



VILLA DOMUS

LOWER LANE EATON



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Development layout



1 Plot 1 - Urbana

2 Plot 2 - Rustica

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Cheshire

In the beautiful setting of the Cheshire Plain, located in the sought-after rural hamlet of Eaton, close to the popular village of Tarporley, these two stunning homes offer a unique opportunity to enjoy a perfect hybrid of traditional and contemporary rural living.

Set in unspoilt countryside but within easy reach of Chester, Manchester and Liverpool, with the vibrant market town of Congleton just a five minute drive or bus ride away, Eaton offers the best of country living. Residents benefit from a historic village pub and church, a lovely children's playground and a thriving local community.

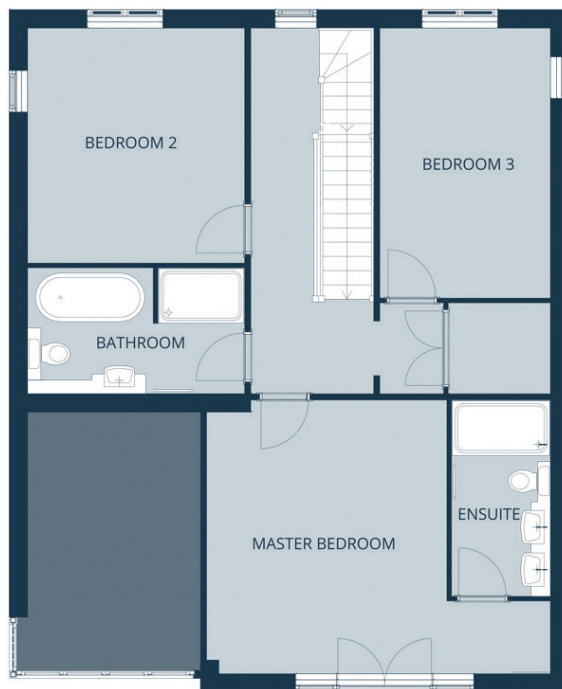
Nature lovers are spoilt for choice, with Delamere Forest just minutes away and easy access to the Peak District National Park. Outdoors enthusiasts will be pleased to find a multitude of opportunities nearby for walking, cycling and horseriding, with plentiful walking and cycling routes, as well as a network of scenic bridle paths. Local history and archaeology buffs will be fascinated by the remains of Cheshire's only known Roman villa, which lie close by in Eaton village.



URBANA

Ground Floor

Retreat	3.53 x 5.57	11'7" x 15'0"
Snug	2.76 x 3.88	9'1" x 12'9"
Utility	2.31 x 1.95	7'7" x 6'5"
Family room	5.55 x 4.47	28'1" x 14'8"

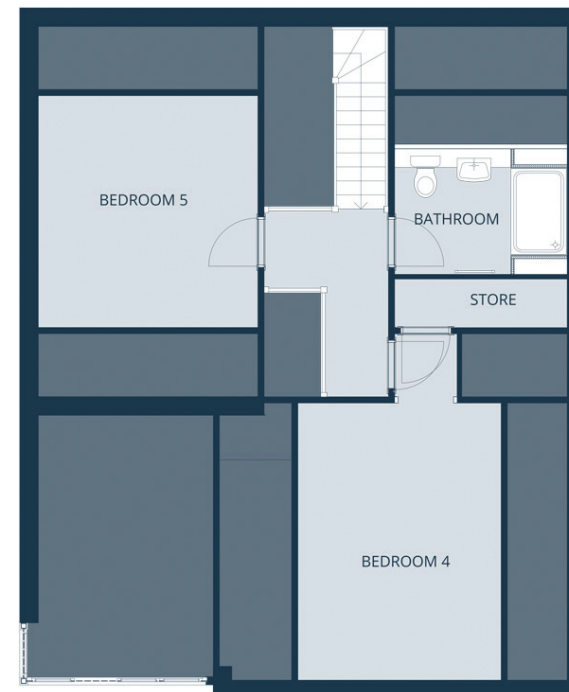


First Floor

Master Bed	3.93 x 4.47	12'11" x 14'8"
En-Suite	1.60 x 3.20	5'3" x 10'6"
Bedroom 2	3.53 x 3.88	11'7" x 12'9"
Bedroom 3	2.76 x 4.39	9'1" x 14'5"
Bathroom	3.53 x 2.03	11'7" x 6'8"

