

The Chantry



**An exclusive hamlet
in the rural retreat of
Sandbach Heath**

PRESTIGIOUS LIVING IN
LEAFY CHESHIRE

Chelmere Homes
DISTINGUISHED BY DESIGN AND DETAIL

CHELMERE HOMES

Building the unique house you'll be proud to call home

With over thirty years' experience behind us, Chelmere Homes occupy a unique niche in the house-building industry. We are a family-run company, finding smaller plots of land in the most prestigious Northwest beauty spots. Here, we build just a select number of distinctive homes, with every detail cared about.

It's our pleasure to offer you the perfect lifestyle choice of a prime location, a fine quality build, and bespoke options to make a Chelmere home uniquely your own.

Managing Director, Ian Wilkinson is personally involved with every new development, from first choosing the land to the development's layout, house styles and ongoing quality controls. Ian's background as a quantity surveyor for larger builders affords him a sound, practical understanding of every stage in the building process. He also brings a level of integrity and professionalism that is evident everywhere.

The details of your home all fall under your Project Manager's watchful 'Chelmere eye', particularly that your personal aims are met, and that the house you want is built to an exacting standard.

The Chantry at Sandbach Heath is our eleventh exclusive development, solidly backed by the NHBC ten year guarantee. Amble around and you'll see unsurpassed standards of craftsmanship and finish, both inside and out. The respectful diligence of build is followed by artistic landscaping to echo the leafy green landscape of this prized Cheshire address.

Creating your new life in the peaceful Cheshire countryside

The Chantry is tucked away in the quiet backwater of Sandbach Heath, one of Cheshire's best kept secrets of tranquil, rural living.

Only 15 minutes south of the county's exorbitant "Golden Triangle", the affordable area around Sandbach Heath boasts mile after mile of gently undulating meadows, leafy lanes and woodlands, with glorious views out to Mow Cop and the Peak District National Park. As the song goes, "On a clear day you can see forever" which is possibly why this part of Cheshire is home to the famous Jodrell Bank observatory.

Served by Cheshire East Council, Sandbach Heath is anything but remote for commuters. The Chantry is on the doorstep of Britain's longest M6 motorway, accessed at Junction 17. You can easily reach Manchester or Chester in around half an hour.

In the 18th and 19th Centuries, Sandbach was a major staging post along routes to London, Birmingham, Manchester and Liverpool. The mode and speed of travel may have changed, but this central location is still as accessible.

The heritage town of Sandbach is nearby and offers its own railway station, linking up to the main line at Crewe, with fast access to Glasgow, London, Chester, North Wales, Manchester, Derby and Shrewsbury. The network also takes you easily to Holyhead Ferry Port and to the various international airports at Manchester, Birmingham, Blackpool and Liverpool John Lennon.

Wherever life takes you, coming home to Sandbach Heath is the most breathable, spacious experience. Hardly a traffic light interrupts your meandering drive home through gently rolling countryside.

Historical treasure trove

Central to Congleton, Nantwich and Holmes Chapel, Sandbach town and the fascinating feudal villages of Arclid, Wheelock, and Winterley are all steeped in medieval history. Discover half-timbered buildings, stone crosses, ancient churches, fonts and heritage finds dotted throughout the area.

The local map reveals village after village with a binomial 'Green' or 'Heath', which points to the landscapes you can expect on any walk.

Only minutes away is the landmark church of St John the Evangelist, with its magnificent, gothic revival architecture and imposing spire, pointing skywards to pinpoint your home at The Chantry on the map. Recorded in the National Heritage list for England, this is a designated Grade II listed building, erected in 1861 using yellow stone from Mow Cop, and funded by generous endowments. The stained glass is by Clayton & Bell, the pipe organ by W. Sweetland of Bath. The views and the peace there are nature's own beautiful bequest.



Loving your local life

Sandbach Heath is served by its own charming primary school, just two minutes' walk from The Chantry. There are three top rated schools: Sandbach High School and Sixth Form College, Holmes Chapel Comprehensive, and Alsager School. You also have a choice of private and free schools including Sandbach School for boys, established in 1677, Cransley School on the Belmont Hall estate, Terra Nova in Holmes chapel and The Ryleys in Alderley Edge, all within comfortable striking distance.

Sandbach offers a nearby market town with its 16th Century cobbled square hosting colourful stalls, craft fairs and community activities, central to a tempting choice of specialist shops. A modern library faces the square where there is ample car parking within the one-way system. You also have a choice of three local supermarkets, the largest in Congleton town centre. Excellent care is integrated into this affluent community, with doctors, vets, nursery schools and elegant care homes proudly available, with several new establishments enhancing the spirit of progress with style.

