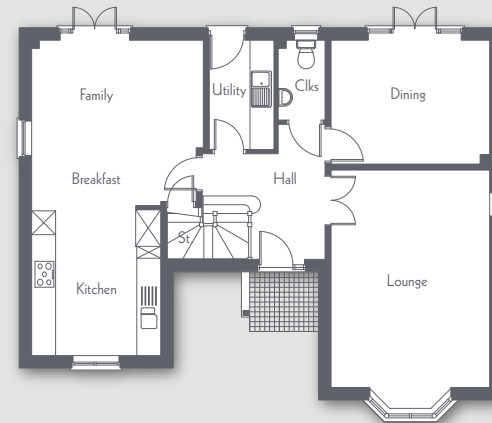
*Indicates maximum dimension



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Faversham

4/5 bedroom detached home with detached garage



GROUND FLOOR

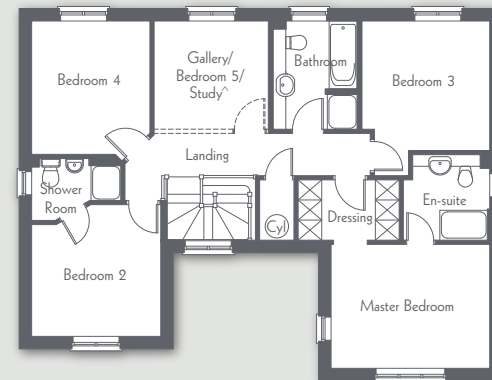
	Metres	Feet/inches
Lounge	5.97m* x 3.97m*	19'7"* x 13'0"*
Kitchen/B'fast/Family	7.90m* x 4.30m*	25'11"* x 14'1"*
Dining	3.97m x 3.10m	13'0" x 10'2"
Utility	2.74m x 1.62m	9'0" x 5'4"
Cloakroom	2.00m x 1.18m	6'7" x 3'10"

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	3.97m x 3.10m	13'0" x 10'2"
En-suite	2.15m* x 2.14m*	7'1"* x 7'0"*
Dressing	2.56m* x 1.50m*	8'5"* x 4'11"*
Bedroom 2	3.30m* x 3.23m*	10'10"* x 10'7"*
Shower Room	2.23m* x 1.55m*	7'4"* x 5'1"*
Bedroom 3	3.23m* x 3.20m*	10'7"* x 10'6"*
Bedroom 4	3.34m* x 2.96m*	11'0"* x 9'9"*
Gallery/Bedroom 5/Study^	2.86m* x 2.71m	9'5"* x 8'11"
Bathroom	2.71m x 2.10m	8'11" x 6'11"

Total Area - 1832sq ft

*Indicates maximum dimension.



This grand four/five bedroom detached home offers well planned accommodation over two floors

The ground floor consists of an entrance hall, spacious lounge, separate dining room and an open plan kitchen/breakfast/family room, utility and handy cloakroom. Upstairs the master bedroom boasts an en-suite and dressing room. Bedroom two features a handy shower room while bedrooms three and four are served by the family bathroom. There is also an option to utilise the gallery space with a fifth bedroom or study.

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Homes you'll love inside out

A lot of love goes into the building of an Elan home - and it shows. We lavish attention on the beautifully crafted, traditionally styled exterior so that you don't just end up with any new home, but one of outstanding style and real character.

Then, inside, we spread the love a little bit more, by creating highly contemporary living spaces that are simply a pleasure to live in. Offering light, airy, high specification, luxury accommodation that has the flexibility to be tailored to the individual wants and needs of you and your family.

What's more, each intimate Elan Homes development is lovingly designed to stand the test of time, so that as it matures and blossoms, it becomes the heart of a close-knit local community.

Which, when you put everything together, all adds up to a fabulous new home that you'll love inside out.



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Our promise to you

The aim of Elan Homes is to provide you with a quality home and excellent customer service by helping you throughout your purchase and long after you have moved in.

Our Charter sets out our commitment to you so you can have complete confidence in purchasing an Elan home.

