

Welcome to your new home in Sandbach

4 & 5 bedroom new homes



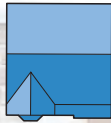
Campion Point Congleton Road, Sandbach CW11 1DN



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.

Arrangement of the homes

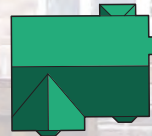
4 & 5 bedroom homes



The Brearley

4 bedroom detached house with integral single garage

Plots 116, 128, 130, 132, 140, 150, 151 & 157



The Gawsworth

5 bedroom detached house with detached double garage

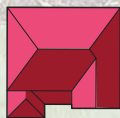
Plots 117 & 135



The Mouldsworth

5 bedroom detached house with twin garage

Plots 137 & 149



The Carron

4 bedroom detached house with integral single garage

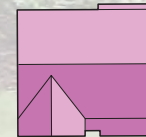
Plots 115, 118, 127, 129, 131, 133, 139, 147 & 156



The Lytham

5 bedroom detached house with integral double garage

Plots 114, 153, 154 & 160



The Oakworth

5 bedroom detached house with integral double garage

Plots 134, 136, 138, 148, 152, 155, 158 & 159

The Brearley

4 bedroom detached house with integral single garage

Ground floor

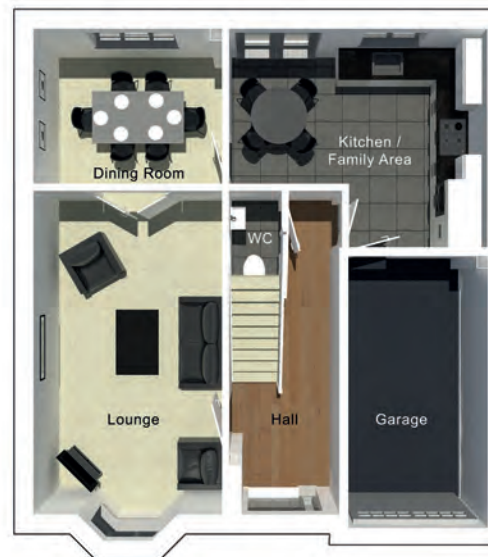
Lounge	3385mm x 6261mm
Kitchen/Family Area	4610mm x 3963mm
Dining Room	3385mm x 2782mm
WC	967mm x 1840mm
Garage	2485mm x 4835mm

First floor

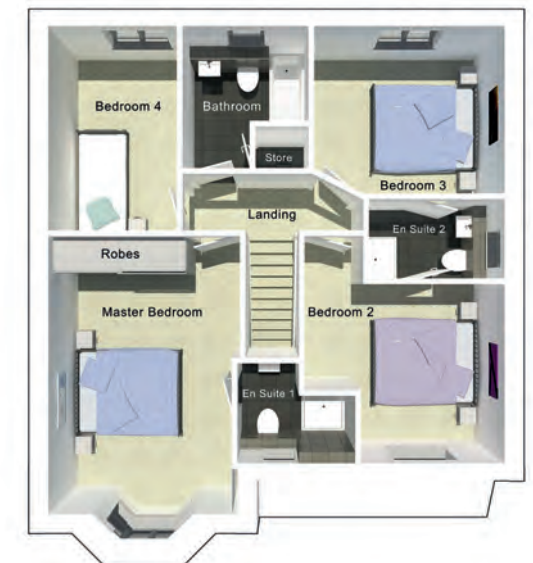
Master Bedroom	3421mm x 5416mm
En Suite 1	2115mm x 1800mm
Bedroom 2	3569mm x 3195mm
En Suite 2	2429mm x 1431mm
Bedroom 3	3400mm x 2997mm
Bedroom 4	2305mm x 3652mm
Bathroom	2255mm x 2547mm



Ground floor



First floor



N.B. All dimensions shown are maximum structural dimensions and do not include plaster finish. CGI shows typical Brearley house. Seddon Homes pursues a policy of continuous improvement. So whilst every effort has been made to ensure that this information is correct, it is intended only as a guide and the company reserves the right to alter the specification as necessary and without prior notice. Please note that the layout of some homes may be the reverse of that shown here. Specific properties may also differ from this picture in respect of window positioning, brick colour and other design details including no garage, so please check with the Sales Advisor if clarification is required. This does not constitute or form any part of a contract or sale.

