

Hall Gardens

Walton



A beautiful collection of 4/5 bedroom homes
in a gated private development

élan
HOMES

Homes you'll love inside out

Everything in one location

Located just to the south of Warrington, and within easy reach of the M6, M56 and M62, Hall Gardens couldn't be better placed for modern living. Yet it is far enough out of town to enjoy the sense of calm of Cheshire country living, with delightful villages like Daresbury and Stretton close by.

Hall Gardens also benefits from close proximity to 'Outstanding' local schools, along with first class leisure facilities for family fun. In short, this is a superb location for you and your family that has something for everyone.

GOING OUT

Head into Warrington for a huge choice of friendly bars and restaurants, with something for all tastes and budgets, or stay local for a fine selection of country gastro pubs in Walton, Stockton Heath and the surrounding villages, including Piccolino's and the Stag at Walton.

Warrington is also home to the popular Pyramid and Parr Hall arts centre, which hosts everything from major concerts and touring shows, to local arts events and amateur dramatics. Film buffs can take in all the latest releases at Warrington's Odeon multiscreen.



TRANSPORT

Located on the A56 Chester Road, Hall Gardens has excellent connections with the M62 (J9), M56 (J11 W and J10 E) and M6 (J20 S and J21 a N) all within easy reach. Warrington is around 2½ miles, Runcorn 7 miles, Liverpool 21 miles, Manchester 22 miles and Chester 20 miles. Liverpool airport is just 15 miles away and Manchester Airport just 19 miles.

Warrington has two mainline stations, with Liverpool, Manchester Oxford Road and Chester all reachable in under an hour. Intercity trains can be accessed at Runcorn, with a journey time to London of just two hours.

SHOPPING

Nearby Stockton Heath has a good selection of boutique shops, wine merchants and delis in a delightful setting that has been protected as a conservation area. It also has a Sainsbury's local and a Morrisons supermarket.

Warrington offers an even wider choice, with the Riverside Retail park, Cockhedge Shopping Centre and Golden Square Shopping Centre, as well as a large pedestrianised area. The huge shopping experiences of Liverpool One and the Trafford Centre are both just a short drive away, as is the famous Warrington Ikea and Marks & Spencer on the Gemini Retail Park.

SOMETHING DIFFERENT

Walton Hall & Gardens, close to the development, makes for a great family day out. Young animal lovers will especially enjoy the children's zoo, with endless cute animals that they can pet. Alternatively, Chester Zoo offers the full scale animal experience, around half an hour's drive away. For lovers of the strange creatures in Lewis Carroll's books, there is much to discover about his Wonderland in Daresbury, where the author was born.

One of the greatest attractions of Hall Gardens is its location, and you can get out and explore the stunning Cheshire countryside on numerous popular paths, including the Mersey Valley Trail, the Delamere Way and the Cheshire Ring Canal Walk. Delamere Forest is also close by for a day out in the woods, or a night out at one of their regular big name summer forest concerts.

SPORT & LEISURE

Hall Gardens' golfers can choose between two challenging local rounds at Walton Hall and Warrington Golf Course, while followers of other sports can find facilities at Brookvale Recreation Centre, Warrington Sport For All and Penketh Pool, along with many big name gyms in the town centre. You can even have a go at being Lewis Hamilton at the nearby karting.

If you prefer to watch your sport, Warrington is famous for its rugby league connections through Warrington Wolves, and there are several other clubs close by. Premier League football can be found in Liverpool and Manchester and both county and international cricket can be seen at Old Trafford.



