

Ettley Grove

Calveley





Ettley Grove

A small and exclusive development of eight beautiful bespoke new homes,

Offering a range of traditionally styled homes, idyllically situated in the heart of the Cheshire countryside, you are truly spoilt for choice at Ettley Grove. Whether you are looking for an impressive executive family home or something smaller, yet perfectly equipped with every modern luxury, you will find yourself at home here.

1 The Kirrily



2 The Gwydion



3 The Elowen



4 The Adair



5 The Ayla



6 The Idra



7 The Llana



8 The Oren



The Adair

PLOT 4 | FOUR BEDROOM HOME



Ground Floor

Kitchen Diner Sitting:	9.97m x 4.46m*	32' 8" x 14' 7"*
Utility:	1.85m x 3.48m*	6' 0" x 11' 5"*
W/C:	1m x 1.8m*	3' 3" x 5' 10"*
Study:	2.81m x 3.26m*	9' 2" x 10' 8"*
Lounge:	4.58m x 4.02m*	15' 0" x 13' 2"*



First Floor

Bedroom 1:	4.46m x 3.58m*	14' 7" x 11' 8"*
Bathroom:	2.12m x 2.97m*	6' 11" x 9' 8"*
Ensuite:	2.69m x 2.17m*	8' 9" x 7' 1"*
Dresser:	1.91m x 1.69m*	6' 3" x 5' 6"*
Bedroom 2:	3.54m x 4.1m*	11' 7" x 13' 5"*
Ensuite:	2.43m x 1.85m*	7' 11" x 6' 0"*
Bedroom 3:	3.8m x 4.06m*	12' 5" x 13' 3"*
Bedroom 4:	4.05m x 2.71m*	13' 3" x 8' 10"*

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



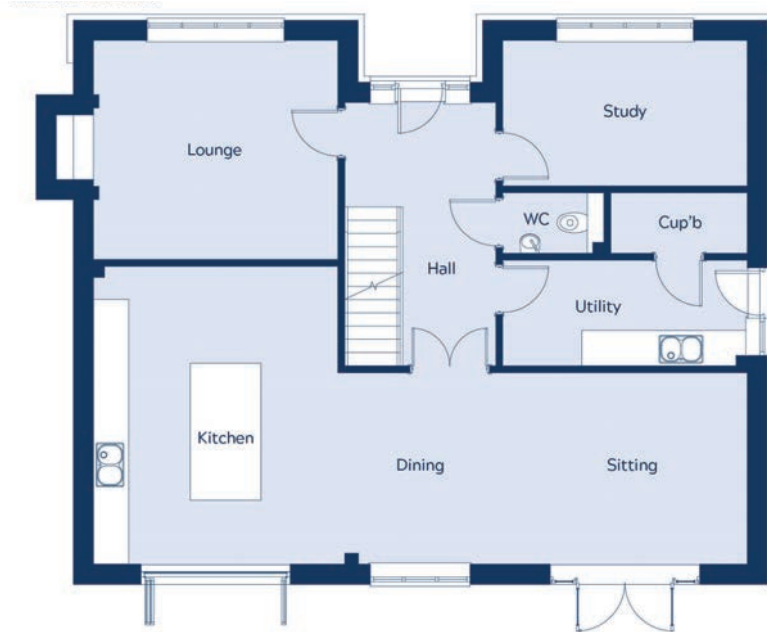
Occupying a corner plot, The Adair is a stunning residence, perfectly designed to suit a busy family lifestyle. Upstairs are four bedrooms, two of which are ensuite, and a generously-sized family bathroom. Downstairs, a timber frame porch leads into a grand entrance hall. This opens into a beautiful open plan living space, comprising a large kitchen, and a convenient dining/ sitting area. A spacious lounge, a useful separate study and a practical utility/ boot room complete this delightful family home. Surrounded by mature trees and a large garden, The Adair is provided with ample parking space and a double garage too.



The Idra is the ultimate dream home for contemporary family living. This house combines the best of traditional farmhouse-inspired features with modern design touches throughout. There is plenty of separate living space downstairs provided by two good-sized lounges. A stylish, open plan living space runs across the width of the rear of the property, comprising a large kitchen, dining room and sitting area, with plenty of space to enjoy relaxing and entertaining. Outside, to the rear, the large garden is bordered with mature trees, while to the front, you will find a further garden, a generous parking area and double garage too.

