



Swallow Close

KINGSLEY



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For idyllic countryside living





Welcome to Swallow Close

Nestled on the edge of the picturesque village of Kingsley, in the heart of beautiful Cheshire countryside, these four outstanding homes present a unique opportunity to enjoy the best of rural living in beautiful surroundings.





Countryside on the doorstep

With views across open countryside towards the Peak District, Swallow Close is in walking distance of the attractive village centre and its amenities, which include a shop, a pub and two primary schools. There is plenty going on in the close-knit community, including a cricket club and many youth group activities.

Highest Quality

The outstandingly high-quality specification of these exclusive 5-bedroom luxury homes offers a chance to enjoy modern countryside living at its finest.

The fabulously appointed properties combine traditional design with contemporary modern elements. Eye-catching Poplar cladding contrasts beautifully with Cheshire brick, while large format tilt and turn windows provide a traditional look with modern benefits, creating a minimalist, clean finish.

Bi-folding doors running across the rear of the properties open into the gardens, creating a feeling of light, open space and elegance. Across both floors, top of the range fixtures and fittings, combined with generously sized rooms, provide magnificent surroundings for relaxing, unwinding and entertaining.



Market Towns

Outdoors enthusiasts are spoilt for choice, with Delamere Forest and its host of opportunities for walking, cycling and horse riding right on the doorstep. Other excellent recreational facilities in the area include a number of superb golf courses, the Sandstone Trail and Manley Mere, which is renowned for its water sports.

The market towns of Frodsham and Northwich are a short drive away, while Chester, Liverpool and Manchester city centres are easily reached, with good access to major roads, including the M53 and M56 motorways.

The Site Plan



- 1 Further Meadows
- 2 Wellwood View
- 3 Weaver View
- 4 Church View



*“a stunning combination
of traditional design with contemporary
modern elements”*