The Carron

4 bedroom detached house
with integral single garage

Ground floor

Lounge	3385mm x 4500mm
Kitchen/Family Area	8786mm x 3173mm
WC	1075mm x 1956mm
Garage	2435mm x 5388mm

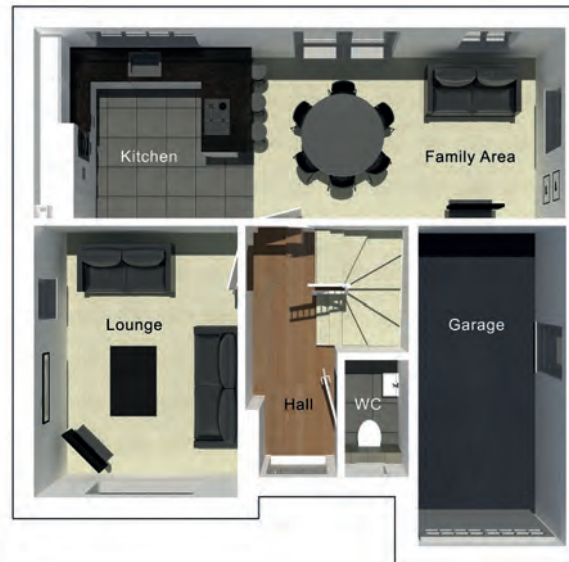
First floor

Master Bedroom	3758mm x 3683mm
En Suite	2508mm x 1200mm
Bedroom 2	2648mm x 4200mm
Bedroom 3	3385mm x 3010mm
Bedroom 4	2230mm x 2245mm
Bathroom	2510mm x 2035mm

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Ground floor



First floor





The lounge and dining room at a similar Seddon Homes development

The Gawsworth

5 bedroom detached house
with detached double garage

Ground floor

Lounge	4855mm x 5293mm
Kitchen/Family Area	5855mm x 3418mm
Dining Room	5660mm x 3590mm
Study	3520mm x 3570mm
Utility	1943mm x 2160mm
WC	1878mm x 2160mm

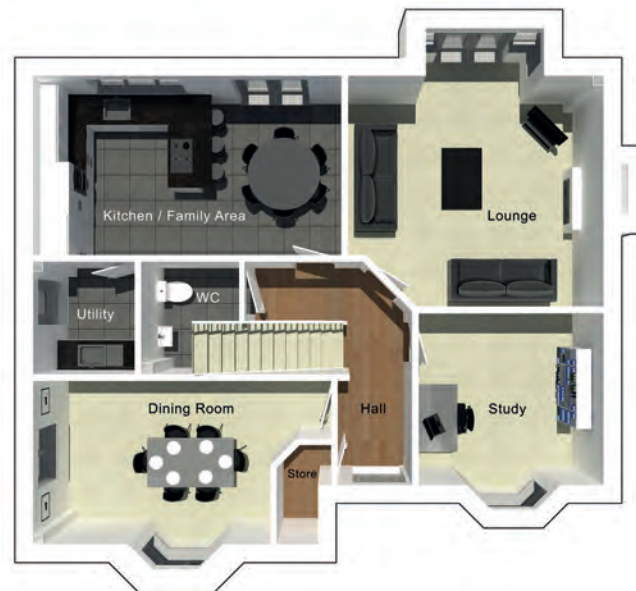
First floor

Master Bedroom	4800mm x 4253mm
En Suite 1	1965mm x 3445mm
Bedroom 2	4360mm x 3145mm
En Suite 2	1500mm x 2423mm
Bedroom 3	3195mm x 3445mm
Bedroom 4	3019mm x 3750mm
Bedroom 5	2407mm x 3445mm
Bathroom	2210mm x 2543mm

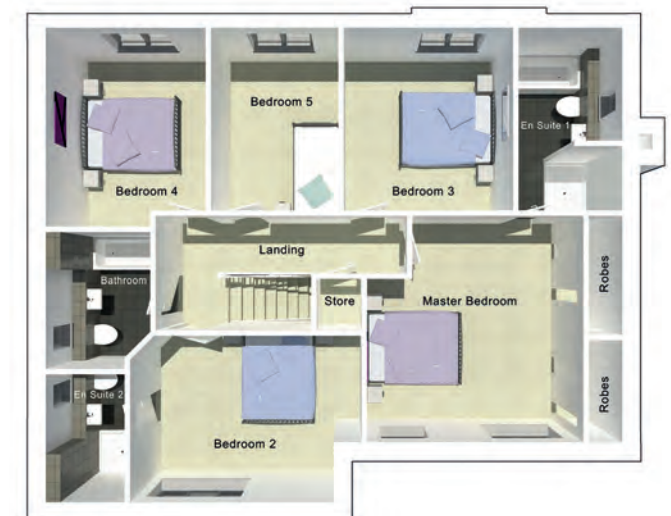
N.B. All dimensions shown are maximum structural dimensions and do not include plaster finish. CGI shows typical Gawsworth house. Seddon Homes pursues a policy of continuous improvement. So whilst every effort has been made to ensure that this information is correct, it is intended only as a guide and the company reserves the right to alter the specification as necessary and without prior notice. Please note that the layout of some homes may be the reverse of that shown here. Specific properties may also differ from this picture in respect of window positioning, brick colour and other design details including no garage, so please check with the Sales Advisor if clarification is required. This does not constitute or form any part of a contract or sale.



