

Sawyers *Meadow*

*A unique development of 3, 4 and 5 bedroom homes
by award winning developer CB Homes*



Welcome to Sawyers Meadow



Our brand-new development at Sawyers Meadow in the village of Bunbury really is something special. With a range of 10 bespoke homes situated within the unrivalled Cheshire countryside, you'll be spoilt for choice.



From the moment you step foot in the village, you'll be charmed by its tight-knit community and stunning scenery. It's not just a pretty picture; Bunbury offers a wide selection of food, drink and activities to keep you and the rest of the family busy. You really will feel right at home within Sawyers Meadow.

It doesn't have a typical estate feel because it has been created with you in mind - think private, exclusive and never over-developed. Want to travel further afield? You couldn't be in a better location. Bunbury is within easy reach of Liverpool, Manchester and London via a short commute to the central rail hub of Crewe.

The Site Plan

Phase One:



Plot 1
Plot 7
Plot 13
Plot 14
Plot 15

Phase Two:



Plot 8
Plot 9
Plot 10
Plot 11
Plot 12

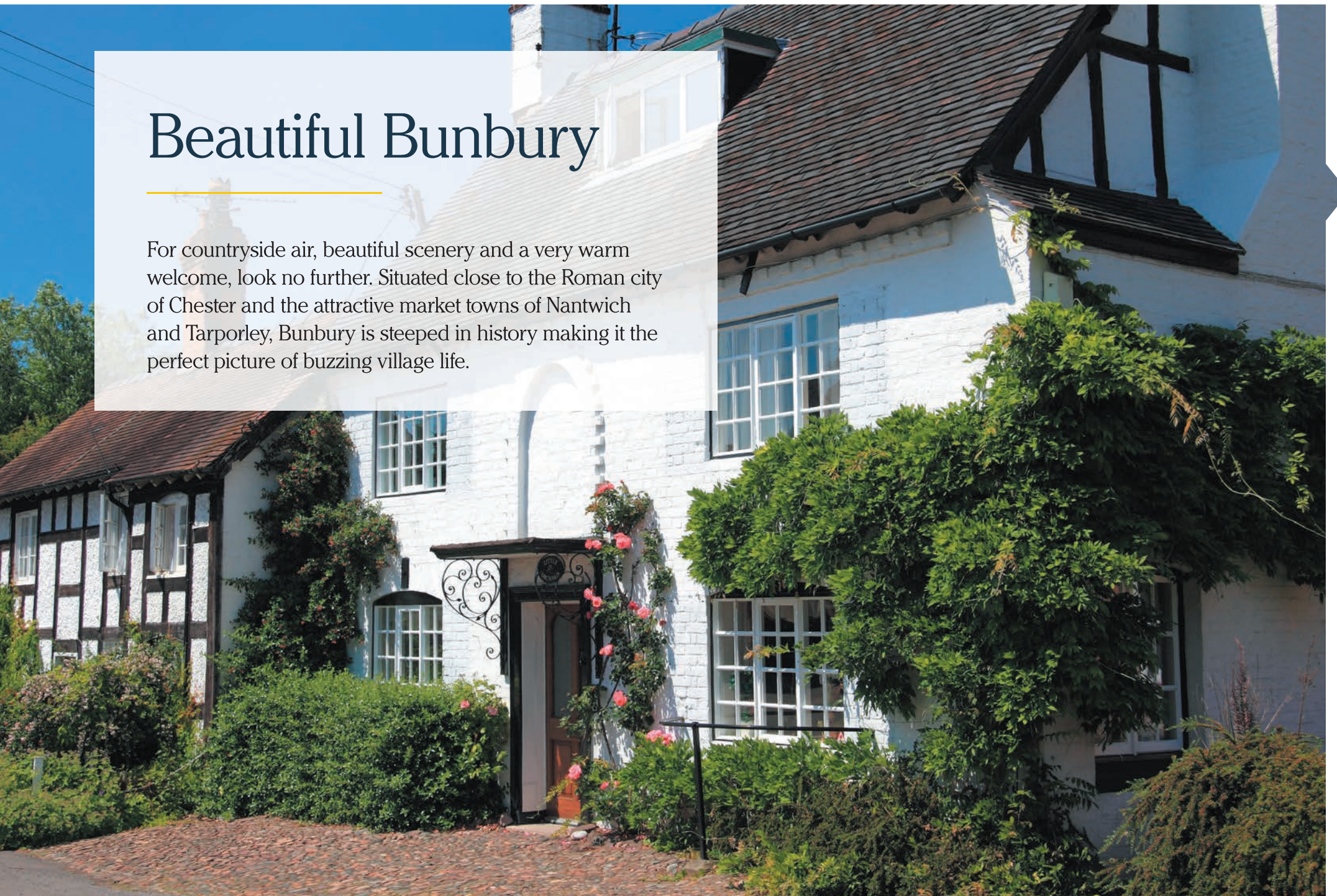


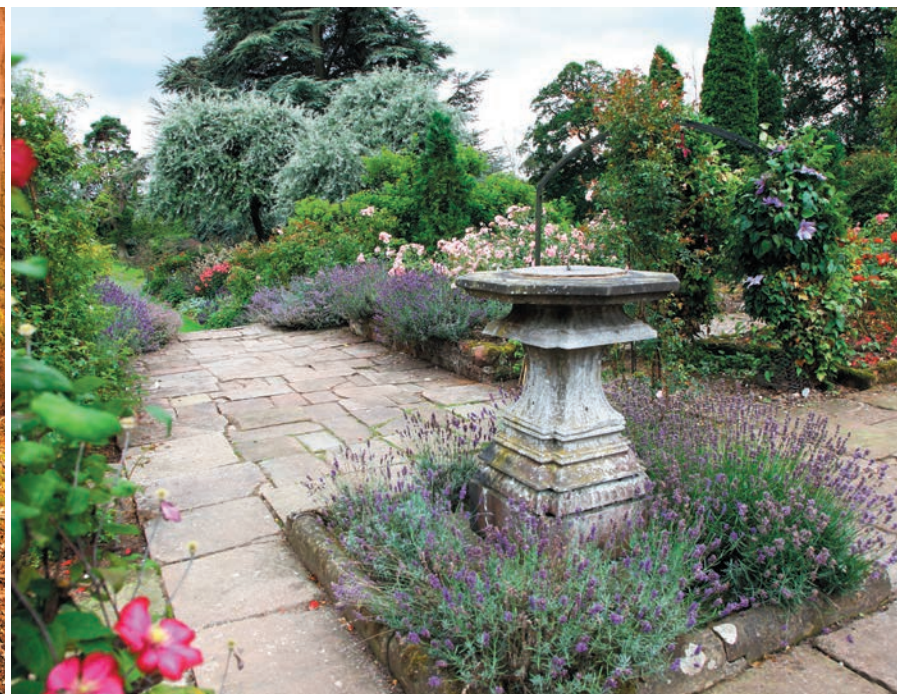


*“Sawyers Meadow -
An Idyllic Luxury Lifestyle”*

Beautiful Bunbury

For countryside air, beautiful scenery and a very warm welcome, look no further. Situated close to the Roman city of Chester and the attractive market towns of Nantwich and Tarporley, Bunbury is steeped in history making it the perfect picture of buzzing village life.