Loft

Bedroom 4	3.27 x 4.47	10'9" x 14'8"
Bedroom 5	3.53 x 3.83	11'7" x 12'7"
Bathroom	2.76 x 2.00	9'1" x 6'7"



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



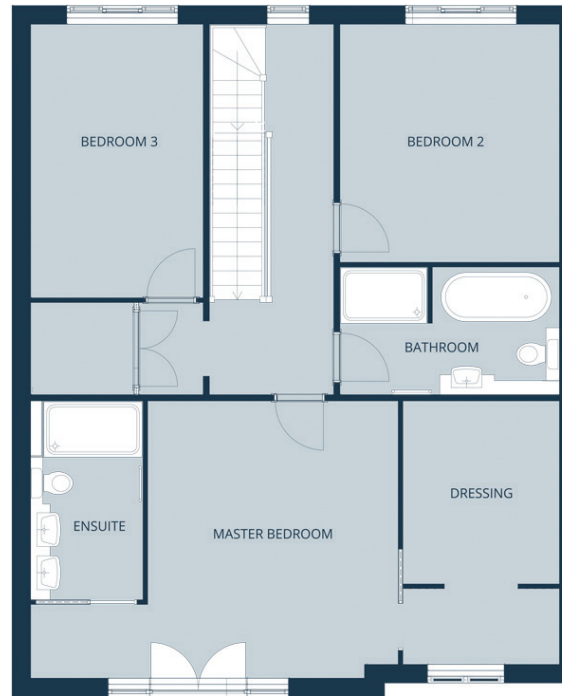
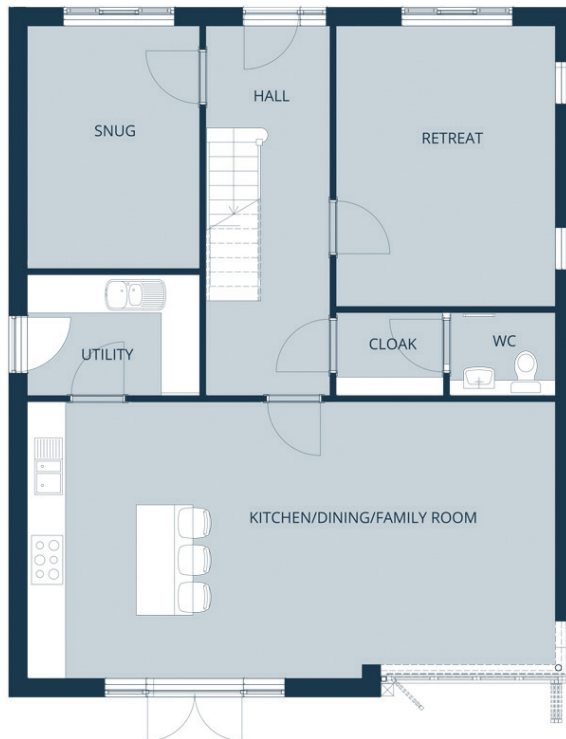
A stunning three storey country house, Urbana makes the most of space and light throughout with bi-fold doors running across the back of the property, opening onto a delightful enclosed courtyard and garden space.

Five well-appointed bedrooms, including an en-suite master bedroom, and open plan living downstairs provide plenty of room for a busy family to enjoy the peaceful rural setting.

RUSTICA

Ground Floor

Retreat	3.53 x 5.57	11'7" x 15'0"
Snug	2.76 x 3.88	9'1" x 12'9"
Utility	2.31 x 1.95	7'7" x 6'5"
Family room	5.55 x 4.47	28'1" x 14'8"