Ground floor



First floor





The master bedroom at a similar Seddon Homes development

The Lytham

5 bedroom detached house
with integral double garage

Ground floor

Lounge	3916mm x 5325mm
Kitchen/Family Area	6344mm x 4113mm
Dining Room	3555mm x 3064mm
Study	2575mm x 2710mm
Utility	2335mm x 2068mm
WC	2423mm x 1290mm
Garage	5073mm x 5050mm

First floor

Master Bedroom	5073mm x 4065mm
Dressing Room	2163mm x 2458mm
En Suite 1	2860mm x 2587mm
Bedroom 2	4050mm x 3078mm
En Suite 2	2860mm x 1530mm
Bedroom 3	3730mm x 3750mm
Bedroom 4	2613mm x 4285mm
Bedroom 5	2430mm x 3078mm
Bathroom	2499mm x 2458mm

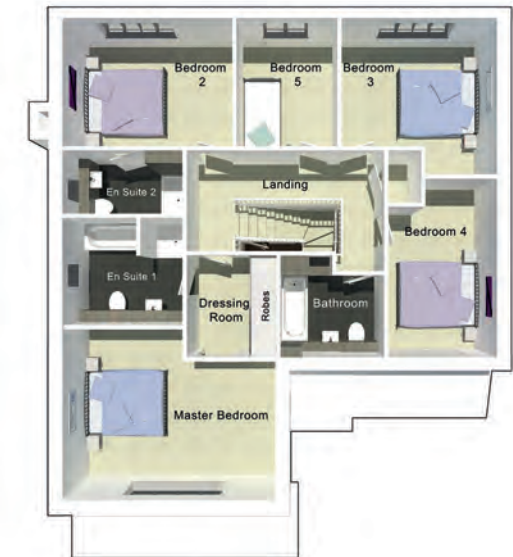
N.B. All dimensions shown are maximum structural dimensions and do not include plaster finish. CGI shows typical Lytham house. Seddon Homes pursues a policy of continuous improvement. So whilst every effort has been made to ensure that this information is correct, it is intended only as a guide and the company reserves the right to alter the specification as necessary and without prior notice. Please note that the layout of some homes may be the reverse of that shown here. Specific properties may also differ from this picture in respect of window positioning, brick colour and other design details including no garage, so please check with the Sales Advisor if clarification is required. This does not constitute or form any part of a contract or sale.



Ground floor



First floor





Every
LOVE
STORY is
Beautiful
BUT OURS
is MY
Favourite

The kitchen at a similar Seddon Homes development

The Mouldsworth

5 bedroom detached house
with twin garage

Ground floor

Lounge	3355mm x 5205mm
Kitchen/Family Area	3355mm x 5715mm
Dining Room	3498mm x 3210mm
Study	2568mm x 2088mm
WC	2100mm x 915mm
Garage 1	2663mm x 5185mm
Garage 2	2488mm x 5185mm

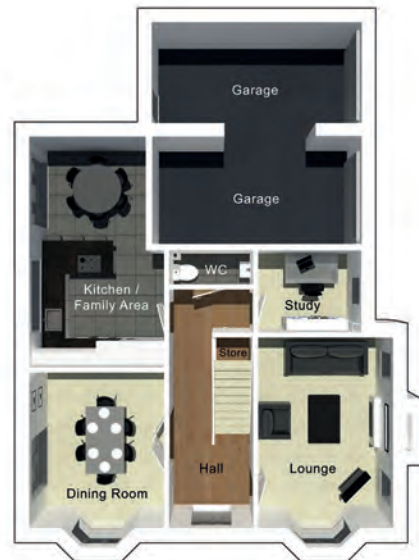
First floor

Master Bedroom	4685mm x 4100mm
En Suite 1	2345mm x 2485mm
Bedroom 2	3380mm x 3260mm
En Suite 2	3380mm x 1400mm
Bedroom 3	3380mm x 2990mm
Bedroom 4	3463mm x 3500mm
Bedroom 5	3380mm x 2445mm
Bathroom	1980mm x 2175mm