SCHOOLS

Hall Gardens enjoys a first class choice of schools, including Sandymoor School, rated as 'one of the best free schools in the country' by the Education Secretary, and Bridgewater High, which achieved an 'outstanding' rating from Ofsted. Younger children can choose between Stockton Heath Primary, The Cobbs Infants and St Monica's Catholic Primary.*

*Subject to admission policy

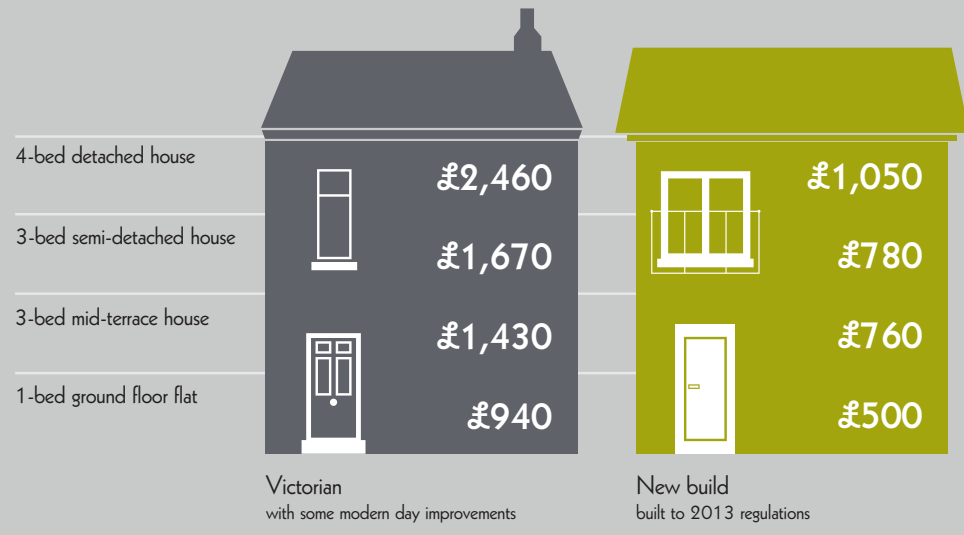


Images are representative only and may include optional upgrades at an additional cost, please ask Sales Executive for further information.



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 Hall Gardens by Elan Homes

Kitchen

- Choice of modern quality fitted kitchen
- Built-in double oven
- 5 ring gas hob and cooker hood in stainless steel
- Built in microwave
- Free standing American style fridge freezer
- Integrated dishwasher
- Soft close kitchen cupboard doors
- Plumbing for washing machine and space for tumble dryer
- Stainless steel 1½ bowl sink with chrome tap
- Pelmet lights
- Choice of floor tiling to kitchen area only 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 bathroom and 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
- Fitted wardrobes to master bedroom

Electrical

- TV point to lounge
- TV point to family area/room
- TV point to all bedrooms and study/allocated bedroom

- Recessed spot lights to kitchen, 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

Energy Saving Features

- Triple glazed PVCu 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

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[^]Excludes The Cottage, The Lodge and The Gatehouse (separate brochure is available for these refurbished properties).

†Where applicable

*Subject to build stage



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Homes you'll love inside out

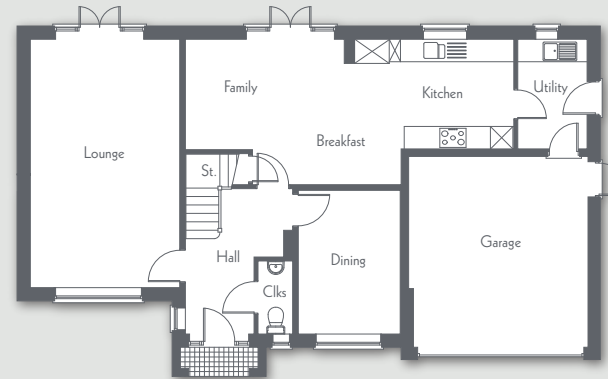
Hall Gardens, Walton



-  The Farnham
4/5 bedroom detached home with integral double garage
-  The Halstead
5 bedroom detached home with detached double garage
-  The Lincoln
5 bedroom detached home with integral double garage
-  The Weston
5 bedroom detached home with integral double garage
-  The Chesham
4/5 bedroom detached home with integral double garage
-  The Cottage
4 bedroom semi-detached home with detached garage
-  The Lodge
3 bedroom semi-detached home with detached garage
-  The Gatehouse
3 bedroom detached home

