

CHENEY
CLOSE

LUXURY ECO LIVING



CHENEY CLOSE

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A stunning development of 6 new-build, energy-efficient eco-homes set within the Cheshire village of Willaston.

Cheney Close offers high specification, luxury living for those looking to embrace a more sustainable and energy efficient lifestyle.

An ideal location for discerning home-buyers looking for a unique property in a rural location yet close to all local amenities.

Welcome to Cherish Homes.



OUR ECO HOMES PROVIDE MORE THAN JUST A BEAUTIFUL EXTERIOR

With the consistent rise in energy costs and a drive towards greater environmental sustainability, increasing numbers of home buyers are looking toward more energy efficient homes that offer substantially lower

energy consumption without compromising on the design and functionality of their perfect house. At Cheney Close you get just that with super high energy performance houses that provide superb thermal insulation,

energy-saving external doors, triple-glazed windows, air source heat pump and mechanical ventilation with heat recovery all as standard.

CHENEY CLOSE LOCATION

Cheney Close is a private cul-de-sac development in the much sought after Cheshire village of Willaston.

Nestled in between Nantwich & Crewe, the area is becoming an increasingly popular commuter location due to the fantastic transport connections to via both road & train, providing access to all the UK's major cities as well as North and mid Wales (30 mins).

The development is situated off the A500, two miles east of the historic town of Nantwich. The M6 motorway is accessible from junction 16 and Crewe railway station at only 3 miles away serves all the major cities including Manchester (37 mins), Liverpool (48 mins) Birmingham (55 mins) and London Euston (just 1hr 36mins!).



WILLASTON NEAR NANTWICH, CHESHIRE COMMANDS A PRIVATE AND BEAUTIFUL LOCATION FOR THIS SMALL DEVELOPMENT OF HOUSES PERFECT FOR INDIVIDUALS OR FAMILIES.



The Cheney Close development resides in a beautiful and quiet area where local residents clearly care for the appearance and condition of their homes as well as their surroundings.

Willaston itself is one of Cheshire's best kept villages with a vibrant community of approximately 1,500 households and 3,000 people. It boasts an excellent primary school along with a village shop, two great pubs (The Lamb and The Nag's Head), a social club and an exceptional sports club with local football, Rugby, Squash, Hockey, cricket, running teams.



SITE PLAN & AVAILABLE PLOTS



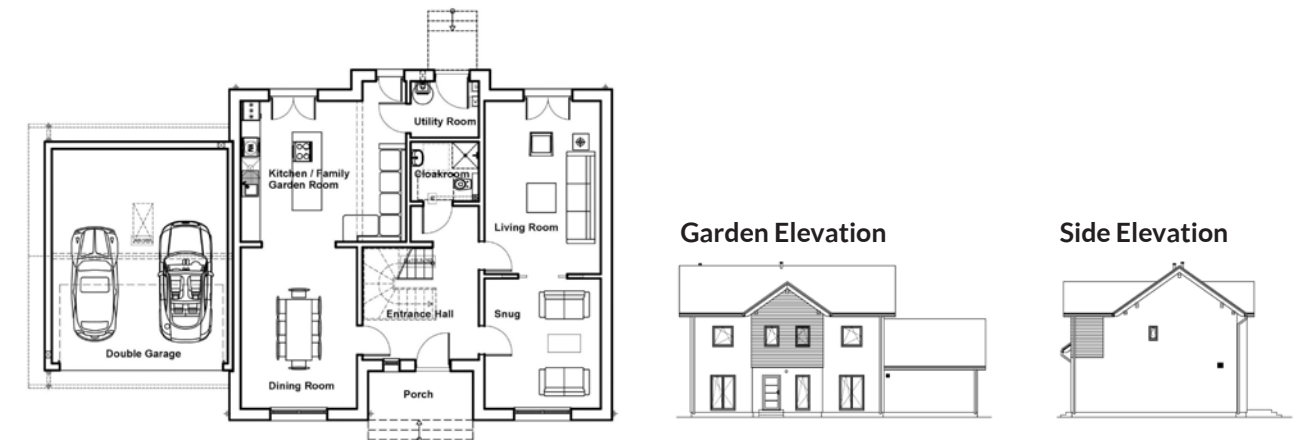
Plot	Plot Size		House Type	House Size		Offers Over	Status
	Sqft	Sqm		Sqft	Sqm		
1	5,848	543.29	The Gladstone with Double Garage	2,577	239.4	£750,000	Available
2	5,419	503.41	The Gladstone with Single Garage	2,330	216.4	£735,000	Available
3							SOLD
4							SOLD
5	7,019	652.09	The Gladstone with Double Garage	2,577	239.4	£750,000	Available
6	5,247	487.44	The Hazelworth with Single Garage	1,967	182.7	£655,000	Available

Cheney Close, Willaston, Nantwich, Cheshire, CW5 7QT. Prices correct as of 10/03/2022.



