

RIVERS EDGE

Warrington





RIVERS EDGE

Warrington





RIVERS EDGE

We are delighted to introduce this exciting development of 2, 3 and 4 bedroom homes, Rivers Edge. This stunning collection of 258 homes has been carefully designed to suit all tastes as well as being built to high standard.

Situated on the edge of Warrington, Rivers Edge couldn't be better located. Warrington has an abundance of great shopping and dining outlets as well as superb transport links, meaning the countryside of Cheshire or North Wales is never far away. The River Mersey flows right past this development with easy footpaths perfect for a family stroll or a bike ride – right on your doorstep!

Rivers Edge is just a 20-minute walk from the centre of Warrington with its beautiful town hall, dating back to 1750. You'll find a wealth of high-street favourite shops rubbing shoulders with many small independent boutiques as well as a popular 100-stall market. The enormous Gemini Retail Park is just three and a half miles away with an abundance of the North West's biggest retail stores.

Just two miles away Walton Hall and gardens make a great day out, picnicking on the expansive lawns and touring the stately home found there – or watching the kids enjoy the adventure playground. Being so centrally located is great for leisure time with the family – the great outdoors of North Wales is around an hour away, whereas in the opposite direction the rolling fields of Cheshire open up a whole world of walking or cycling opportunities.

For a great evening out, the leafy Stockton Heath is just two miles away and features a lovely selection of shops, bars and restaurants.

Rivers Edge is also well placed within easy reach of Manchester & Liverpool. Manchester and Liverpool are truly international cities with populations from all over the world. This gives them a hugely vibrant culture and community, with shopping, food, drink and entertainment to match. World-class Michelin-starred restaurants are a couple of streets away from traditional curry houses or Chinese Szechuan restaurants. For a few drinks there's a thriving bar scene, or visit one of the many old Victorian watering holes for a pint of traditional ale.



THE PERFECT POSITION

EDUCATION FOR EVERYONE

There's a great choice of primary schools for the little ones, both Latchford CE and Sacred Heart Catholic schools are under a mile away and both are rated 'good' by OFSTED. For secondary age children Cardinal Newman High School is just over two miles away and also rated 'good'.

Warrington Town Centre
1.9 miles | 8 mins drive



Walton Hall & Gardens
1.4 miles | 6 mins drive



Riverside Retail Park
1.5 miles | 6 mins drive



Warrington Bank Quay
Train Station
1 mile | 22 mins walk



RIVERS EDGE

Stockton Heath
1.3 miles | 5 mins drive



Latchford St James
CE Primary School
1.4 miles | 6 mins drive



Sacred Heart Catholic
Primary School
2 miles | 9 mins drive



Cardinal Newman High School
3 miles | 11 mins drive



Distances and timings are approximate and for reference only. Calculated using maps.google.co.uk

A COMMUNITY TO BE PROUD OF

Countryside Homes has invested
£700,000 towards community schemes.

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have invested £700,000 in local schemes to support the community surrounding your new home in Rivers Edge, Warrington.

“ Countryside Homes
has invested £700,000
towards community
schemes ”

LOCAL EDUCATION



PUBLIC TRANSPORT



HEALTH



PERSONALISE YOUR HOME

Customise your kitchen with stylish worktops, the latest modern appliances and personalise your bathrooms with stunning ceramics. Using the Personalise range, there are various options allowing you to create your perfect property which is truly unique to you.

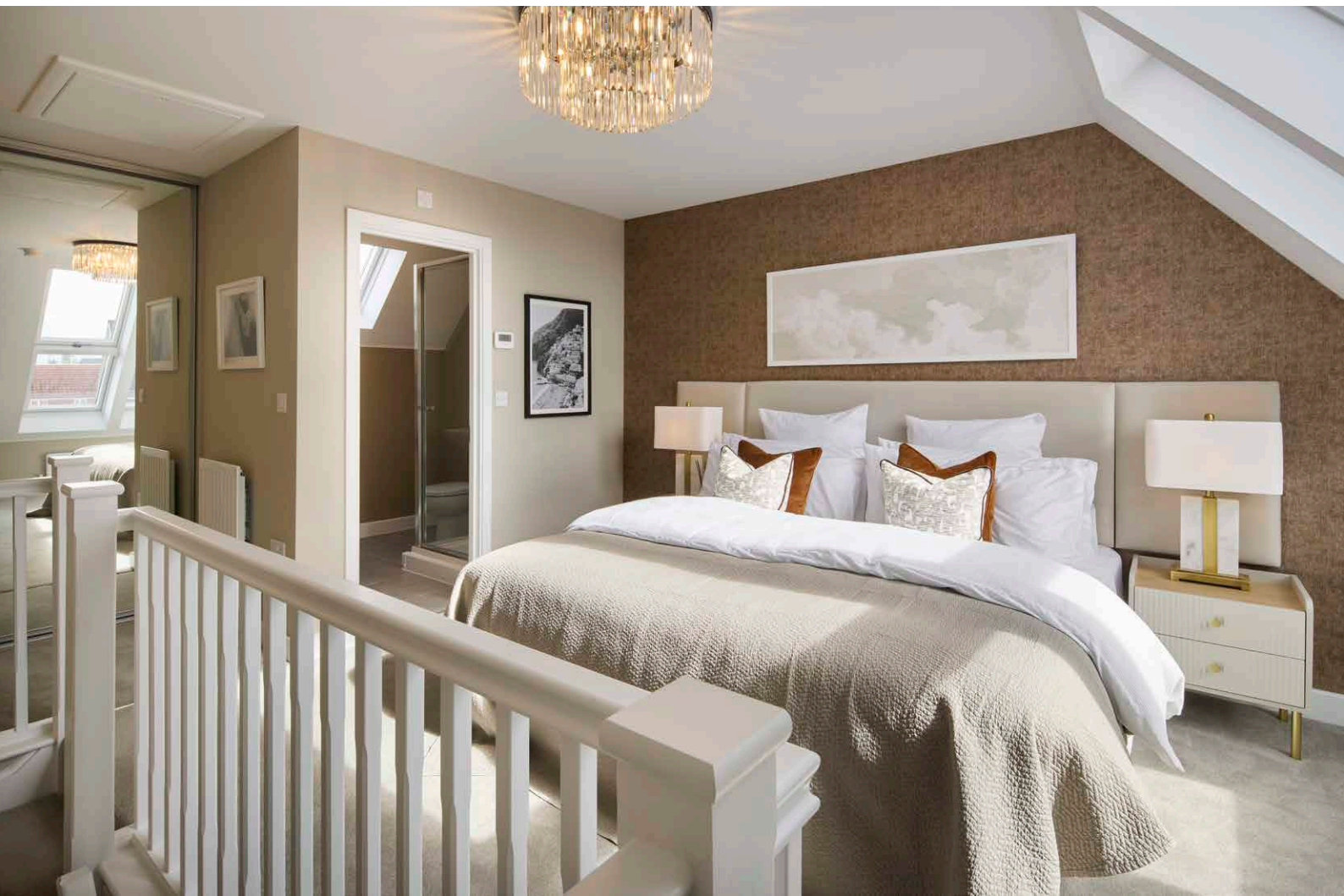
If you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Karndean, ceramics and vinyl.

Individualise your bathroom with a choice of tiles or complete your bedroom with fitted wardrobes. Whatever your style, it's your canvas to make your own and allow your personality to shine through your home.

The best thing is that you don't have to decide all this at the time of reserving – you can think about how you want your new home to look in the comfort of your current home.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide you with guidance.

We're here to help you make it completely unique, so express yourself with Personalise.



PURCHASE SCHEMES

Wherever you are in the home-buying market – a first-time buyer, looking to step up the property ladder or a downsizer – we have a variety of great purchase assistance schemes!

HOME EXCHANGE	Are you an existing home owner? Our Home Exchange scheme is the simple way to make sure you don't lose out on your brand new Countryside Home – and saves you time and money along the way. We'll buy your property at market value, therefore there are no last minute 'drop-outs'.
SMOOTH MOVE	Are you an existing home owner? Our Smooth Move service is designed to help you sell your old property quickly so that you can make the move into a brand new Countryside Home. We'll deal with the estate agents on your behalf, and even pay the estate agents' fees when your house is sold!
RECOMMEND A FRIEND	Receive £500 as a thank you when you introduce a friend or relative who then completes the purchase of a new Countryside home!

A HOME DESIGNED WITH YOU IN MIND

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions. An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living. With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on master bedrooms and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.



FIRM FOUNDATIONS MEANS PEACE OF MIND FOR YOU

When buying a new home, you want to be sure you can trust your builder. Choosing a Countryside Home gives you the peace of mind that comes from choosing a company that has been building some of the best homes in the UK for more than a hundred years.

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Countryside Home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.



SCAN ME FOR
DIRECTIONS



RIVERS EDGE

Weston Park Drive,
Warrington, WA1 1EA

FROM M56

- Leave the M56 at J11 for Daresbury.
- Head towards Warrington on the A56 and follow the road for approx. 3.7 miles.
- Turn left on to Chester Road /A5060 and continue for approximately 0.4 miles.
- Turn left onto Slutchers Lane.
- After 0.4 of a mile you'll find us on the right-hand side.

