

EASTBROOK VILLAGE

Maghull





EASTBROOK VILLAGE

Maghull



EASTBROOK VILLAGE

Maghull

2 bedroom home

3 bedroom homes

4 bedroom homes

The Esk

The Ellesmere

The Dunham

The Longford

The Lymington

The New Ashbourne

The Baybridge

The New Ashbourne FCT

The Elford

The New Stamford

The Oakham

The New Walton

The Stratford FCT

The Ashop

Pre-sold homes

2 bedroom homes

3 bedroom homes

4 bedroom homes

Existing development by others

Public open space

local play area

Access to future development by others

Access to existing development by others



The site plan shown on this page has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Homes shown as "pre sold" and other properties sold on the general market may not be sold to individual owner occupiers and may instead be transferred to other purchasers, including private investors or affordable housing providers. As partner arrangements are agreed, the mix of tenures across a development can change significantly and rapidly. Finishes and materials may vary from those shown. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

Vistry Merseyside & Cheshire East region
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COUNTRYSIDE
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

Bedroom 1	4.00 x 2.61	13'2" x 8'7"
Bedroom 2	4.00 x 2.46	13'3" x 8'1"

The Esk

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

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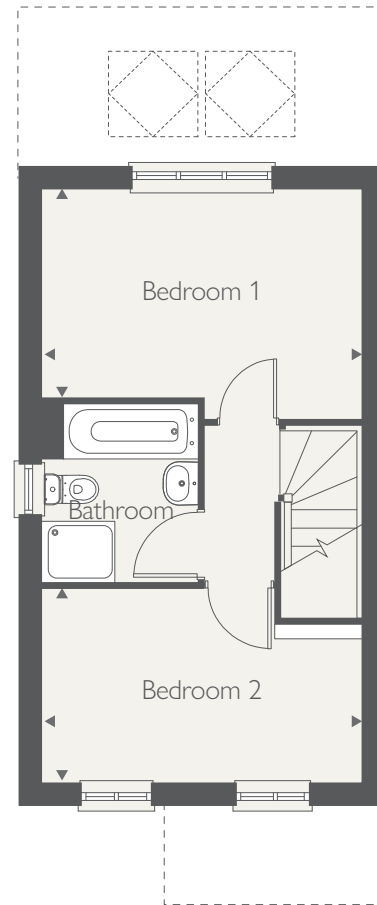
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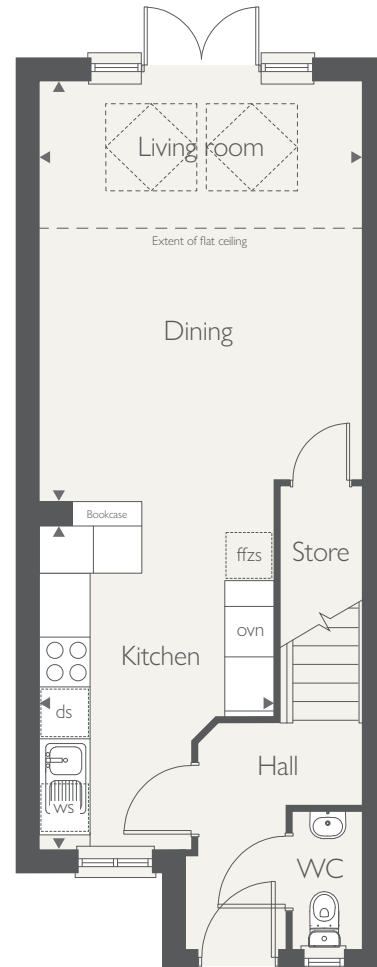


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





- Open-plan kitchen / diner
- Light enhancing Skylight windows & French doors
- Large separate living room
- Under stairs storage

THE ELLESMERE

3 bedroom home



COUNTRYSIDE
Homes

THE ELLESMERE

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen/dining room	5.34 x 3.29	17'6" x 10'10"
Living room	3.06 x 4.61	10'0" x 15'2"

FIRST FLOOR

Bedroom 1	2.71 x 3.33	8'11" x 10'11"
Bedroom 2	2.71 x 3.13	8'11" x 10'4"
Bedroom 3	2.56 x 1.97	8'5" x 6'6"

The Ellesmere

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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
tds	tumble dryer space		