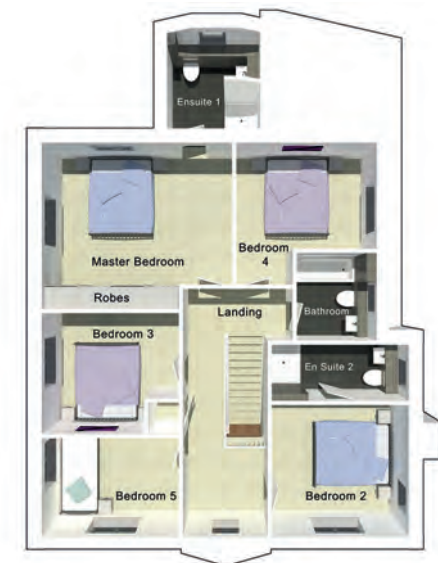
N.B. All dimensions shown are maximum structural dimensions and do not include plaster finish. CGI shows typical Mouldsworth house. Seddon Homes pursues a policy of continuous improvement. So whilst every effort has been made to ensure that this information is correct, it is intended only as a guide and the company reserves the right to alter the specification as necessary and without prior notice. Please note that the layout of some homes may be the reverse of that shown here. Specific properties may also differ from this picture in respect of window positioning, brick colour and other design details including no garage, so please check with the Sales Advisor if clarification is required. This does not constitute or form any part of a contract or sale.



Ground floor



First floor





The lounge at a similar Seddon Homes development

The Oakworth

5 bedroom detached house with integral double garage

Ground floor

Lounge	3610mm x 4850mm
Kitchen/Family Area	6650mm x 3575mm
Dining Room	3498mm x 3210mm
Study	2750mm x 2100mm
Utility	3050mm x 1683mm
WC	1810mm x 1105mm
Garage	4960mm x 5030mm

First floor

Master Bedroom	4960mm x 3895mm
En Suite 1	3143mm x 2433mm
Bedroom 2	4055mm x 3445mm
En Suite 2	2922mm x 1230mm
Bedroom 3	3858mm x 3465mm
Bedroom 4	2922mm x 2623mm
Bedroom 5	2347mm x 3770mm
Bathroom	2726mm x 2400mm

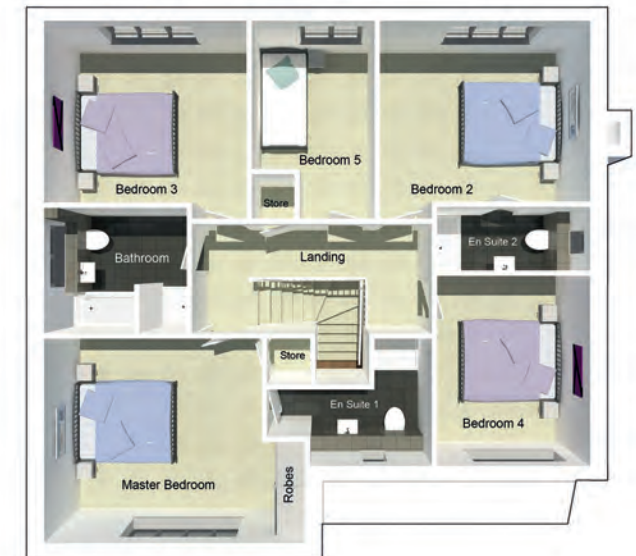
N.B. All dimensions shown are maximum structural dimensions and do not include plaster finish. CGI shows typical Oakworth house. Seddon Homes pursues a policy of continuous improvement. So whilst every effort has been made to ensure that this information is correct, it is intended only as a guide and the company reserves the right to alter the specification as necessary and without prior notice. Please note that the layout of some homes may be the reverse of that shown here. Specific properties may also differ from this picture in respect of window positioning, brick colour and other design details including no garage, so please check with the Sales Advisor if clarification is required. This does not constitute or form any part of a contract or sale.



Ground floor



First floor



Finishing touches



Construction

All the homes at Campion Point will be traditionally built using brick and block construction with a concrete tile roof. Foundations are to be traditional strip. First floors will receive tongue & groove moisture resistant boarding.

Comfort and Security

Gas fired, thermostatically controlled central heating. Main roof insulation comprising 400mm glass fibre. Highly Insulated walls. Locking uPVC windows with energy saving glazing. Multi point lock to front and rear doors. Security system with door sensors (except patio) and passive detectors to NACOS standards. Smoke detectors. Class one flue to all homes except Brearley & Carron which will receive class two flue.