Cover photograph of computer-generated-imagery of Rivers Edge. Not view from the development.
The streetscene shown above has been produced for illustrative purposes only, please check the details of the homes you are interested in with the sales consultant.

Vistry Merseyside & Cheshire West region
301 Bridgewater Place, Birchwood Park Birchwood, Warrington WA3 6XF

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1269 / 04.24



COUNTRYSIDE
Homes

RIVERS EDGE

Warrington

2 bedroom homes

- The Esk
- The Longford
- The Lea
- The New Ashbourne FCT
- The Blyth
- The New Stamford
- The New Walton
- The Foss
- The Foss FCT
- The Ashop
- The New Calder

4 bedroom homes

- The Lymington
- The Dene
- The Oakham

Pre-sold homes

- 2 bedroom homes
- 3 bedroom homes
- 4 bedroom homes





- Open-plan kitchen/dining and living room
- Impressive skylight windows and French doors leading to rear garden
- Convenient downstairs storage cupboard and WC
- Two well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles

THE ESK

2 bedroom home



COUNTRYSIDE
Homes

THE ESK

2 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen	2.90 x 4.04	9'6" x 13'3"
Dining/Living	4.00 x 5.20	13'2" x 17'1"

FIRST FLOOR	metres	feet/inches
Bedroom 1	4.00 x 2.61	13'2" x 8'7"
Bedroom 2	4.00 x 2.46	13'2" x 8'1"

The Esk

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ovn	oven	tds	tumble dryer space
h	hob	c/c cylinder	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space	▨	skylight windows
ffzs	fridge freezer space	■	SVP

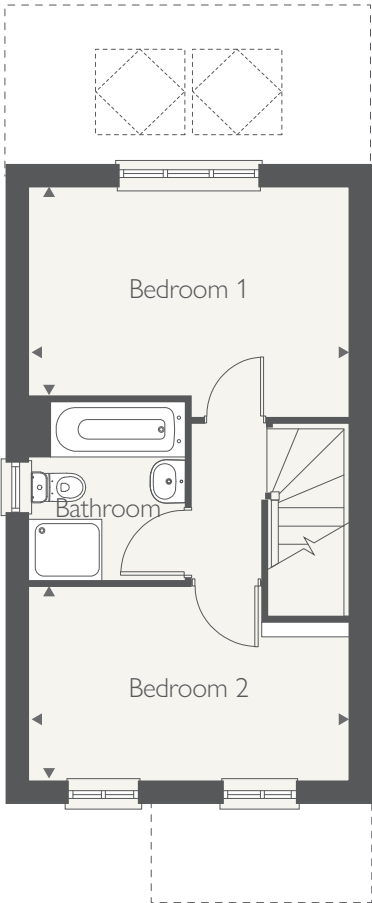
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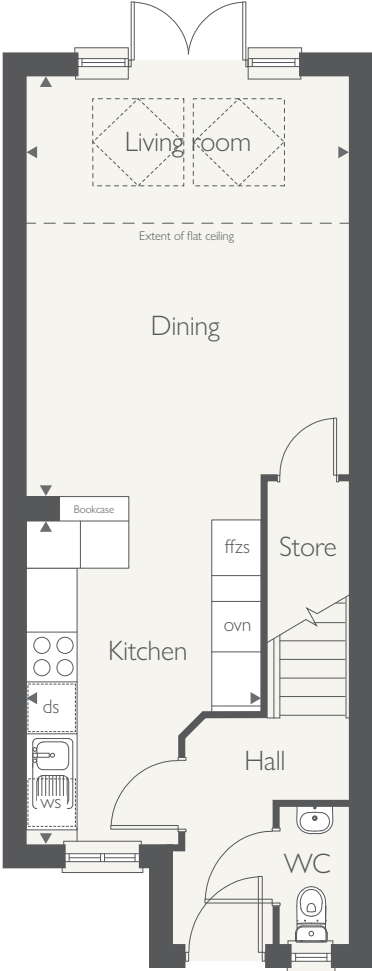
DS12008 / 11.24



FIRST FLOOR



GROUND FLOOR





- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room
- Three well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles

THE LONGFORD

3 bedroom home



COUNTRYSIDE
Homes

countrysidehomes.com

THE LONGFORD

3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	4.07 x 5.34	13'4" x 17'6"
Living Room	4.49 x 3.08	14'7" x 10'10"

FIRST FLOOR	metres	feet/inches
Bedroom 1	3.40 x 2.73	11'2" x 9'
Bedroom 2	3.06 x 2.73	10'1" x 9'
Bedroom 3	2.54 x 1.94	8'3" x 6'4"

The Longford
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ovn	oven	tds	tumble dryer space
h	hob	c/c	cylinder cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space	□	skylight windows
ffzs	fridge freezer space	■	SVP

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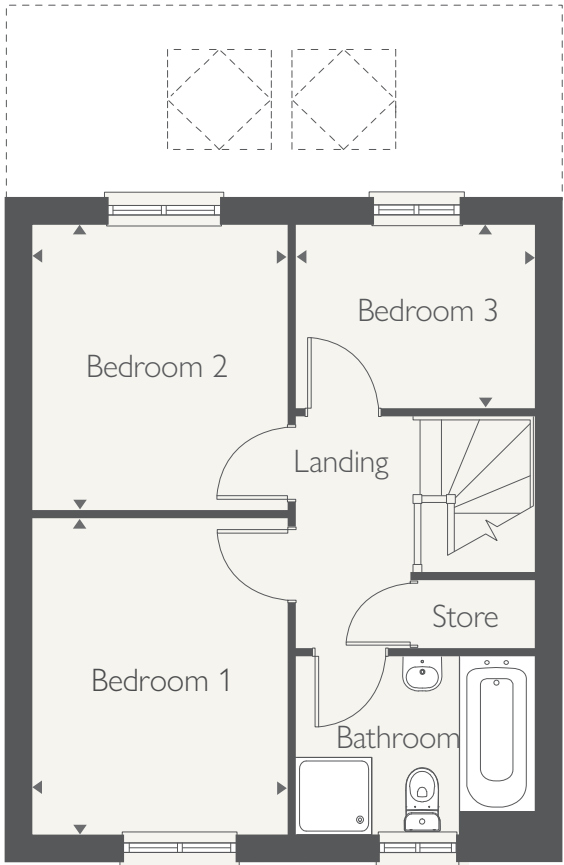
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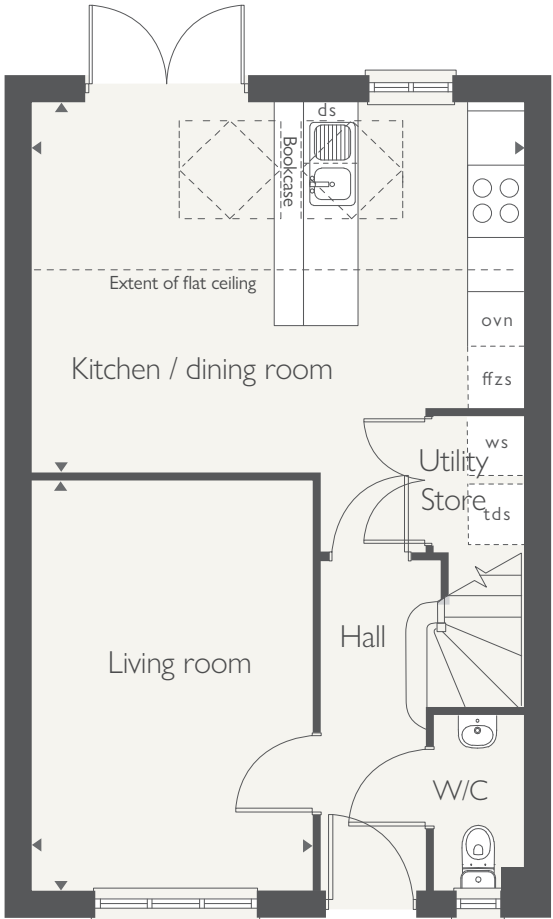


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





- Spacious living room
- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Under the stairs storage and a convenient downstairs WC
- Three well-proportioned bedrooms, including two doubles
- Modern family bathroom decorated with Porcelanosa tiles

THE LEA

3 bedroom home



COUNTRYSIDE
Homes

countrysidehomes.com

THE LEA

3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining/Family	4.79 x 5.11	15'9" x 16'9"
Living Room	3.73 x 4.88	12'3" x 16'

FIRST FLOOR	metres	feet/inches
Bedroom 1	2.63 x 3.83	8'8" x 12'7"
Bedroom 2	2.63 x 3.93	8'8" x 12'11"
Bedroom 3	2.09 x 2.61	6'10" x 8'7"