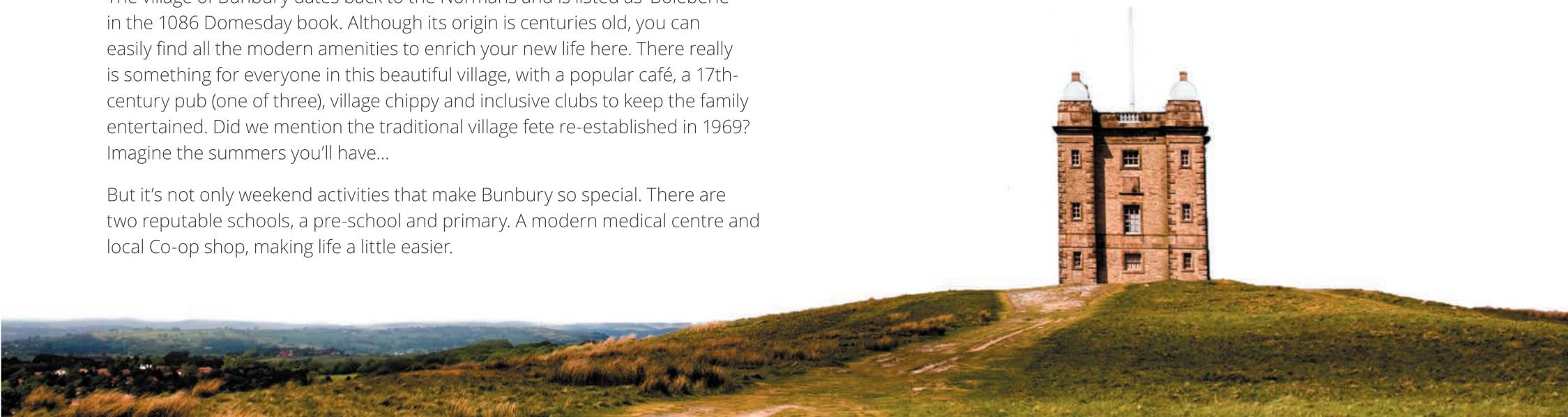




Castles and countryside

The village of Bunbury dates back to the Normans and is listed as 'Boleberie' in the 1086 Domesday book. Although its origin is centuries old, you can easily find all the modern amenities to enrich your new life here. There really is something for everyone in this beautiful village, with a popular café, a 17th-century pub (one of three), village chippy and inclusive clubs to keep the family entertained. Did we mention the traditional village fete re-established in 1969? Imagine the summers you'll have...

But it's not only weekend activities that make Bunbury so special. There are two reputable schools, a pre-school and primary. A modern medical centre and local Co-op shop, making life a little easier.



Ground Floor

Lounge:	4.17m* x 6.13m*	13'8"* x 20'0"*
Kitchen/Family Room:	4.33m x 9.34m	14'1" x 30'7"
Dining Area:	3.72m x 3.94m	12'2" x 12'11"
Study/Snug:	3.31m x 3.10m	10'9" x 10'2"
Utility:	2.26m x 2.87m	7'4" x 9'4"
WC:	1.15m x 1.90m	3'9" x 6'2"



First Floor

Master Bed:	4.33m* x 4.45m*	14'1"* x 14'7"*
En-Suite:	3.26m x 1.82m	10'8" x 5'11"
Dressing Area:	1.98m x 2.66m	6'5" x 8'8"
Bed 2:	4.56m* x 3.40m*	14'11"* x 11'1"*
En-Suite:	1.43m x 2.66m	4'8" x 8'8"
Bed 3:	4.17m* x 3.33m*	13'8"* x 10'11"*
En-Suite:	1.20m x 2.63m	3'11" x 8'7"
Bed 4:	3.66m* x 3.50m*	12'0"* x 11'5"*
Bed 5:	4.17m* x 2.72m*	13'8"* x 8'11"*
Master Bath:	2.42m x 3.03m	7'11" x 9'11"



*Indicates maximum dimensions. Measurements include wardrobe space. Measurements exclude fireplaces.