PLOT 1 - THE GLADSTONE WITH DOUBLE GARAGE

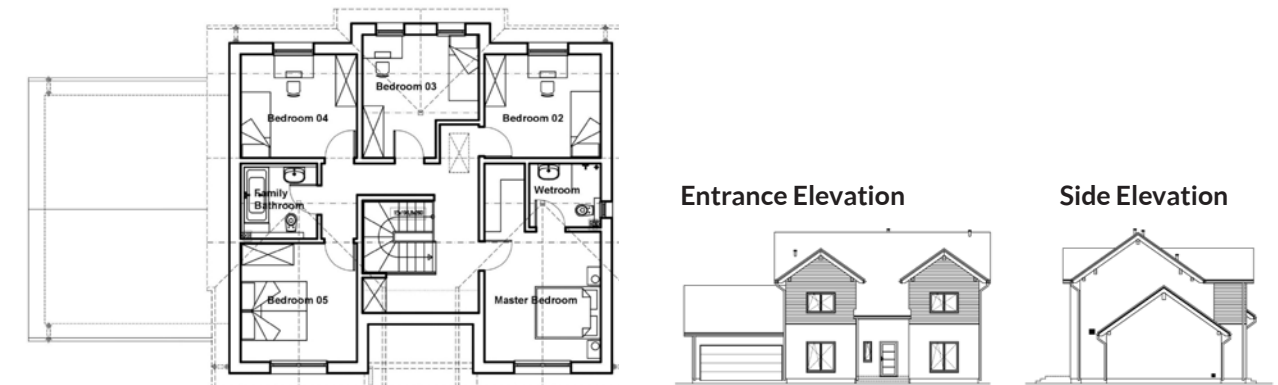
2,577 SQFT / 239.41 SQM



Ground Floor

	Internal Linear Dimensions		Area	
	Feet / Inches	Meters	Sqft	Sqm
Hall / Stairs / Entrance			160	14.90
Living Room	11'9" x 17'10"	3.58 x 5.43	209	19.44
Snug / Office	11'9" x 12'7"	3.58 x 3.83	148	13.71
Dining Room	11'9" x 16'2"	3.58 x 4.94	190	17.69
Kitchen / Family Room	16'9" x 14'2"	5.10 x 4.31	245	22.79
Cloakroom	6'0" x 6'11"	1.82 x 2.10	41	3.82
Utility Room	5'8" x 6'11"	1.72 x 2.10	39	3.61
Double Garage	17'11" x 21'7"	5.46 x 6.57	395	36.70

The Gladstone on plot 1 is a 2,577sqft **5-bedroom** detached family home. Features include a 34m² living room with outdoor access, combined kitchen/dining room with space for a cooking island, 18m² family room, hall with statement staircase, master bedroom with en-suite, family bathroom, utility room, WC and a double garage.

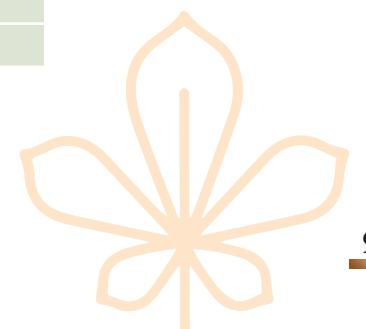


First Floor

	Internal Linear Dimensions		Area	
	Feet / Inches	Meters	Sqft	Sqm
Landing			164	15.27
Master Bedroom (Including Wet Room)	11'9" x 9'11"	3.58 x 3.08	234	21.78
Bedroom 2	11'9" x 10'5"	3.58 x 3.18	123	11.38
Bedroom 3	11'9" x 11'0"	3.58 x 3.34	129	11.96
Bedroom 4	11'9" x 10'5"	3.58 x 3.17	122	11.37
Bedroom 5	11'9" x 11'11"	3.58 x 3.64	140	13.04
Family Bathroom	7'7" x 7'9"	2.31 x 2.35	58	5.43

