



# Acorn Gardens

LEFTWICH





*A unique development of two, three and four bedroom homes  
by award winning developer CB Homes Ltd.*



# Welcome to Acorn Gardens

Our brand new development in the semi-rural village of Leftwich is located on the outskirts of Northwich, situated between the River Weaver and the River Dane.

Acorn Gardens is within walking distance of a variety of local amenities and close to reputable secondary and primary schools.

Located in a popular residential area, all the houses are finished to CB Homes' exacting standards, with our trademark blend of beautiful architecture and stunning interiors.

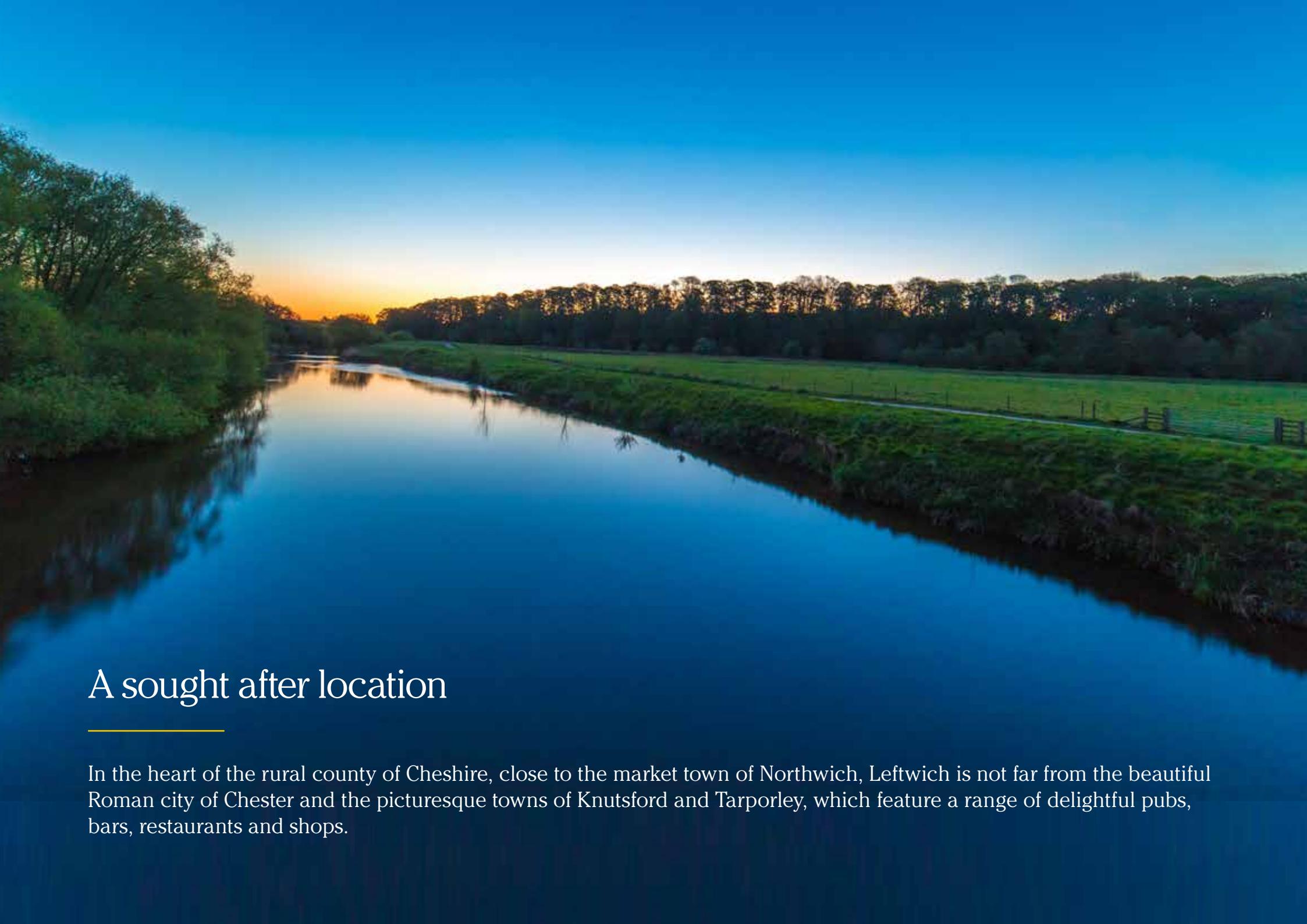
# The Site Plan



# Acorn Gardens

*“A wonderful combination  
of town and country”*





## A sought after location

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In the heart of the rural county of Cheshire, close to the market town of Northwich, Leftwich is not far from the beautiful Roman city of Chester and the picturesque towns of Knutsford and Tarporley, which feature a range of delightful pubs, bars, restaurants and shops.