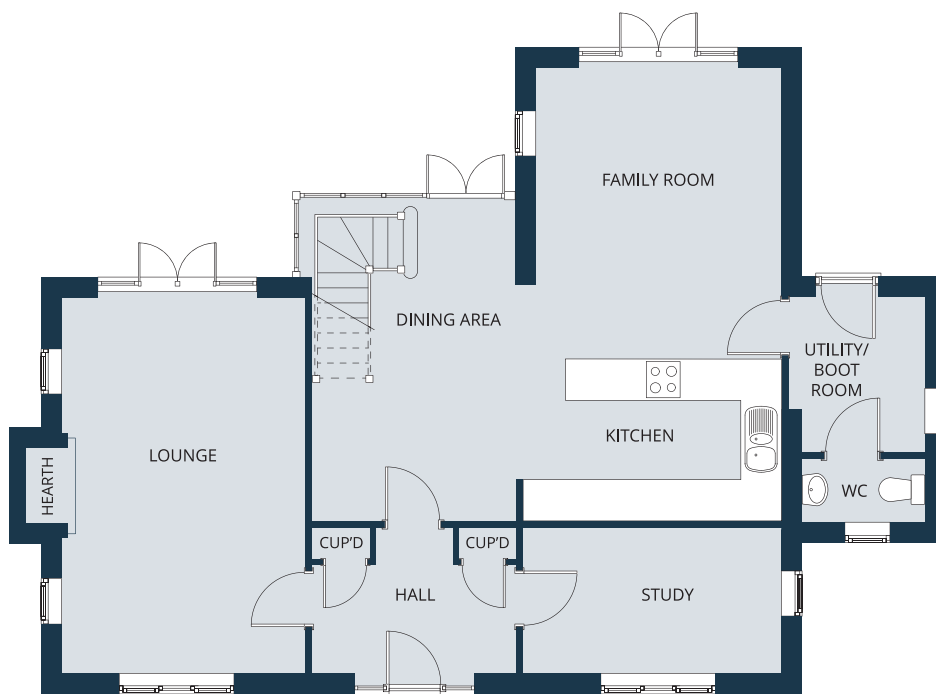
The Gardenia



The Gardenia truly is an outstanding residence. This would make the ultimate dream family home, with its generous living areas, three en-suites and five beautiful bedrooms. All the modern amenities of a new build are within these four walls: smart home enabled system, electrically-operated garage doors, private dressing areas and Duravit sanitaryware to name a few. For those with a big family, the Gardenia boasts a double garage and incredible open-plan family room/dining area to accommodate everyone in the family.

The Aspen





Ground Floor

Lounge:	3.83m* x 5.91m*	12'5"* x 19'3"*
Kitchen/Family Room:	4.08m x 7.10m	13'3" x 23'2"
Dining Area:	3.18m x 4.87m	10'4" x 15'11"
Study/Snug:	4.08m x 2.29m	13'3" x 7'6"
Utility:	2.10m x 2.44m	6'10" x 8'0"
WC:	1.90m x 1.00m	6'2" x 3'3"

*Indicates maximum dimensions. Measurements include wardrobe space. Measurements exclude fireplaces.



First Floor

Master Bed:	3.88m* x 4.86m*	12'8"* x 15'11"*
En-Suite:	2.15m* x 3.24m*	7'0"* x 10'7"*
Bed 2:	4.18m* x 3.27m*	13'8"* x 10'8"*
En-Suite:	2.95m* x 1.20m*	9'8"* x 3'11"*
Bed 3:	3.83m* x 3.31m*	12'5"* x 10'9"*
Bed 4:	3.83m x 2.51m	12'5" x 8'2"
Master Bath:	3.18m x 2.22m	10'4" x 7'3"

The Aspen contains everything the modern family could need. From a private study on the ground floor to two separate en-suites on the first floor, there's an abundance of space and versatility within this fantastic family home at Sawyers Meadow. Four good-sized bedrooms, including a generous master bedroom, make the perfect space to unwind after a busy weekend in the beautiful village of Bunbury. There's also a double garage for that all-important parking.

Chester

*“A must see
European destination”*





Nantwich & Tarporley

Whilst Bunbury can fill your days with happy memories, you might wish to venture further afield every now and then. Luckily, Nantwich & Tarporley are right on your doorstep.

The picturesque market town of Nantwich is located just 8 miles from the village of Bunbury, whilst Tarporley is only 4. With a pleasing mixture of independent boutiques and chain eateries, you could while away hours exploring this attractive Cheshire village.

Tarporley is on the smaller side, boasting an eclectic mix of fashion shops, 19th-century buildings and plenty of quaint pubs to enjoy a tasty lunch. But whilst there's everything you could ever need in this charming village, it still retains its award winning charm thanks to its beautiful rural setting.



Ground Floor

Lounge:	3.83m* x 5.91m*	12'5"* x 19'3"*
Kitchen/Family Room:	4.08m x 7.10m	13'3" x 23'2"
Dining Area:	3.18m x 4.87m	10'4" x 15'11"
Study/Snug:	4.08m x 2.29m	13'3" x 7'6"
Utility:	2.10m x 2.44m	6'10 x 8'0"
WC:	1.90m x 1.00m	6'2" x 3'3"

*Indicates maximum dimensions. Measurements include wardrobe space. Measurements exclude fireplaces.