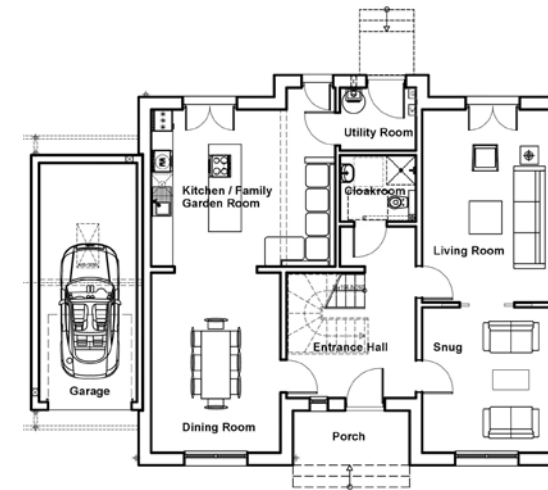
Standard Fittings:

- Triple glazed high performance windows & doors
- Air-Source Heat Pump
- Mechanical Ventilation with Heat Recovery system
- Underfloor heating
- Feature wooden staircase
- Choice of high-quality fixtures and fittings
- Choice of high-quality flooring, tiling and sanitary ware



PLOT 2 - THE GLADSTONE WITH SINGLE GARAGE

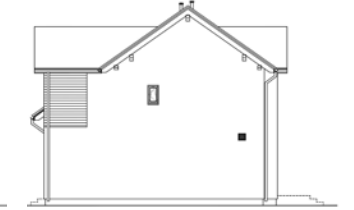
2,330 SQFT / 221.41 SQM



Garden Elevation



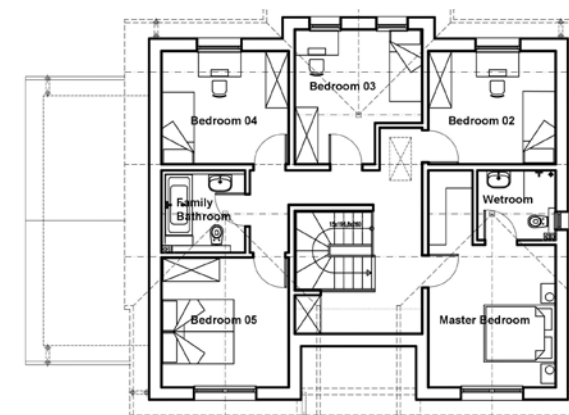
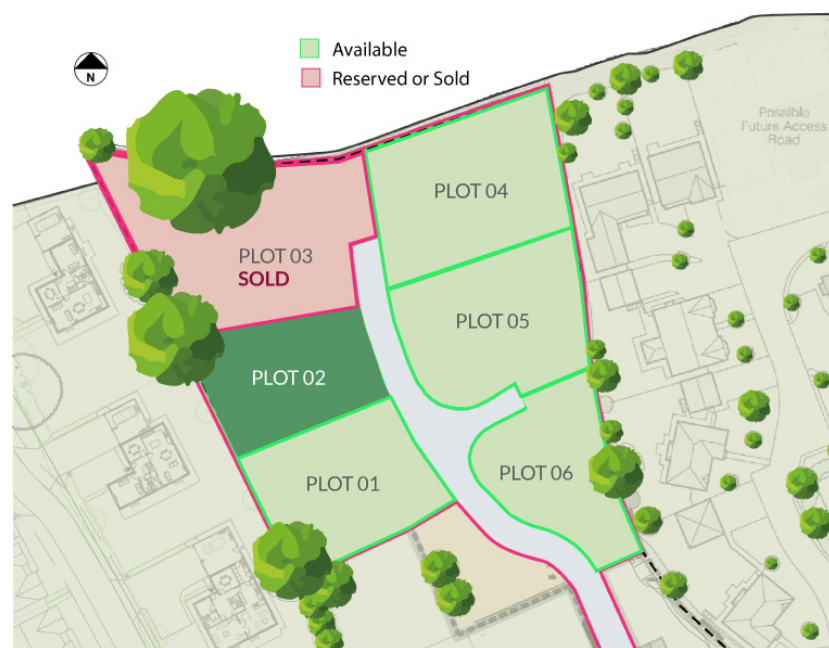
Side Elevation



Ground Floor

	Internal Linear Dimensions		Area	
	Feet / Inches	Meters	Sqft	Sqm
Hall / Stairs / Entrance			160	14.90
Living Room	11'9" x 17'10"	3.58 x 5.43	209	19.44
Snug / Office	11'9" x 12'7"	3.58 x 3.83	148	13.71
Dining Room	11'9" x 16'2"	3.58 x 4.94	190	17.69
Kitchen / Family Room	16'9" x 14'2"	5.10 x 4.31	245	22.79
Cloakroom	6'0" x 6'11"	1.82 x 2.10	41	3.82
Utility Room	5'8" x 6'11"	1.72 x 2.10	39	3.61
Single Garage	10'11" x 20'5"	3.33 x 6.23	223	20.75

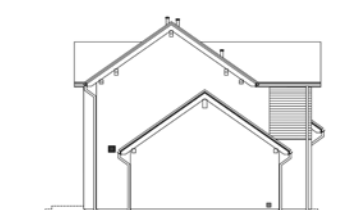
The Gladstone on plot 2 is a 2,330sqft **5-bedroom** detached family home. Features include a 34m² living room with outdoor access, combined kitchen/dining room with space for a cooking island, 18m² family room, hall with statement staircase, master bedroom with en-suite, family bathroom, utility room, WC and a single garage.



