

Chandler's Way

Twelve 4 & 5 bedroom homes off Newcastle Road, Stone ST15 8LD



Chandler's Way

Stone is a picturesque old market town about seven miles north of Stafford and seven miles south of Stoke-on-Trent.

It is at the heart of a network of road and public transport links which makes travelling both locally and around the country easy and convenient.

The town has in many ways been shaped by the Grand Trunk Canal which runs through it. In recent years many attractively situated restaurants have taken root around its banks; there are also many small specialist shops as well as well known national retailers in the town centre. Schools and Leisure Centres in Stone are prolific in number. There is a good community spirit in Stone with many public activities always on the go.

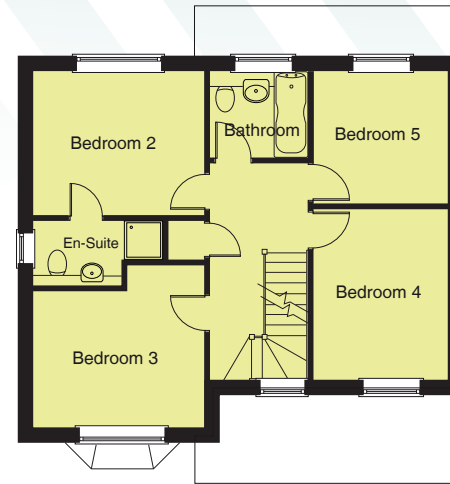
Seddon Homes are continuing to enhance their reputation for building truly individual new homes with their latest development at Chandlers Way. This exceptional development of twelve exclusive 4 & 5 bedroom homes off Newcastle Road are very well placed to enjoy all the advantages that Stone has to offer. Seddon are firmly established company, with over a hundred years of housebuilding innovation to their credit, providing homes with a style and quality that homebuyers find hard to resist and competitors admire.





The Budworth

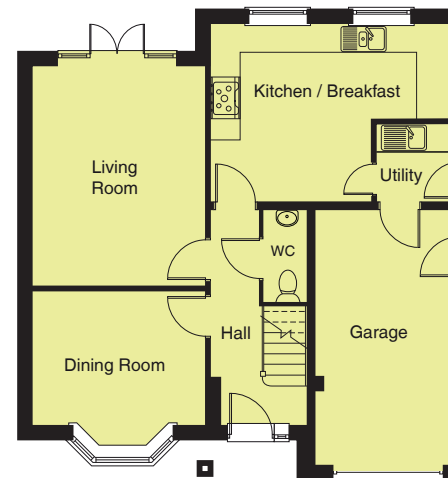
Plot 4 five bedroom detached home with integral garage



First Floor



Second Floor



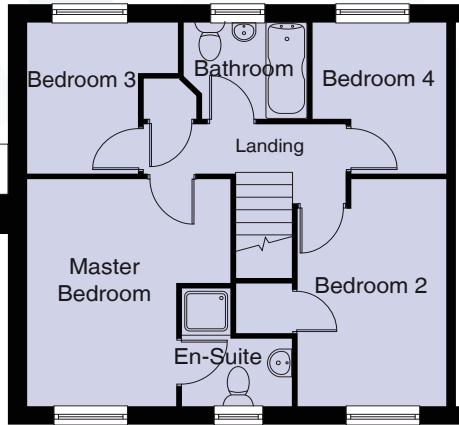
Ground Floor

Kitchen	5073 x 3910
Lounge	4688 x 3710
Dining Room	3710 x 3627
Utility	1730 x 1605
WC	1813 x 980
Master Bedroom	5950 x 4796
En-Suite	2873 x 2595
Bedroom 2	3700 x 3183
En-Suite	2695 x 1530
Bedroom 3	3700 x 3623
Bedroom 4	3706 x 2848
Bedroom 5	2980 x 2848
Bathroom	2150 x 1960

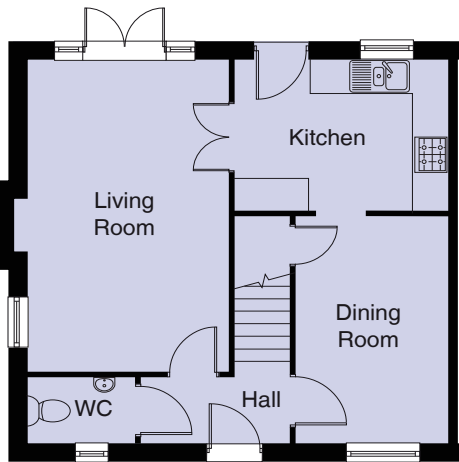
All dimensions shown are maximum structural dimensions and do not include plaster finish. Please ask our Selling Agents to show you the architects plans.