Farnham

4/5 bedroom detached home with integral double garage



GROUND FLOOR

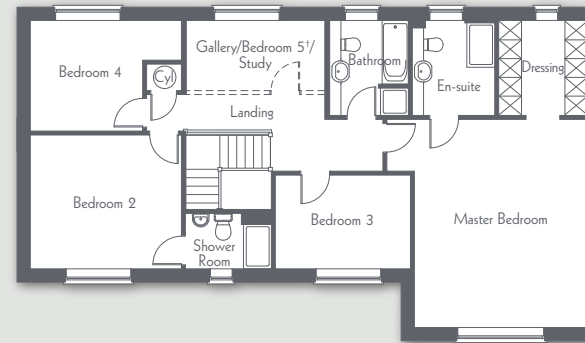
	Metres	Feet/inches
Lounge	6.63m x 3.99m	21'9" x 13'1"
Kitchen/B'fast/Family	8.77m* x 3.88m*	28'9"* x 12'9"*
Utility	2.93m x 1.85m	9'7" x 6'1"
Dining	3.84m x 2.72m	12'7" x 8'11"
Cloakroom	1.95m x 0.92m	6'5" x 3'0"

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 with French doors leading to the garden, open plan kitchen/breakfast/family room also with French doors, 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. Plot 5 is handed. *Build stage dependent.

Halstead

5 bedroom detached home with detached double garage



GROUND FLOOR

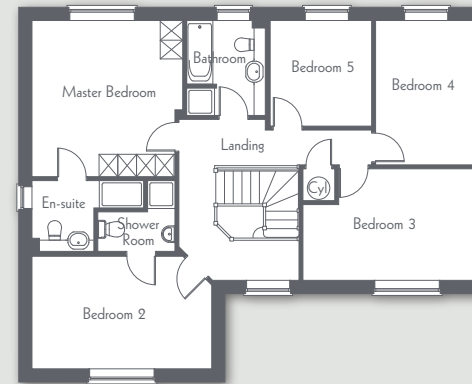
	Metres	Feet/inches
Lounge	5.16m* x 4.17m*	16'11"* x 13'8"*
Kitchen/B'fast/Family	6.46m* x 3.86m*	21'2"* x 12'8"*
Utility	2.45m* x 1.85m*	8'0"* x 6'1"*
Dining	4.80m* x 3.30m*	15'9"* x 10'10"*
Study	3.06m x 2.62m	10'0" x 8'7"
Cloakroom	1.85m x 1.00m	6'1" x 3'3"

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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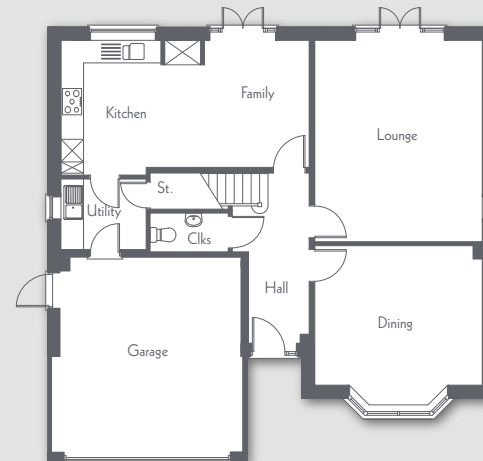
Lincoln

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 gardens, 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