First Floor

Master Bed:	3.88m* x 4.86m*	12'8"* x 15'11"*
En-Suite:	2.15m* x 3.24m*	7'0"* x 10'7"*
Bed 2:	4.08m* x 3.27m*	13'8"* x 10'8"*
En-Suite:	2.95m* x 1.20m*	9'8"* x 3'11"*
Bed 3:	3.83m* x 3.31m*	12'5"* x 10'9"*
Bed 4:	3.83m x 2.51m	12'5" x 8'2"
Master Bath:	3.18m x 2.22m	10'4" x 7'3"

The first plot on our beautiful Sawyers Meadow development is the Linden. Boasting a detached double garage, 5,000 sq. ft garden and plenty of off-road parking, the instant kerb appeal is the first thing you'll notice. Through the front door, the Linden doesn't disappoint, with a fabulous open-plan dining/living area and four spacious bedrooms, with four bathrooms (two of which are en-suites) to the first floor. A private study and ample storage space just perfectly finish off this family property.

The Linden



The Foxglove



Our charming 5-bed home 'The Foxglove' is the perfect place to relax and unwind or entertain your friends and family - it's got everything you could ever need. With electric car charging points as standard and an impressive family room leading to the open-plan kitchen, this thoughtfully-designed property will appeal to a variety of potential buyers. There are five bedrooms, three en-suites, a family bathroom, downstairs WC, along with a separate lounge and 'snug' for those cosy nights.



Ground Floor

Lounge:	4.53m* x 5.68m*	14'9"* x 18'7"*
Family Room & Kitchen/Dining Area:	4.53m* x 11.87m*	14'9"* x 38'11"*
Study/Snug:	4.33m x 3.05m	14'1" x 10'0"
Utility/Boot Room:	4.06m x 2.35m	13'2" x 7'8"
WC:	2.00m x 1.30m	6'6" x 4'3"
Storage:	1.90m x 0.90m	6'2" x 2'11"

*Indicates maximum dimensions. Measurements include wardrobe space. Measurements exclude fireplaces.



First Floor

Master Bed:	4.33m x 4.28m	14'1" x 14'0"
En-Suite:	3.39m x 1.84m	11'1" x 6'0"
Dressing Area:	1.88m x 2.20m	6'2" x 7'2"
Bed 2:	4.53m* x 3.31m*	14'9"* x 10'9"*
En-Suite:	1.20m x 2.70m	3'11" x 8'10"
Bed 3:	4.33m* x 3.34m*	14'1"* x 10'11"*
En-Suite:	1.40m x 2.20m	4'7" x 7'2"
Bed 4:	4.33m* x 3.00m*	14'1"* x 9'10"*
Bed 5:	2.75m x 3.99m	9'0" x 13'1"
Master Bath:	3.44m* x 2.30m*	11'3"* x 7'6"*

Main Features

At Sawyers Meadow, you'll find a variety of 3, 4 and 5 bedroom homes all with generously-sized gardens and garages or private parking included. Our residences really are homes for life, blending traditional Cheshire design with the most cutting-edge technology. Think luxurious underfloor heating for the ultimate cosiness and pre-wired smart home enabled systems for your utmost convenience. This really is modern and stress-free living at its finest.

Internal Finishes

Feature Oak Staircase

Moulded Skirting and Architraves

Feature Fireplace with Solid Oak Mantle

Bathrooms

Duravit Sanitaryware and Furniture

Hansgrohe Brassware to all bathrooms

Tiled Flooring, Part Tiling to all bathrooms and Full Tiling to all Shower Areas.*
(choice of tiles available).**

Recessed Lighting and Duravit Mirror Units to selected bathrooms*

Electrical

Pre-Wired Smart Home Enabled System

Security System with PIR to ground floor and landing

Electrically Operated Garage Doors with Lighting and Power Points

Electric Car Charging Points

Low Energy Lighting and LED Downlighters

Heating and Plumbing

Underfloor Heating to Ground Floor

Calor Gas Central Heating with Energy Efficient Boiler

Chrome Towel Rails to all bathrooms

Thermostatic Heating and Hot Water Controls

Kitchen and Utility

Kitchen by Puddled Duck Kitchens a bespoke custom kitchen company

Choice of Granite, Quartz & Oak Worktops and Upstands to kitchen**

Choice of Kitchen Furniture, Worktops, and Handles**

Farmyard Range with Oak Mantle feature

Integrated Neff Appliances

Stainless Steel Undermount Sinks and Taps

LED Pelmet Lighting

Oak Boot Bench with Coat Storage

Kitchen Islands to all properties

Oak Lined Pan Drawers and Furniture.





Wardrobes

Built in Wardrobes to selected bedrooms*

Walk in Wardrobe and Dressing Rooms to selected master bedrooms*

External

Turf to front and rear gardens

Natural Stone Paving with Patio Area

Block Paved Driveway

1.8m Boundary Fencing and Post and Rail Fencing to plot perimeters.

External Lighting Points

Outside Tap

Flooring

Tiled Flooring to kitchen, utility, hallways and open plan areas to ground floor.*
(choice of tiles available)**

Windows and Doors

Leaded Painswick or Cream PVCu Framed Windows and French Doors with Chrome Handles*

Painswick or Cream Aluminium Bi-Folding Doors*

Solid Oak Cottage Style External Doors to front and rear with Leaded Glazing Panel.