* Future storage provision for hot water cylinder

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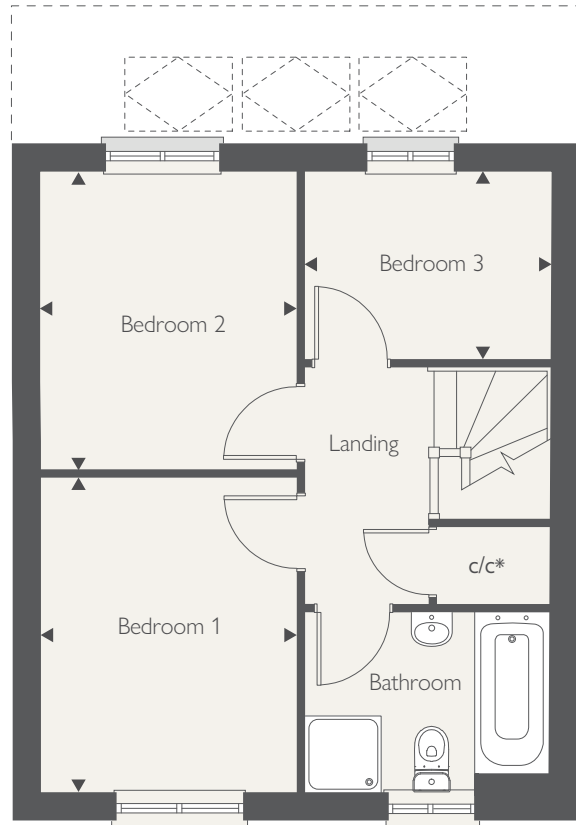
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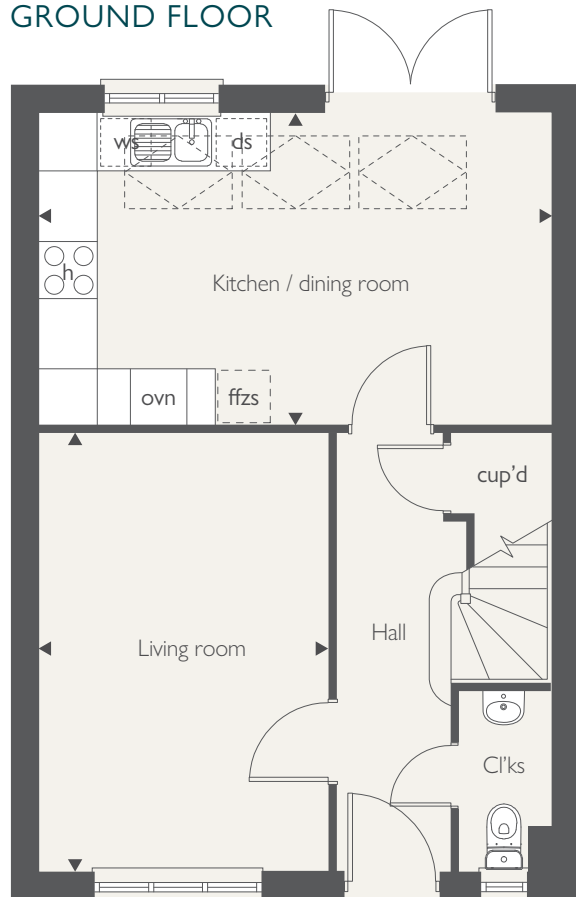