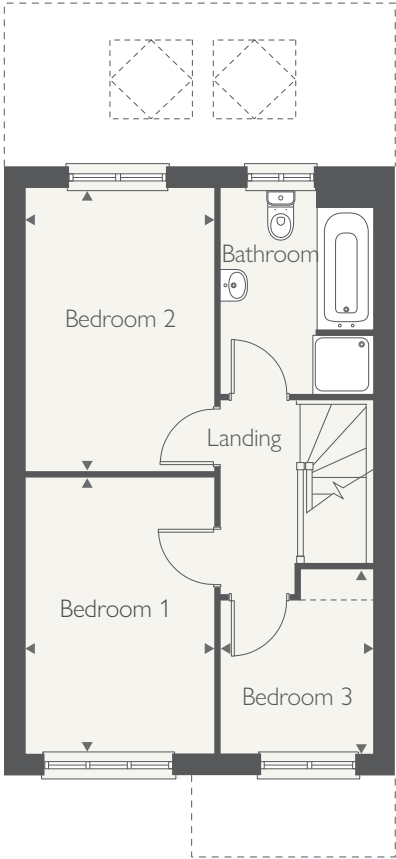
The Lea
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ovn	oven	tds	tumble dryer space
h	hob	c/c cylinder cupboard	
ds	dishwasher space	◄ ►	measuring points
ws	washing machine space	◻	skylight windows
ffzs	fridge freezer space	■	SVP

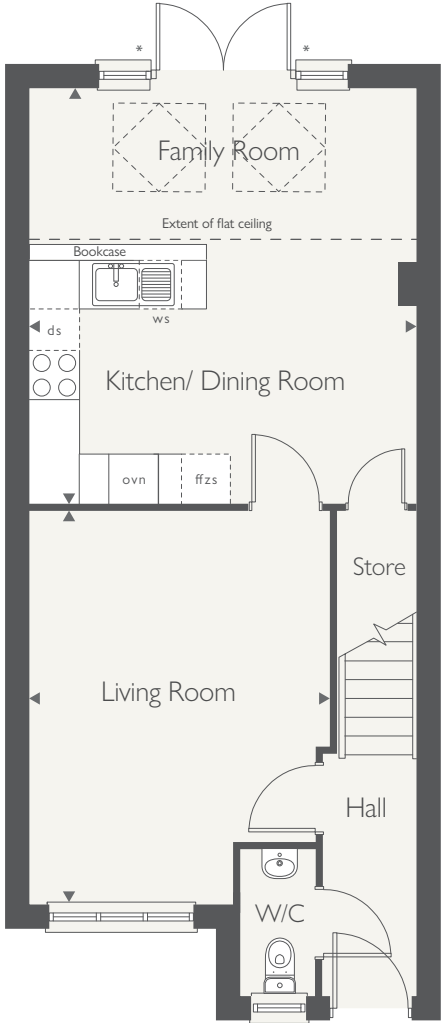
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FIRST FLOOR



GROUND FLOOR





- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with beautiful bay window
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom
- Single garage

THE NEW ASHBOURNE FCT

3 bedroom home



COUNTRYSIDE
Homes

countrysidehomes.com

THE NEW ASHBOURNE FCT

3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen / dining	5.29 x 3.41	17'5" x 11'2"
Sitting Room	3.10 x 4.50	10'2" x 14'10"

FIRST FLOOR	metres	feet/inches
Bedroom 1	2.83 x 3.70	9'3" x 12'2"
Bedroom 2	3.05 x 3.17	10' x 10'5"
Bedroom 3	3.05 x 2.52	10' x 8'3"

ovn	oven	tds	tumble dryer space
h	hob	ffzr	fridge freezer
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

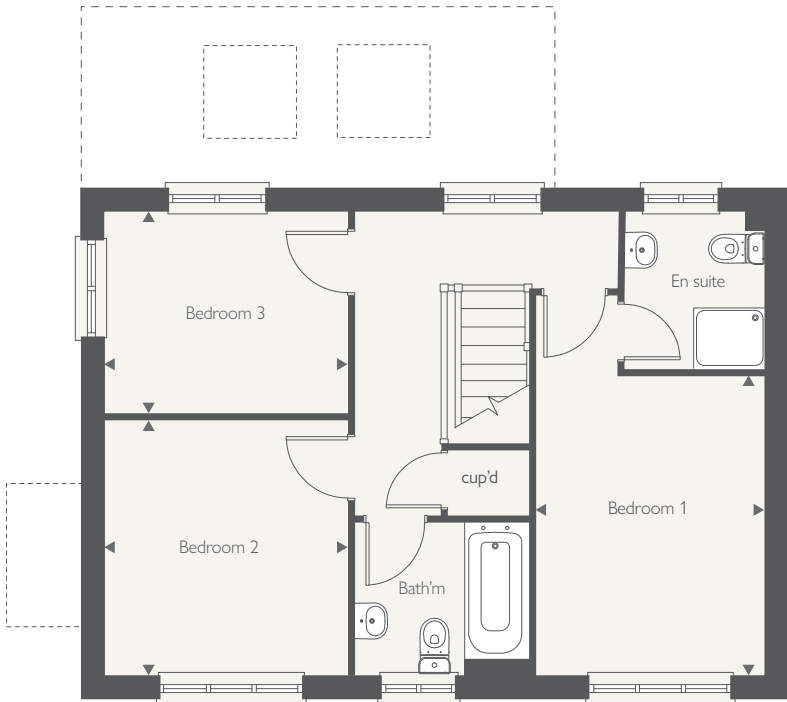
The New Ashbourne

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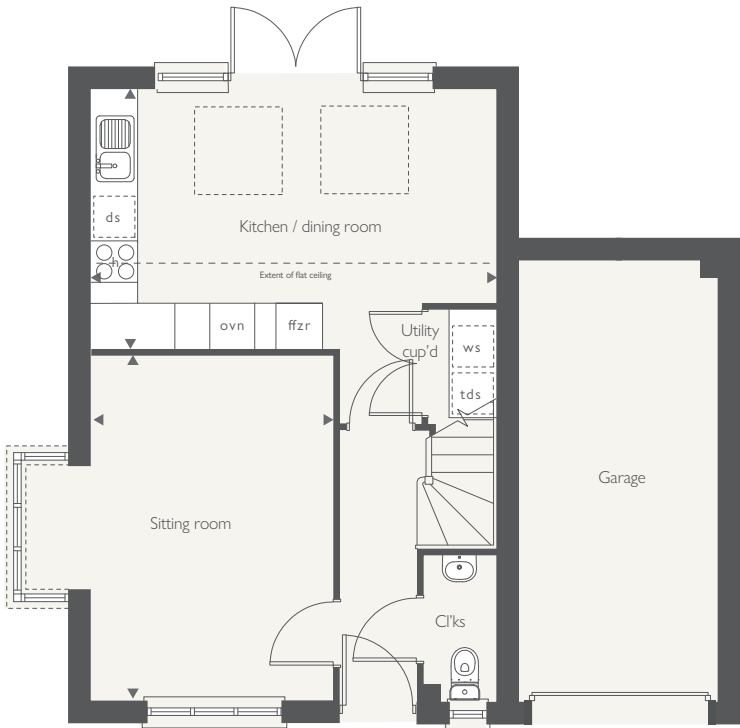
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FIRST FLOOR



GROUND FLOOR





- Stylish open-plan kitchen/dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room
- Convenient downstairs store room and WC
- Master bedroom and en-suite with shower cubicle
- Two further well-proportioned bedrooms
- Modern family bathroom decorated with Porcelanosa tiles

THE BLYTH

3 bedroom home

countrysidehomes.com



COUNTRYSIDE
Homes

THE BLYTH

3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	5.58 x 5.26	18'4" x 17'3"
Living Room	3.22 x 4.61	10'7" x 15'2"

FIRST FLOOR		
Bedroom 1	3.00 x 3.26	9'10" x 10'8"
Bedroom 2	3.11 x 2.61	10'3" x 8'7"
Bedroom 3	2.41 x 2.26	7'11" x 7'5"

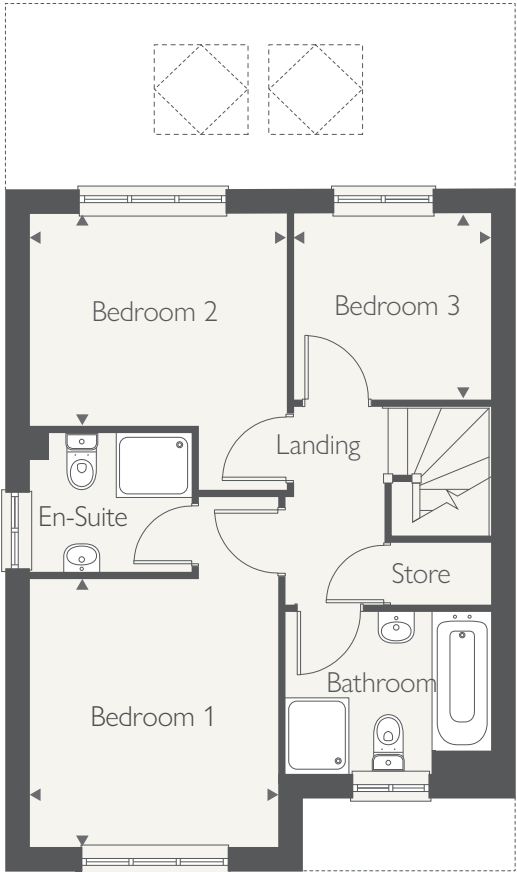
The Blyth
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ovn	oven	tds	tumble dryer space
h	hob	c/c cylinder cupboard	
ds	dishwasher space	◀ ▶ measuring points	
ws	washing machine space	◻ skylight windows	
ffzs	fridge freezer space	■	SVP

