



An exclusive development of
four luxury homes



CopperBeeches
SANDBACH

LUXURY HOMES ON THE EDGE OF THE CHESHIRE COUNTRYSIDE

Situated on the edge of the charming Cheshire market town of Sandbach, Copper Beeches is a bespoke development of four luxurious 5-bedroomed detached homes.

This exclusive gated community is set within its own landscaped courtyard and grounds, providing privacy and security for buyers.

A delightful setting for a collection of one period property and three new contemporary homes with character, Copper Beeches is the perfect location for families searching for that modern luxury home. The development adjoins Elworth Cricket Club which is the heart of the village of Elworth, on the outskirts of the historic town of Sandbach and approximately 3 miles from Middlewich.

Sandbach is a charming market town nestled in the heart of Cheshire countryside. Its 16th century cobbled market square plays host to weekly markets

and many craft fayres in the summer months. Sandbach town centre also boasts a good selection of independent specialist shops and high street chain stores. There are several supermarkets in the town including a Waitrose and Aldi, with Tesco in nearby Middlewich, all catering for a variety of grocery needs.

There's an assortment of leisure activities for all the family to enjoy close to Copper Beeches, from leisurely walks or biking along the nearby canal, sports at the local sports centre, and successful cricket, football and rugby clubs which are all on the door step to take advantage of and enjoy the local community feeling that Sandbach provides. The educational needs of this thriving area are well catered for with four nearby primary schools, two single sexed comprehensive schools along with Sandbach High School and integrated sixth-form college which has been awarded OFSTED "outstanding".

TRANSPORT LINKS

WALKING

Sandbach Railway Station 2 minutes

TRAIN

Crewe 10 minutes
Manchester Aiport 23 minutes
Manchester City Centre 40 minutes
Chester 43 minutes
Liverpool 63 minutes
London 100 minutes

CAR

Crewe 6 miles
Chester 25 miles
Manchester Airport 25 miles
Manchester City Centre 32 miles
Liverpool 44 miles
London 182 miles

Source: Google 2018



SAT NAV: CW11 3BE

BEAUTIFUL INSIDE & OUT

Copper Beeches is a charming small development for the discerning buyer. Visitors will arrive at their bespoke home, through electric remote operated gates and onto a private driveway lined by beautiful copper beech trees into a communal area. The communal space provides added security for homeowners with additional visitor car parking. Each plot has three car parking spaces and all benefit from the luxury of large private lawned gardens overlooking the Elworth Cricket Club.

The jewel in the crown of the development is a fully renovated Victorian period home. This property offers a totally unique opportunity to acquire a period house possessing original features along with all of

the modern requirements that a family home needs. Providing 3,250 sq.ft. of accommodation over two floors, this fully renovated property comprises; GROUND FLOOR; lounge; dining room; study/play-room; WC; cloakroom; utility; basement plantroom and kitchen/family-room, FIRST FLOOR; five double bedrooms (one with Juliet balcony), three of which have en-suite bathrooms and; family bathroom. The large loft space is capable of future conversion by the purchaser.

All of the four properties at Copper Beeches bring together considered interior designed styling and high-quality materials, along with the technology and modern conveniences that make a house a home.