Entrance Elevation



Side Elevation

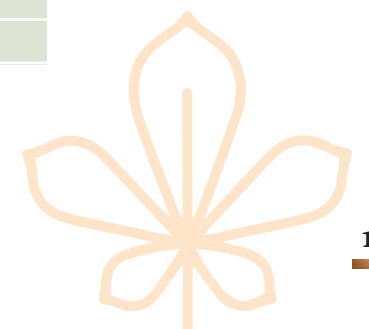


First Floor

	Internal Linear Dimensions		Area	
	Feet / Inches	Meters	Sqft	Sqm
Landing			164	15.27
Master Bedroom (Including Wet Room)	11'9" x 9'11"	3.58 x 6.08	234	21.78
Bedroom 2	11'9" x 10'5"	3.58 x 3.18	123	11.38
Bedroom 3	11'9" x 11'0"	3.58 x 3.34	129	11.96
Bedroom 4	11'9" x 10'5"	3.58 x 3.17	122	11.37
Bedroom 5	11'9" x 11'11"	3.58 x 3.64	140	13.04
Family Bathroom	7'7" x 7'9"	2.31 x 2.35	58	5.43

Standard Fittings:

- Triple glazed high performance windows & doors
- Air-Source Heat Pump
- Mechanical Ventilation with Heat Recovery system
- Underfloor heating
- Feature wooden staircase
- Choice of high-quality fixtures and fittings
- Choice of high-quality flooring, tiling and sanitary ware



PLOT 3 - THE GLADSTONE
WITH SINGLE GARAGE

2,577 SQFT / 239.41SQM

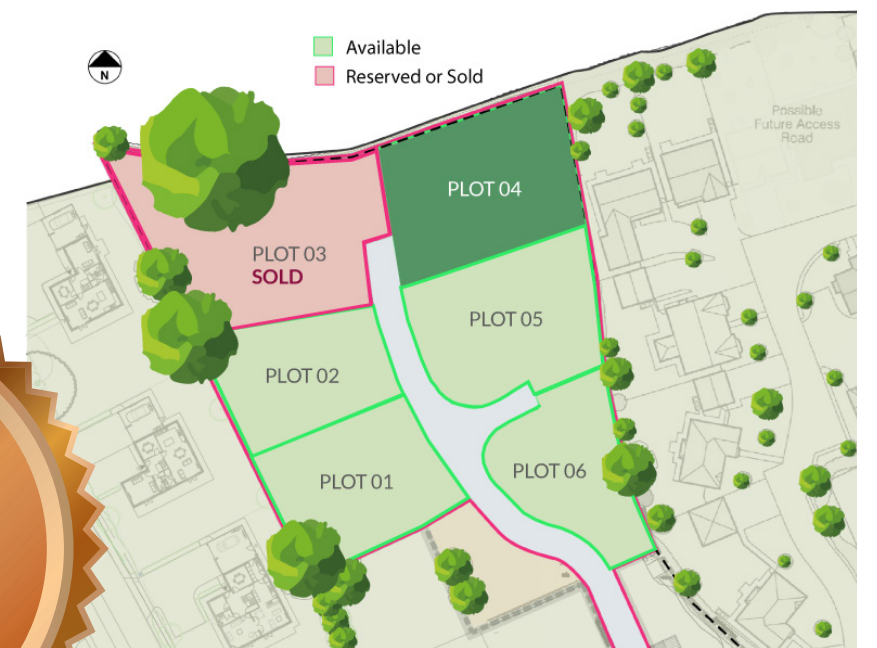


PLOT 4 - THE GLADSTONE
WITH SINGLE GARAGE

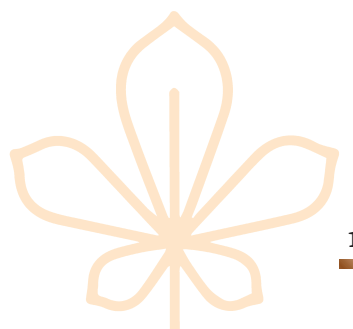
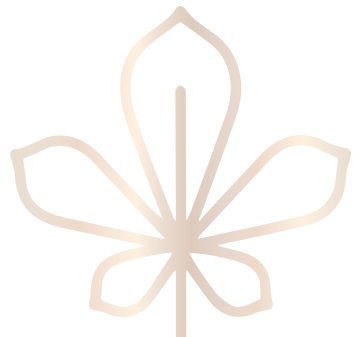
2,577 SQFT / 239.41SQM