Dingle Wood in Sandbach is a delightful day out. Nestling on the banks of Arclid Brook, the wildlife reserve has a new wooden footbridge, a favourite with anyone who loves to play Pooh sticks.

A glorious remnant of the area's salt-mining heritage are the eleven Sandbach flashes.

These picturesque waterscapes teem with waders and wild birds after whose recent sightings we have named our three home styles at The Chantry.

A highly acclaimed jaunt is to The Swettenham Arms nestling behind the 13th Century parish church in the tiny village of Swettenham. Revel in the fragrance of their lavender garden, partake of sumptuous home-cooked food, and just maybe you'll glimpse their ghost, said to have been a resident at the Nunnery which was the pub's former incarnation in ancient days.

You will never be short of family adventures, making memories at Astbury Mere Country Park with its scenic lake and trails, or exploring over 2,500 kilometres of stone trails in the Peak District National Park, including traversing the traditional salt routes. Visit Little Moreton Hall, Cheshire's famous 'crooked house' with its moat and half-timbered charm. Also Mow Cop castle folly, some 335m above sea level, affords you spectacular views across the Cheshire and Staffordshire landscape, if you can brave 'the killer mile' climb!

For walkers and cyclists, there are local, scenic routes nearby, covering anything from a leisurely 6km dog stroll to a strenuous 64km hike. Little wonder that the population here is healthier than the national average.



DISCOVER ENGLISH HERITAGE
DATING BACK TO THE 9TH CENTURY



CHELMERE HOMES, DISTINGUISHED BY DESIGN AND DETAIL

The Chantry — a select development among open pastures

The Chelmere difference is distinct right from the start, in the beautiful location and the discreet size of The Chantry's hamlet development.

Choose from just eight prime, detached plots built on a former private paddock.

Each home is positioned to enhance the natural light, giving a sunny aspect, and creating a sense of space without encroaching

Just three distinctive house styles are offered at The Chantry, namely the 5-bedroomed Kingfisher and Egret designs, and the 4-bedroomed Skylark. Each is a luxuriously appointed family home with all kinds of creature comforts built in. Ask about our exclusive Bespoke Services which are available on any plot reserved early. You'll be surprised what can be done, not least to turn a standard Kingfisher into a six-bedroomed mansion.

Most things may be personalised here at The Chantry to suit your lifestyle and the spacious way you would love to live.

Thoughtful details built-in

If you view other large, new builds, the first thing you'll notice is that often a quarter of the ground floor has been sacrificed to an integral double garage, throwing the house out of balance. Wherever possible, we prefer to build a separate or detached garage with an elegant pyramid roof, a work of art in itself. This generous addition frees up a vast amount of living space for your whole family to spread out in comfort. Where we do integrate a garage at The Chantry, it is a cleverly stepped single, which uses the available plot size wisely and preserves extra ground floor living space.

The grandeur and substance of a Chelmere home is very evident in features such as the lowered eaves, and the elegantly gabled roof on the Egret house style. Sculptured stone sills lend classic character to the double glazed windows and feature bays.

To give your home a warm, welcoming atmosphere, we often build a traditional chimney, so you can curl up by a living fire.

We also use richly coloured, decorative bricks and roof tiles that give each home a natural maturity. Then lush landscaping ties the whole development together with a softening nature.

Many of our clients are so impressed with our highly finished show homes, they have vied to own them, exactly as they are. Everything is expertly designed and already comes with your pick of prestigious kitchen units, gleaming bathrooms, and state-of-the-art tiles.

The Chelmere standard is never to be 'standard'

Keep an eye out for the many ways we build in refinements you won't see elsewhere. As a smaller company, we can really focus on the detail. A kite-winder staircase here, carved spindles there, bi-folding doors, beautiful bay

windows, skimmed ceilings, sculptured coving and extra windows on the sunniest aspect to flood light into your home.

Easy disabled access is of course a must, with wider doors, lower light switches and raised wall sockets that just feel more comfortable for everyone to use. You don't have to ask for any of these features, they're already here. You also won't see any mass production techniques, rather a home that is as individual as you are; not a builder's specification of a house, but your home uniquely.



Overview

Kitchen Dining Reception Rooms & Family Rooms

As part of our Bespoke Service, we can offer you exclusive kitchen upgrades to include the finest Italian or German designs. If you prefer granite worktops, the latest designer taps or advanced appliances, please just ask us and we will quote and create the unique kitchen configuration you have in mind.