COUNTRYSIDE
Homes

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

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

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

* Future storage provision for hot water cylinder

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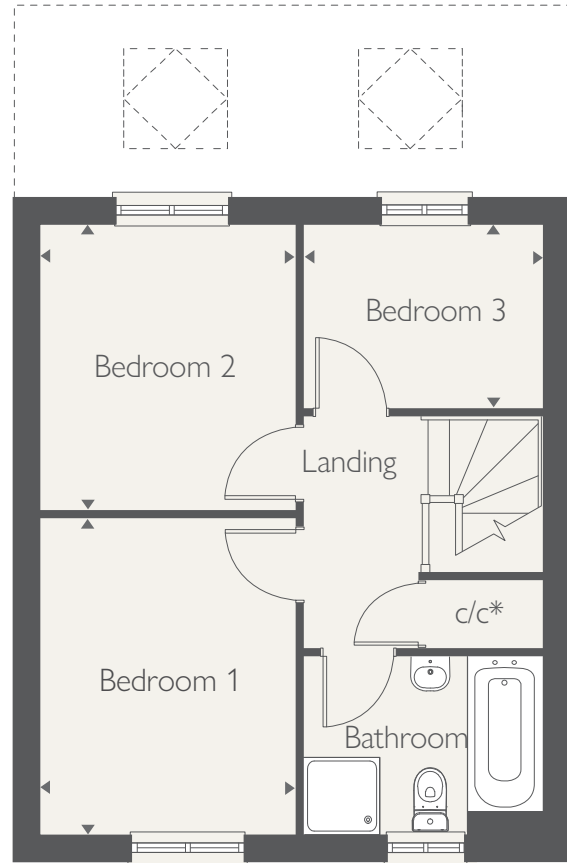
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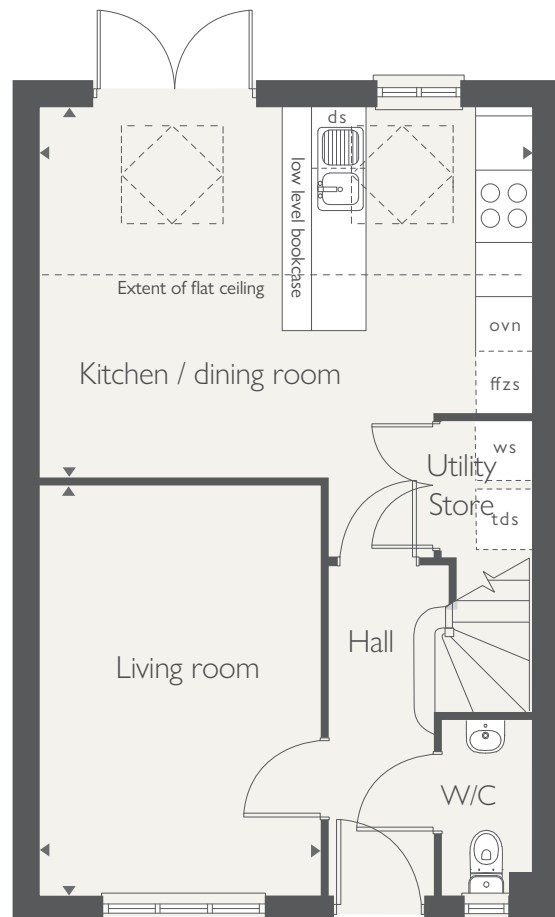


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





- Open-plan kitchen / diner
- Light enhancing Skylight windows & French doors
- Separate utility room
- Spacious living room with feature bay window

THE NEW ASHBOURNE

3 bedroom home



COUNTRYSIDE
Homes

THE NEW ASHBOURNE

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / dining room	5.33 x 3.45	17'6" x 11'4"
Living room	3.19 x 4.54	10'5" x 14'11"

FIRST FLOOR

Bedroom 1	2.86 x 4.81	9'5" x 15'9"
Bedroom 2	3.06 x 3.20	10'0" x 10'6"
Bedroom 3	3.06 x 2.54	10'0" x 8'4"