The Chelford

Plots 1 & 2 four bedroom home with detached double garage



First Floor



Ground Floor

Kitchen	3642 x 2683
Lounge	5495 x 3405
Dining Room	3978 x 2612
WC	1835 x 1165
Master Bedroom	3934 x 3420
En-Suite	2060 x 1855
Bedroom 2	3960 x 2627
Bedroom 3	2751 x 2570
Bedroom 4	2726 x 2323
Bathroom	2105 x 1737

All dimensions shown are maximum structural dimensions and do not include plaster finish. Please ask our Selling Agents to show you the architects plans.

Chandler's Way

Chandler's Way will quickly attract new homemakers due to the sheer convenience and attractiveness of its situation and because the development itself has been thoughtfully considered. These residences will satisfy the needs and expectations of the most refined homebuyer. (One look at the specification page alone will indicate the depth of knowledge and experience that has been lavished on them).

The combination of Chandlers Way's stylish good looks and exquisite interiors mean that, by choosing a home here, you will be making a wise decision that will stand the test of time.

A selection of previous Seddon developments





The Budworth

Plot 4 five bedroom detached home with integral garage



The Chelford

Plots 1 & 2 four bedroom home with detached double garage



The Gawsworth

Plot 10 five bedroom detached home with detached double garage



The Lytham

Plots 3, 7 & 9 five bedroom detached home with integral double garage



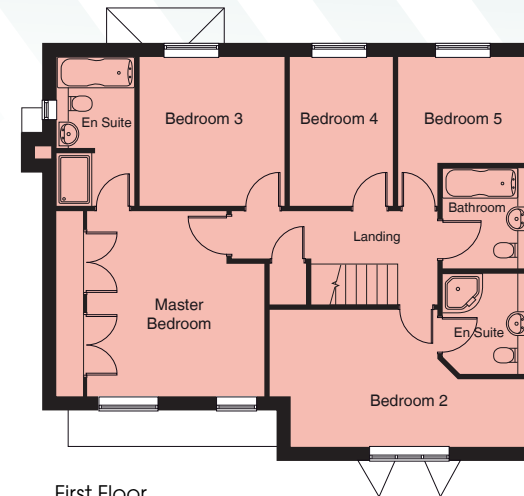
The Oakworth

Plots 5, 6, 8, 11 & 12 five bedroom detached home with integral double garage

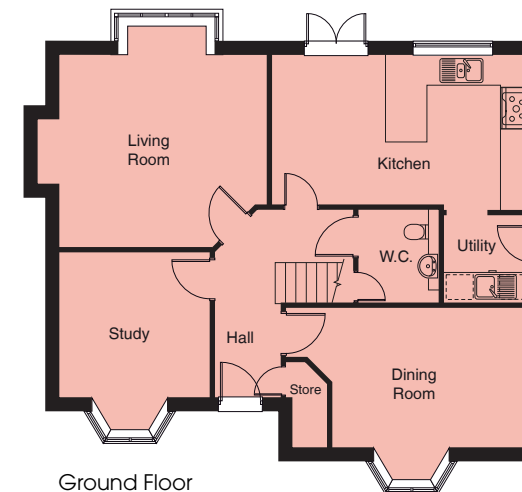
Artist's impression drawn from developer's plans and landscaping layouts. This is a two dimensional drawing and will not show land contours and gradients. For full details please refer to our Sales Advisor.