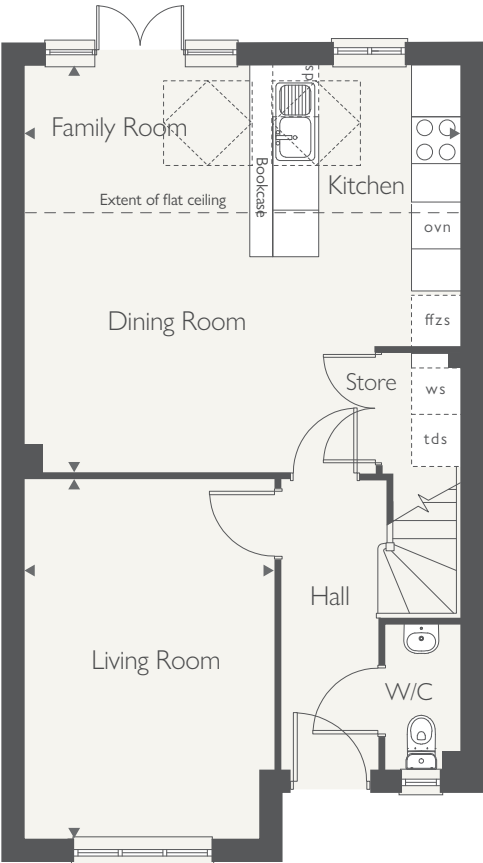
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FIRST FLOOR



GROUND FLOOR





- Open-plan kitchen/dining and living room
- Impressive skylight windows and French doors leading to rear garden
- Convenient downstairs store room and WC
- Private master bedroom with en-suite, dressing area and skylight windows
- Two further well-proportioned bedrooms
- Modern family bathroom

THE NEW STAMFORD

3 bedroom home

countrysidehomes.com



COUNTRYSIDE
Homes

THE NEW STAMFORD

3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen	2.94 x 4.48	9'8" x 14'9"
Living/Dining	4.00 x 5.04	13'2" x 16'7"

FIRST FLOOR	metres	feet/inches
Bedroom 2	4.00 x 2.93	13'2" x 9'8"
Bedroom 3	1.94 x 2.91	6'4" x 9'7"

SECOND FLOOR	metres	feet/inches
Bedroom 1	4.00 x 5.62 [#]	13'2" x 18'5"

[#]Headroom over 1.5m

The New Stamford

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ovn	oven	tds	tumble dryer space
h	hob	c/c cylinder	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space	□	skylight windows
ffzs	fridge freezer space	■	SVP

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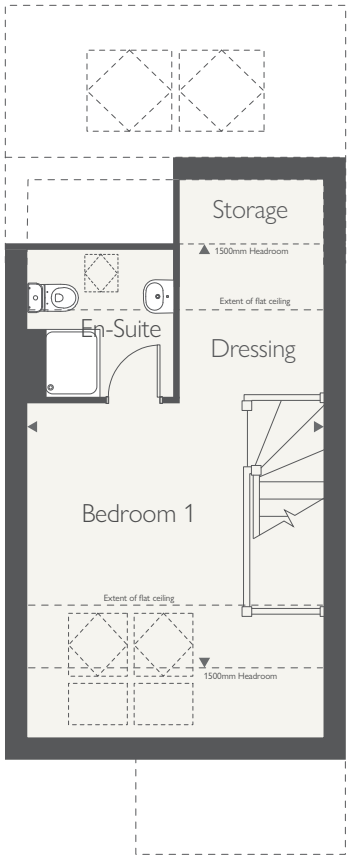
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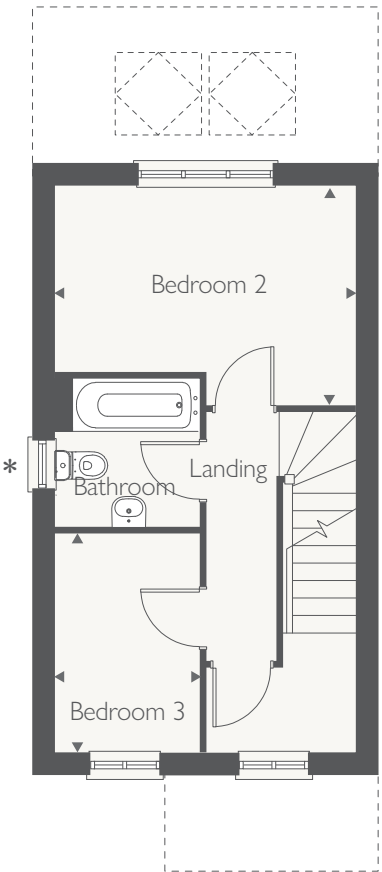


COUNTRYSIDE
Homes

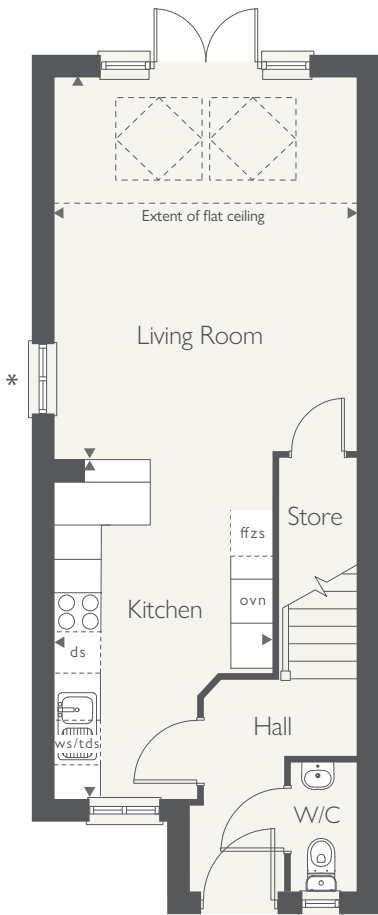
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





THE NEW WALTON

3 bedroom home

- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with beautiful bay window
- Convenient downstairs utility room, WC and integral garage access
- Spacious master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom with separate shower
- Cubicle and bath decorated with Porcelanosa tiles

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COUNTRYSIDE
Homes

THE NEW WALTON

3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen	3.40 x 3.22	11'2" x 10'7"
Dining /Family	4.28 x 3.29	14'1" x 10'11"
Living Room	4.30 x 2.71	14'1" x 8'11"

FIRST FLOOR	metres	feet/inches
Bedroom 1	3.07 x 4.27	10'1" x 14'1"
Bedroom 2	3.38 x 2.82	11'1" x 9'3"
Bedroom 3	2.50 x 3.18	8'2" x 10'5"

The New Walton
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ovn	oven	tds	tumble dryer space
h	hob	c/c cylinder cupboard	
ds	dishwasher space	◀ ▶ measuring points	
ws	washing machine space	◻ skylight windows	
ffzs	fridge freezer space	■	SVP

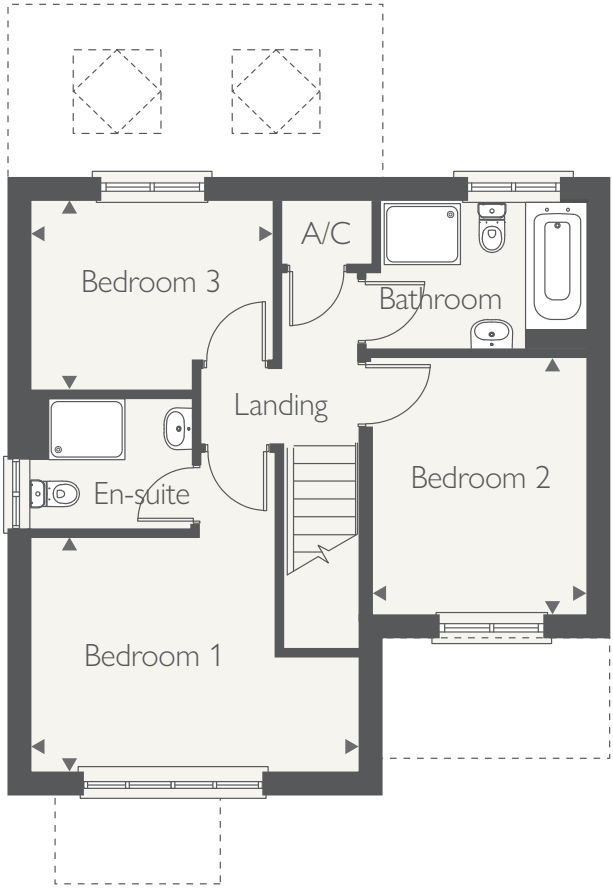
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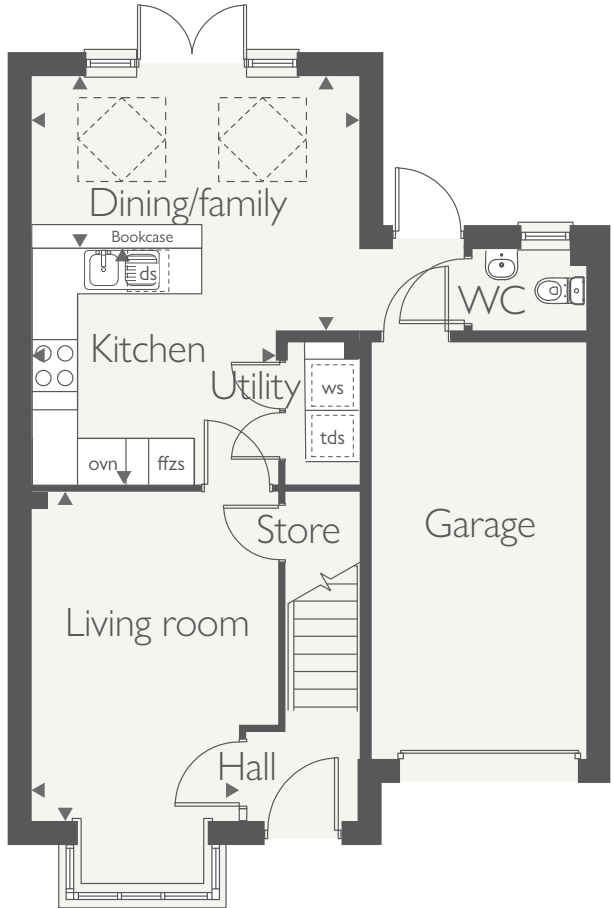


