

Woodfield Place

ALTRINCHAM



A stunning collection of 4/5 bedroom homes

élan
HOMES

Homes you'll love inside out

Everything in one location

On the edge of open countryside, yet remaining within easy reach of the heart of Manchester with excellent transport links, you really can enjoy the best of both worlds in Altrincham.

This is a truly enviable location with something for everyone, from excellent local grammar schools with a far-reaching reputation, to an exquisite stately home with magnificent grounds.

GOING OUT

Altrincham has a sophisticated cultural vibe when it comes to evening entertainment, including a host of high quality restaurants. Check out Essence, Phanthong or Farina, all highly rated for excellent cuisine and first class service. Altrincham also boasts two theatres and a multi-screen Vue cinema.

For an even wider choice, head into Manchester, where you can enjoy international names at the Arena and Manchester Central, top musicals and shows at the Opera House or world class concerts at the delightful Bridgewater Hall, home of the Halle Orchestra.



SOMETHING DIFFERENT

For a day out with a difference, head for nearby Dunham Massey and step back in time in the historic hall and grounds. Alternatively, head south to Tatton Park and enjoy the herds of wild deer that roam free in the magnificent grounds.

For a more active and exciting day, Chill Factor at the Trafford Centre offers snowy fun for all the family. Pull on your thermals and head for the slopes as you enjoy everything from skiing and snowboarding to crazy fun on the toboggan run and tube slides.

SHOPPING

Altrincham is still thriving today as one of Britain's few Fairtrade towns. Check out the Stamford Quarter for big names like Debenhams and House of Fraser, or browse around the specialist shops of the Downs and Goose Green. Closer to home, you'll find the many stores and restaurants of Altrincham Retail Park within walking distance.

For a more extensive shopping trip, head into Manchester City Centre, or head along the M60 to the massive malls of the Trafford Centre.



TRANSPORT

The development lies within easy reach of Manchester, just 8 miles along the A56, and it's even easier to get to town on the Metrolink trams. Trams from Navigation Road, within walking distance of the development, will speed you into the heart of the city in just half an hour.

When you do take the car, you'll enjoy swift access to the M56, M60 and M6, all just a few miles drive from the development, opening up the whole of the North West and beyond. Manchester Airport is just over 7 miles from the development via the M56.



SPORT & LEISURE

Altrincham has all the sports facilities you would expect in a major town, along with a few you wouldn't. Altrincham Leisure Centre offers a wide range of sports, from swimming to squash, while golfers can enjoy a challenging round at Altrincham or Dunham Forest golf clubs. You can also ice skate at Silverblades, within walking distance of the development, or learn to sail, jet ski or water ski at Sale Water Park.

If you prefer to be a spectator, you can enjoy premier league football or county and international cricket at the two famous Old Trafford grounds, or head around the M56 to see Sale Sharks rugby union.





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

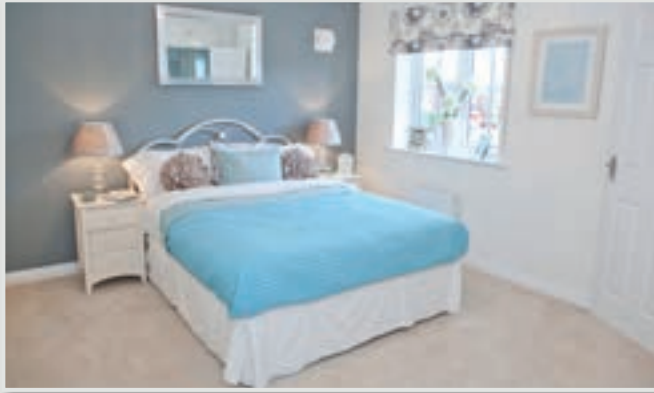


A home by Elan Homes is built for living and unlike older properties won't require lots of costly repairs and renovations. Buying a new home means you won't have to put up with the previous owners' décor and depending on the build stage when you purchase you'll be able to personalise the finish of the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

Kitchen

- Choice of modern quality fitted kitchen and worktop*
- Soft close kitchen cupboards and drawers
- Built-in single fan oven
- Gas hob and canopy style cooker hood in stainless steel
- Integrated fridge freezer
- Stainless steel 1½ bowl sink with chrome tap
- Plumbing for washing machine
- Built in microwave
- Pelmet lights to kitchen