The Idra

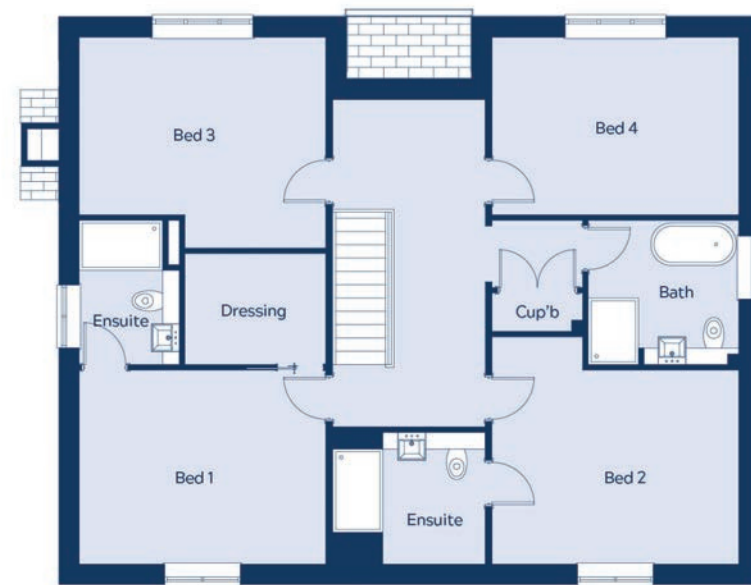
PLOT 6 | FOUR BEDROOM HOME



Ground Floor

Kitchen Diner Sitting:	5.42m x 11.85m*	17' 9" x 38' 10"*
Utility:	1.94m x 4.4m*	6' 4" x 14' 5"*
W/C:	1.86m x 1.12m*	6' 1" x 3' 8"*
Store:	1.12m x 2.5m*	3' 8" x 8' 2"*
Study:	4.46m x 2.66m*	14' 7" x 8' 8"*
Lounge:	3.99m x 4.46m*	13' 1" x 14' 7"*

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



First Floor

Bedroom 1:	4.46m x 3.52m*	14' 7" x 11' 6"*
Ensuite:	2.62m x 1.82m*	8' 7" x 5' 11"*
Dresser:	2.56m x 2.02m*	8' 4" x 6' 7"*
Bedroom 2:	4.46m x 3.52m*	14' 7" x 11' 6"*
Ensuite:	2.76m x 2.4m*	9' 0" x 7' 10"*
Bedroom 3:	4.4m x 3.82m*	14' 5" x 12' 6"*
Bedroom 4:	3.22m x 4.46m*	10' 6" x 14' 7"*
Bathroom:	2.73m x 2.62m*	8' 11" x 8' 7"*



Captivating Calveley

Surrounded by beautiful open countryside on all sides, Calveley is ideally located between the thriving market town of Nantwich and the bustling village of Tarporley.

Bordered by a picturesque stretch of the Shropshire Union Canal, the 'Shroppie', and first recorded as a settlement in medieval times, Calveley still retains its historic rural character.

Just over four miles from the village of Calveley, within sight of Ettley Grove, you will find Beeston Castle. This medieval fortress is dramatically positioned on top of Ettley Hill, after which our development is named.



Nantwich, Tarporley & Bunbury

Ettley Grove enjoys a wonderfully convenient location, as Calveley is in easy reach of Nantwich, Tarporley and Bunbury, which offer a fantastic range of shops, restaurant, cafés, pubs, bars and other services.

Tarporley, with its picturesque high street and beautiful eighteenth century buildings, is less than five miles from Calveley. Along with its historic setting, this thriving village has a wonderful mix of shops and a variety of eateries to visit.

Travel just over six miles to the south east of Calveley to discover the charming market town of Nantwich. Located by the River Weaver, the town is well known for its boutiques, antique dealerships and craft shops, as well as its famous timber-framed buildings.

The pretty village of Bunbury is located a very short distance from Calveley and has several pubs, a café, a local shop and a handy medical centre too.

Nestled in the heart of Cheshire's beautiful countryside, with stunning views towards the Welsh Marches, Calveley is in easy reach of some of the county's most attractive towns and villages.

Tarporley and the historic city of Chester are easily accessed along the A51, while Crewe, with its fast rail links to Manchester, Liverpool, Birmingham and London, is just a bus ride away. With convenient links to the region's motorway network too, Manchester Airport is less than an hour's drive from the village.

Cheshire is renowned for its rural setting and numerous footpaths and cycle routes can be explored from Calveley. Take a stroll on the towpath or enjoy a boat trip along the famous Shropshire Union Canal, which flows right past the village.



History and heritage enthusiasts are spoilt for choice in Calveley, with the well-known castles and historic estates of Beeston, Peckforton, Cholmondeley and Bolesworth all providing scope for enjoyable local days out.

Calveley has its own primary school and is in the catchment area of Tarporley High School. Reaseheath College, a leading FE college, is under six miles away and a number of independent schools are also located conveniently close by.

Countryside, canals & castles



The Ayla

PLOT 5 | FOUR BEDROOM HOME



Ground Floor

Kitchen Diner Sitting:	9.97m x 4.46m*	32' 8" x 14' 7"*
Utility:	1.85m x 3.48m*	6' 0" x 11' 5"*
W/C:	1m x 1.8m*	3' 3" x 5' 10"*
Study:	2.81m x 3.26m*	9' 2" x 10' 8"*
Lounge:	4.58m x 4.02m*	15' 0" x 13' 2"*

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



First Floor

Bedroom 1:	4.46m x 3.58m*	14' 7" x 11' 8"*
Bathroom:	2.12m x 2.97m*	6' 11" x 9' 8"*
Ensuite:	2.69m x 2.17m*	8' 9" x 7' 1"*
Dresser:	1.91m x 1.69m*	6' 3" x 5' 6"*
Bedroom 2:	3.54m x 4.1m*	11' 7" x 13' 5"*
Ensuite:	2.43m x 1.85m*	7' 11" x 6' 0"*
Bedroom 3:	3.8m x 4.06m*	12' 5" x 13' 3"*
Bedroom 4:	4.05m x 2.71m*	13' 3" x 8' 10"*