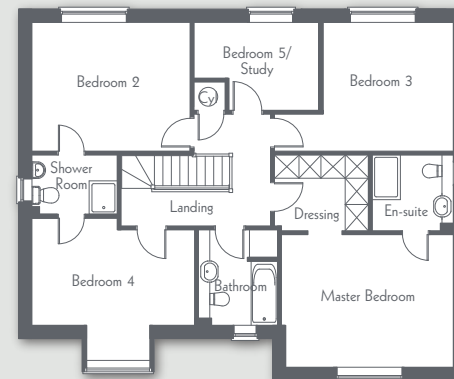
	Metres	Feet/inches
Lounge	5.35m x 4.45m	17'7" x 14'7"
Kitchen/Family	6.60m* x 3.58m*	21'8"* x 11'9"*
Utility	2.26m* x 1.88m*	7'5"* x 6'2"*
Dining	4.45m* x 4.21m*	14'7"* x 13'10"*
Cloakroom	2.08m x 1.03m	6'10" x 3'5"

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

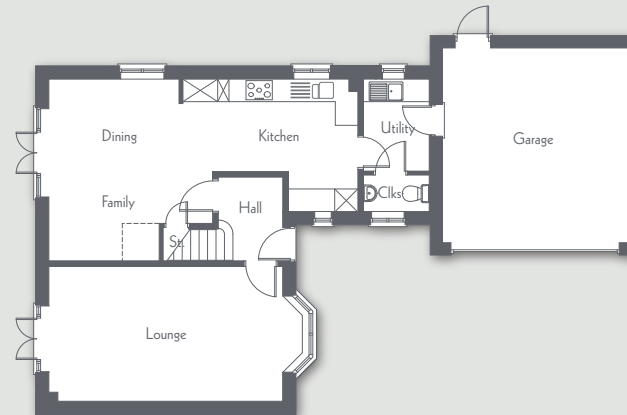
*Indicates maximum dimension



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Weston

5 bedroom detached home with integral double garage



GROUND FLOOR

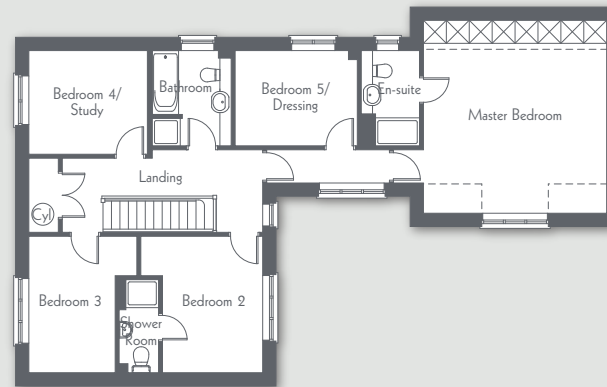
	Metres	Feet/inches
Lounge	6.72m* x 3.59m*	22'1" x 11'9"*
Kitchen/Dining/Family	8.22m* x 4.84m*	27'0" x 15'10"*
Utility	2.45m x 1.75m	8'0" x 5'9"
Cloakroom	1.75m x 0.97m	5'9" x 3'2"

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	5.14m* x 4.87m	16'10" x 16'0"
En-suite	2.54m* x 1.55m*	8'4" x 5'1"*
Bedroom 2	3.63m* x 3.24m*	11'11" x 10'8"*
Shower Room	2.48m* x 1.05m*	8'2" x 3'5"*
Bedroom 3	3.63m* x 2.88m*	11'11" x 9'5"*
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 - 1759sq ft

*Indicates maximum dimension.



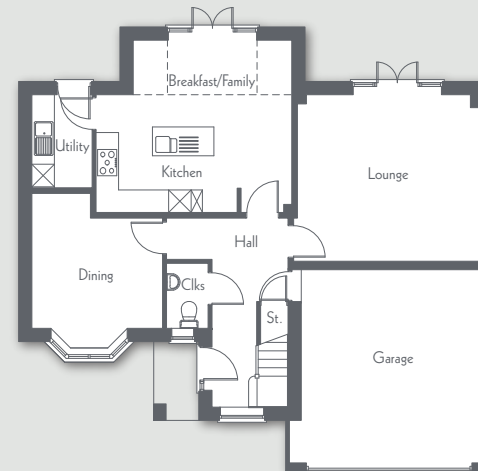
This grand five bedroom detached home offers luxury accommodation for all.