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with French doors
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle

THE FOSS

3 bedroom home

countrysidehomes.com



COUNTRYSIDE
Homes

THE FOSS

3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	5.24 x 3.05	17'2" x 10'
Family Room	3.82 x 2.40	12'5" x 7'8"
Living Room	5.14 x 2.93	16'9" x 9'6"

FIRST FLOOR	metres	feet/inches
Bedroom 1	3.99 x 2.93	13'1" x 9'7"
Bedroom 2	3.05 x 2.58	10' x 8'5"
Bedroom 3	2.36 x 1.98	7'8" x 6'5"

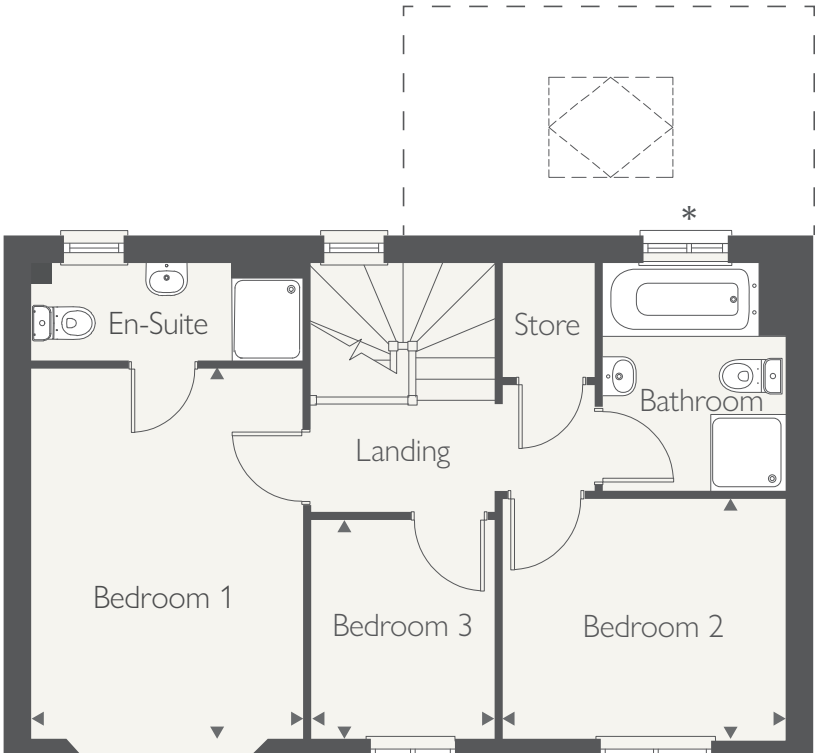
The Foss
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h	hob	c/c cylinder cupboard	
ds	dishwasher space	◀▶ measuring points	
ws	washing machine space	◻ skylight windows	
ffzs	fridge freezer space	■	SVP

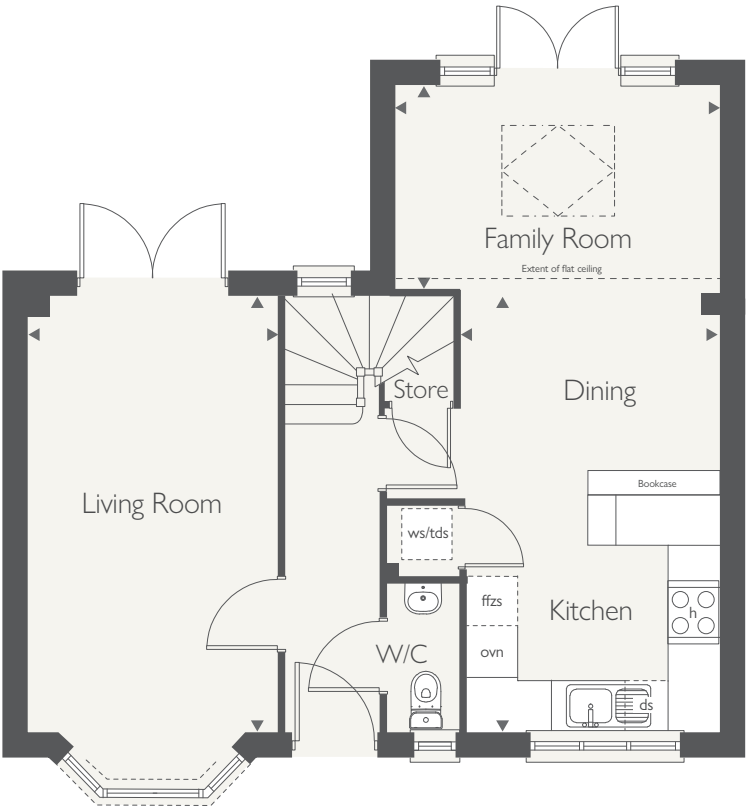
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FIRST FLOOR



GROUND FLOOR





- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with French doors
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle

THE FOSS FCT

3 bedroom home



COUNTRYSIDE
Homes

countrysidehomes.com

THE FOSS FCT

3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	5.24 x 3.05	17'2" x 10'
Family Room	3.82 x 2.40	12'5" x 7'8"
Living Room	5.14 x 2.93	16'9" x 9'6"

FIRST FLOOR	metres	feet/inches
Bedroom 1	3.99 x 2.93	13'1" x 9'7"
Bedroom 2	3.05 x 2.58	10' x 8'5"
Bedroom 3	2.36 x 1.98	7'8" x 6'5"

The Foss FCT
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ovn	oven	tds	tumble dryer space
h	hob	c/c	cylinder cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space	□	skylight windows
ffzs	fridge freezer space	■	SVP

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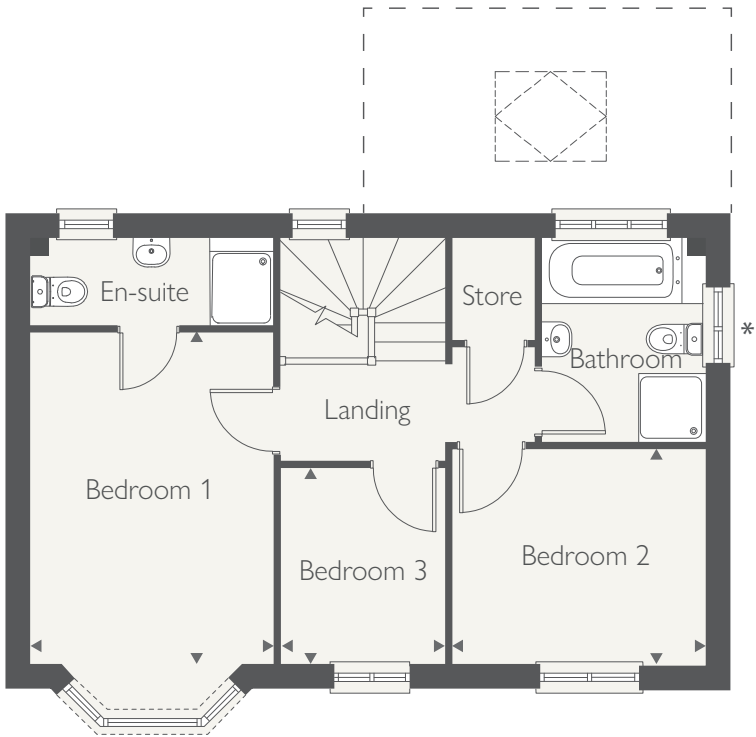
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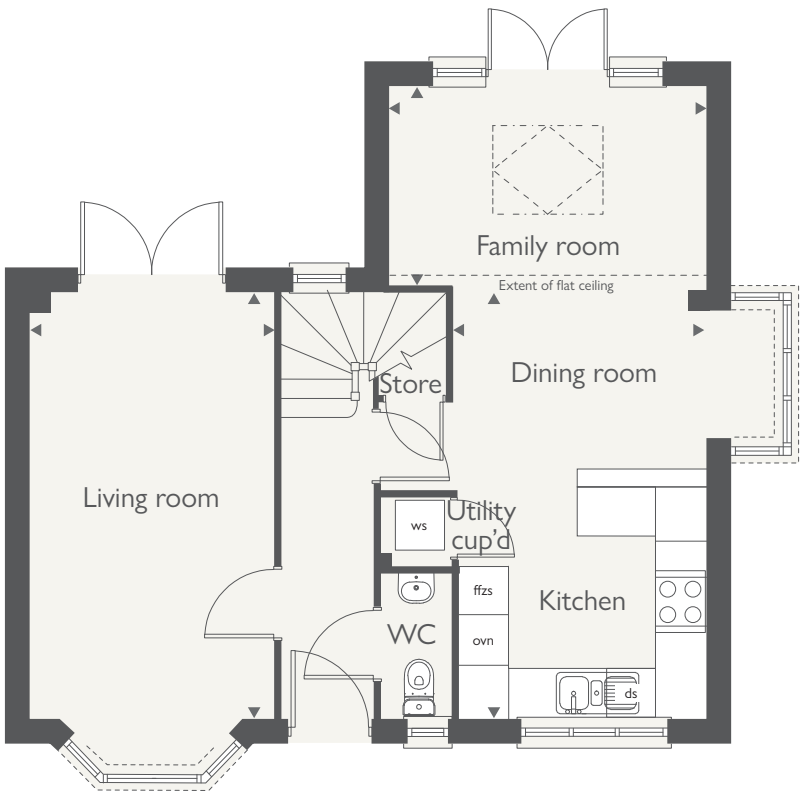