This executive four bedroom home, The Ayla, is beautifully appointed with every convenience for modern living. Upstairs, there is a spacious master bedroom, complete with ensuite bathroom and separate dressing room, along with three other bedrooms, one of which is ensuite, and a generously-sized family bathroom. Downstairs, a luxurious lounge opens into a good-sized rear garden. The modern open plan family space comprises a big kitchen and a generously-sized dining / sitting area. A separate study provides a perfect location for working from home. Outside, there are extensive gardens, plenty of parking space and a double garage.



The Oren occupies a corner plot, surrounded by mature trees. Downstairs, there are two lounges to provide plenty of space for relaxation. The open plan living space, comprising kitchen, dining and sitting areas, running across the back of the house is ideal for family dining, fun entertaining or just chilling out. Double doors lead into an enclosed rear garden, while at the front of the property, there is plenty of parking space, as well as a double garage and further garden space.

The Oren

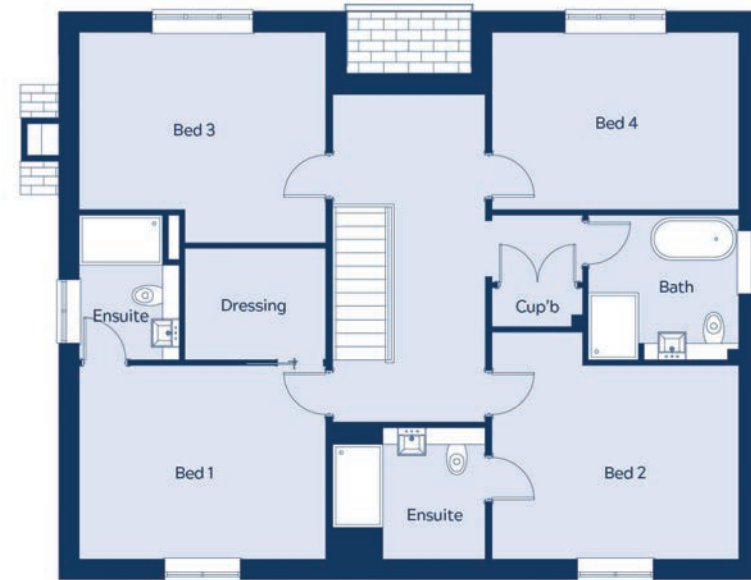
PLOT 8 | FOUR BEDROOM HOME



Ground Floor

Kitchen Diner Sitting:	5.42m x 11.85m*	17' 9" x 38' 10"*
Utility:	1.94m x 4.4m*	6' 4" x 14' 5"*
W/C:	1.86m x 1.12m*	6' 1" x 3' 8"*
Store:	1.12m x 2.5m*	3' 8" x 8' 2"*
Study:	4.46m x 2.66m*	14' 7" x 8' 8"*
Lounge:	3.99m x 4.46m*	13' 1" x 14' 7"*

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



First Floor

Bedroom 1:	4.46m x 3.52m*	14' 7" x 11' 6"*
Ensuite:	2.62m x 1.82m*	8' 7" x 5' 11"*
Dresser:	2.56m x 2.02m*	8' 4" x 6' 7"*
Bedroom 2:	4.46m x 3.52m*	14' 7" x 11' 6"*
Ensuite:	2.76m x 2.4m*	9' 0" x 7' 10"*
Bedroom 3:	4.4m x 3.82m*	14' 5" x 12' 6"*
Bedroom 4:	3.22m x 4.46m*	10' 6" x 14' 7"*
Bathroom:	2.73m x 2.62m*	8' 11" x 8' 7"*

Main Features

At Ettley Grove, you'll find a variety of two, three and four bedroom homes, all with generously-sized gardens and garages or private parking included. Our residences really are homes for life, blending traditional Cheshire design, open plan living and cutting-edge technology. Think bespoke, custom built kitchens and luxury bathrooms, along with pre-wired smart home enabled systems. Style, comfort and convenience built in.



Internal Finishes

- Feature oak staircase with oak handrails and newel caps*
- Moulded MDF skirting and architraves
- Feature fireplace with solid oak mantle*
- Feature panelling to main bedroom*
- Floor tiling to cloakroom, hall and kitchen areas*
- Built in wardrobe and dressing rooms to selected master bedrooms*

Bathrooms

- Luxury sanitaryware and furniture
- Luxury brassware to all bathrooms
- Tiled flooring to all bathrooms
- Part tiling to all bathrooms and full tiling to all shower areas including feature walls
- Client choice of tiling to bathrooms from our range*
- Large format LED touch illuminating mirroring to all bathrooms

Electrical

- Pre-wired smart home enabled system
- Security system with PIR to ground floor and landing
- Electric car charging point
- Energy saving LED recessed downlighters and feature pendant locations
- Brushed chrome finish to all sockets and switches to halls and landing
- External lighting to front and rear of property
- External IP rated power socket