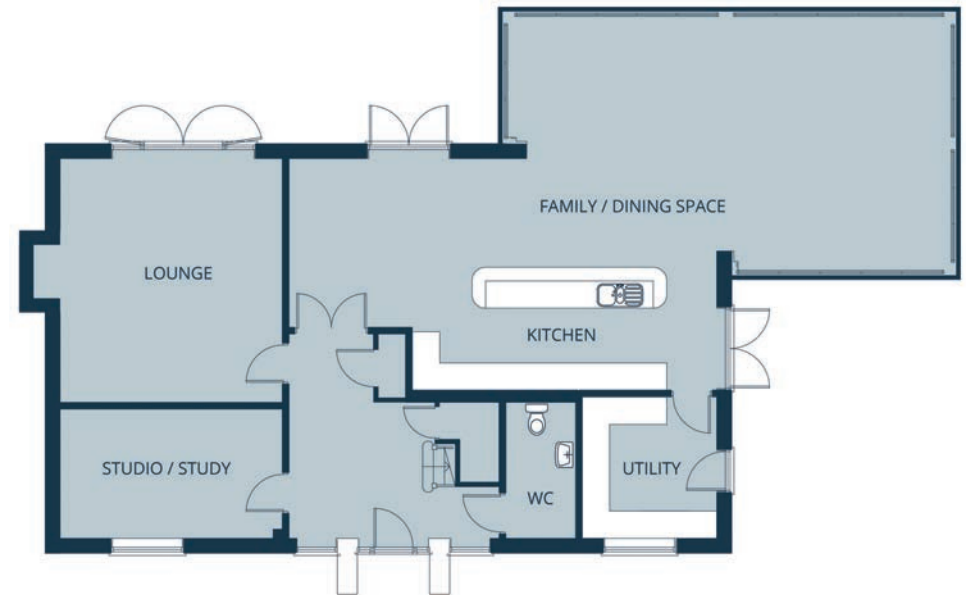


Further Meadows

PLOT ONE

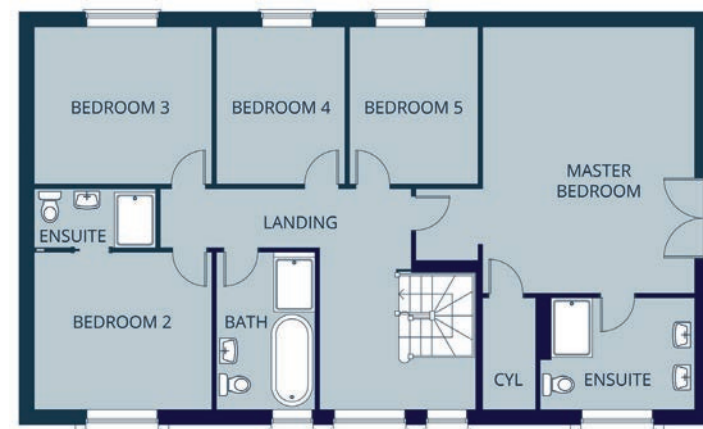
Ground Floor

Lounge:	5.80m x 4.92m	19'0" x 16'2"*
Studio/Study:	2.48m x 4.92m	16'2" x 8'2"
Entrance hall:	4.66m x 4.53m	15'3" x 14'11"
Kitchen/Dining:	9.43m x 8.23m	30'11" x 27'0"
Utility:	2.29m x 3.15m	7'6" x 10'4"
WC:	1.23m x 3.15m	4'0" x 10'4"



First Floor

Master Bed/Dressing:	4.66m x 5.84m	15'4" x 19'2"
Ensuite:	3.41m x 2.55	11'2" x 8'4"
Bed 2:	3.91m x 3.46m	12'10" x 11'4"
Bed 3:	3.91m x 3.46m	12'10" x 11'4"
Ensuite:	2.69m x 1.31m	8'10" x 4'4"
Bed 4:	2.92m x 3.46m	9'7" x 11'4"
Bed 5:	2.74m x 3.46m	9'0" x 11'4"
Bathroom:	2.17m x 3.45m	7'2" x 11'4"



*All measurements indicate maximum dimensions. Measurements include wardrobe space.



Further Meadows is a simply stunning family residence with every luxury that modern life can provide. The generous living area downstairs includes a lounge, complete with log burner, a beautifully appointed kitchen and a huge family/ dining space with a fabulous vaulted ceiling. The garden can be accessed through double sets of French doors.

Upstairs, five bedrooms include two ensembles, with the magnificent master bedroom complemented by a large dressing room and useful storage area. A glazed Juliet balcony overlooks the garden.



Wellwood View is a magnificent family home, beautifully presented for luxurious, modern living. The wonderful downstairs living space combines the best of traditional features with contemporary touches. A delightful family/ dining space benefits from a vaulted ceiling, adding to the feeling of spacious grandeur.

While the study provides a great working space, the impressive lounge is the perfect place to relax and enjoy the warmth of the log-burner. The garden can be accessed through double sets of French doors.