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





- Stylish open-plan kitchen and dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Master bedroom with en-suite
- Two further well-proportioned bedrooms
- Modern family bathroom

THE ASHOP

3 bedroom home



COUNTRYSIDE
Homes

countrysidehomes.com

THE ASHOP

3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining/Family	6.02 x 5.28	19'9" x 17'4"
Living Room	4.35 x 23.09	14'4" x 10'2"

FIRST FLOOR	metres	feet/inches
Bedroom 1	3.64 x 3.10	11'11" x 10'2"
Bedroom 2	2.65 x 3.20	8'8" x 10'6"
Bedroom 3	2.14 x 2.57	7' x 8'5"

The Ashop
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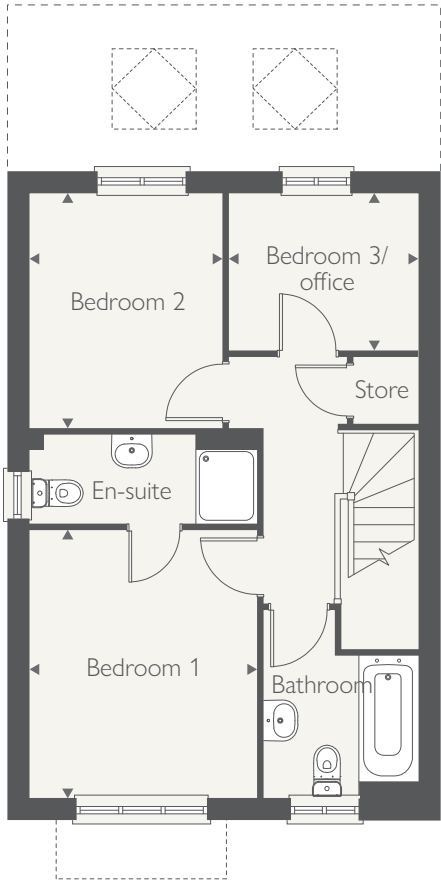
ovn	oven	tds	tumble dryer space
h	hob	c/c cylinder cupboard	
ds	dishwasher space	◄ ► measuring points	
ws	washing machine space	◻ skylight windows	
ffzs	fridge freezer space	■	SVP

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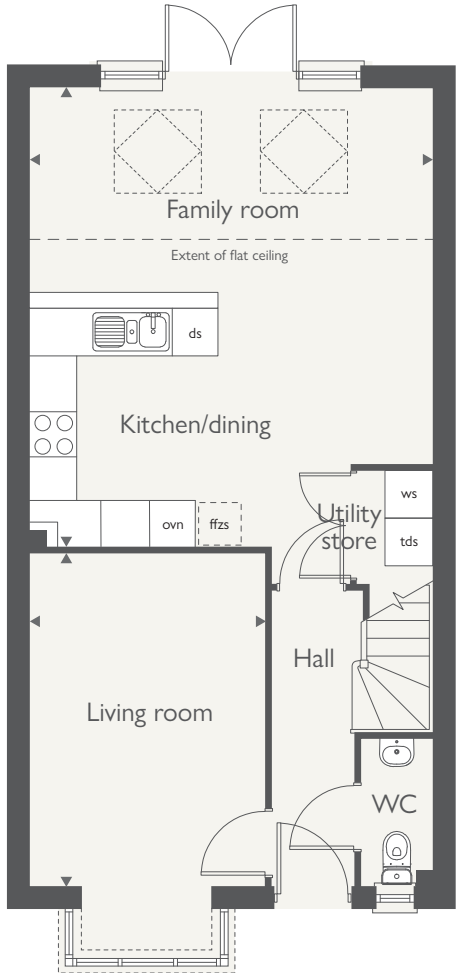
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FIRST FLOOR



GROUND FLOOR





- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Convenient downstairs store room and WC
- Private master bedroom with en-suite and dressing area
- Two further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles

THE NEW CALDER

3 bedroom home



COUNTRYSIDE
Homes

THE NEW CALDER

3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining	4.27 x 5.21	14' x 17'1"
Living Room	3.21 x 4.40	10'6" x 14'5"

FIRST FLOOR	metres	feet/inches
Bedroom 2	4.27 x 2.60	14' x 8'6"
Bedroom 3	2.25 x 2.16	7'4" x 7'1"

SECOND FLOOR	metres	feet/inches
Bedroom 1	4.27 x 5.61	14' x 18'4"

The New Calder

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ovn	oven	tds	tumble dryer space
h	hob	c/c cylinder	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space	□	skylight windows
ffzs	fridge freezer space	■	SVP

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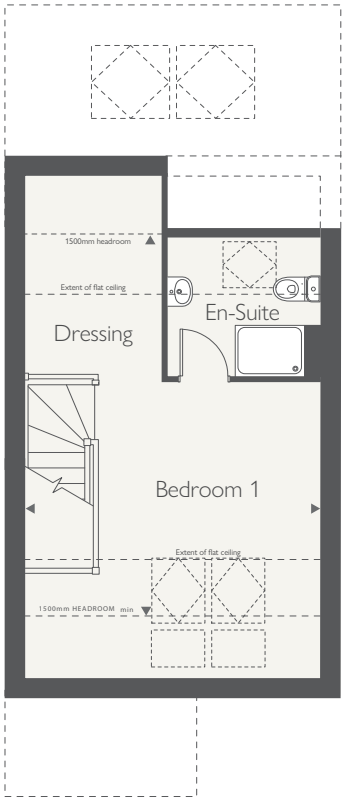
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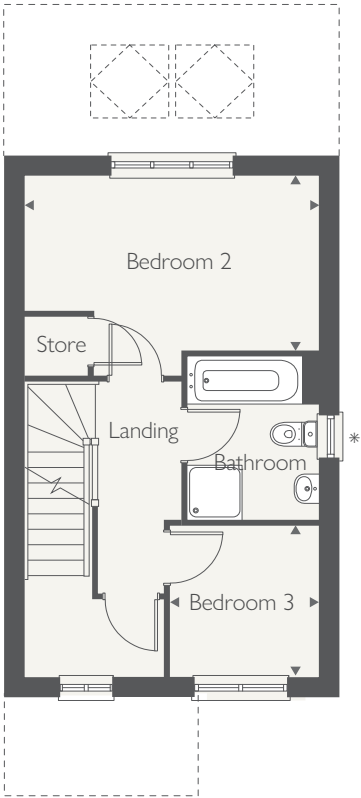


COUNTRYSIDE
Homes

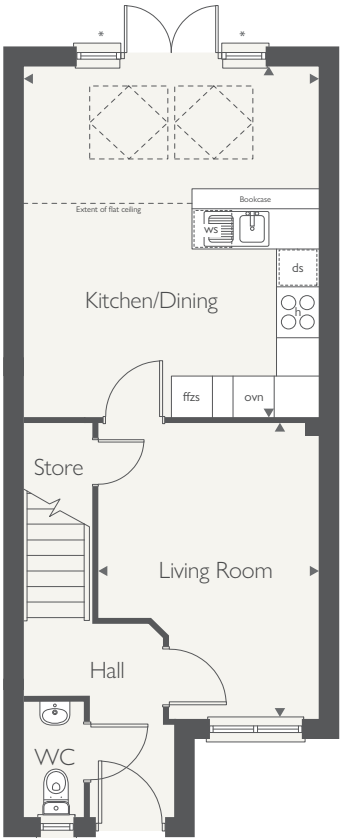
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





- Stylish open-plan kitchen/dining/family room
- Impressive skylight windows and French doors leading to rear garden
- Spacious separate living room with beautiful bay window
- Convenient downstairs WC and integral garage access
- Spacious master bedroom with en-suite
- Three further well-proportioned bedrooms
- Modern family bathroom

THE LYMINGTON

4 bedroom home



COUNTRYSIDE
Homes

countrysidehomes.com

THE LYMINGTON

4 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining/Family	5.28 x 5.67	17'4" x 18'7"
Living Room	3.10 x 4.39	10'2" x 14'5"