Heating and Plumbing

- Under floor heating to ground floor
- Efficient radiator heating to all first floor rooms
- Powered by air source heating
- Chrome towel rails to all bathrooms with additional electric element for summer use

Kitchen and Utility

- Kitchens by a local bespoke custom kitchen company
- Quartz worktops and upstands to kitchen*
- Choice of kitchen furniture, worktops, and handles*
- Integrated branded appliances including full height fridge, freezer, dishwasher and double ovens*
- Kitchen islands to all properties*
- Pan drawers and furniture*
- Integrated pantry area*



Flooring

Tiled flooring to ground floors in selected areas*

Choice of flooring to ground floor*

External

Large plot sizes and garden sizes

Turf to front and rear gardens

Sectional electric garage doors*

Natural Indian stone paving to house perimeters with rear patio area

Block paved driveway with edgings

Soft landscaping to front gardens

1.7m boundary fencing and post and rail fencing to plot perimeters

External lighting and light bollards

Outside tap

Windows and Doors

Georgian or cottage bar flush casement windows with brushed chrome handles*

Aluminium bi-folding doors*

French doors with brushed chrome handles

Solid cottage composite external doors to front and rear with additional security features and multipoint locking system

Heavyweight oak veneer cottage style internal doors with chrome lever handles to both floors

Warranty

10 year New Home Buildmark Warranty

2 year CB Homes Customer Care

* Please ask your sales advisors for detailed specification for each plot, timing for finishing touches and to see CB Homes Finishing Touches Range.



Ten simple steps to buy your home

① Visit us

As well as looking around our site, enjoy exploring the local area and get a feel for what your life would be like living here.

② Select your home

Whether you are looking for your first house or you need something larger for a growing family, you are sure to find the perfect place to call home.

③ Arrange finance

If you haven't already arranged a mortgage, speak to an independent financial advisor, who can go through the options available to you.

④ Part exchange

Talk to us about our part exchange and assisted move schemes.

Terms & Conditions apply.

5 Reserve your home with us

Reserving your home is easy. Our Sales Executive will advise and assist you all the way through the reservation and purchasing process. You will need to pay a reservation deposit and provide both yours and your solicitor's contact details.

6 Fill in the paperwork

Once any surveys, valuations and searches are complete, your solicitor and our solicitor will exchange the signed copies of the contract. Your deposit will now be sent to our solicitor and you can plan your moving date.

7 Choose your fixtures and fittings

Many different options for finishing touches are available to you, from kitchen worktops and tiles to bathroom fittings. If you choose, additional extras can also be arranged as an upgrade, in consultation with our Sales Executives.

8 Pre-completion inspection

Our Sales Executive will arrange for you to have the opportunity to see your new home before legal completion, to undertake a pre-completion inspection.

9 Completion of contracts

On the date of completion of contracts, when the full completion funds for your new home are transferred from your solicitor to us, you become the legal owner of your new home.

10 Collect your keys

All that's left to do is inspect your new home, read the meters, review your homeowners manual. You can then collect the keys and get ready to move in!





The Llana is a fabulous family home, beautifully designed for a modern family's busy lifestyle. Outside, a timber frame porch provides a touch of traditional style, while the interior is a perfect combination of practicality and stylish design. There are four bedrooms, two of which are ensuite, and a good-sized family bathroom. Downstairs, a large kitchen and a convenient dining/sitting area comprises a beautiful open plan living space. A separate lounge, a useful study and a utility/ boot room complete this impressive home.

The Llana

PLOT 7 | FOUR BEDROOM HOME



Ground Floor

Kitchen Diner Sitting:	9.97m x 4.46m*	32' 8" x 14' 7"*
Utility:	1.85m x 3.48m*	6' 0" x 11' 5"*
W/C:	1m x 1.8m*	3' 3" x 5' 10"*
Study:	2.81m x 3.26m*	9' 2" x 10' 8"*
Lounge:	4.58m x 4.02m*	15' 0" x 13' 2"*

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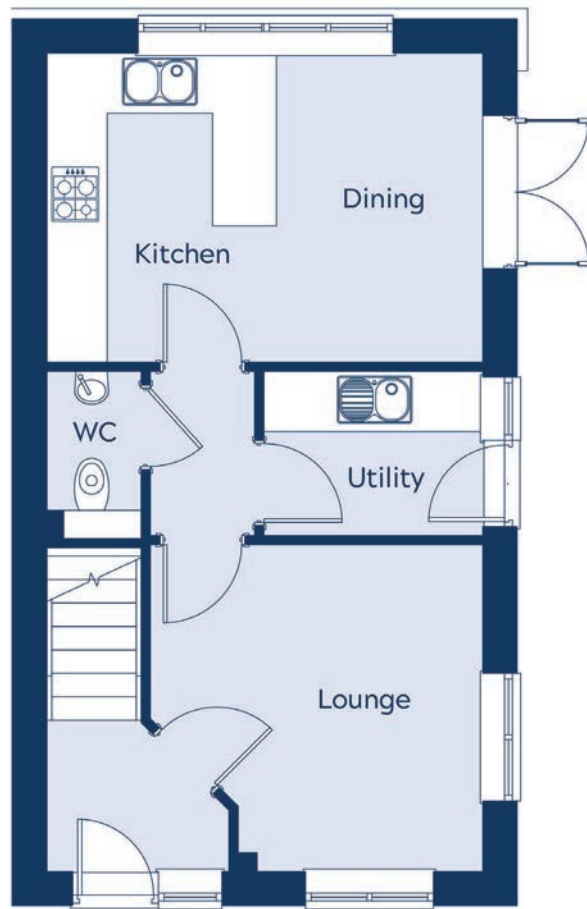