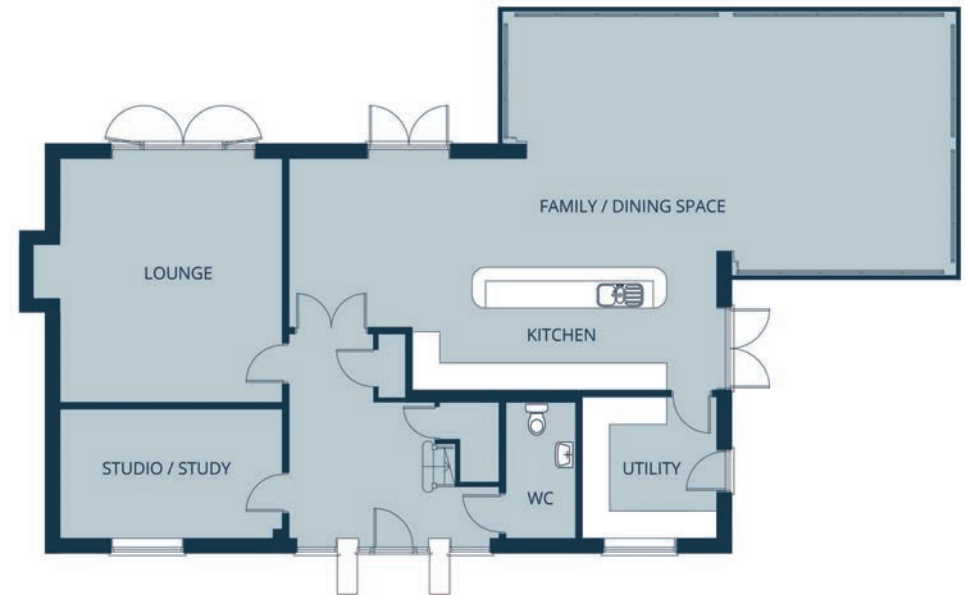
Upstairs, two of the five bedrooms benefit from ensembles, while the magnificent master bedroom also enjoys a spacious dressing room and a useful storage area. A glazed Juliet balcony overlooks the garden.

Wellwood View

PLOT TWO

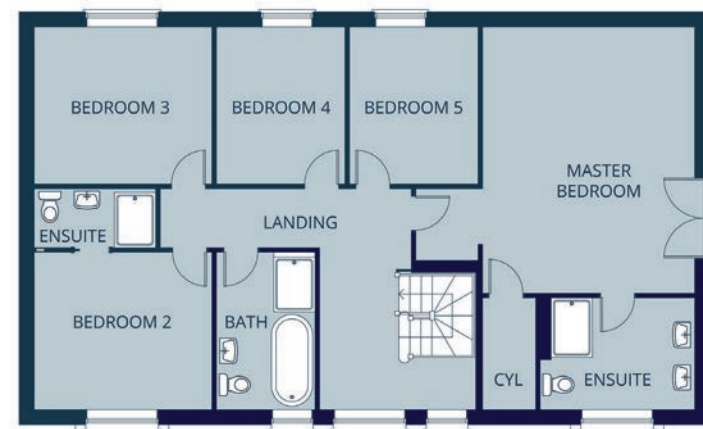
Ground Floor

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First Floor

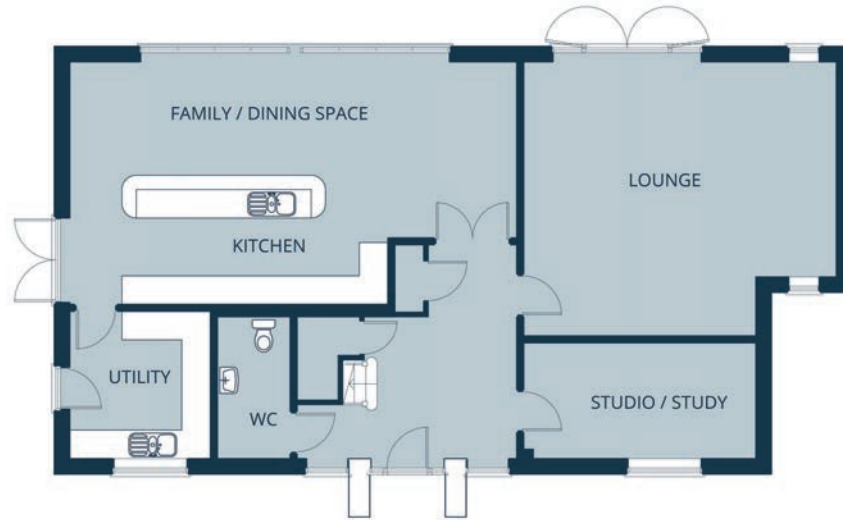
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Bed 4:	2.92m x 3.46m	9'7" x 11'4"
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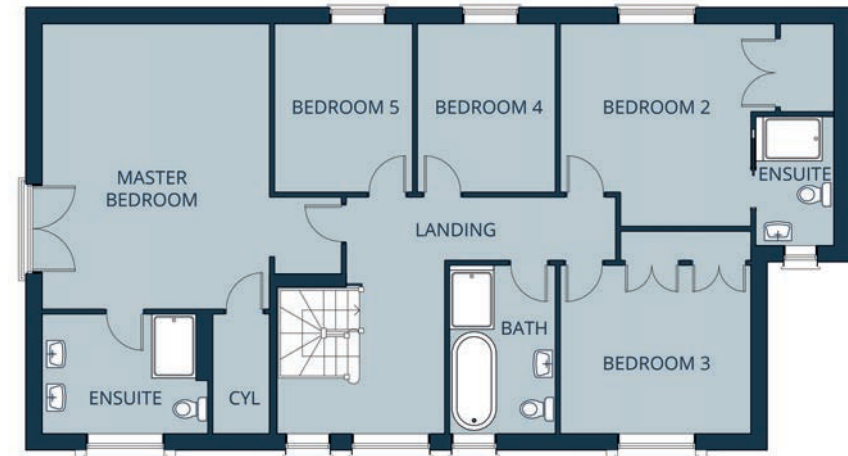
Weaver View