PLOT 3
IS NOW
SOLD

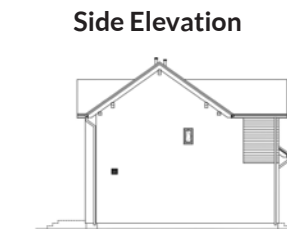
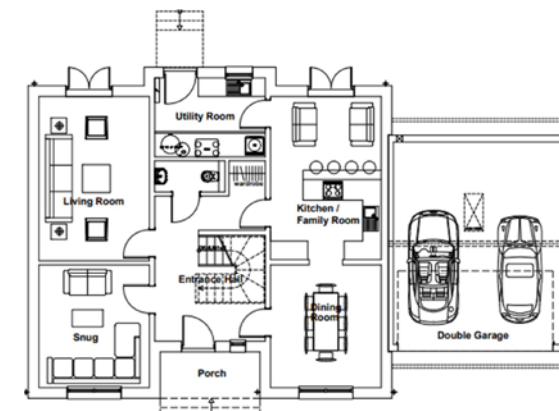


PLOT 4
IS NOW
SOLD



PLOT 5 - THE GLADSTONE WITH DOUBLE GARAGE

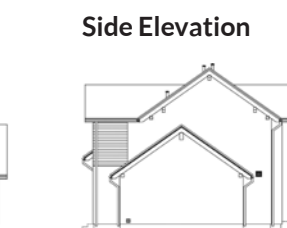
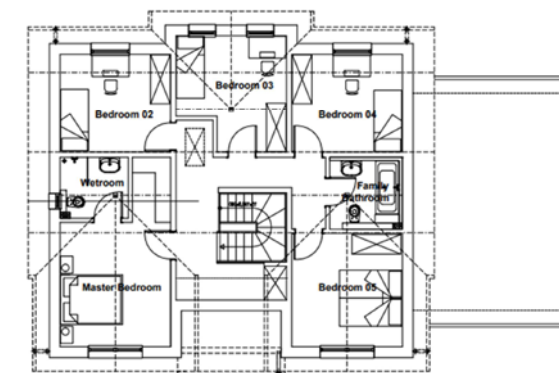
2,577 SQFT / 239.41SQM



Ground Floor

	Internal Linear Dimensions		Area	
	Feet / Inches	Meters	Sqft	Sqm
Entrance Hall	11'09" x 13'8"	3.58 x 4.16	160	14.90
Living Room	11'09" x 17'10"	3.58 x 5.43	209	19.44
Snug / Office	11'09" x 12'7"	3.58 x 3.83	148	13.71
Dining Room	11'09" x 13'0"	3.58 x 3.96	152	14.17
Kitchen / Family Room	11'09" x 17'3"	3.58 x 5.27	203	18.86
Wardrobe	3'06" x 3'10"	1.07 x 1.18	14	1.26
Utility Room	11'9" x 8'4"	3.58 x 2.55	98	9.13
Double Garage	17'11" x 21'7"	5.46 x 6.57	395	36.70

The Gladstone on plot 5 is 2-storey, 2,577sqft **5-bedroom** detached family home. Features include a 34m² living room with outdoor access, combined kitchen/dining room with space for a cooking island, 18m² family room, hall with statement staircase, master bedroom with en-suite, family bathroom, utility room, WC and a double garage.

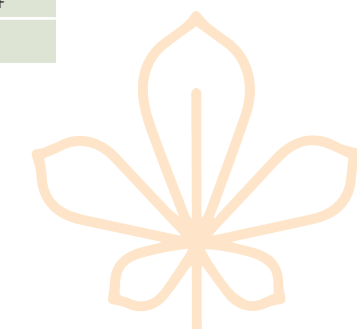


First Floor

	Internal Linear Dimensions		Area	
	Feet / Inches	Meters	Sqft	Sqm
Landing			164	15.27
Master Bedroom (Including Wet Room)	11'9" x 9'11"	3.58 x 6.08	234	21.78
Bedroom 2	11'9" x 10'5"	3.58 x 3.18	123	11.38
Bedroom 3	11'9" x 11'0"	3.58 x 3.34	129	11.96
Bedroom 4	11'9" x 10'5"	3.58 x 3.17	122	11.37
Bedroom 5	11'9" x 11'11"	3.58 x 3.64	140	13.04
Family Bathroom	7'7" x 7'9"	2.31 x 2.35	58	5.43