First Floor

Bedroom 1:	4.46m x 3.58m*	14' 7" x 11' 8"*
Bathroom:	2.12m x 2.97m*	6' 11" x 9' 8"*
Ensuite:	2.69m x 2.17m*	8' 9" x 7' 1"*
Dresser:	1.91m x 1.69m*	6' 3" x 5' 6"*
Bedroom 2:	3.54m x 4.1m*	11' 7" x 13' 5"*
Ensuite:	2.43m x 1.85m*	7' 11" x 6' 0"*
Bedroom 3:	3.8m x 4.06m*	12' 5" x 13' 3"*
Bedroom 4:	4.05m x 2.71m*	13' 3" x 8' 10"*

The Elowen

PLOT 3 | THREE BEDROOM HOME

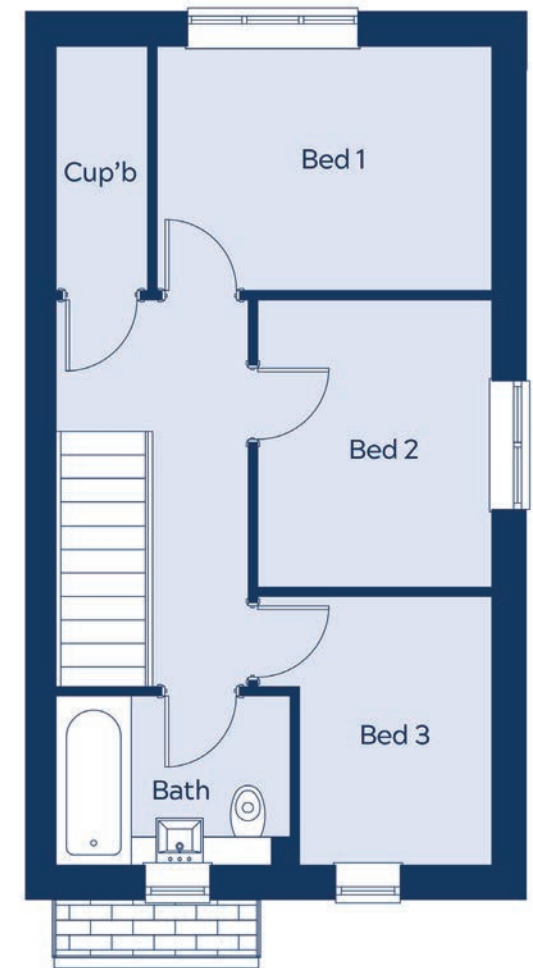


Ground Floor

Kitchen & Diner:	3.31m x 4.68m*	10' 10" x 15' 4"*
Utility:	1.76m x 2.35m*	5' 9" x 7' 8"*
W/C:	1.79m x 1m*	5' 10" x 3' 3"*
Lounge:	3.55m x 3.50m*	11' 7" x 11' 5"*

First Floor

Bedroom 1:	2.62m x 3.58m*	8' 7" x 11' 8"*
Bedroom 2:	3.07m x 2.51m*	10' 0" x 8' 2"*
Bedroom 3:	2.88m x 2.07m*	9' 5" x 6' 9"*
Bathroom:	1.82m x 2.5m*	5' 11" x 8' 2"*



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



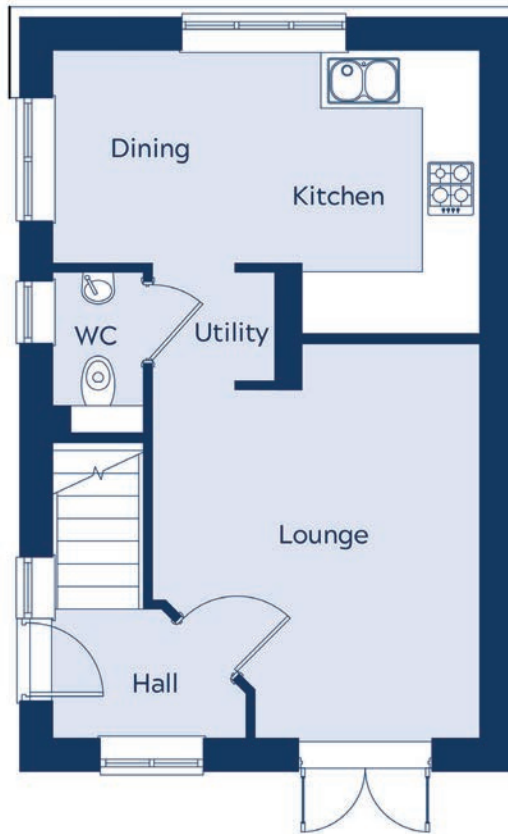
This attractive end mews property, The Elowen, enjoys the advantages of a corner plot, with double doors opening out from the kitchen/ dining area into a delightful large back garden. A generously-sized lounge, separate utility and practical WC completes the downstairs accommodation. Upstairs, there are three good-sized bedrooms, a family bathroom and a useful storage area.