The New Ashbourne

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

* Future storage provision for hot water cylinder

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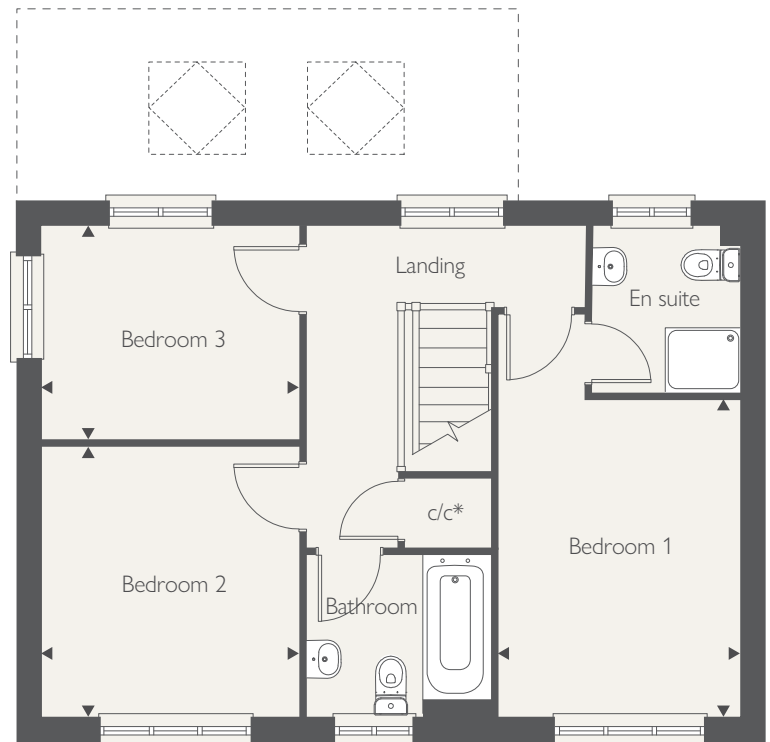
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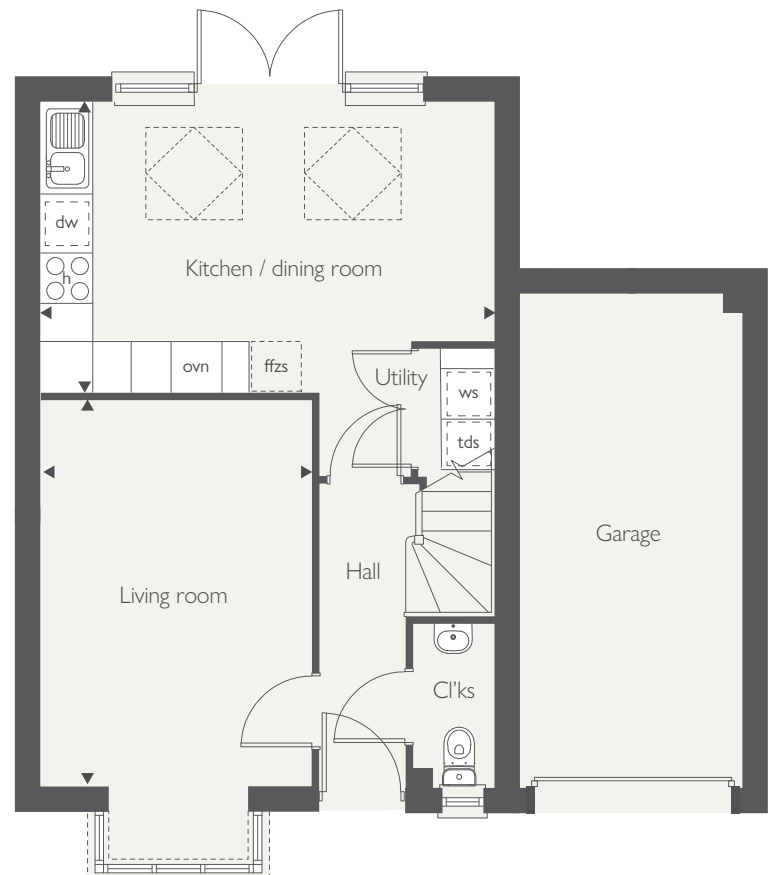