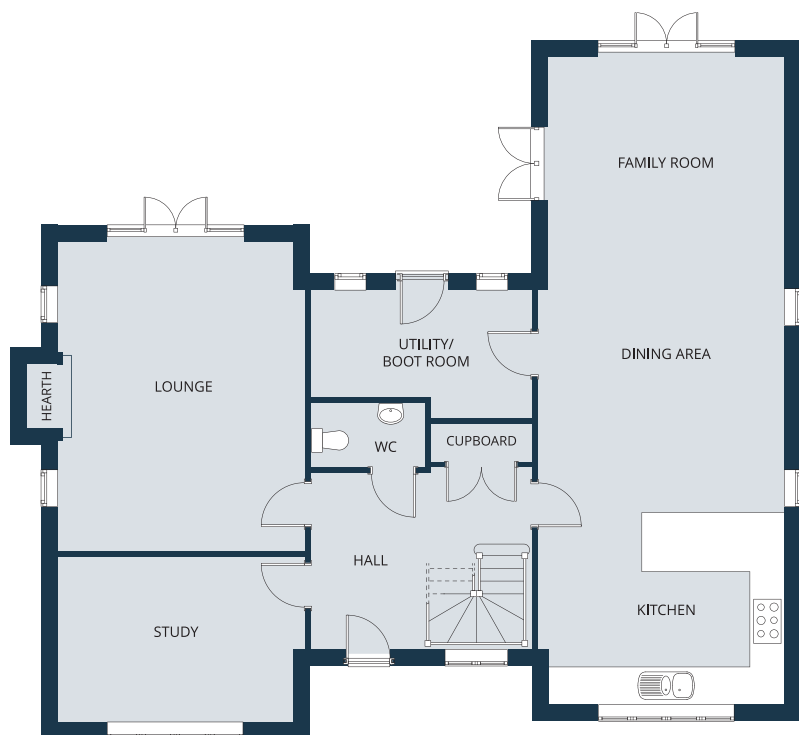
Oak Cottage Style Internal Doors with Chrome Lever Handles

Warranty

10 year NHBC Buildmark Warranty and 2 Year CB Homes Customer Care

*Please ask your sales executive for detailed specification for each plot.

**Choices are available from selected CB Homes Range and only available dependant on construction stage.



Ground Floor

Lounge:	4.53m* x 5.68m*	14'9"* x 18'7"*
Family Room & Kitchen/Dining Area:	4.53m* x 11.87m*	14'9"* x 38'11"*
Study/Snug:	4.53m x 3.05m	14'9" x 10'0"
Utility/Boot Room:	4.06m* x 2.35m*	13'2"* x 7'8"*
WC:	2.10m x 1.20m	6'10" x 3'11"
Storage:	1.86m x 0.70m	6'1" x 2'3"

*Indicates maximum dimensions. Measurements include wardrobe space. Measurements exclude fireplaces.



First Floor

Master Bed:	4.33m x 4.28m	14'1" x 14'0"
En-Suite:	3.44m x 1.84m	11'3" x 6'0"
Dressing Area:	1.93m x 2.20m	6'3" x 7'2"
Bed 2:	4.53m* x 4.55m*	14'9"* x 14'11"*
En-Suite:	1.20m x 2.65m	3'11" x 8'8"
Bed 3:	4.53m* x 3.23m*	14'9"* x 10'7"*
En-Suite:	1.40m x 2.30m	4'7" x 7'6"
Bed 4:	4.53m* x 3.11m*	14'9"* x 10'2"*
Bed 5:	2.75m x 3.65m	9'0" x 11'11"
Master Bath:	3.44m x 2.26m	11'3" x 7'4"

The Poppies



A detached double garage and off-street parking aren't the only impressive outdoor features the Poppies has to offer - there's a 4,500 sq. ft garden, too. Inside, you'll find five generously-sized bedrooms, three of which have their own en-suite, there's also a private dressing room too. On the lower floor, the Poppies boasts an open-plan family room/kitchen, study and separate snug room to create those special everyday moments.

The Camellia



The exterior of the Camellia is instantly appealing, featuring beautiful farmhouse-inspired oak along with classic Cheshire-style Tudor detailing. An integral garage and ample off-street parking is just the tip of the iceberg. Step inside and there's so much more to discover. With five bedrooms, three en-suites, three separate living areas to the lower floor and a family bathroom, the Camellia is an impressive modern property just waiting to be called home.



Ground Floor

Lounge:	4.36m* x 6.30m*	14'3"* x 20'8"*
Family Room & Kitchen/Dining Area:	7.71m* x 6.40m*	25'3"* x 20'11"*
Study/Snug:	2.85m x 3.98m	9'4" x 13'0"
Utility/Boot Room:	3.46m x 2.35m	11'4" x 7'8"
WC:	1.90m x 1.18m	6'2" x 3'10"

*Indicates maximum dimensions. Measurements include wardrobe space. Measurements exclude fireplaces.