PLOT THREE



Ground Floor

Lounge:	6.61m x 5.80m	21'8" x 19'0"
Studio/Study:	4.92m x 2.48m	16'2" x 8'2"
Entrance hall:	4.66m x 4.53m	15'3" x 14'10"
Kitchen/Dining:	9.43m x 5.13m	30'11" x 16'10"
Utility:	3.00m x 3.15m	9'10" x 10'4"
WC/Cloakroom:	1.57m x 4.15m	5'2" x 10'4"



First Floor

Master Bed/Dressing:	5.84m x 4.66m	19'2" x 15'3"
Ensuite:	3.41m x 2.47	11'2" x 8'1"
Bed 2:	5.60m x 4.15m	18'4" x 13'8"
Ensuite 2:	1.62m x 2.66m	5'4" x 8'9"
Bed 3:	3.91m x 4.15m	12'10" x 13'8"
Bed 4:	2.83m x 3.46m	9'3" x 11'4"
Bed 5:	2.83m x 3.46m	9'3" x 11'4"
Bathroom:	2.17m x 3.46m	7'2" x 11'4"

*All measurements indicate maximum dimensions. Measurements include wardrobe space.



With abundant space and style, Weaver View provides the perfect space to enjoy unwinding, relaxing or entertaining.

The huge living-family area is complemented by fabulous bi-folding doors that run across the rear of the property and open onto the beautiful garden. Plenty of additional storage and workspace are provided in the useful utility room and the cosy self-contained study.

A magnificent staircase leads upstairs where you will find a superb master bedroom, with its own spacious dressing room and ensuite, along with a glazed Juliet balcony that overlooks the grounds.



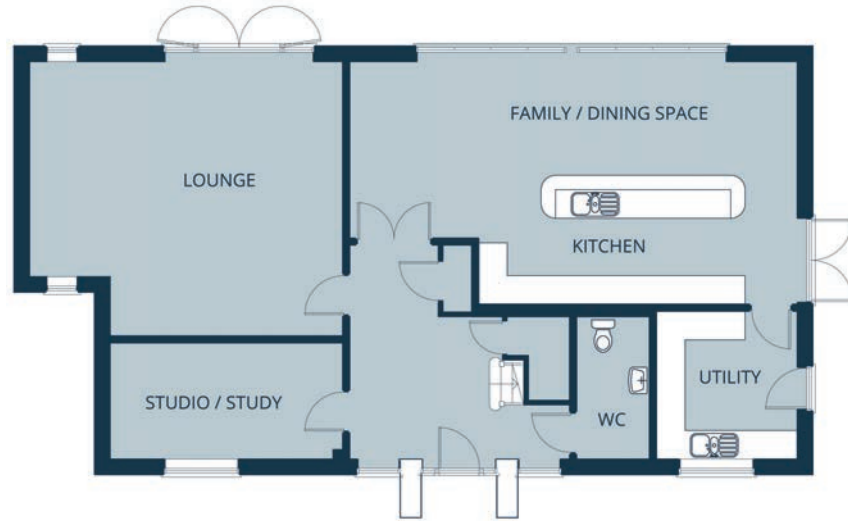
If you're looking for a dream country home, Church View offers everything you could possibly want. The impressive layout and design provides an ideal space to kick back and relax or a beautiful setting for entertaining family and friends.