The Kirrily is a delightful mews style house, with instant kerb appeal for those looking to enjoy a truly rural idyll. Upstairs there are two good-sized bedrooms with a spacious family bathroom. Downstairs is designed for modern living, with a wonderful open plan space, comprising lounge, kitchen and dining area. There is also a practical utility room off the kitchen and a downstairs WC.

The Kirrily

PLOT 1 | TWO BEDROOM HOME

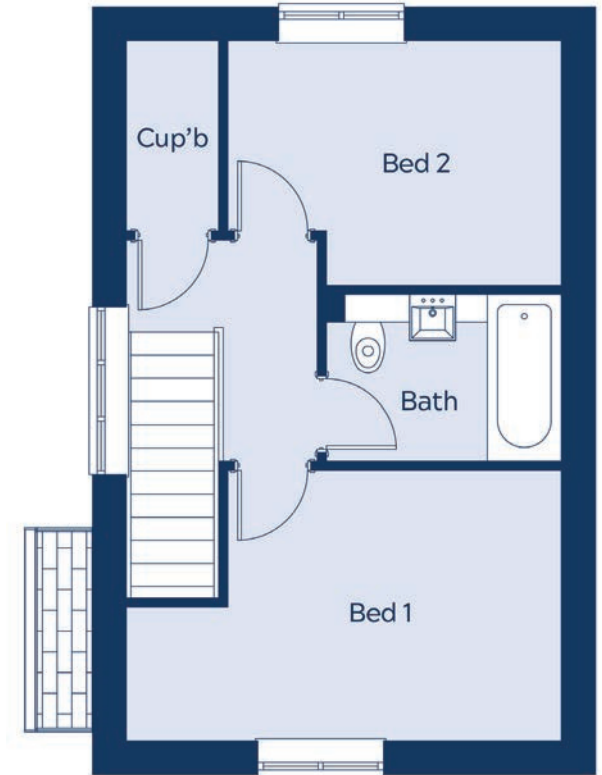


Ground Floor

Kitchen & Diner:	4.76m x 3.06m*	15' 7" x 10' 0"*
Utility:	1.22m x 1.57m*	4' 0" x 5' 1"*
W/C:	1.79m x 1.02m*	5' 10" x 3' 4"*
Lounge:	3.86m x 3.70m*	12' 7" x 12' 1"*

First Floor

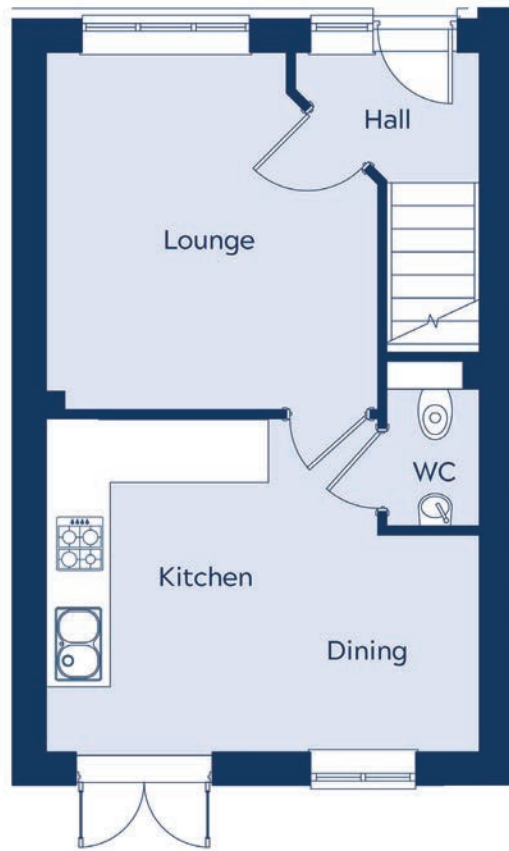
Bedroom 1:	2.95m x 4.76m*	9' 8" x 15' 7"*
Bedroom 2:	3.66m x 2.67m*	12' 0" x 8' 9"*
Bathroom:	2.59m x 1.82m*	8' 5" x 5' 11"*
Store:	1.02m x 2.87m*	3' 4" x 9' 4"*