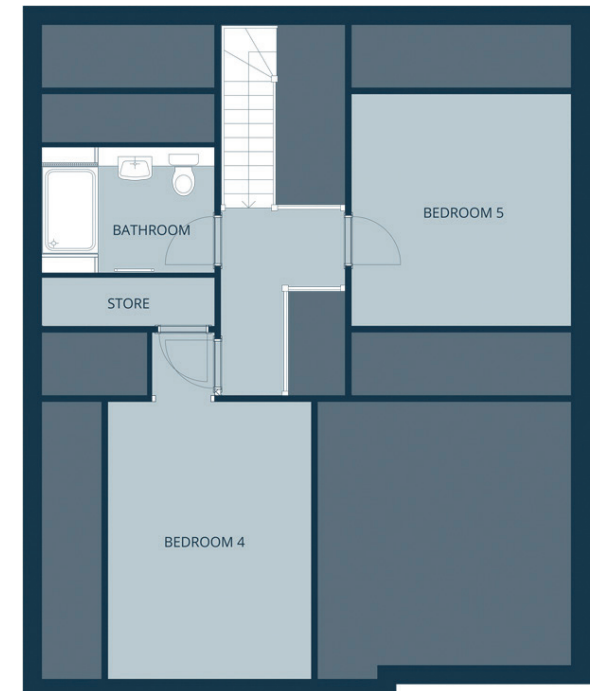


First Floor

Master Bed	4.03 x 4.47	13'3" x 14'8"
Dressing Room	2.51 x 4.24	13'3" x 14'8"
En-Suite	1.77 x 3.20	5'10" x 10'6"
Bedroom 2	3.53 x 3.88	11'7" x 12'9"
Bedroom 3	2.76 x 4.39	9'1" x 14'5"
Bathroom	3.53 x 2.03	11'7" x 6'8"

Loft

Bedroom 4	3.27 x 4.47	10'9" x 14'8"
Bedroom 5	3.53 x 3.83	11'7" x 12'7"
Bathroom	2.76 x 1.90	9'1" x 6'3"



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



A beautiful five bedroom country house set over three storeys. Outside, the traditional feature oak porch with carved feature sandstone headers blends in perfectly with the rural aesthetic of the village setting, while inside, the large open plan family living area and kitchen provide every comfort of contemporary modern living.

Downstairs, delightful reception rooms provide all the additional living space a busy family needs, while upstairs, five beautiful bedrooms, including a magnificent master bedroom with en-suite, are spread over two floors, along with three luxuriously appointed bathrooms.

Main Features

A contemporary feeling and touches of luxury throughout include energy efficient heating provided via air source heat pumps, which extract renewable energy from the environment. A large kitchen island creates a modern meeting and entertaining area with the latest in stylish accessories, including a hidden champagne cooler.

Internal Finishes

Open tread painted feature staircase
Oversized moulded skirting and architraves
Feature fireplace*
Panelling to hallway creates a luxurious atmosphere
Oversized internal doorways and ironmongery provide a contemporary feel

Bathrooms

Luxury branded sanitaryware and furniture
Luxury branded 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*
Automatic sensor lighting to WC

Energy

Premium energy rating – 43% increase over current regulations
Independent air source heat pump
Local independent developer located 1 mile from homes

Windows and Doors

Large format flush casement PVCu framed windows with chrome handles
Aluminium bi-folding doors
PVCu French doors with chrome handles
Solid oak cottage style external door to front with leaded glazing panel
Oak cottage style internal doors with chrome lever handles

Electrical

Pre-Wired Smart Home enabled system
Security system with PIR to ground floor and landing
Electric car charging points
Low energy lighting and LED downlighters
Feature lights and recess throughout home
External wall lights

Heating and Plumbing

Underfloor heating to ground floor
Radiators to 1st and 2nd floor
Underfloor heating to selected bathrooms*
Independent air source heating
Chrome towel rails to all bathrooms
Thermostatic heating and hot water controls





Wardrobes

Fitted shelves and chrome hanging rails*

Walk in wardrobes and dressing rooms*

Kitchen Utility

Kitchen by local bespoke company

Large format open plan kitchen dining area*

Free standing kitchen island*

Choice of worktops and upstands to kitchen*

Choice of kitchen furniture, worktops, and handles*

Choice of additional built-in appliances*

Integrated branded appliances*

External

Feature oak porch

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

External lighting

Outside tap

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.





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!