The cutting edge design makes the most of space and light throughout. The huge living-family area has fabulous bi-folding doors that run across the rear of the property and open onto the beautiful garden, while upstairs, the well-appointed modern family bathroom benefits from a vaulted ceiling.

Downstairs, there is abundant storage and extra workspace provided in the useful utility room, store and comfortable study. A magnificent staircase leads upstairs where you will find a superb master bedroom, with its own spacious dressing room and ensuite and a glazed Juliet balcony.

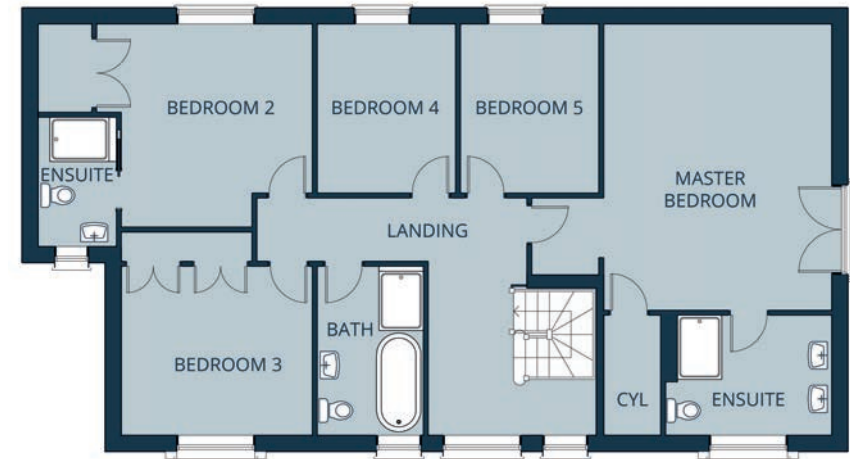
Church View

PLOT FOUR



Ground Floor

Lounge:	6.61m x 5.80m	21'8" x 19'0"
Studio/Study:	4.92m x 2.48m	16'2" x 8'2"
Entrance hall:	4.66m x 4.53m	15'3" x 14'10"
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Utility:	3.00m x 3.15m	9'10" x 10'4"
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First Floor

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Bed 5:	2.83m x 3.46m	9'3" x 11'4"
Bathroom:	2.17m x 3.46m	7'2" x 11'4"

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Main Features

These truly impressive homes enjoy touches of luxury in every room, with traditional design alongside contemporary modern elements. Tilt and turn anthracite windows and bi-folding doors create a feeling of light, open space and elegance. With the top of the range fixtures and fittings, Swallow Close has perfect spaces for relaxing, unwinding and entertaining.