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

The Gwydion

PLOT 2 | TWO BEDROOM HOME

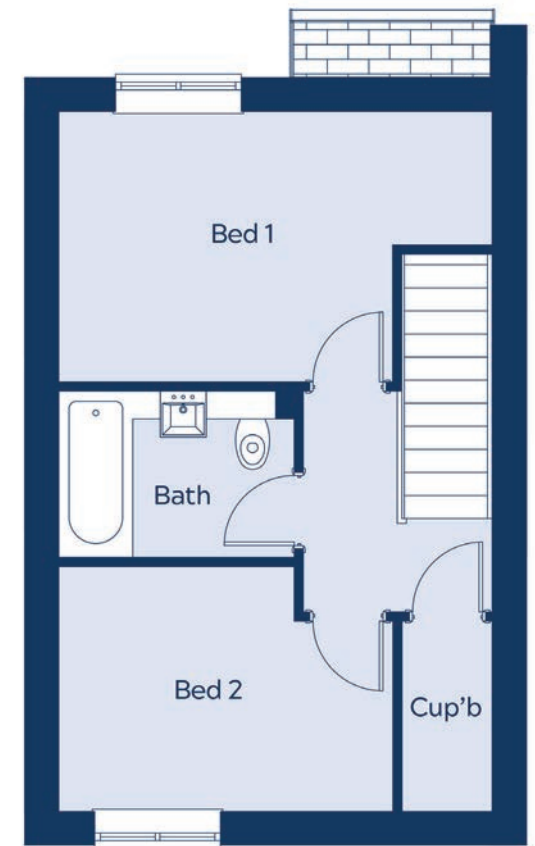


Ground Floor

Kitchen & Diner:	3.63m x 4.76m*	11' 10" x 15' 7"*
W/C:	1m x 1.8m*	3' 3" x 5' 10"*
Lounge:	3.64m x 3.89m*	11' 11" x 12' 9"*

First Floor

Bedroom 1:	2.95m x 4.76m*	9' 8" x 15' 7"*
Bedroom 2:	2.67m x 3.66m*	8' 9" x 12' 0"*
Bathroom:	2.59m x 1.82m*	8' 5" x 5' 11"*



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



The Gwydion is another of our pretty mews houses, perfectly suited to anyone looking for their first home or seeking to downsize to this stunning rural location. Upstairs you will find two good-sized bedrooms, plus a family bathroom and a useful storage room. Downstairs, the hallway opens into a lounge, leading into a separate kitchen-dining area, with double doors opening to the rear of the property.

About CB Homes

Based in rural Cheshire, we have designed and built some of the most prestigious properties in the county. Since our inception in 1981, our unique approach to design and construction has seen our specialists successfully create everything, from exclusive self-build projects to distinctive developments and exceptional barn conversions.

Peace of mind

We are regulated by all relevant industry bodies, including NHQC, NHBC, LABC & FMB. Our developments include a registered warranty and our own two year warranty.



The New Homes Quality Code: Statement of Principles

This **statement of principles** (the core principles) sets out the main principles which we, as registered developers, agree to follow to benefit customers.



- 1. Fairness:** treat customers fairly throughout the buying and after-sales process.
- 2. Safety:** carry out and complete work in line with all regulations and requirements that apply to the new home, as set out by the Government, and have the necessary certificates from an appropriately approved body to show they have done this.
- 3. Quality:** complete all work to a high standard in line with all building and other standards and regulations that apply, as well as to the specification for the new home, and make sure that completion does not take place until the new home is complete (see section 2 of this code).
- 4. Service:** have in place systems, processes and staff training to meet the customer service requirements of the code, and not use high-pressure selling techniques to influence a customer's decision to buy a new home.
- 5. Responsiveness:** have in place a reliable after-sales service and effective complaints procedure to make sure responses to customer queries are clear, thorough and provided in good time.
- 6. Transparency:** provide clear and accurate information about buying the new home, including tenure and any costs the customer may have to pay in the future, such as ground rents and service charges.
- 7. Independence:** make sure that customers know they should appoint independent legal advisers when buying a new home and that they have the right to ask for an independent precompletion inspection before completion takes place.
- 8. Inclusivity:** take steps to identify and provide appropriate support to vulnerable customers and make sure the code is available to all customers, including in appropriate formats and languages.
- 9. Security:** make sure there are reasonable financial arrangements in place, through insurance or otherwise, to meet all their obligations under the code, including repaying deposits when they are due and any financial awards made by the New Homes Ombudsman Service.
- 10. Compliance:** meet the requirements of the code and the New Homes Ombudsman Service.

Award winning

We are very proud that our work has been successfully recognised through local, regional and industrial awards. These reflect the importance our whole team places on innovation and quality craftsmanship, as well as on customer and community relationships.



Best luxury house
Bronze award 2021



Master builder of
the year award 2023



2023 Shortlisted
2 Nominations



**Building Excellence
AWARDS**
AWARDS WINNER



2024
Highly
Commended
2 projects



2022
Winner
Best small new
housing development

2020
Regional Finalist
4 Nominations

2019
Winner

2018
Regional Finalist

2017
Highly Commended



Self-build with CB Homes

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 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 you to create a home ready to move into. We can even help you find a plot of land if required.

We specialise in both contemporary designs and more traditional architecture. For extra peace of mind, we take a fixed fee approach, meaning there are no hidden surprise costs along the way.



Self-build, easier than you think

FIND A PLOT

- Do you have a plot in mind or maybe just a large garden? If not, we may be able help you find land.