COUNTRYSIDE
Homes

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

THE NEW ASHBOURNE FCT

3 bedroom home



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

FIRST FLOOR

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

* Future storage provision for hot water cylinder

The New Ashbourne

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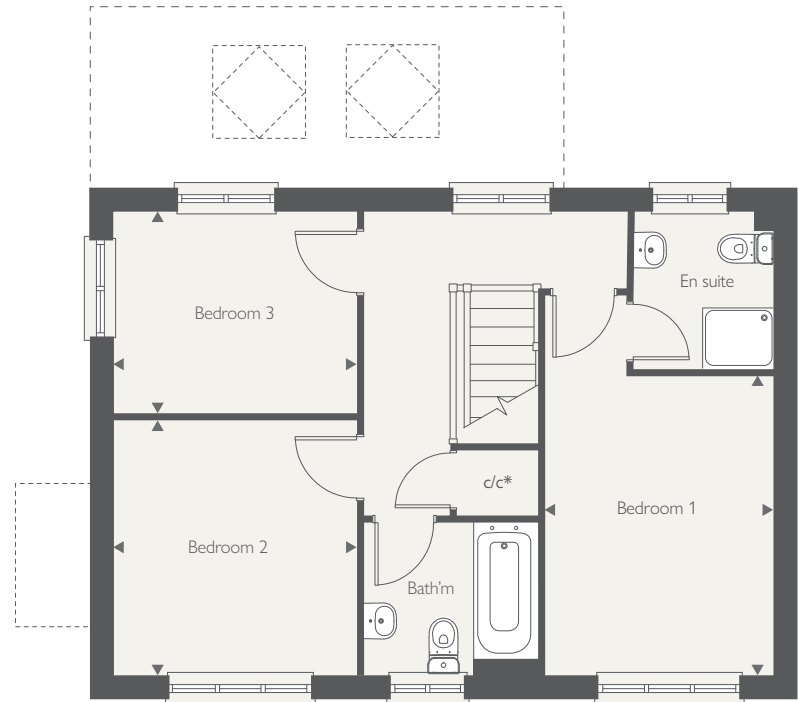
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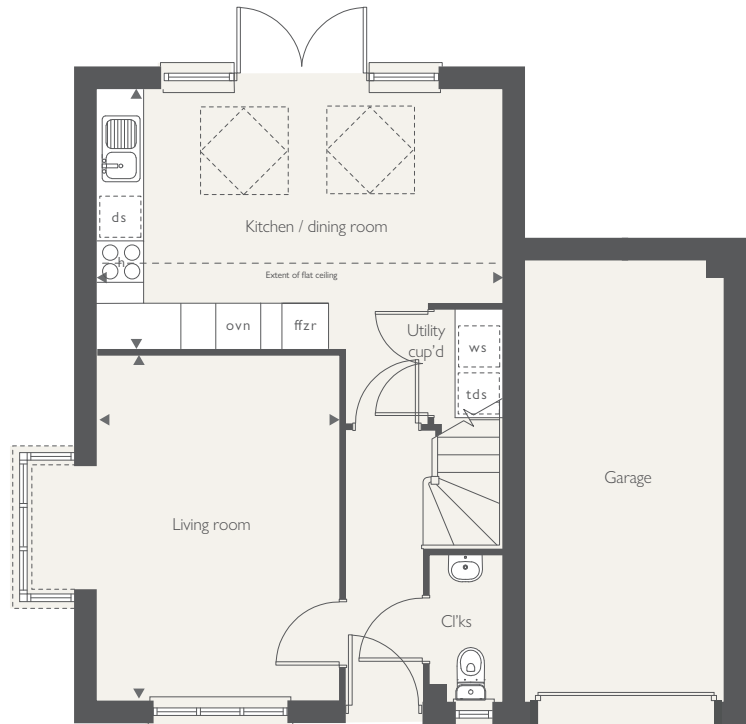


COUNTRYSIDE
Homes

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, dressing area and skylight windows
- Two further well-proportioned bedrooms
- Modern family bathroom

THE NEW STAMFORD

3 bedroom home



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

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

Bedroom 1	4.00 x 5.62 [#]	13'2" x 18'5"
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#Headroom over 1.5m

The New Stamford

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

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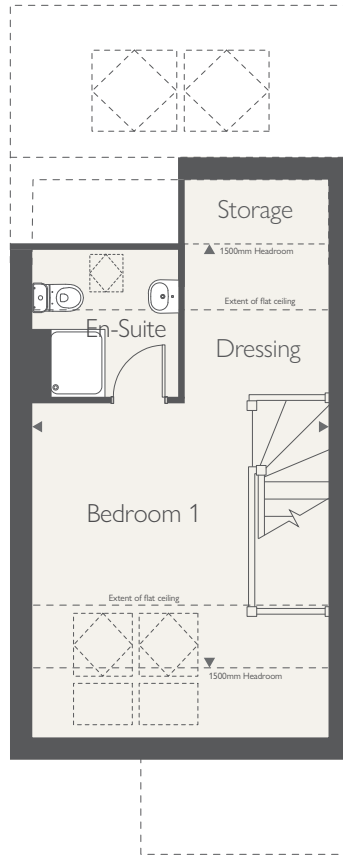
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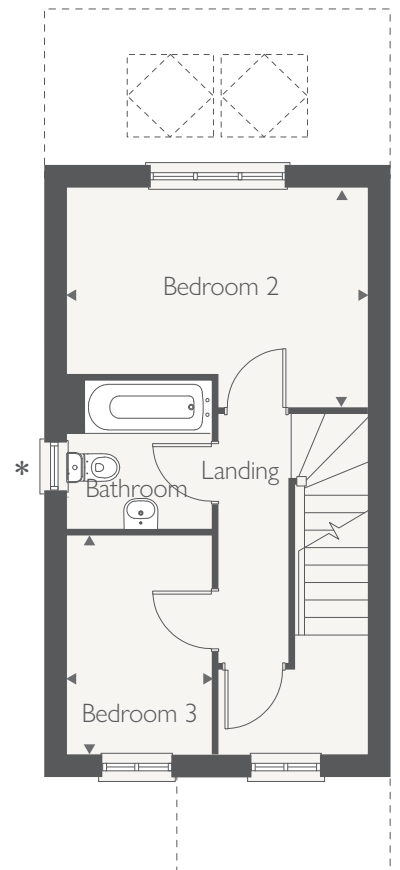