## Town and country

Leftwich is a perfect location, with good access to local major roads, which lead to the regional motorway network. Leftwich enjoys good commuter links, just minutes from the A556, with convenient access to the M56 and M6 motorways and within easy reach of Manchester Airport.

With miles of glorious Cheshire countryside right on the doorstep, Leftwich is surrounded by a landscape rich in natural heritage.

The nearby Lion Salt Works has been voted the UK's best heritage project, while the famous

Anderton Boat Lift is one of only two remaining working boatlifts in the UK, linking the River Weaver to the Trent and Mersey Canal. History fans will also enjoy visiting Northwich's Weaver Hall Museum and Workhouse, which provides a fascinating insight into the varied social, cultural and industrial history of the area.

Outdoors enthusiasts will love exploring Delamere Forest, while, to the north of Northwich town centre, Northwich Woodlands offers its own green oasis to be discovered on foot, by bicycle or on horseback.



# The Birch & The Willow

PLOTS 1 & 2 | 3 BEDROOM HOMES

## Ground Floor

<b>Lounge/Dining Room:</b>	4.78m x 4.22m	15'8" x 13' 9"*
<b>Kitchen/Utility:</b>	2.72m x 3.95m	8'11" x 12'11"
<b>WC:</b>	1.50m x 0.90m	4'11" x 2'11"



## First Floor

<b>Master Bed:</b>	3.68m x 3.26m	12'1" x 10'8"
<b>Ensuite:</b>	2.63m x 1.03m	8'7" x 3'5"
<b>Bed 2:</b>	2.93m x 2.36m	9'7" x 7'9"
<b>Bed 3:</b>	2.34m x 1.98m	7'8" x 6'6"
<b>Bathroom:</b>	2.04m x 1.93m	6'8" x 6'4"



The Birch and The Willow are delightful family residences with all the luxuries of modern life. The ground floor has a spacious lounge and dining area, with French doors opening on to an enclosed rear garden. Up the stairs you will find excellent family space, comprising three good sized bedrooms, including a master bedroom with ensuite, plus a modern family bathroom.



The Beech and The Maple are ideal for modern family living, with a generous kitchen-dining area and a useful utility space. French doors open on to an enclosed rear garden. Upstairs in The Beech there are three spacious bedrooms and a modern family bathroom. Whether you are looking for your first home or hoping to downsize, The Maple is perfectly appointed to suit your needs, with two generously sized bedrooms, plus built-in storage.

# The Beech & The Maple

PLOT 3 - 3 BED HOME | PLOT 4 - 2 BED HOME

## Ground Floor

PLOT 3	<b>Lounge:</b>	4.35m x 3.06m	14'3" x 10'0"*
	<b>Kitchen:</b>	4.11m x 4.03m	13'6" x 13'3"
	<b>WC:</b>	1.50m x 0.89m	4'11" x 2'11"
	<b>Utility:</b>	2.09m x 1.10m	6'10" x 3'7"
PLOT 4	<b>Lounge:</b>	2.86m x 4.22m	9'5" x 8'0"*
	<b>Kitchen:</b>	2.70m x 3.17m	8'10" x 10'5"
	<b>WC:</b>	1.53m x 0.89m	5'0" x 2'11"
	<b>Utility:</b>	0.89m x 0.88m	2'11" x 2'11"



## First Floor

PLOT 3	<b>Bed 1:</b>	4.11m x 2.76m	13'6" x 9'0"
	<b>Bed 2:</b>	3.54m x 2.04m	11'7" x 6'8"
	<b>Bed 3:</b>	2.45m x 1.99m	8'0" x 6'6"
PLOT 4	<b>Bathroom:</b>	2.04m x 1.93m	6'8" x 6'4"
	<b>Bed 1:</b>	3.85m x 2.65m	12'7" x 8'8"
	<b>Bed 2:</b>	3.85m x 2.75m	12'7" x 9'0"
	<b>Bathroom:</b>	1.93m x 1.94m	6'4" x 6'4"