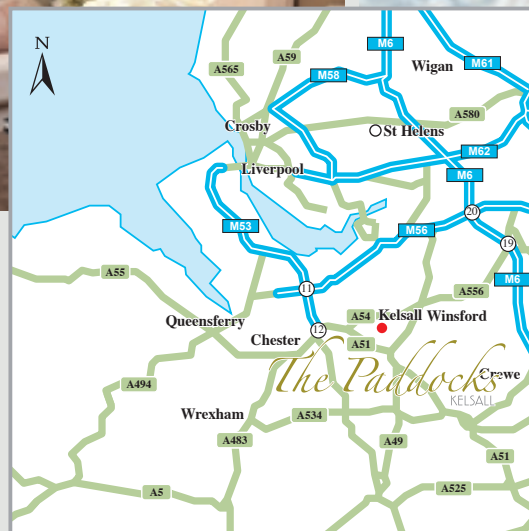
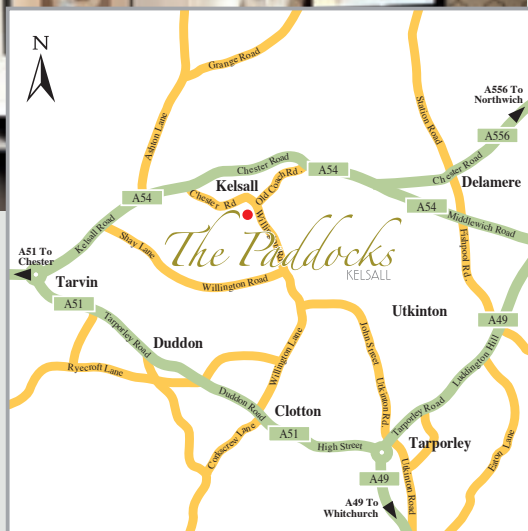
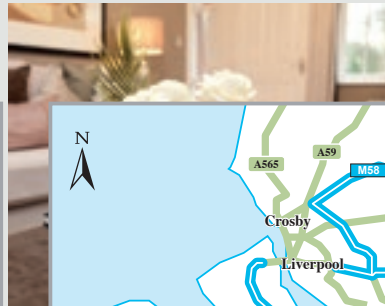
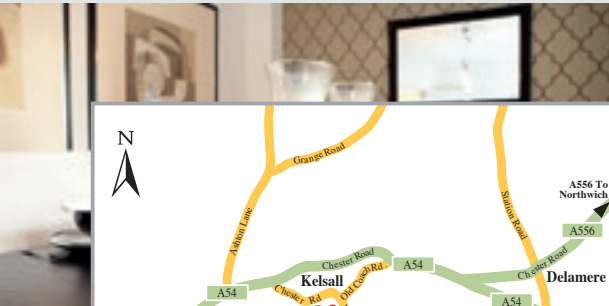


1. **We will provide** you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision. Including details about any management service charges.
2. **We will tell** you how your deposit is protected and how we deal with any other pre-payments you make.
3. **We will assist** you in respect of questions, choices and options throughout the purchase of your new home and provide confirmation of specification and layout.
4. **We will advise** you about the necessary health and safety precautions when visiting our developments.
5. **We will give** you regular and realistic information about the timing of the construction and anticipated completion of your new home.
6. **We will provide** you with an information pack about your new home and the opportunity for a comprehensive customer demonstration to display and explain all of the functions and features.
7. **We will ensure** you are aware of the benefits of your initial Developers warranty, manufacturer's warranties and the industry regulated NHBC Buildmark cover.
8. **We will provide** you with customer service via our Customer Care Team, their contact details and our out of hour's emergency helpline, to ensure that you have support 24 hours a day, 365 days a year.
9. **We will listen** to you in order to improve and maintain the quality of our customer service and remain professional, efficient and helpful at all times.
10. **We will provide** you with a copy of our Complaints Handling Policy, which will provide you with details of who to contact, should we fail to meet expectations as set out in this Charter.



The Paddocks

KELSALL



The Paddocks
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