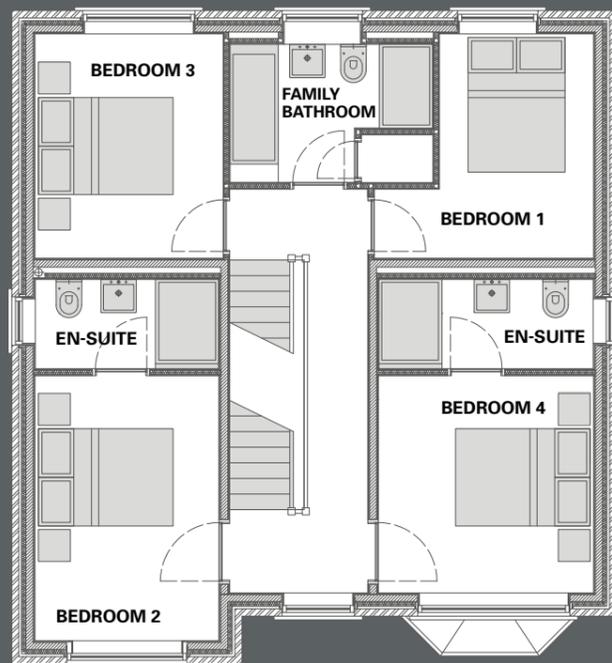


FLOOR PLANS: NEW HOMES

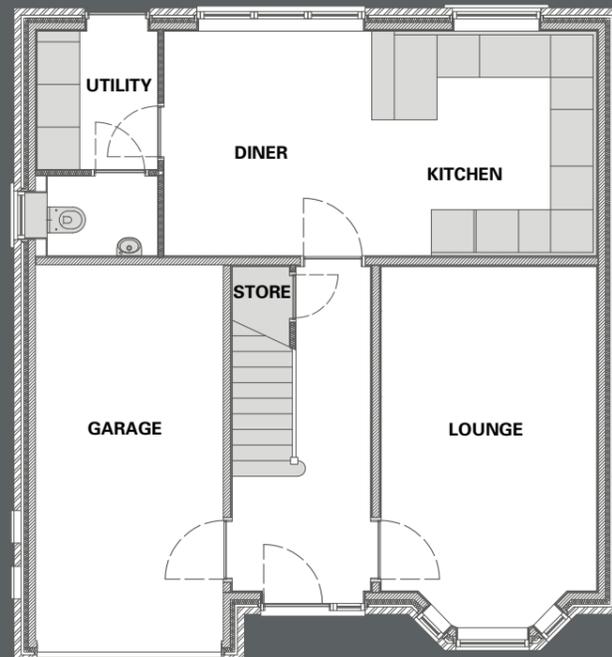
The attractive design doesn't end at the front door of any of these beautiful new homes, it just gets better as you step inside. High quality joinery, prestige door furniture catches the eye and offers a flavour to the standard of these superb homes. Once you have the chance to take all of this in, then appreciate the well-proportioned accommodation, generous living and entertaining space, luxury kitchens and high-quality bathrooms, you'll know you made the right choice.

For early purchasers, the possibility exists to create a play-room instead of the garage space, or sub-divide the spacious bed-5 into two bedrooms, or one bedroom and a play-room.***

FIRST FLOOR



GROUND FLOOR



SECOND FLOOR



SPECIFICATION

KITCHEN

Will be a highly sophisticated design inspired kitchen, providing:

- Handleless floor and wall cabinets
- Island with USB socket point
- Quartz work surfaces with matching upstands and splash backs
- Integrated Neff four zone induction hob**
- Integrated Neff oven**
- Integrated combination microwave oven
- Integrated full height fridge and full height freezer
- Integrated wine fridge
- 1.5 bowl under mounted sink with designer single lever monobloc mixer tap

UTILITY

- Kitchen cupboards, doors and work surfaces
- Space provided for washing machine and tumble dryer (integrated option a customer extra)

SERVICES

- Thermostatic controlled radiators
- Combination boiler central heating system
- Integral intruder alarm and smoke detector
- Satellite TV and telephone points in the lounge, kitchen and all bedrooms

INTERNAL FINISHES

- Timber staircase with oak handrails and detailing
- Satin stainless-steel door handles throughout

- Brushed chrome electrical switches and sockets to downstairs and hallways
- Solid core oak veneered internal doors throughout
- Karndeen (or equivalent) flooring to kitchen, dining, WC and utility area
- Recessed LED spotlights to kitchen, dining area, bathrooms and lounge, with feature down lighters to key areas

EXTERNAL

- A++ Composite Rock front door with 3 star cylinder multi point lock system and vision panel*
- Security lights, wall lights and bollards to parking areas, feature uplighters to Copper Beech Trees
- Landscaped private rear gardens
- Paved pathways and driveways
- Integral garage with lights and electrical points, along with electric car charging point

WARRANTY

- All homes carry the Checkmate 10 year warranty backed insurance policy*

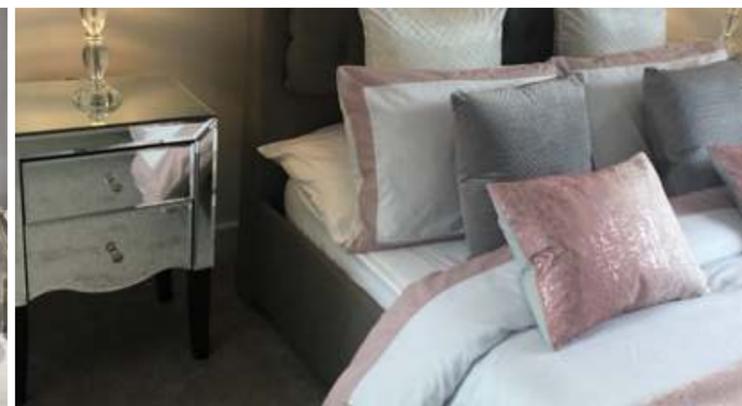
TENURE

- Long-leasehold with freehold collectively owned by the four house owners

GENERAL

- A small annual service charge will be required to be administered by the owners for upkeep of estate landscaping and communal electricity etc

*Applicable to the 3no. new houses only. **Or similar high-quality appliance. *** Additional costs will apply.





THE DEVELOPER

Copper Beeches is a new development from Thorngrove Land & Property Ltd, the leading developer who has considerable experience in delivering buildings to the highest standard. Purchasers can be confident that they are investing in a meticulously-designed, bespoke property. Take time to appreciate the choice of materials and finishes to each property and the stunning opportunity on offer here and choose your home for life.

Copper Beeches will be constructed by the renowned and award-winning contractor, Pochins Construction Limited. Pochin was founded in the 1930s as a small joinery business and has grown over nearly 90 years to become synonymous with quality construction in the North West and North Wales. Based less than



3 miles from Copper Beeches, the development can be doubly assured of the high attention to care that this pedigree construction company brings to every project.

Copper Beeches has so much more to offer. What's more, you could be moving in with just a 5% deposit, thanks to the government backed Help to Buy scheme, with lower monthly mortgage repayments.

You're not just buying a home within Copper Beeches, you're buying a lifestyle and making a statement. Contact us today to start your journey to your new Thorngrove home.

CONTACT

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new homes

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CONSTRUCTION BY **POCHIN**

INTERIOR DESIGN BY Marie Charnley
Interiors

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