- 1 Open plan family space with fitted kitchen and dining area
- 2 Quality kitchen units and worktops – your choice from a select range
- 3 Kitchen pelmet lighting
- 4 One and a half bowl stainless steel sink
- 5 Gas or electric hob
- 6 Extractor hood
- 7 Built in electric oven
- 8 Built in microwave oven
- 9 Integrated fridge and freezer
- 10 Integrated dishwasher

Utility Room (Kingfisher & Egret only)

- 1 Choice of units
- 2 Single bowl sink in stainless steel
- 3 Plumbing for a washing machine and dryer
- 4 Energy-efficient boiler

Bathroom/En-suite & Cloakroom

- 1 White sanitary ware with quality chrome fittings
- 2 Choice of wall tiles. All walls fully tiled to bathroom and en-suite, half tiled downstairs cloakroom
- 3 Thermostatic shower to en-suites

Internal finishing

For bespoke options such as a choice of paint colours, styles of doors or woodwork, please let us know early and we will endeavour to finish your home exactly to your specification.

- 1 Moulded internal doors painted white with satin chrome furniture
- 2 Moulded skirting board and architraves
- 3 Quality turned balustrading and hand rails
- 4 Smooth skimmed ceilings with coving to sitting room, hall and landing
- 5 Walls and ceilings emulsion-painted
- 6 Internal woodwork with white gloss paint

Electrical

Bespoke options such as CAT5 or CAT6 cabling, and extra electrical sockets are available to accommodate your TV and audio system, computers or equipment you may wish to bring to your home.

- 1 Ample supply of double power points throughout the house
- 2 TV points to sitting room and master bedroom
- 3 External light to front and rear
- 4 Light and power to garage

Security & Safety

Extra security measures are available on request, including 24/7 monitored alarms and cameras.

- 1 Smoke detectors to all floors
- 2 CO2 detector
- 3 Double glazed, security-locked windows
- 4 Five lever locks and bolts to front and rear doors
- 5 Burglar alarm system

Heating & Hot Water

- 1 Full gas central heating
- 2 Pressurised hot water and heating system
- 3 High quality showers
- 4 Where applicable, traditional class one chimney with gas and electricity supply

Insulation & Energy Efficiency

We are happy to fit radiators to work your floor plan around your existing furniture. Please tell us early if you wish to reserve this option.

- 1 Double glazed uPVC windows and doors
- 2 Insulation to loft and ground floors
- 3 Fully insulated, energy-efficient timber frame
- 4 Electronic water and heating control system
- 5 Thermostatic radiator valves

External

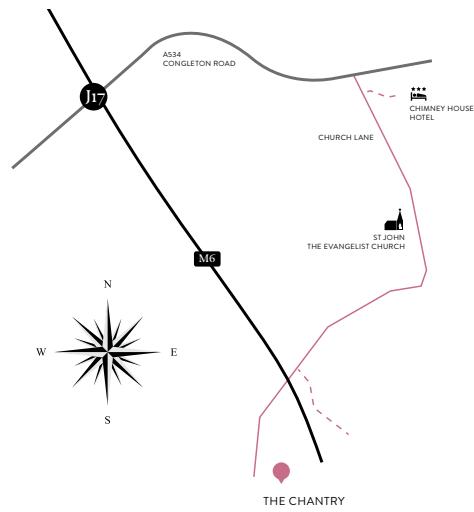
- 1 Featuring facing bricks and stone sills with flat profile plain roof tiles
- 2 Quality uPVC windows and doors
- 3 Low maintenance gutters and fascias
- 4 Double garage with GRP maintenance-free, sectional doors with remote opening available (price on application)
- 5 1.8m high close boarded perimeter fencing
- 6 Fully turfed and landscaped front gardens with and turfed rear gardens
- 7 Tarmacadam driveways
- 8 External tap

General

Bespoke Services are available on all plots reserved early. Detailed quotations are provided, subject to planning permission and building regulations.

- 1 Roads and street lighting to local authority adoptable standard
- 2 All properties are sold with the benefit of the NHBC build mark 10-year structural warranty

Find yourself at The Chantry, Sandbach Heath



The Chantry is easily accessible, just off the M6 Junction 17.

Travelling south, exit left off the slip lane onto the A534 Congleton Road. (Turn right if you're heading north.)

Continue for $\frac{1}{4}$ mile and turn right at the Chimney House Hotel onto Church Lane.

The Chantry is half a mile along Church Lane on the left, shortly after the road crosses the motorway.

Whilst every care is taken in the preparation of these details and descriptions, they are for guidance only. Local requirements may cause details to vary.
All dimensions are approximate. These details do not constitute any part of an offer or contract.

Chelmere Homes
Distinguished by design and detail

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