First Floor

Master Bed:	4.36m* x 4.50m*	14'3"* x 14'9"*
En-Suite:	2.06m x 2.35m	6'9" x 7'8"
Dressing Area:	2.16m x 2.08m	7'1" x 6'9"
Bed 2:	4.46m* x 4.76m*	14'7"* x 15'7"*
En-Suite:	2.50m x 1.20m	8'2" x 3'11"
Bed 3:	3.80m* x 3.79m*	12'5"* x 12'5"*
En-Suite:	1.20m x 2.47m	3'11" x 8'0"
Bed 4:	3.03m* x 3.98m*	9'11"* x 13'0"
Bed 5:	2.85m x 3.98m	9'4" x 13'0"
Master Bath:	3.48m x 1.93m	11'5" x 6'3"

The Elm

Our lovely spacious bungalow 'The Elm' boasts a wonderful master bedroom with built-in storage, along with a good-sized second bedroom and potential third bedroom or study. For those looking for somewhere to enjoy a new lifestyle within the stunning Cheshire countryside, this charming property couldn't be more perfect. A detached double garage and off-street parking makes having visitors a breeze, along with the open-plan living/dining area and separate lounge to entertain friends and family.

Ground Floor

Lounge:	4.11m* x 5.05m*	13'5" x 16'6"*
Family Room & Kitchen / Dining Area:	8.56m* x 6.71m*	28'1" x 22'0"*
Master Bed:	4.33m* x 3.87m*	14'1" x 12'8"*
En-suite:	3.03m x 1.74m	9'11" x 5'8"
Bed 2:	4.38m* x 2.77m*	14'4" x 9'1"*
Bed 3/Study:	2.60m x 3.45m	8'6" x 11'3"
Utility:	2.15m x 2.53m	7'0" x 8'3"
Master Bath	3.03m x 1.73m	9'11" x 5'8"

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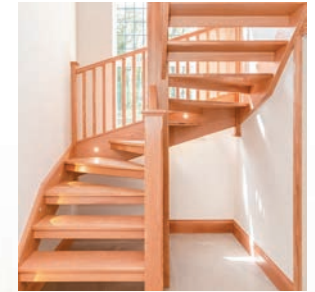


The Elm



Lifestyle choice

Over 35 years' experience of building homes has given us an unparalleled sense of understanding when it comes to our customers. After all, the better we know our customers and their requirements, the better our homes are. We strive to provide not just a stunning home for our customers but a complete lifestyle, too.



*“Quality over quantity wins every time:
we are not a high volume builder”*



“Bespoke and custom homes are our passion and quite simply what we’re best at”

Peace of mind

No matter where you are on your home buying journey, you'll feel safe and secure buying one of our homes. We are regulated by all relevant industry bodies: the NHBC, LABC and FMB to name a few. All our developments include 10-year NHBC Buildmark warranty and a 2 year CB Homes warranty.

We're also signed up to the NHBC's Consumer Code for Home Builders? This means we're committed to an industry-led scheme, prioritising our customers' rights and protection.

Here at CB Homes, we think it's important to recognise achievement. Over the decades that we've been building beautiful homes, we've also won countless awards along the way. These awards have acknowledged our true dedication to our craft - although it's clear to see how devoted we are to each project, being able to say that we are officially 'award-winning' is the perfect way to give peace of mind to both current and future customers.



Winner - Best Small Housing Development Northwest

2019



Regional Finalist

2018



Highly Commended

2017



Finalist North West

2016



Pride in the job award



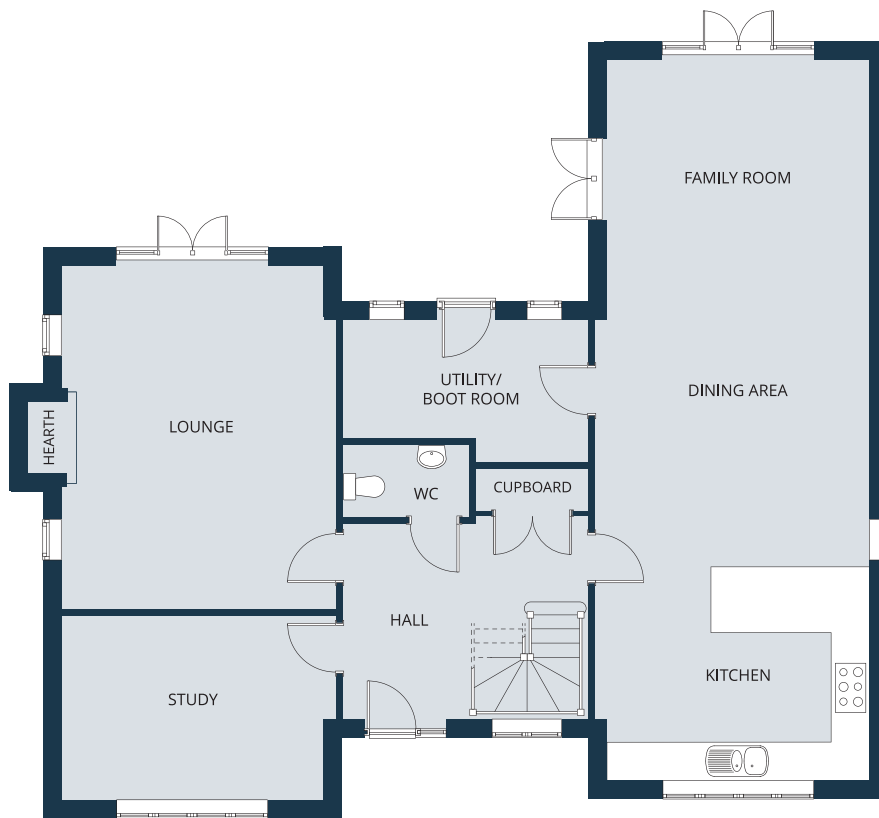
2019 - Best Residential Developer North West



National Silver award for best luxury house



Master builder of the year award



Ground Floor

Lounge:	4.53m* x 5.68m*	14'9"* x 18'7"*
Family Room and Kitchen/Dining Area:	4.53m x 11.87m	14'9" x 38'11"
Study/Snug:	4.53m* x 3.05m*	14'9"* x 10'0"*
Utility/Boot Room:	4.06m* x 2.35m*	13'2"* x 7'8"*
WC:	2.10m x 1.20m	6'10" x 3'11"
Storage:	1.86m x 0.70m	6'1" x 2'3"

*Indicates maximum dimensions. Measurements include wardrobe space. Measurements exclude fireplaces.