The ground floor consists of an entrance hall, spacious lounge with French doors, open plan kitchen/dining/family room also with French doors leading out to the garden plus a utility room and downstairs cloaks. The first floor comprises of an impressive master bedroom complete with en-suite, the second bedroom with shower room facilities and the remaining three bedrooms are served by a family bathroom.

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Chesham

4/5 bedroom detached home with integral double garage



GROUND FLOOR

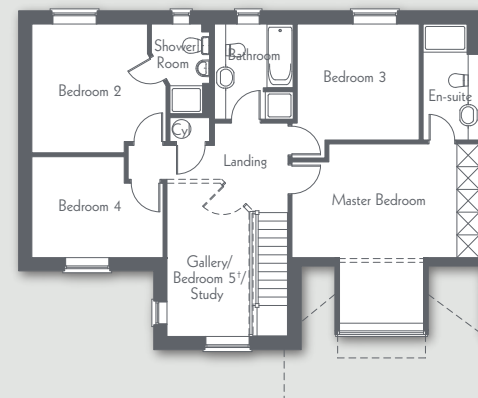
	Metres	Feet/inches
Lounge	4.85m* x 4.46m*	15'11"* x 14'8"*
Kitchen/B'fast/Family	5.22m* x 4.59m*	17'1"* x 15'1"*
Utility	2.48m x 1.60m	8'2" x 5'3"
Dining	4.09m* x 3.48m*	13'5"* x 11'5"*
Cloakroom	1.73m x 1.11m	5'8" x 3'8"

FIRST FLOOR

	Metres	Feet/inches
Master Bedroom	5.00m* x 4.99m*	16'5"* x 16'5"*
En-suite	3.09m x 1.50m	10'2" x 4'11"
Bedroom 2	3.57m* x 3.43m*	11'9"* x 11'3"*
Shower Room	2.39m* x 1.55m*	7'10"* x 5'1"*
Bedroom 3	3.23m x 3.09m	10'7" x 10'2"
Bedroom 4	3.50m* x 2.69m*	11'6"* x 8'10"*
Gallery/Bedroom 5 ⁱ / Study	4.08m* x 2.19m*	13'5"* x 7'2"*
Bathroom	2.54m* x 2.10m*	8'4"* x 6'11"*

Total Area - 1765sq ft

*Indicates maximum dimension.



This prestigious 4/5 bedroom detached home offers well-planned accommodation.

Comprising of entrance hall, lounge with French doors leading out into the garden, dining room, kitchen/breakfast/family room also with French doors, a handy utility plus a downstairs cloaks. On the first floor a galleried landing offers optional change to a fifth bedroom or a study. The master bedroom features en-suite facilities whilst the second bedroom boasts a shower room. The remaining 2 bedrooms and a family bathroom complete the first floor of this home.

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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.

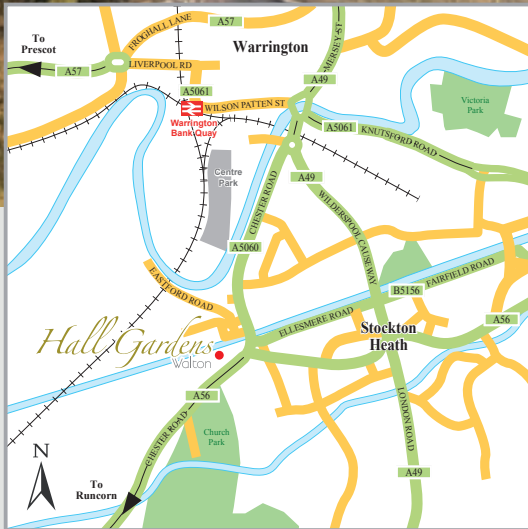


1. **We will provide** you with detailed information about the home you have chosen and all necessary contractual information so you can make an informed purchasing decision. Including details about any management service charges.
2. **We will tell** you how your deposit is protected and how we deal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



Hall Gardens

Walton



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