The Gawsworth

Plot 10 five bedroom detached home with detached double garage



First Floor



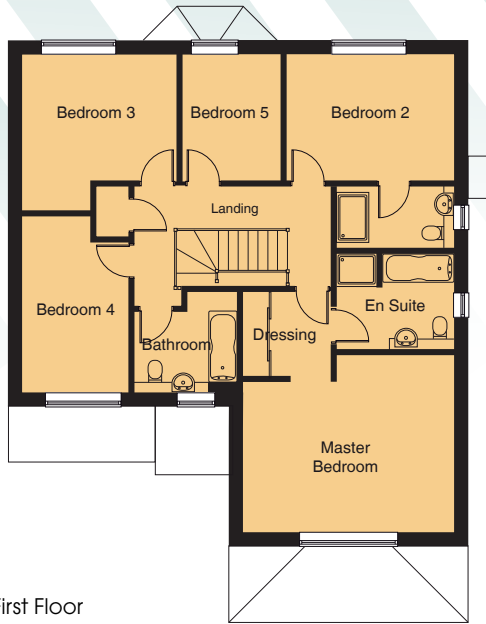
Ground Floor

Kitchen/Breakfast	5735 x 3418
Lounge	5043 x 4975
Dining Room	5560 x 3120
Utility	2160 x 1955
Study	3985 x 3520
WC	2160 x 1889
Master Bedroom	4800 x 4255
En-Suite	3443 x 1805
Bedroom 2	5935 x 3145
En-Suite	2310 x 1980
Bedroom 3	3443 x 3355
Bedroom 4	3443 x 2430
Bedroom 5	2995 x 2437

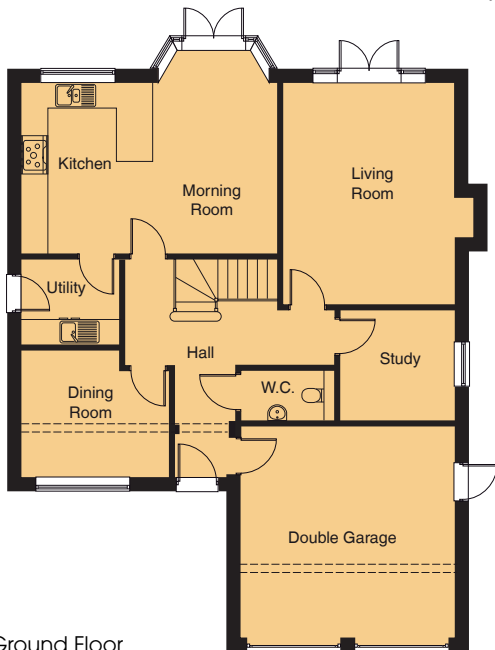
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The Lytham

Plots 3, 7 & 9 five bedroom detached home with integral double garage



First Floor



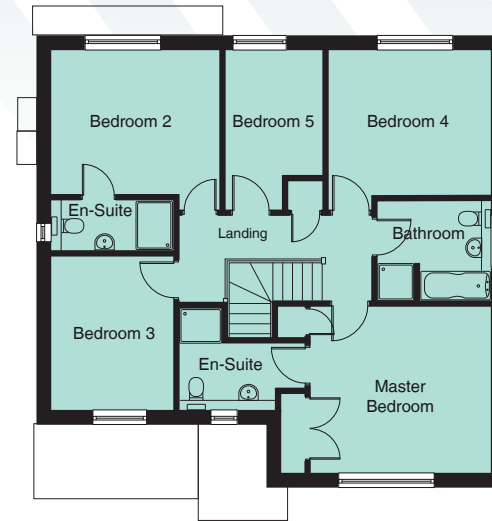
Ground Floor

Kitchen/Morning Room	4779 x 3262
Living Room	5325 x 4115
Dining Room	3555 x 3065
Utility	2370 x 2083
Study	2735 x 2710
WC	2263 x 1235
Master Bedroom	5097 x 4322
En-suite	2860 x 2330
Dressing Area	2138 x 2036
Bedroom 2	4050 x 3078
En-suite	2860 x 1530
Bedroom 3	3750 x 3730
Bedroom 4	4285 x 2588
Bathroom	2525 x 2208
Bedroom 5	3078 x 2430

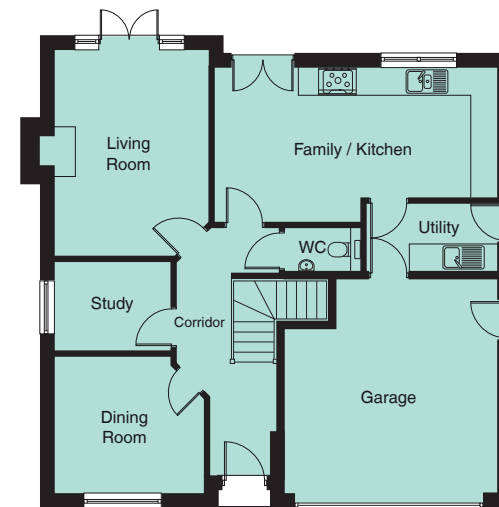
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The Oakworth