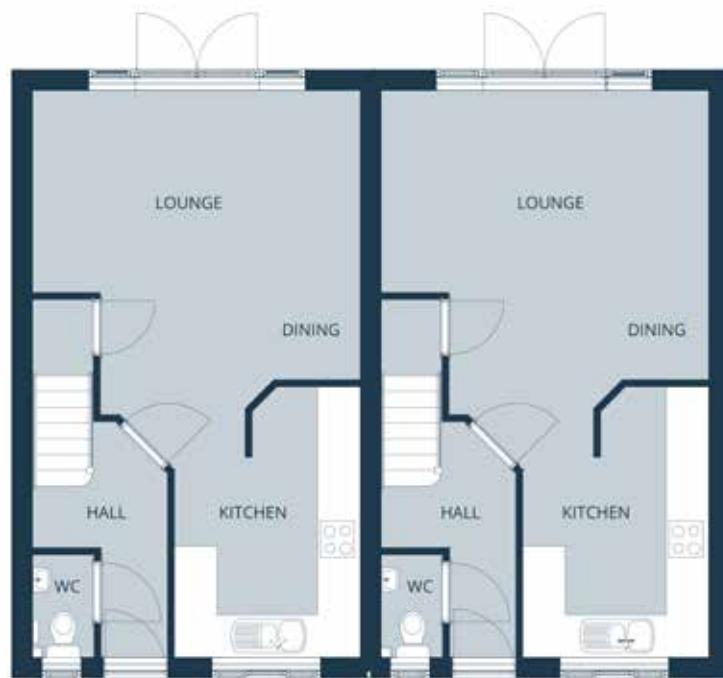
\*All measurements indicate maximum dimensions. Measurements include wardrobe space.

# The Ash & The Hawthorn

PLOTS 5 & 6 | 3 BEDROOM HOMES

## Ground Floor

<b>Lounge/Dining Room:</b>	4.78m x 4.22m	15'8" x 13' 9"*
<b>Kitchen/Utility:</b>	2.72m x 3.95m	8'11" x 12'11"
<b>WC:</b>	1.50m x 0.90m	4'11" x 2'11"



## First Floor

<b>Master Bed:</b>	3.68m x 3.26m	12'1" x 10'8"
<b>Ensuite:</b>	2.63m x 1.03m	8'7" x 3'5"
<b>Bed 2:</b>	2.93m x 2.36m	9'7" x 7'9"
<b>Bed 3:</b>	2.34m x 1.98m	7'8" x 6'6"
<b>Bathroom:</b>	2.04m x 1.93m	6'8" x 6'4"



Spacious and stylish, The Ash and The Hawthorn are beautifully designed family homes with everything you need for relaxed living. The welcoming interiors enjoy excellent lounge and dining areas, plus useful utility space off the modern kitchen. Upstairs comprises three good sized bedrooms, including a master bedroom with ensuite, plus a generously sized family bathroom.



The Cypress contains everything you need for modern family living. From the useful built in Integral garage and the practical kitchen-dining-family area to four good sized bedrooms, including a master bedroom with ensuite, this impressive and thoughtfully designed property will appeal to a variety of buyers.

# The Cypress

PLOT 11 | 4 BEDROOM HOME



Ground Floor



First Floor

<b>Lounge:</b>	4.67m x 3.44m	11'2" x 15'2"*
<b>Kitchen/Dining:</b>	5.66m x 5.63m	18'5" x 18'4"
<b>Utility:</b>	2.03m x 2.10m	6'7" x 6'8"
<b>WC:</b>	2.05m x 0.90m	6'8" x 2'11"
<b>Hall:</b>	2.37m x 2.13m	6'10" X 7'8"
<b>Garage:</b>	5.60 x 3.07m	10'0" x 18'3"

<b>Master Bed:</b>	4.70m x 3.44m	11'2" x 15'2"
<b>Ensuite:</b>	2.61m x 1.43m	8'5" x 4'7"
<b>Bed 2:</b>	4.13m x 3.44m	11'2" x 13'5"
<b>Bed 3:</b>	3.26m x 3.07m	10'0" x 10'7"
<b>Bed 4:</b>	3.70m x 3.07m	10'0" x 10'0"
<b>Bathroom:</b>	2.13m x 2.17m	6'9" x 6'6"