FIRST FLOOR

Bedroom 1	2.85 x 5.32	9'4" x 17'6"
Bedroom 2	3.66 x 2.98	12' x 9'9"
Bedroom 3	3.00 x 3.10	9'10" x 10'2"
Bedroom 4/Office	2.58 x 2.05	8'6" x 6'9"

The Lymington

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h	hob	c/c cylinder	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space	□	skylight windows
ffzs	fridge freezer space	■	SVP

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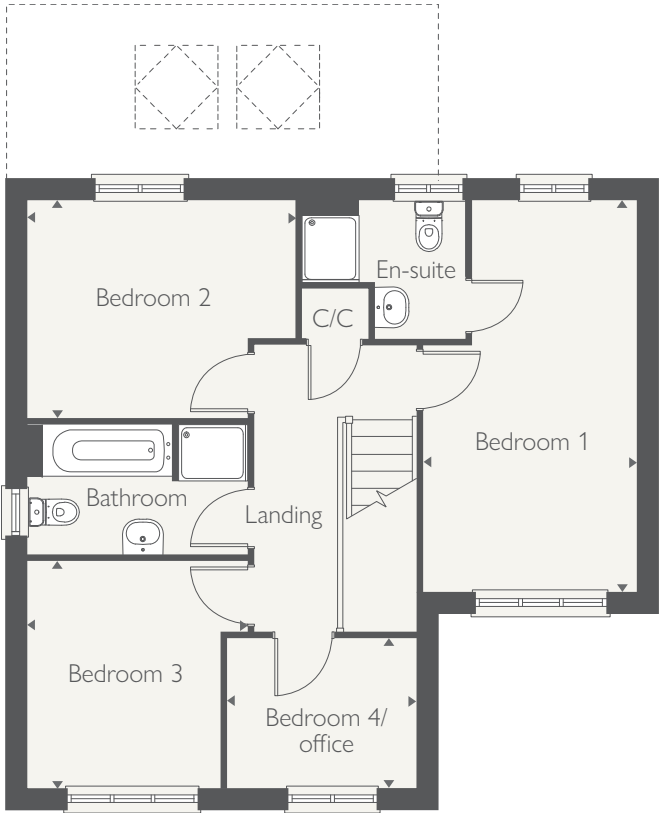
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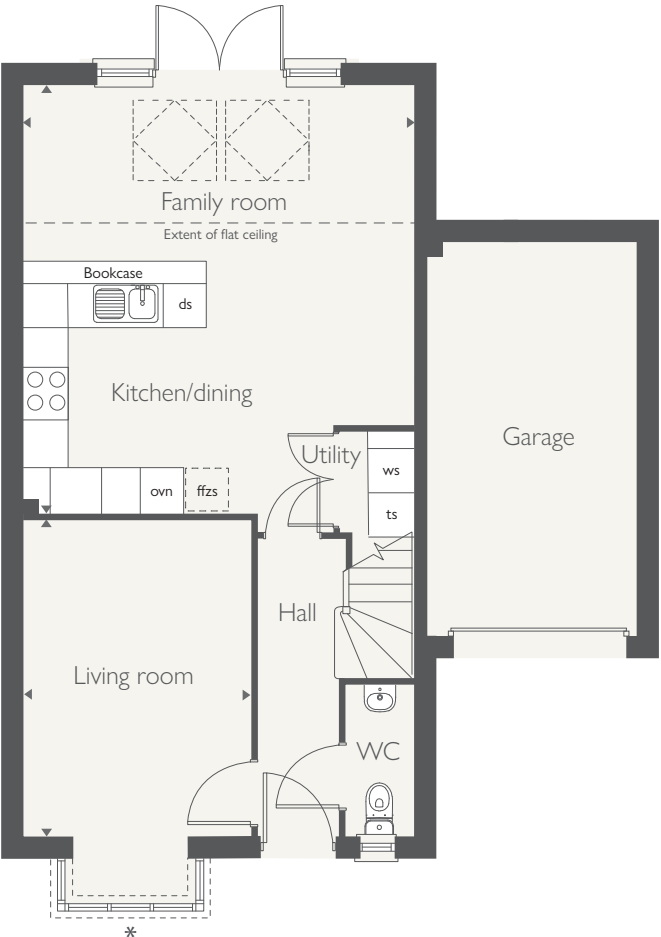


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





- Open-plan kitchen/dining and living room
- Impressive skylight windows and French doors leading to rear garden
- Convenient downstairs store room and WC
- Private master bedroom with en-suite and dressing area
- Spacious contemporary roof terrace
- Three further well-proportioned bedrooms
- Modern family bathroom

THE DENE

4 bedroom home



COUNTRYSIDE
Homes

countrysidehomes.com

THE DENE

4 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen	3.75 x 2.61	12'3" x 8'6"
Living/Dining	6.49 x 4.89	21'3" x 16'0"

FIRST FLOOR	metres	feet/inches
Bedroom 2	2.78 x 3.66	9'2" x 12'
Bedroom 3	2.78 x 3.13	9'2" x 10'3"
Bedroom 4	2.07 x 2.05	6'10" x 6'9"

SECOND FLOOR	metres	feet/inches
Bedroom 1	3.76 x 3.94	12'4" x 12'11"

The Dene
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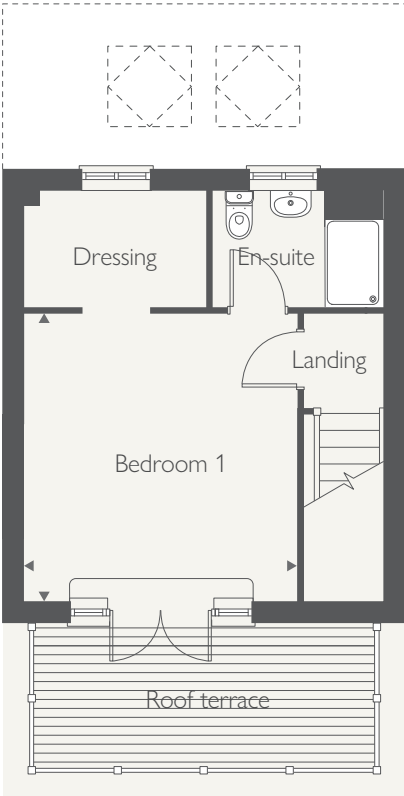
ovn	oven	tds	tumble dryer space
h	hob	c/c	cylinder cupboard
ds	dishwasher space	◀▶	measuring points
ws	washing machine space	◻	skylight windows
ffzs	fridge freezer space	■	SVP

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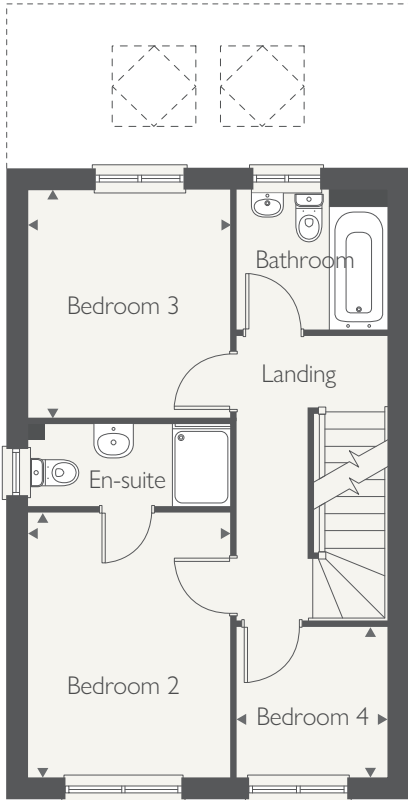
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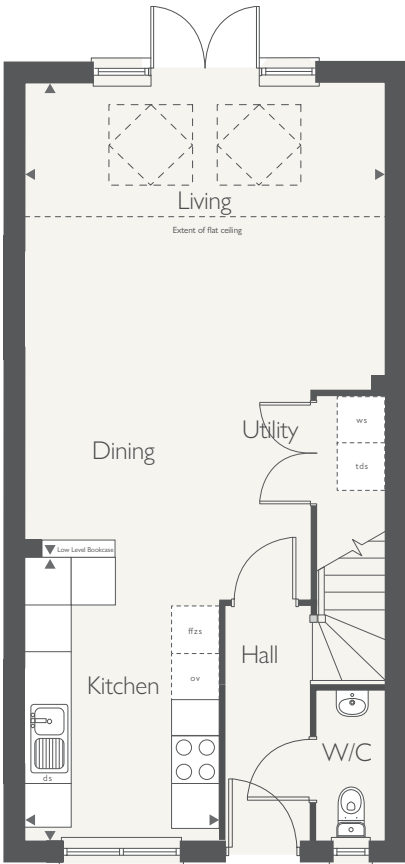
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





- Spacious living room with stylish bay window
- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors leading to rear garden
- Convenient downstairs utility room, WC and integral garage access
- Master bedroom with en-suite and large bay window
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle decorated with Porcelanosa tiles

THE OAKHAM

4 bedroom home



COUNTRYSIDE
Homes

countrysidehomes.com

THE OAKHAM

4 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining/Family	5.40 x 5.60	17'9" x 18'4"
Living Room	3.41 x 4.27	14' x 11'2"