Kitchens

Will be highly sophisticated from renowned SieMatic, incorporating a range of handleless floor and wall cabinets from a selection of colours (subject to build stage). Corian worktops with matching up stands to kitchen incorporating 1.5 bowl under mounted sink with mono tap. Laminate tops to utility with inset single bowl sink and tap. Integrated within the kitchen will be AEG stainless steel electric double oven, 5 zone ceramic hob with 90cm chimney hood. Glass splash back. Built in fridge/freezer (70/30). Dishwasher to 5 bed homes (customer extra on 4 beds). Washing machine space (integrated option as customer extra). 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. Built in sliding robes to master bedroom. Chrome sockets and switch plates throughout where on display.

Paintwork

Front, rear, personnel and garage doors finished in accordance with architect's specification. White gloss to all internal timbers except stair handrail which will be oak. Plastered walls and ceilings will receive white matt emulsion.

Bathrooms, En Suite and 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 Porcelanosa wall tiling around bath and full height to shower cubicles with splash back elsewhere to tiler's discretion. Inset LED lighting. Chrome towel rail to all en suite.

Electrical

TV points to lounge, family area and master bedroom. BT socket outlets to hall, lounge, master bedroom and 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

Black uPVC fascia and windows and ventilated soffit. Turfed front and rear garden. Block paved driveway. Timber close boarded fencing and gate. Light and power point to garage. Garden tap. Estate landscaping in accordance with architects' approved layout.

Warranty

All homes carry the NHBC 10-year warranty (from date of CML sign off).

Tenure

Freehold.

General

An estimated service charge of £138.00 PA is payable for upkeep of non-private estate landscaping and areas.

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 pursues 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 reserves the right to alter the specification as necessary and without prior notice. This does not form any part of a contract or sale.



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... you're in safe hands.

We began building more than 100 years ago and remain a family-run business to this day.

As such, we're rather passionate about our new homes.

Our knowledge and experience are second to none.

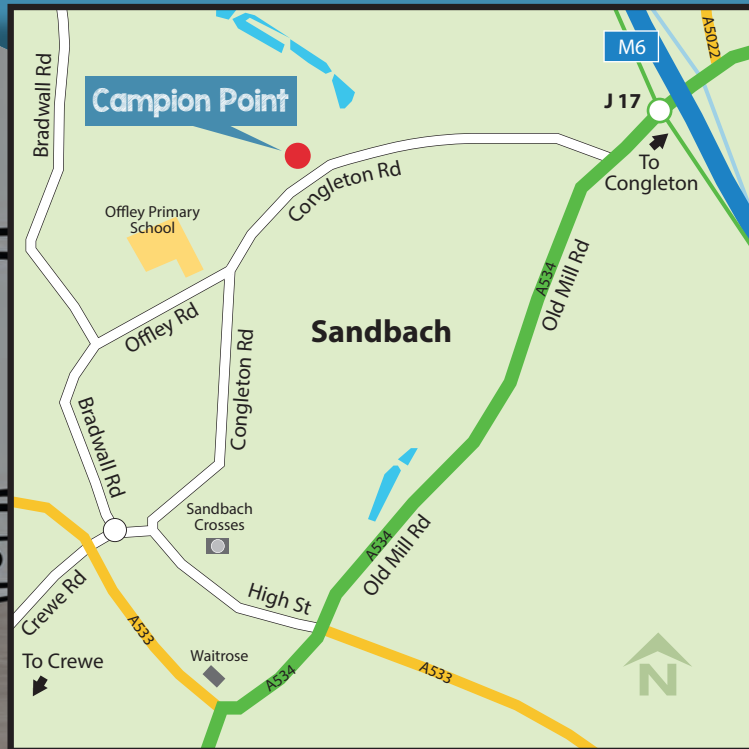
So, choose your new Seddon home today... it's built on a century of experience.

The landscaped show home rear garden at a similar Seddon Homes development

Marketing Suite open
Thursday to Monday
10am - 5pm

0845 456 0026

campionpoint@seddonhomes.co.uk



Designed and produced by Eclipse Creative Consultants 01244 347545



[Seddon Homes.co.uk](http://SeddonHomes.co.uk)

Campion Point
Congleton Road, Sandbach CW11 1DN

Seddon Homes Limited Birchwood One Business Park,
Dewhurst Road, Birchwood, Warrington WA3 7GB