Plots 5, 6, 8, 11 & 12 five bedroom detached home with integral garage



First Floor



Ground Floor

Kitchen/Family Room	6650 x 3590
Lounge	4850 x 3610
Dining Room	3498 x 3210
Utility	3050 x 1673
Study	2750 x 2100
WC	1845 x 1105
Master Bedroom	4295 x 3915
En-Suite	2993 x 2418
Bedroom 2	4005 x 3445
En-Suite	2923 x 1230
Bedroom 3	3622 x 2922
Bedroom 4	3858 x 3465
Bedroom 5	3790 x 2348
Bathroom	2726 x 2380

All dimensions shown are maximum structural dimensions and do not include plaster finish. Please ask our Selling Agents to show you the architects plans.

Construction

All the homes at Chandler's Way will be traditionally built using brick and block construction with a concrete tile roof. Foundations are a mix of traditional strip or raft. First floors will receive tongue & groove moisture resistant boarding.

Comfort and security

Gas fired thermostatically controlled central heating. Roof insulation comprising 400mm glass fibre. Highly Insulated walls. Locking UPVC windows with energy saving glazing. Multi point lock to front and rear doors (except the Chelford which will be timber). Security system with door sensors and passive detectors to NACOS'S standards. Smoke detectors. Class one flue (except Budworth which will be class two)

Kitchens

Will be highly sophisticated from renowned SieMatic incorporating a range of floor and wall cabinets from a selection of styles and colours (subject to build stage). Matching up stands. 1.5 bowl sink and tap. Integrated within the kitchen will be a Bosch stainless steel electric single oven and built in combination micro oven. Five burner gas hob (four in Chelford) and 90cm chimney hood. Built in Fridge / freezer (70/30) and dishwasher (except Chelford). Integrated recycle bins. Ceramic flooring. Inset ceiling and feature cabinet lighting.

Finishing Touches

Contemporary skirting board and architrave. Flush panel veneered oak effect internal doors with chrome lever furniture. Coving to hall, lounge, dining room, & one bedroom. Built in sliding robes to master bedroom. Chrome sockets and switch plates to ground floor plus bathroom and en suite.

Paintwork

Front, rear, personnel & garage doors finished in accordance with architect's specification. White gloss to all internal timbers including stair handrail and spindles. Plastered walls will receive matt emulsion colour Tusk Tusk. Ceilings and coving white matt emulsion.

Bathrooms, En suite, & Cloakrooms

Stylish white sanitary ware from Ideal Standard mostly incorporated within a tiled boxed unit, with laminate over shelf to selected rooms. Glazed shower cubicles with thermostatic showers where applicable. Mixers to all baths. Chromium plated ceramic disk taps. Half height wall tiling around bath and full height to shower cubicles with splash back elsewhere to tilers discretion. Inset LED lighting. Chrome towel rail to master en suite.

Electrical

TV points to lounge, breakfast/morning room & master bedroom. BT socket to hall, lounge, master bedroom & study* Switch and wiring for porch light. Razor points to bathroom and en suite. Loft light point and switch. Door bell push and chimes *Where provided.

External

White uPVC fascia and ventilated soffit (timber to Chelford). Turfed front and rear garden. Block paved driveway. Timber close boarded fencing. Light and power point to garage. Garden tap. Estate landscaping in accordance with architects approved layout.

Warranty

All homes carry the LABC 10-year warranty.

Tenure

Freehold

General

A management company will be in place for which a service charge is payable. Written details are included in the contract documentation sent to buyers Solicitors.

This specification is for general guidance only and purchasers are requested to satisfy themselves fully of the specification applicable to the home of their choice before reservation. Seddon Homes pursue a policy of continuous improvement so whilst every effort has been made to ensure this information is correct, it is intended only as a guide and the company reserve the right to alter the specification without as necessary and without prior notice. This does not form any part of a contract or sale.

Specification

contemporary style stylish design traditional quality





Chandler's Way

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For More Details Please Ring
Seddon Homes Property Shop
Open 7 Days 10am – 5pm