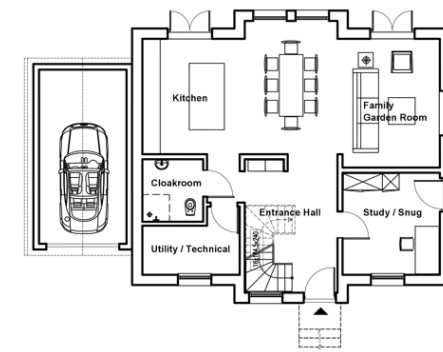
Standard Fittings:

- Triple glazed high performance windows & doors
- Air-Source Heat Pump
- Mechanical Ventilation with Heat Recovery system
- Underfloor heating
- Feature wooden staircase
- Choice of high-quality fixtures and fittings
- Choice of high-quality flooring, tiling and sanitary ware



PLOT 6 - THE HAZELWORTH

1,967SQFT / 165.36 SQM



Garden Elevation



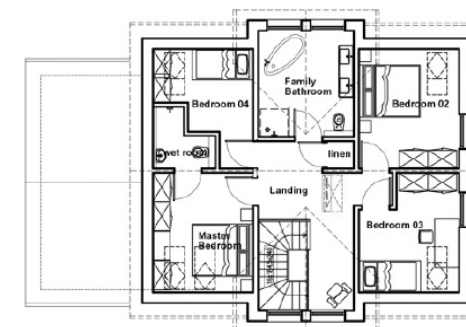
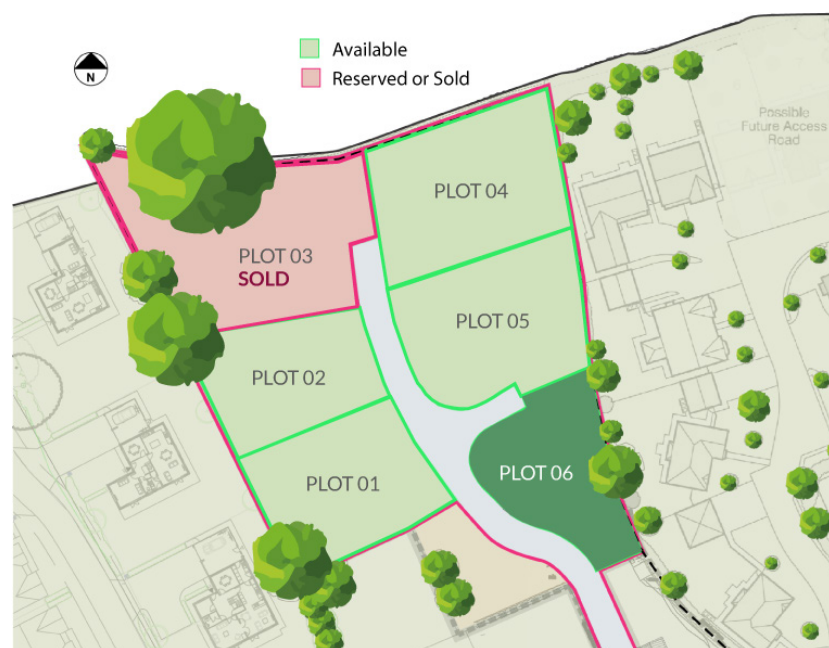
Side Elevation



Ground Floor

	Internal Linear Dimensions		Area	
	Feet / Inches	Meters	Sqft	Sqm
Entrance / Hall	10'3" x 14'8"	3.13 x 4.48	174	16.21
Family Garden Room	14'2" x 11'3"	3.13 x 4.48	160	14.86
Dining Room	10'3" x 14'8"	3.13 x 4.48	151	14.02
Kitchen	12'9" x 11'3"	3.88 x 3.44	144	13.38
Cloakroom	6'11" x 6'9"	2.10 x 2.07	47	4.35
Utility Room	5'5" x 10'2"	1.65 x 3.10	66	6.12

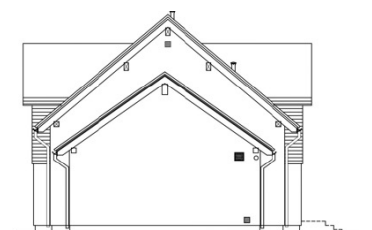
The Hazelworth on plot 6 is a beautiful 1,967sqft **5-bedroom** detached family home. Features include a 16m² entrance hallway with statement feature staircase, a 15m² family room with outdoor access, a 27 m² open plan kitchen/dining room with central cooking island, separate snug / home office, master bedroom with en-suite, family bathroom, utility room, WC and a double garage.