Internal Finishes

- Full closed tread oak feature staircase
- Moulded skirting and architraves
- Feature contemporary hole in the wall fireplace*

Bathrooms

- Crosswater sanitaryware and furniture
- Crosswater brassware to all bathrooms
- Free standing baths*
- Large walk in shower enclosures*
- Choice of wall and floor tiling to all shower areas*
- Recessed lighting and mirror features*

Heating and Plumbing

- Under floor heating to ground floor
- Gas Central Heating with energy efficient boiler
- Chrome towel rails to all bathrooms
- Thermostatic heating and hot water controls

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

Kitchen Utility

- Kitchen by local bespoke company
- Large format open plan kitchen dining area*
- Free standing Island*
- Choice of quartz worktops and upstands to kitchen*
- Choice of kitchen furniture, worktops, and handles*
- Choice of additional built in appliances*
- Integrated Neff appliances*





Wardrobes

Built in wardrobes to selected bedrooms*

Fitted shelves and chrome hanging rails

Walk in wardrobes and dressing rooms*

External

Natural sandstone porch with carved feature sandstone header

Blend of timber cladding and Cheshire brickwork

Turf to front and rear gardens

Natural Indian stone paving to house perimeters with large rear patio area

Brett block paved driveway with edgings

1.8m boundary fencing and post and rail fencing to plot perimeters with native hedging

External lighting and light bollards

Outside taps

Windows and Doors

Large format tilt and turn casement anthracite PVCu framed windows with chrome handles

Anthracite aluminium bi-folding doors

Anthracite PVCu French doors with chrome handles

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

2 Year CB Homes Customer Care

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



Raising Standards. Protecting Homeowners



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 Help to Buy

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

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-handover meeting

Our Sales Executive will arrange a pre-handover meeting with you to review your comprehensive hand-over manual.

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 and receive your hand-over manual. Then you can collect the keys and get ready to move in!



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.

We are renowned for using traditional designs in conjunction with modern, open-plan internal layouts, along with cutting edge technology, to create beautiful internal and external aspects that are in harmony with the landscape. Our attention to detail, regardless of the scale of the project, has helped us establish an enviable reputation, based on our core values of professionalism, reliability and trust.



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.



“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 from CB Homes. We are regulated by all relevant industry bodies, including the NHBC, LABC and FMB. All our developments include a ten year NHBC Buildmark warranty and our own two year CB Homes warranty.

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



Award winning

Here at CB Homes, 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. They also provide further peace of mind to current and future customers.