Bathroom and En-suite

- Contemporary white bathroom suites with chrome taps
- Thermostatically controlled shower to en-suite
- Low profile shower tray to en-suite
- Choice of wall tiling to bathroom and en-suite*
- En-suite to master bedroom
- Chrome heated towel rail to bathroom and en-suite

General

- White painted interior doors with chrome furniture
- Downstairs cloakroom
- Magnolia finish to all walls
- Smooth finish to all ceilings

Electrical

- TV point to lounge
- TV point to master bedroom, bedroom 2, bedroom 4 and 5 (where applicable)
- Recessed spotlights to kitchen, bathroom, en-suite and shower room
- Telephone point to lounge/hall† and allocated bedroom
- Shaver socket to en-suite
- External lighting to front and rear

Energy Saving Features

- PVCu high performance windows with adjustable ventilators to windows
- High efficiency gas central heating (Natural Gas) with dual zone controls

Safety and Security

- High security French doors with lockable handles to windows†
- Interconnected smoke detectors†
- Burglar alarm system
- 24 hour customer care (2 years)
- Peace of mind with 10 year NHBC Warranty

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†Where design allows
*Subject to build stage

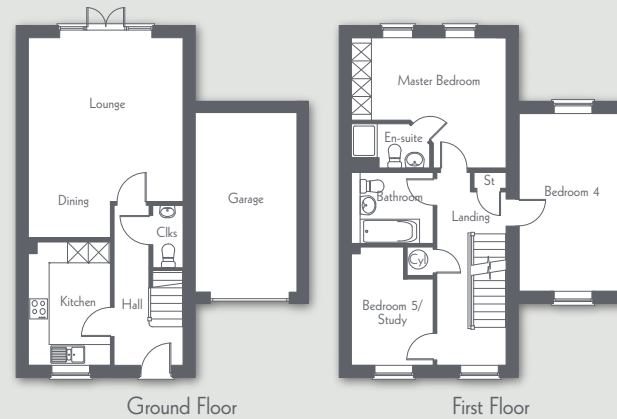
Woodfield Place, Altrincham

- Dunham
4/5 bedroom detached home with integral garage
- Ashley
4 bedroom semi-detached home



Dunham

4/5 bedroom detached home with integral garage



GROUND FLOOR

	Metres	Feet/inches
Lounge/Dining	5.78m* x 4.45m*	18'11"* x 14'7"*
Kitchen	3.56m x 2.35m	11'8" x 7'8"
Cloakroom	1.80m x 0.88m	5'11" x 2'10"

FIRST FLOOR

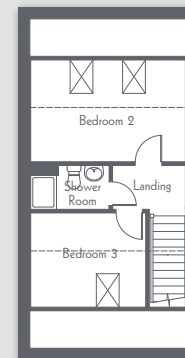
	Metres	Feet/inches
Master Bedroom	4.45m* x 3.77m*	14'7"* x 12'5"*
En-suite	2.24m* x 1.28m*	7'4"* x 4'2"*
Bedroom 4	5.19m x 2.91m	17'0" x 9'7"
Bedroom 5/Study	3.42m* x 2.34m*	11'3"* x 7'8"*
Bathroom	2.07m x 2.05m	6'9" x 6'9"

SECOND FLOOR

	Metres	Feet/inches
Bedroom 2	4.45m x 2.93m	14'7" x 9'7"
Bedroom 3	3.30m x 2.72m	10'10" x 8'11"
Shower Room	2.24m* x 1.27m*	7'4"* x 4'2"*

Total Area - 1460sq ft.

*Indicates maximum dimension.



Second Floor

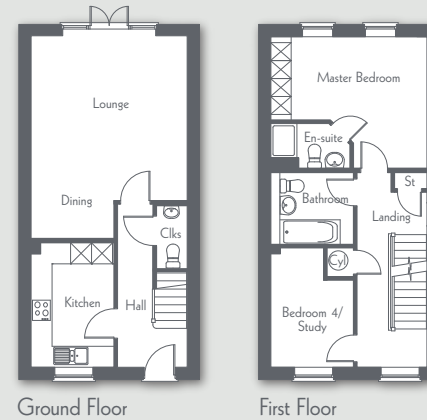
This stunning four/five bedroom home offers well planned accommodation over three floors.

This attractive detached home with single garage boasts a separate kitchen, large open plan lounge/dining room with French doors leading into the garden and a cloakroom on the ground floor. On the first floor is the master bedroom with stylish en-suite, two further bedrooms with the option of utilising one as a study and a family bathroom. On the top floor you will find a further two bedrooms plus a handy shower room.