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

# The Elder

PLOT 12 | 4 BEDROOM HOME



Ground Floor



First Floor

<b>Lounge:</b>	4.67m x 3.44m	11'2" x 15'2"*
<b>Kitchen/Dining:</b>	5.66m x 5.63m	18'5" x 18'4"
<b>Utility:</b>	2.03m x 2.10m	6'7" x 6'8"
<b>WC:</b>	2.05m x 0.90m	6'8" x 2'11"
<b>Hall:</b>	2.37m x 2.13m	6'10" X 7'8"
<b>Garage:</b>	5.60 x 3.07m	10'0" x 18'3"

<b>Master Bed:</b>	4.70m x 3.44m	11'2" x 15'2"
<b>Ensuite:</b>	2.61m x 1.43m	8'5" x 4'7"
<b>Bed 2:</b>	4.13m x 3.44m	11'2" x 13'5"
<b>Bed 3:</b>	3.26m x 3.07m	10'0" x 10'7"
<b>Bed 4:</b>	3.70m x 3.07m	10'0" x 10'0"
<b>Bathroom:</b>	2.13m x 2.17m	6'9" x 6'6"

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



The Elder is sure to impress with its great kerb appeal. The generous kitchen/dining/family space is perfect for the demands of busy family life, while upstairs, the four spacious bedrooms perfectly finish off this beautiful property.



This well-appointed four bedroom family residence is the perfect place to relax and unwind, with everything you need to enjoy modern family life. A practical kitchen-dining-family space, a useful utility room, a good sized lounge and a delightful 'snug' combine to create a wonderful living area. Upstairs you will find four bedrooms, with two luxurious ensuites, and a modern family bathroom.

# The Redwood

PLOT 13 | 4 BEDROOM HOME



Ground Floor



First Floor

<b>Lounge:</b>	4.66m x 3.44m	11'2" x 15'2"*
<b>Snug/Study:</b>	3.07m x 3.61m	10'0" x 11'8"
<b>Kitchen/Dining:</b>	6.26m x 6.88m	20'5" x 22'5"
<b>Hall:</b>	2.64m x 2.13m	6'10" x 8'6"
<b>WC:</b>	1.72m x 1.13m	5'8" x 3'8"
<b>Utility:</b>	2.47m x 2.10m	8'0" x 6'9"
<b>Garage:</b>	3.05m x 5.97m	10'0" x 19' 7"

<b>Master Bed:</b>	3.44m x 4.55m	11'2" x 14'9"
<b>En-Suite 1:</b>	1.53m x 2.54m	4'10" x 8'2"
<b>Bed 2:</b>	3.44m x 4.11m	11'2" x 13'4"
<b>En-Suite 2:</b>	2.53m x 1.23m	8'2" x 3'11"
<b>Bed 3:</b>	3.07m x 3.26m	10'0" x 10'7"
<b>Bed 4:</b>	3.70m x 3.70m	10'0" x 10'0"
<b>Bathroom:</b>	2.13m x 2.00m	6'9" x 6'6"

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

# Main Features

At Acorn Gardens, you'll find a range of 2, 3 and 4 bedroom homes, designed to suit busy lifestyles. Pre-wired smart home enabled systems, combined with energy efficient lighting and heating, offer a perfect integration of practicality and environmental benefits. Feature fireplaces and staircases, along with beautiful modern bathroom and kitchen finishes, blend traditional Cheshire design with up to date convenience.