First Floor

Master Bed:	4.33m x 4.28m	14'1" x 14'0"
En-Suite:	3.44m x 1.84m	11'3" x 6'0"
Dressing Area:	1.93m x 2.20m	6'3" x 7'2"
Bed 2:	4.53m* x 4.50m	14'9"* x 14'9"
En-Suite:	1.20m x 2.60m	3'11" x 8'6"
Bed 3:	4.53m* x 3.23m*	14'9"* x 10'7"*
En-Suite:	1.40m x 2.30m	4'7" x 7'6"
Bed 4:	4.53m* x 3.11m*	14'9"* x 10'2"*
Bed 5:	2.75m x 3.65m	9'0" x 11'7"
Master Bath:	3.44m x 2.26m	11'3" x 7'4"

The Aster

If you're looking for a little extra room, the Aster could be your perfect property. With a large open-plan family room/dining area, there's ample space to entertain friends and family along with a separate lounge and private study to give more flexibility and versatility to this impressive and spacious home, not forgetting the off-road parking including a detached double garage.

The Rowan



The Rowan

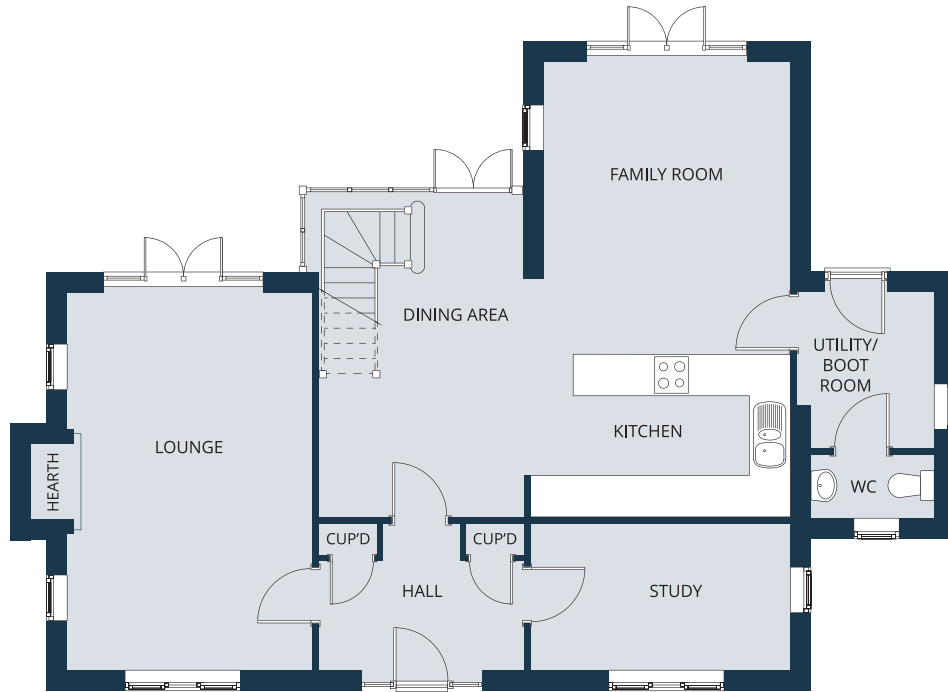
With stunning exterior design and a beautiful interior to match, the Rowan is the ultimate bungalow. Situated within our Sawyers Meadow development, you'll feel right at home in this fantastic 3-bed property, offering ample living and entertaining space for all the family to enjoy. There's built-in storage within two of the bedrooms and the hallway, meaning there's more room to spread out, relax and unwind. Don't forget the utility room, en-suite and separate lounge for maximum flexibility.



Ground Floor

Lounge:	4.33m* x 5.00m*	14'1"* x 16'4"*
Family Room & Kitchen / Dining Area:	8.56m* x 7.36m*	28'1"* x 24'1"*
Utility:	2.15m x 2.53m	7'0" x 8'3"
Master Bed:	4.11m* x 5.11m*	13'5"* x 16'9"*
En-suite:	2.91m x 1.73m	9'6" x 5'8"
Bed 2:	3.66m* x 2.83m*	12'0"* x 9'3"*
Bed 3/Study	2.60m x 3.77m	8'6" x 12'4"
Master Bath	2.91m x 1.73m	9'6" x 5'8"

*Indicates maximum dimensions. Measurements include wardrobe space. Measurements exclude fireplaces.



Ground Floor

Lounge:	3.83m* x 5.91m*	12'5"* x 19'3"*
Kitchen/Family Room:	4.08m x 7.11m	13'4" x 23'3"
Dining Area:	3.07m x 4.86	10'0" x 15'11"
Utility:	2.10m x 2.40m	6'10" x 7'10"
Study/Snug:	4.08m x 2.29m	13'3" x 7'6"
WC:	1.90m x 1.00m	6'2" x 3'3"
Hall	3.18m x 2.29m	10'4" x 7'6"

*Indicates maximum dimensions. Measurements include wardrobe space. Measurements exclude fireplaces.