COUNTRYSIDE
Homes

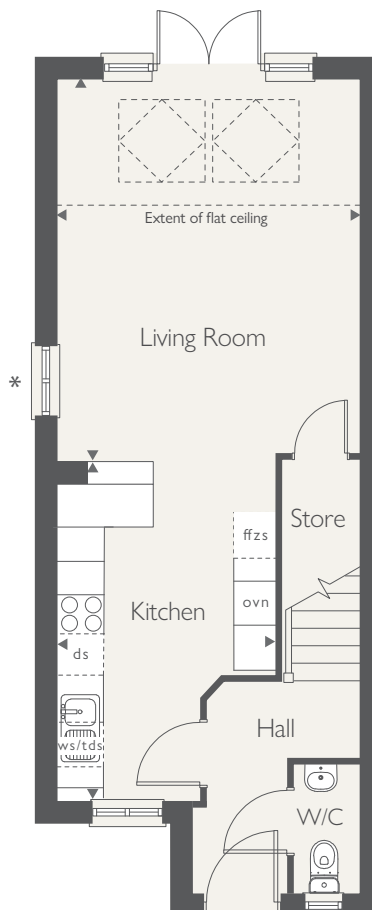
SECOND FLOOR



FIRST FLOOR



GROUND FLOOR





- Open-plan kitchen / diner
- Light enhancing Skylight windows & French doors
- Separate utility room
- Spacious living room with feature bay window

THE NEW WALTON

3 bedroom home



COUNTRYSIDE
Homes

THE NEW WALTON

3 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen / family / dining	5.29 x 4.29	17'4" x 14'1"
Living room	4.30 x 2.71	14'1" x 8'11"

FIRST FLOOR

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

* Future storage provision for hot water cylinder

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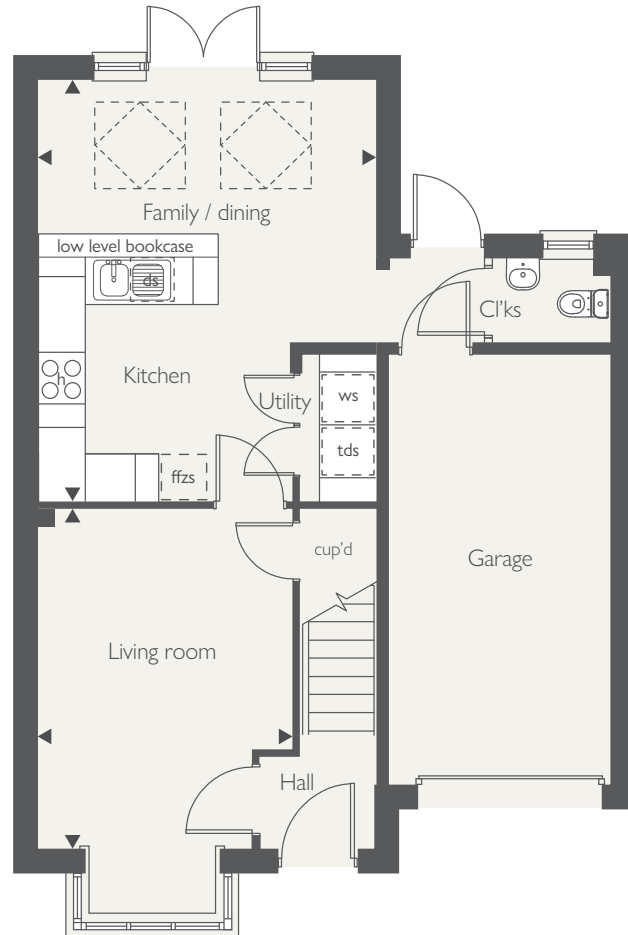


COUNTRYSIDE
Homes

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



THE ASHOP

3 bedroom home



GROUND FLOOR	metres	feet/inches
Kitchen/Dining/Family	5.97 x 5.25	19'6" x 17'2"
Living Room	4.35 x 3.08	14'4" x 10'1"