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. ---- Indicates reduced ceiling height.

Ashley

4 bedroom semi-detached home



GROUND FLOOR

	Metres	Feet/inches
Lounge/Dining	5.78m* x 4.46m*	18'11"* x 14'8"*
Kitchen	3.56m x 2.36m	11'8" x 7'9"
Cloakroom	1.80m x 0.88m	5'11" x 2'10"

FIRST FLOOR

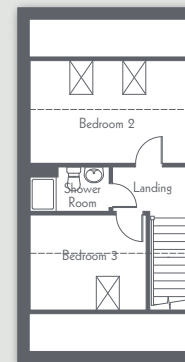
	Metres	Feet/inches
Master Bedroom	4.46m* x 3.76m*	14'8"* x 12'4"*
En-suite	2.25m* x 1.28m	7'5"* x 4'2"
Bedroom 4/Study	3.42m* x 2.35m*	11'3"* x 7'9"*
Bathroom	2.08m x 2.05m	6'10" x 6'9"

SECOND FLOOR

	Metres	Feet/inches
Bedroom 2	4.46m x 2.94m	14'8" x 9'8"
Bedroom 3	3.31m x 2.72m	10'10" x 8'11"
Shower Room	2.25m x 1.27m	7'5" x 4'2"

Total Area - 1276sq ft.

*Indicates maximum dimension.



Second Floor

This attractive four bedroom semi-detached home offers light and airy accommodation.

The ground floor features a stylish kitchen, a handy cloakroom and an open plan dining/lounge area to the rear with French doors that lead out into the garden. On the first floor is the master bedroom with en-suite, the family bathroom and bedroom 4/study. Up on the second floor is bedroom 2 & 3 plus a convenient shower room.

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Fire & Fireplace available at an additional cost, please ask Sales Executive for further information.



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.

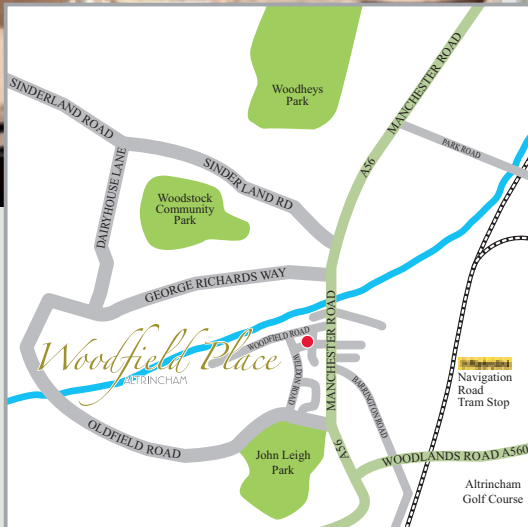
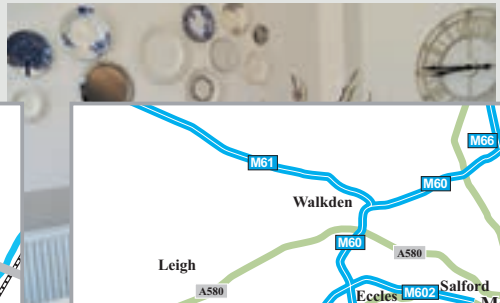
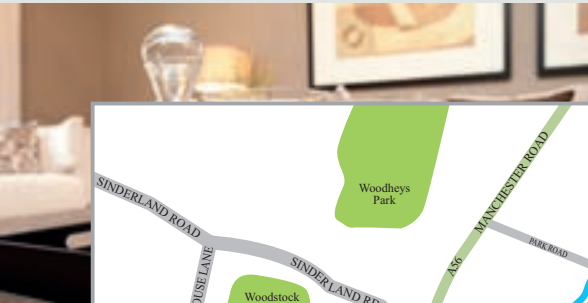


1. **We will provide** you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision. Including details about any management service charges.
2. **We will tell** you how your deposit is protected and how we deal 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.



Woodfield Place

ALTRINCHAM



Woodfield Place
Woodfield Road Altrincham WA14 4ET



0845 293 8971
enquiries@elan-homes.co.uk
elan-homes.co.uk

Elan Homes Ltd, Oak House, Lloyd Drive, Cheshire Oaks Business Park, Ellesmere Port, Cheshire CH65 9HQ
Tel: 0845 481 8801 Fax: 0845 481 8802 Email: enquiries@elan-homes.co.uk elan-homes.co.uk

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