First Floor

Master Bed:	3.88m* x 4.86m*	12'8"* x 15'11"*
En-Suite:	2.15m* x 3.24m*	7'0"* x 10'7"*
Bed 2:	4.18m* x 3.27m*	13'8"* x 10'8"*
En-Suite:	2.95m* x 1.20m*	9'8"* x 3'11"*
Bed 3:	3.83m* x 3.31m*	12'5"* x 10'9"*
Bed 4:	3.83m x 2.51m	12'5" x 8'2"
Master Bath:	3.18 x 2.22m	10'4" x 7'3"

The Alder



Last but certainly not least, our final detached family home is the Alder. There are four good size bedrooms to the 1st floor and large open plan family room/kitchen-dining area to the ground floor, perfect for entertaining and for family-orientated weekends. The separate lounge and study/snug rooms give you a place to retreat, relax and unwind. There's a detached double garage for extra parking or storage, too.

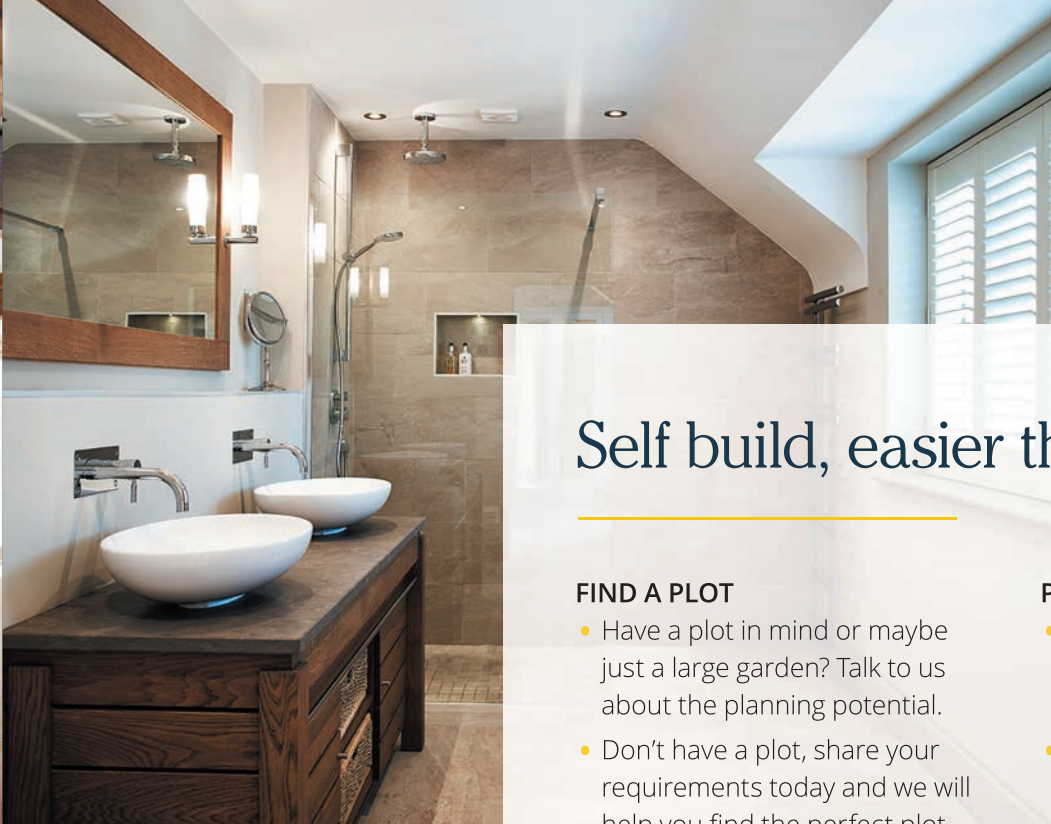
Self build

If a development isn't for you, perhaps you'd prefer the true flexibility and endless options available with a self-build home. Here at CB Homes, we are experts in self-build projects and have helped many people realise their dreams by assisting them in designing, managing and building their ultimate homes.

Our turn-key service means you don't even have to lift a finger - all you need to do is decide exactly what you want from your bespoke, individual property and we will work with yourselves to create a home ready to move into. We can even help you to find a plot of land if that's something you require.

From initial ideas and detailed drawings down to the day-to-day project management and finishing touches, we'll be with you every step of the way on the journey. We have decades of experience crafting the finest properties and specialise in both contemporary designs and more traditional architecture. It's also worth knowing that we take a fixed fee approach, meaning there are no hidden surprise costs along the way. Your budget is just as important to us as it is to you.





Self build, easier than you think

FIND A PLOT

- Have a plot in mind or maybe just a large garden? Talk to us about the planning potential.
- Don't have a plot, share your requirements today and we will help you find the perfect plot.

DESIGN

- Start with a blank page with our architects, tailor something you've seen or choose a CB Homes design.
- Flexibility to cater for wide range of Self-Build budgets.
- Fixed fee price.
- Design your internal space and internal specification to suit your lifestyle and requirements.

PLANNING

- CB Homes management of the application through to decision.
- All supporting work undertaken to allow construction to start on site after approval.
- An unbiased, personal and professional approach towards your project.

BUILD

- Dedicated site manager and project management team with regular update meetings.
- Flexibility to choose and design your homes finishes.
- 10-year LABC/NHBC warranty and 2-year CB Homes warranty.
- CB Homes aftercare and snagging customer service.