FIRST FLOOR

Bedroom 1	3.61 x 3.07	11'8" x 10'1"
Bedroom 2	3.16 x 2.61	10'4" x 8'6"
Bedroom 3	2.54 x 2.11	8'3" x 6'9"

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

* Future storage provision for hot water cylinder

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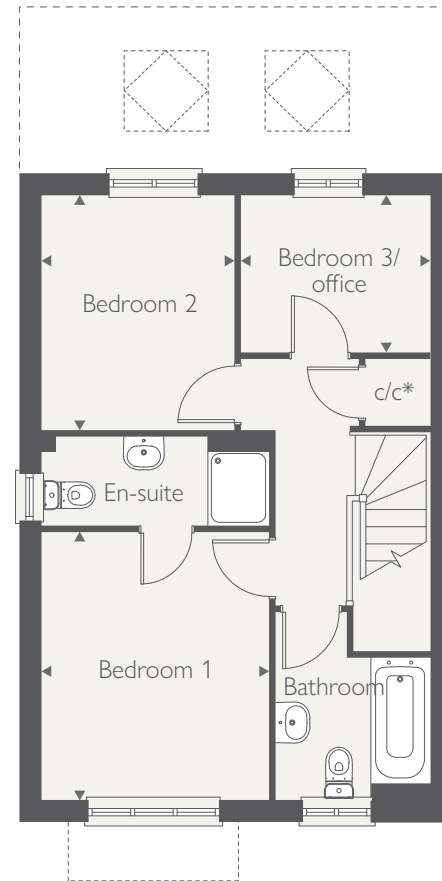
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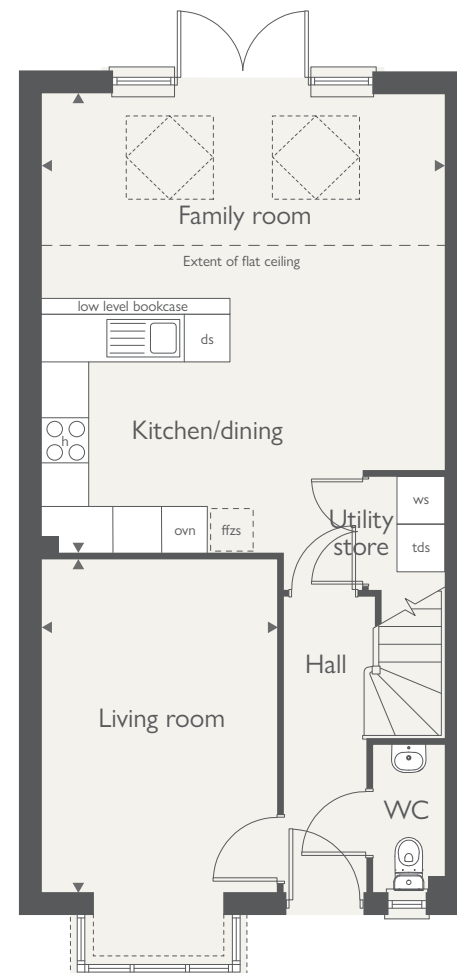


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





- Stylish open-plan kitchen/dining room
- Impressive skylight windows and French doors
- Spacious separate living room with beautiful bay window
- Convenient downstairs utility room and WC
- Private Bedroom 1 with en suite and skylight windows
- Three further well-proportioned bedrooms
- Modern family bathroom with separate shower cubicle

THE DUNHAM

4 bedroom home



COUNTRYSIDE
Homes

THE DUNHAM

4 bedroom home



GROUND FLOOR

	metres	feet/inches
Kitchen / dining room	5.40 x 4.02	17'8" x 13'3"
Living room	3.12 x 4.56	10'3" x 15'

FIRST FLOOR

Bedroom 2	3.17 x 2.74	10'4" x 9'0"
Bedroom 3	3.28 x 2.74	10'8" x 9'0"
Bedroom 4 / Office	2.55 x 1.94	8'4" x 6'4"

SECOND FLOOR

Bedroom 1	4.05 x 3.55	13'3" x 11'6"
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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