Entrance Elevation



Side Elevation

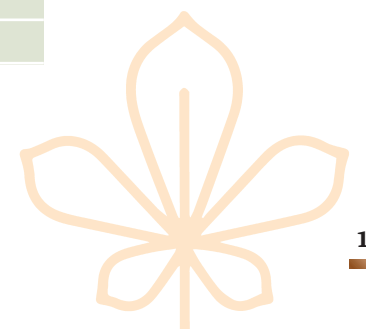


First Floor

	Internal Linear Dimensions		Area	
	Feet / Inches	Meters	Sqft	Sqm
Landing	10'3" x 14'9"	3.13 x 4.50	181	16.80
Master Bedroom (Including Wet Room)	10'11" x 12'10"	3.32 x 3.90	171	15.85
Bedroom 2	10'9" x 12'10"	3.27 x 3.90	138	12.79
Bedroom 3	10'11" x 12'10"	3.32 x 3.90	122	11.32
Bedroom 4	10'11" x 9'1"	3.32 x 2.78	78	7.23
Family Bathroom	10'3" x 11'6"	3.13 x 3.50	118	10.96
Linen Cupboard	3'0" x 3'0"	0.91 x 0.91	9	0.92

Standard Fittings:

- Triple glazed high performance windows & doors
- Air-Source Heat Pump
- Mechanical Ventilation with Heat Recovery system
- Underfloor heating
- Feature wooden staircase
- Choice of high-quality fixtures and fittings
- Choice of high-quality flooring, tiling and sanitary ware



WHY CHOOSE A CHERISH HOME?

For many years now, new housing in the UK has been delivered almost exclusively by large, national and regional housebuilders. However, this has several major drawbacks - not least poor-quality build specification and little consideration given to the long-term cost of energy or you, the home buyer.

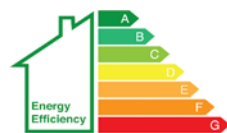


Quality

Cherish Homes are built to a much higher specification and quality than compared to typical UK built homes. Designed & constructed to German 'Passive Haus - Fabric First' principles, a Cherish built home far exceeds UK Building Regulations.

Energy Efficient

All Cherish Homes are triple glazed, highly insulated and utilise an Air-Source Heat Pump and a Mechanical Heat Recovery Ventilation Systems to achieve a minimum 'B' Rating EPC Certificate, providing a significant saving on your energy bills today and for the future.



Guarantee

All Cherish Homes Come with a 10-year UK New Build Warranty, along with an additional 20-year manufacturer warranty... twice as long as typical UK built homes and a clear sign of Cherish Homes long term commitment to quality.



SPECIFICATION - FABRIC FIRST

The Passivhaus 'Fabric First' principles to which Cherish Homes adhere are intended to minimise the amount of heat a home loses, therefore minimising the amount of energy required to heat the home even before considering the installation of heating systems. The high standard of energy efficiency is due to the exceptional airtightness of the house's structure ensuring that heat is kept inside the house.

Heat loss is minimised thanks to 30cm of thermal insulation which 'wraps the house' to achieve a coefficient value of $U=0,118 \text{ W}/(\text{m}^2\text{K})$... Providing an insulating envelope which protects against both cold and overheating.

Energy-efficient Triple Glazed, 6 chamber windows and thermally protected frames achieve $U=0,6 \text{ W}/(\text{m}^2\text{K})$... Triple-glazed windows also provide excellent soundproofing.

All Cherish Home feature Passivhaus-certified Zehnder MVHR COMFOAIR Q Mechanical Ventilation with

a Heat Recovery system.

This is extremely important in energy-efficient houses, as the continuous exchange of air provides a comfortable and pleasant atmosphere in the home at all times.

The ventilation system includes a recuperator that retains up to 80% of heat in the expelled air, which also helps to reduce heating bills.

No matter what style or size of Cherish Home you choose to live in, all provide energy efficient living using only 40-70KWH/² per year.

NO MATTER WHAT STYLE OR SIZE OF CHERISH HOME YOU CHOOSE TO LIVE IN, ALL PROVIDE ENERGY-EFFICIENT LIVING USING ONLY 40-70 KWH/² PER YEAR.



SPECIFICATION – HEATING

Incorporating heat pump technology into your home is one of the most economical, effective, and environmentally friendly ways to cover your heating and hot water needs. Air-Source Heat Pumps operate using electricity and produce no emissions, making them much more environmentally friendly than traditional heating systems.