## Internal Finishes

Feature staircase with oak handrails and newel caps

Moulded skirting and architraves

Feature fireplace with solid oak mantle\*

## Bathrooms

Crosswater and Duravit sanitaryware and furniture\*

Crosswater brassware to all bathrooms

Choice of branded luxury vinyl flooring\*

Choice of part tiling to all bathrooms and full tiling to all shower areas\*

Large format mirroring to family bathrooms\*

## 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

## Heating and Plumbing

Efficient radiator heating to all rooms

Gas central heating with energy efficient boiler

Chrome towel rails to all bathrooms

Hive smart thermostats available\*

## Kitchen Utility

Kitchen by local bespoke custom kitchen company

Choice of worktops and upstands to kitchen\*

Choice of kitchen furniture and handles\*

Choice of additional built-in appliances\*

Integrated Zanussi appliances

Stainless steel undermount sinks and taps

LED pelmet lighting





## Wardrobes

Built in wardrobes to selected bedrooms available \*

## Flooring

Branded luxury vinyl tiles or tiled flooring to Kitchen and Utility available \*

Branded luxury vinyl flooring to all bathrooms\*

## External

Turf to front and rear gardens

Up and over Garage doors\*

Natural Indian stone paving to house perimeters with rear patio area

Brett Block Paved Driveway with edgings

1.8m Boundary Fencing and post and rail fencing to plot perimeters

External Lighting and light bollards

Outside taps

## Windows and Doors

Leaded or plain PVCu framed windows with Chrome Handles\*

French doors with Chrome Handles\*

Solid Oak Cottage Style External Doors to Front and with Leaded Glazing Panel

Oak cottage style internal doors with chrome lever handles to ground floor

Painted cottage style internal doors with chrome lever handles to first floor

## 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 round 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.

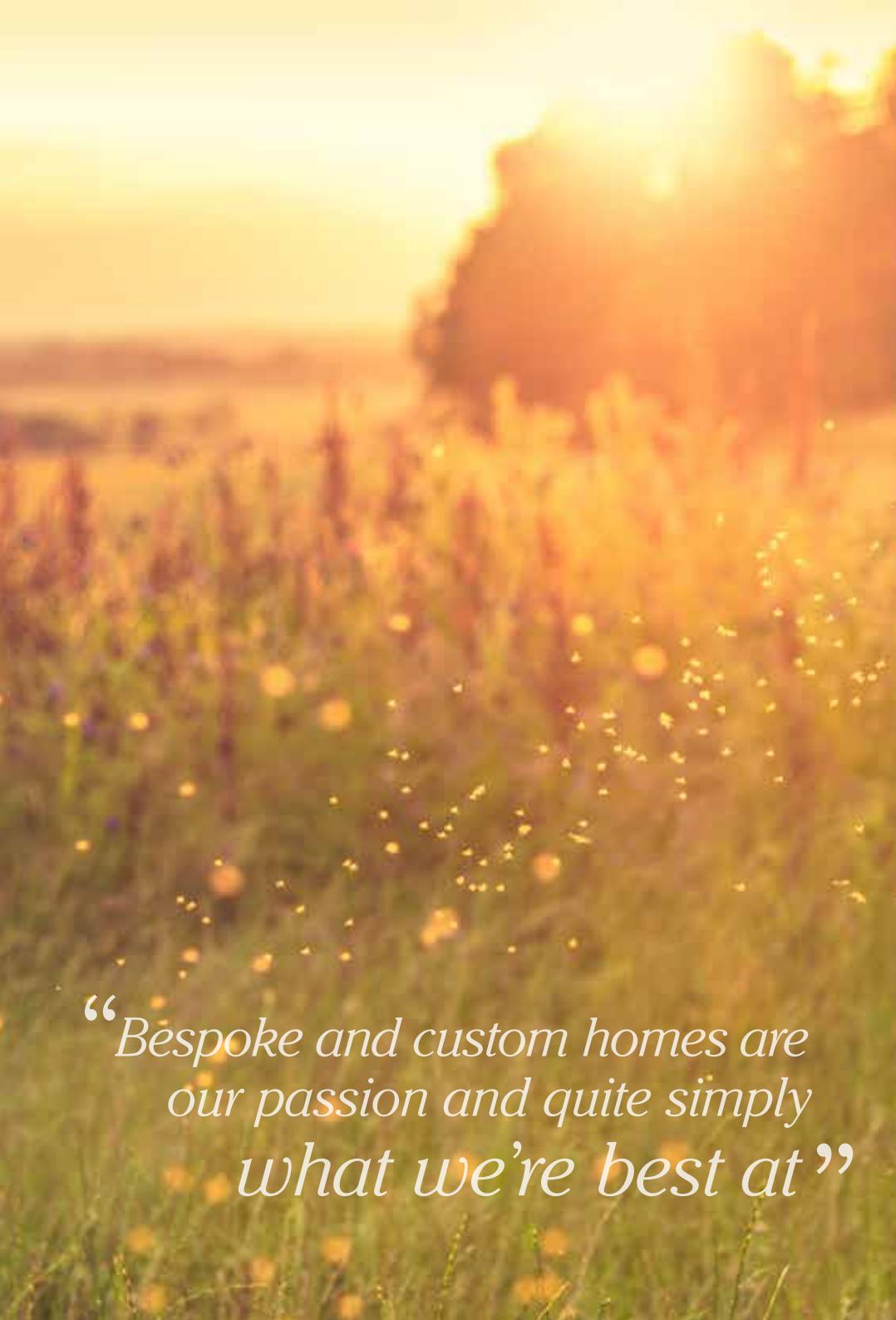
We are renowned for using traditional designs in conjunction with modern, open-plan internal layouts, along with cutting edge technology, to create beautiful internal and external aspects that are in harmony with the landscape. Our attention to detail, regardless of the scale of the project, has helped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