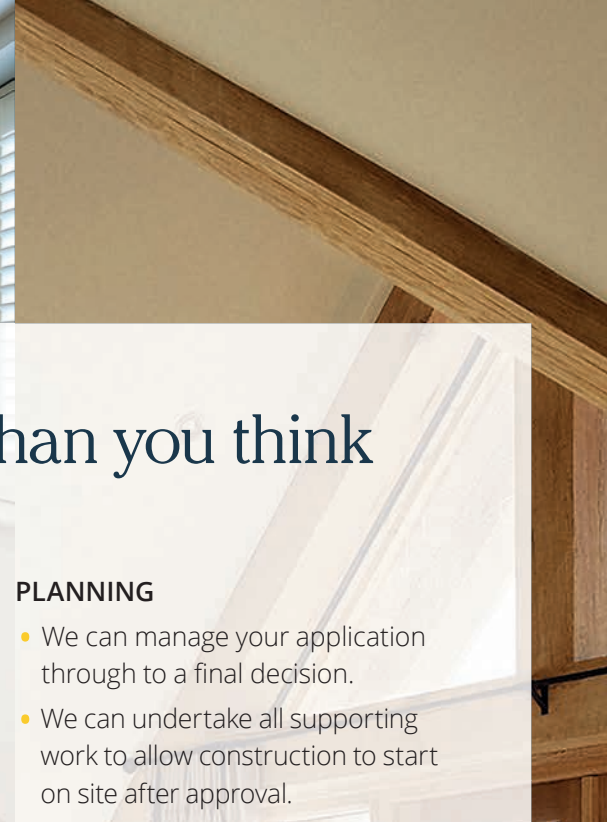
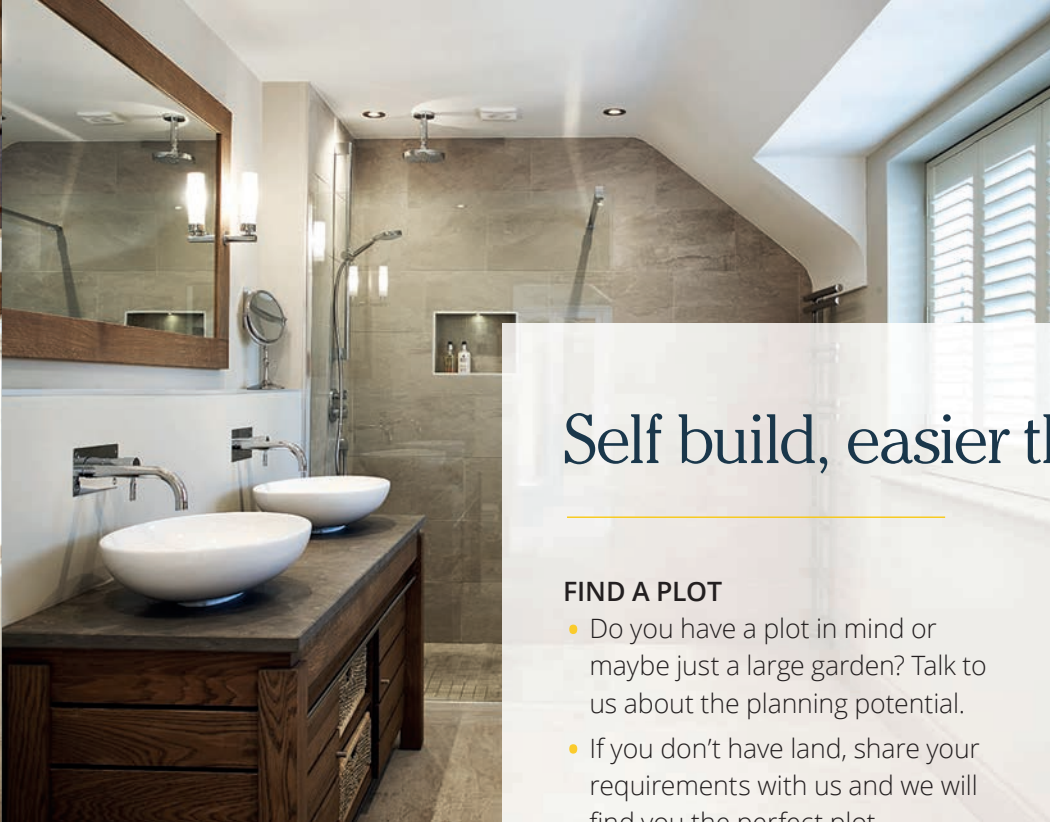
Self-build with CB Homes

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.

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 40 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

Build It FINALIST Best Brick Home 2020



WINNER 2019 Best Brick Home

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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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