DESIGN

- You can consult with our architects, tailor something you have seen or choose one of our own designs.
- The internal space and specification can be designed to suit your individual requirements.
- We can cater for a wide range of self-build budgets.
- We offer a fixed fee price.

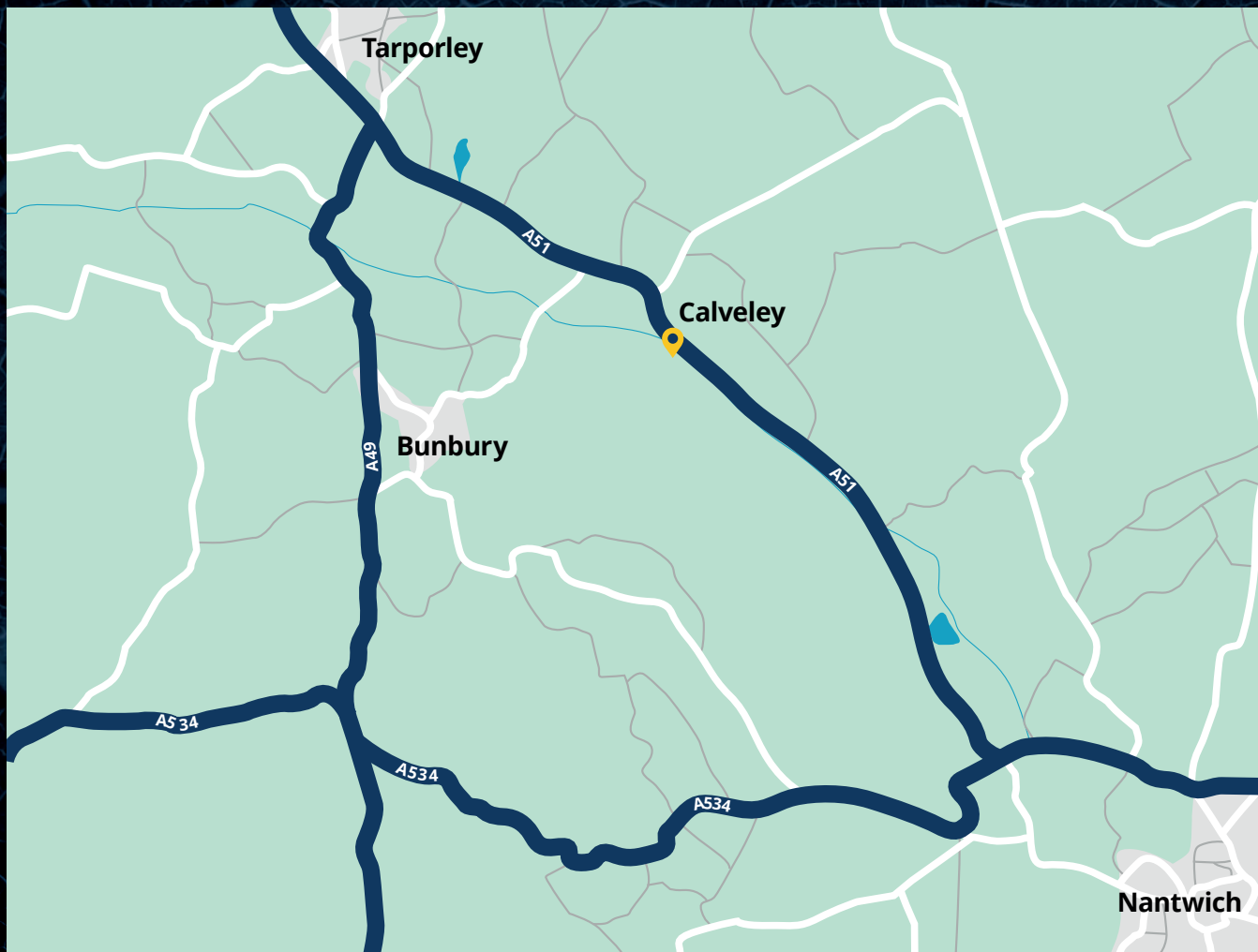
PLANNING

- We can manage your application through to a final decision.

- We can undertake all supporting work.
- We will provide an unbiased, personal approach towards your project.

BUILD

- Our dedicated site manager and project management team will have regular update meetings with you.
- You have flexibility to choose and design your home's finishes.
- We provide an aftercare and snagging customer service.
- Our ten year LABC/NHBC warranty and a two year CB Homes warranty provides complete peace of mind.



Ettley Grove

*Nantwich Road, Calveley
CW6 9JN*

Disclaimer

These particulars are intended for guidance and illustration purposes only and do not constitute a contract, part of contract or warranty.

All floor plans and dimensions have been produced prior to commencement of construction work and CB Homes Ltd. reserves the right to alter layouts and specifications. Floor plans are not to scale and not intended to be used for carpet sizes, appliance spaces or furniture sizes.

All room sizes show the maximum usable space.

Furniture is for illustrative purposes only and is not included.

While these particulars have been prepared with care and are believed to be accurate, no liability for any errors or omissions therein or the consequences thereof will be accepted by CB Homes Ltd.



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