2020

Regional Finalist
4 Nominations



2019

Winner
Best Small Housing
Development Northwest



2018

Regional
Finalist



2017

Highly Commended



2016

Finalist North West



Pride in the
job award



2019 - Best Residential
Developer North West



National Silver award
for best luxury house



Master builder of
the year award



WINNER
Best Brick Home UK 2019

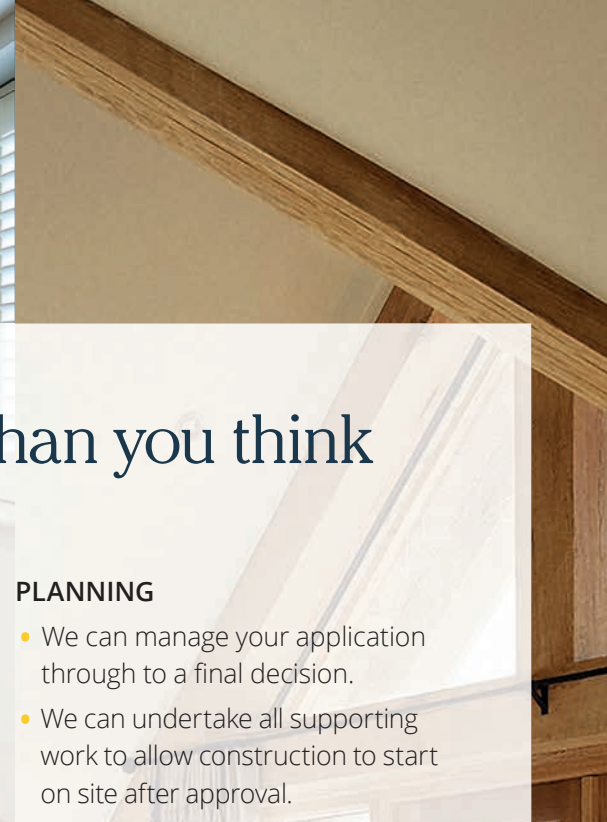
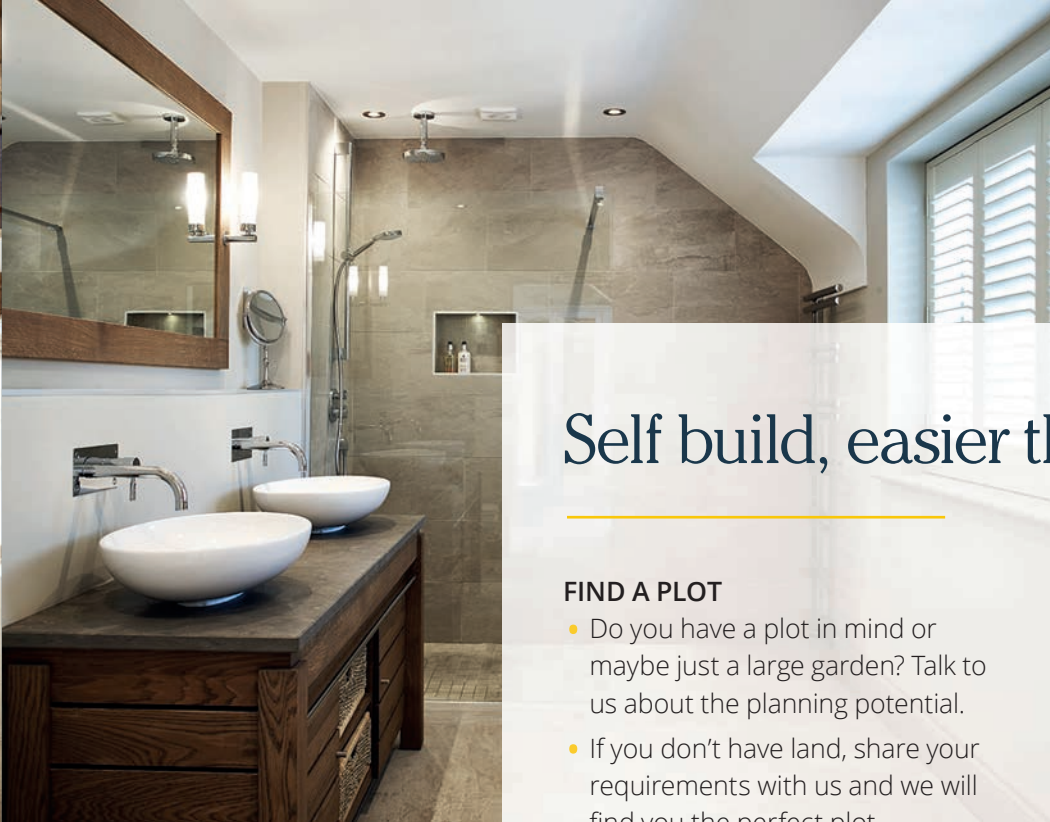
Self-build with CB Homes

If a development isn't for you, you might prefer the true flexibility and endless options available with a self-build home. 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.

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 your self-build journey. We have decades of experience, crafting the finest properties and 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. Your budget is just as important to us as it is to you.





Self build, easier than you think

FIND A PLOT

- Do you have a plot in mind or maybe just a large garden? Talk to us about the planning potential.
- If you don't have land, share your requirements with us and we will find you the perfect plot.

DESIGN

- You can start with a blank page with our architects, tailor something you have seen or choose one of our own CB Homes designs.
- The internal space and specification can be designed to suit your lifestyle and 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 to allow construction to start on site after approval.
- We will provide an unbiased, personal and professional 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.
- For complete peace of mind, you will have a ten year LABC/ NHBC warranty and a two year CB Homes warranty.

Swallow Close

KINGSLEY



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 without prior notice. 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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