## *Lifestyle choice*

*Over 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



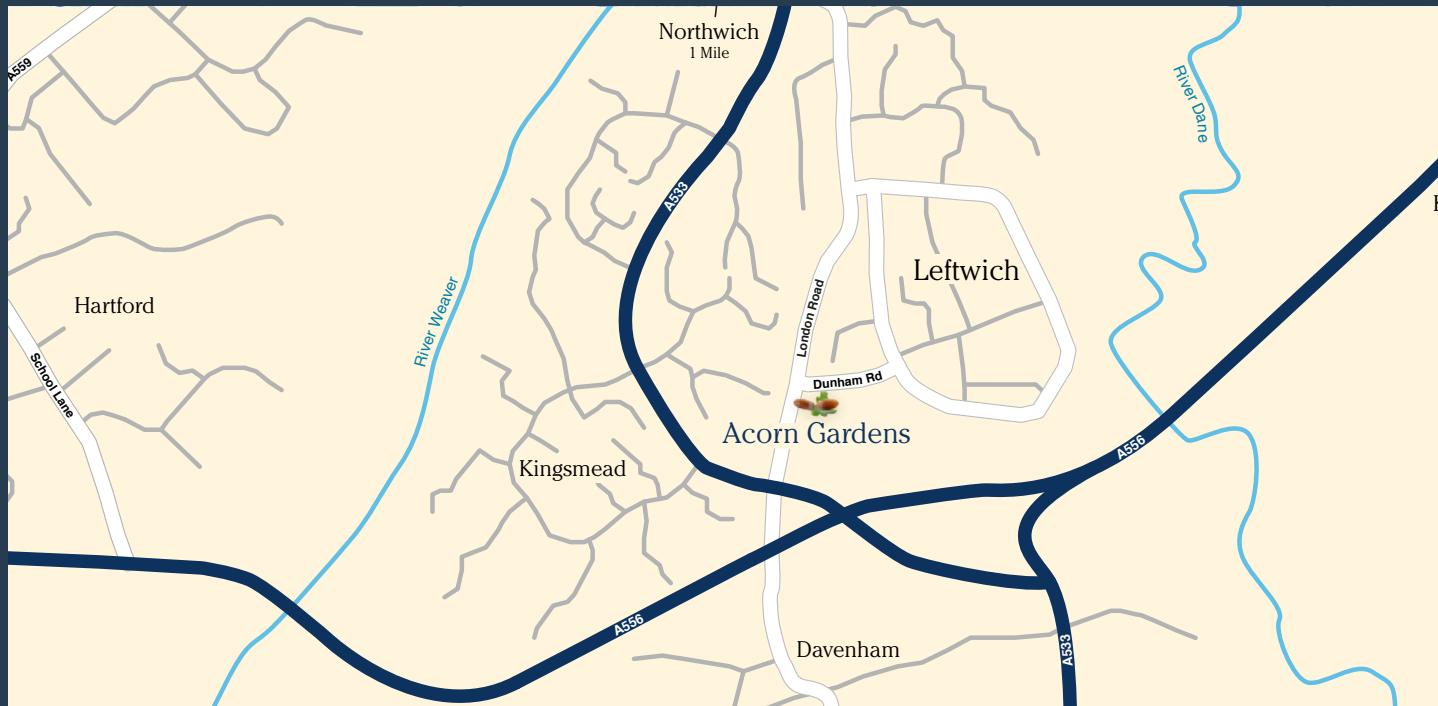
National Silver award  
for best luxury house  
Master builder of  
the year award

**Build It** AWARDS WINNER  
**Best Brick Home UK 2019**



# Acorn Gardens

LEFTWICH



## 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.