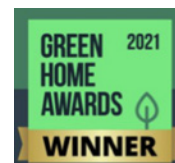
The main advantage of an Air-Source Heat Pump is they safeguard homeowners against fluctuating energy prices.

As the main source of heat generation comes from the environment itself, the amount of energy required to generate the necessary heating for your home is vastly reduced compared to other methods. Approximately 75% of the energy required is generated from the outside air, with only 25% being required from electricity. This means that 75% of the energy you use will be from a renewable source, which will reduce your emissions and CO2 impact.

The Vaillant aroTHERM plus combines heating and hot water in a single solution. Equipped with the latest heat pump technology, it has been accredited with the Quiet Mark & Green Home Award 2021.

The natural refrigerant used enables above average performance; at the same time, it has a particularly low global warming potential, which makes aroTHERM plus extremely eco-friendly.

Designed for a peaceful home, the aroTHERM plus system has very low sound emissions, it's very quiet in operation, being no louder than a domestic fridge.



SPECIFICATION – MATERIAL FINISHES

Heating System & Heat Distribution

Air-Source Heat Pump; Vaillant aroTHERM plus underfloor Heating throughout including bathrooms & WC's
Electric Towel Radiators to all bathrooms, en-suites & WC's
Colour; Chrome

Ventilation:

Mechanical Ventilation System with Heat Recovery; Zehnder ComfoAir Q

External Doors

Entrance Doors; Thermally efficient = 1.1W/(m² K) with high security multi-point locking Mechanism.

Windows & Patio Doors

Triple Glazed, 6 chamber PVC, U_g=0.5W/(m² K), inward opening, tilt and turn, High security multi-point locking handles
Colour External; Anthracite Grey
Colour Internal; White

Internal Window Boards:

Reconstituted Marble
Colour; White

Staircase & Balustrades

Open Tread Stringer stairs of natural wood, transparent varnished.
Colour according to sample options

Living Areas

According to sample options
Colour according to sample options

Kitchen / Technical room Floor tiles

Contemporary large-format porcelain; size and arrangement according to sample options
Colour; according to sample options

Bedroom Areas

According to sample options
Colour according to sample options

WC/Bath/En-Suite Floor tiles

Contemporary large-format porcelain; size and arrangement according to sample options
Colour; according to sample options
Non-tiled areas; Matt white bathroom emulsion

WC/Bath/En-Suite Wall tiles

Contemporary large-format porcelain
Height of 1.2m from floor level & up to ceiling around showers.
Colour; according to sample options
Non-tiled areas; Matt white bathroom emulsion

Bathroom / En-Suite / WC Sanitary ware

Contemporary sanitary ware - layout according to the architectural drawings
Walk in wet rooms equipped with thermostatic rainwater plus additional hand held shower head
Family / main bathroom shower enclosures; swing-niche door - tempered glass, thickness 5mm
Wall hung, concealed cistern WC's
Colour; White
Wall hung sink vanity units with drawers
Colour; White

Bathroom / En-Suite / WC Sanitary Armature

Bath / Washbasin / Shower set armature – Grohe / Hansgrohe
Colour, chrome

Kitchen

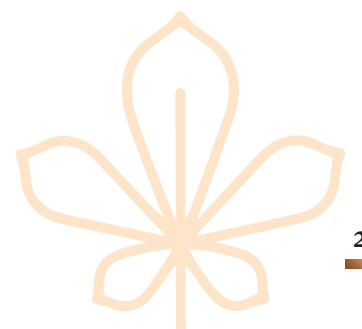
Supplied and fitted by JT Ellis Ltd; <http://www.jtellis.co.uk/>
Arrangement, colour and according to sample options

Appliances

Siemens Compact45 Microwave Combination Oven iQ500
Siemens Single Oven iQ500,
Siemens iQ500 F 177x54 built in NoFrost freezer
Siemens iQ300 F 177x54 built in fridge,
Siemens 60 Cm Fully Integrated Dishwasher Iq300
Siemens iQ500 Black 14 cm high, warming drawer, 3 settings, push-pull opening
Siemens Washing Machine IQdrive IQ300
Siemens Condenser Tumble Dryer IQ300 A++

Garage

Electric door opening
Electric car charging port



HOUSE INTERIORS

All houses include a wide choice of high specification flooring, fittings, bathroom fittings, tiles and paint that are included in the standard house price. You also have access to an extensive range of upgrade options to choose from. The following gallery of interiors are for example only, furnishings shown are not included.





CHERISH
• H O M E S •

For further information, please contact:

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