FIRST FLOOR

Bedroom 1	3.41 x 3.05	11'2" x 10'
Bedroom 2	3.90 x 3.68	12'9" x 12'1"
Bedroom 3	2.62 x 3.22	8'7" x 10'6"
Bedroom 4/Office	2.39 x 2.76	7'10" x 9'1"

The Oakham

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h	hob	c/c cylinder cupboard	
ds	dishwasher space	◀ ▶ measuring points	
ws	washing machine space	◻ skylight windows	
ffzs	fridge freezer space	■	SVP

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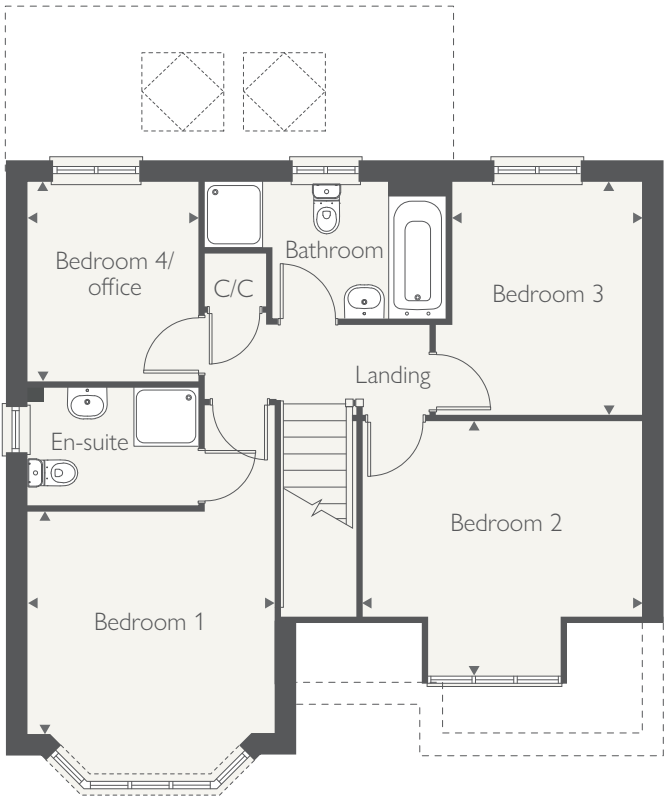
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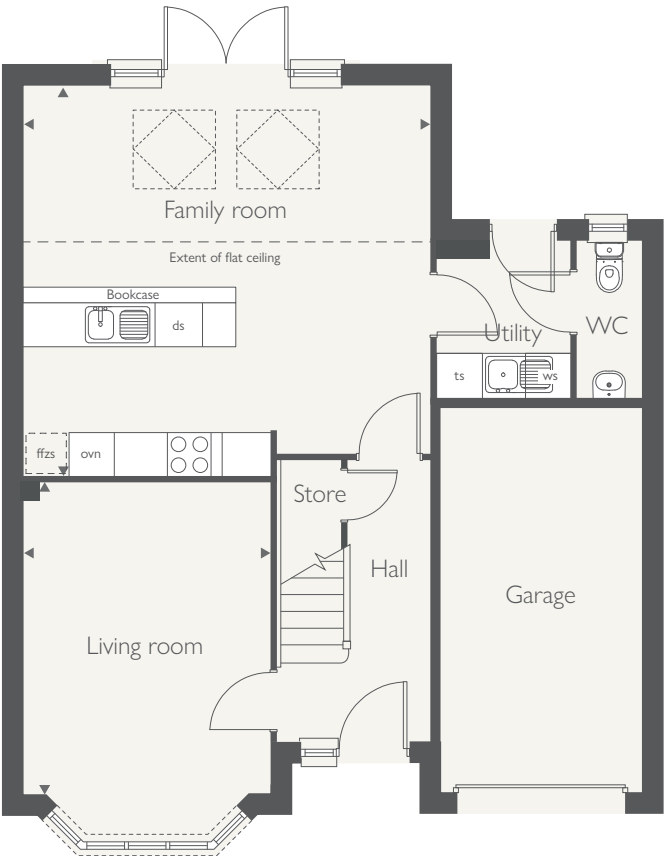


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





RIVERS EDGE

Warrington



COUNTRYSIDE
Homes

RIVERS EDGE

Warrington

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Personalise** range of extras available.



KITCHEN

	2 bedroom The Esk	3 bedroom The Longford The Lea The New Ashbourne FCT The New Stamford The Blyth The New Walton The Foss FCT The Foss The Ashop The New Calder	4 bedroom The Lymington The Dene The Oakham
Symphony Konzept range kitchen with laminate worktop	■	■ ■ ■ ■ ■ ■ ■ ■ ■ ■	■ ■ ■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■	■ ■ ■ ■ ■ ■ ■ ■ ■ ■	■ ■ ■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility			■
Indesit hob (60cm) with Indesit built-in single oven, with stainless steel splashback and integrated silver hood	■	■ ■ ■ ■ ■ ■ ■ ■ ■ ■	
Indesit hob (60 cm) with built-in single oven, with stainless steel splashback and 60cm stainless steel chimney hood			■ ■ ■
White Pendant light holder	■	■ ■ ■ ■ ■ ■ ■ ■ ■ ■	■ ■ ■
Fridge / freezer space	■	■ ■ ■ ■ ■ ■ ■ ■ ■ ■	■ ■ ■
Space for integrated dishwasher with plumbing and electrics	■	■ ■ ■ ■ ■ ■ ■ ■ ■ ■	■ ■ ■
Space for washing machine with plumbing and electrics in kitchen	■	■ ■ ■ ■ ■ ■ ■ ■ ■ ■	
Space for washing machine with plumbing and electrics in utility		■ ■ ■ ■ ■ ■ ■ ■ ■ ■	■ ■ ■

BATHROOMS AND EN SUITE(S)

Ideal Standard contemporary white sanitaryware	■	■ ■ ■ ■ ■ ■ ■ ■ ■ ■	■ ■ ■
En-suite to bedroom 1		■ ■ ■ ■ ■ ■ ■ ■ ■ ■	■ ■ ■
Ideal Standard low profile shower tray with glass enclosure in en suite		■ ■ ■ ■ ■ ■ ■ ■ ■ ■	■ ■ ■
Handheld shower head in bathroom	■	■ ■ ■ ■ ■ ■ ■ ■ ■ ■	■ ■ ■
Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*	■	■ ■ ■ ■ ■ ■ ■ ■ ■ ■	■ ■ ■
White batten light holder	■	■ ■ ■ ■ ■ ■ ■ ■ ■ ■	■ ■ ■

DOORS AND WINDOWS

	2 bedroom The Esk	3 bedroom The Longford The Lea The New Ashbourne FCT The New Stamford The Blyth The New Walton The Foss FCT The Foss The Ashop The New Calder	4 bedroom The Lymington The Dene The Oakham
Front door with multi-point security locking system and security chain	■	■ ■ ■ ■ ■ ■ ■ ■ ■ ■	■ ■ ■
PVCu double glazing to windows	■	■ ■ ■ ■ ■ ■ ■ ■ ■ ■	■ ■ ■
Double glazed PVCu French doors	■	■ ■ ■ ■ ■ ■ ■ ■ ■ ■	■ ■ ■
Internal ladder door style pre-primed doors with brass satin finish handles	■	■ ■ ■ ■ ■ ■ ■ ■ ■ ■	■ ■ ■
Paving outside French door and path to garage personnel door (where applicable)	■	■ ■ ■ ■ ■ ■ ■ ■ ■ ■	■ ■ ■

GENERAL

White painted walls and smooth white ceilings	■	■ ■ ■ ■ ■ ■ ■ ■ ■ ■	■ ■ ■
TV point to living room and family room (where applicable)	■	■ ■ ■ ■ ■ ■ ■ ■ ■ ■	■ ■ ■
Master telephone socket (plus to study where shown)	■	■ ■ ■ ■ ■ ■ ■ ■ ■ ■	■ ■ ■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■ ■ ■ ■ ■ ■ ■ ■ ■ ■	■ ■ ■
Contemporary lantern to front door and wiring only to the rear door	■	■ ■ ■ ■ ■ ■ ■ ■ ■ ■	■ ■ ■
Mains wired smoke detectors with battery back-up	■	■ ■ ■ ■ ■ ■ ■ ■ ■ ■	■ ■ ■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■ ■ ■ ■ ■ ■ ■ ■ ■ ■	■ ■ ■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■ ■ ■ ■ ■ ■ ■ ■ ■ ■	■ ■ ■
NHBC Buildmark cover	■	■ ■ ■ ■ ■ ■ ■ ■ ■ ■	■ ■ ■
First two years' customer service support from Countryside Homes	■	■ ■ ■ ■ ■ ■ ■ ■ ■ ■	■ ■ ■

■ Fitted as standard - included in the property
* Subject to stage of construction

SO MUCH CHOICE...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Countryside Homes Personalise brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your main bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



The specification shown is correct at the time of production. Countryside Homes is continually reviewing and updating the specification on all house / apartment types and therefore reserves the right to change specification details. Photographs depict typical Countryside Homes interiors and may include optional upgrades. For full details regarding the current specification and finishes, please speak to our sales consultant

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