* Future storage provision for hot water cylinder

The Dunham

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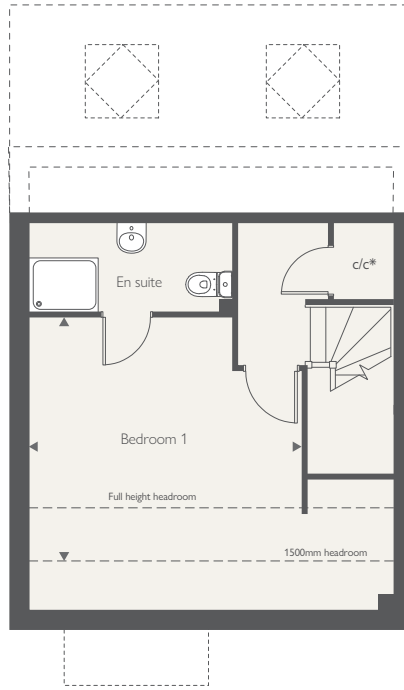
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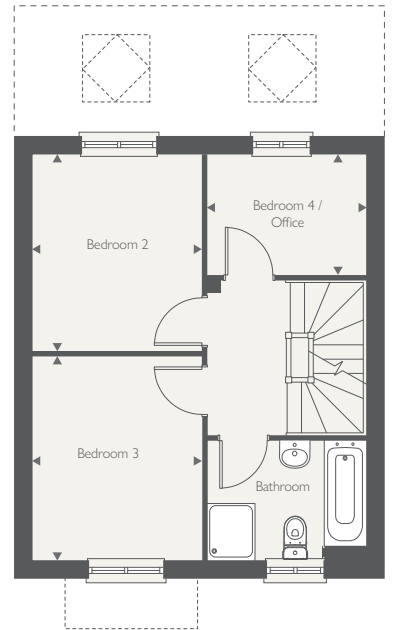


COUNTRYSIDE
Homes

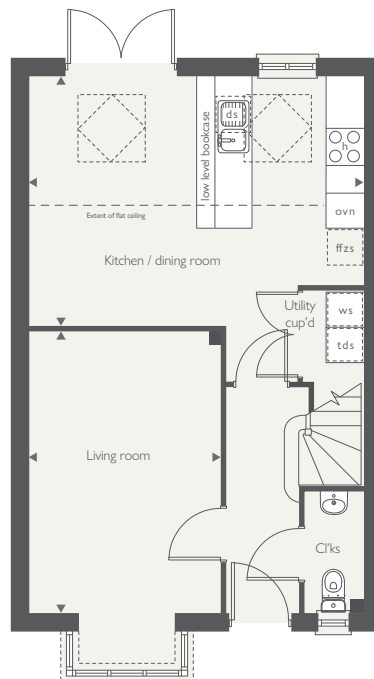
SECOND FLOOR



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

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

* Future storage provision for hot water cylinder

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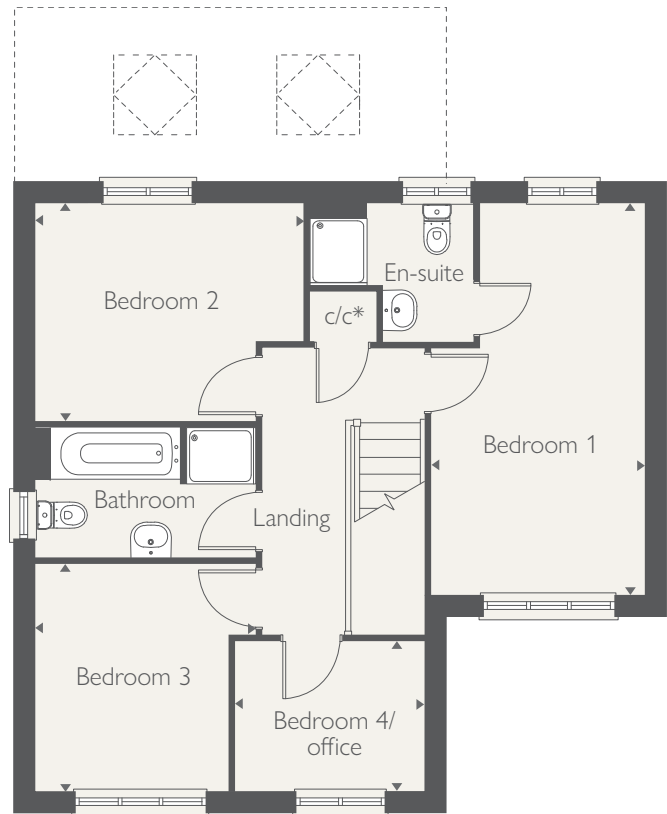
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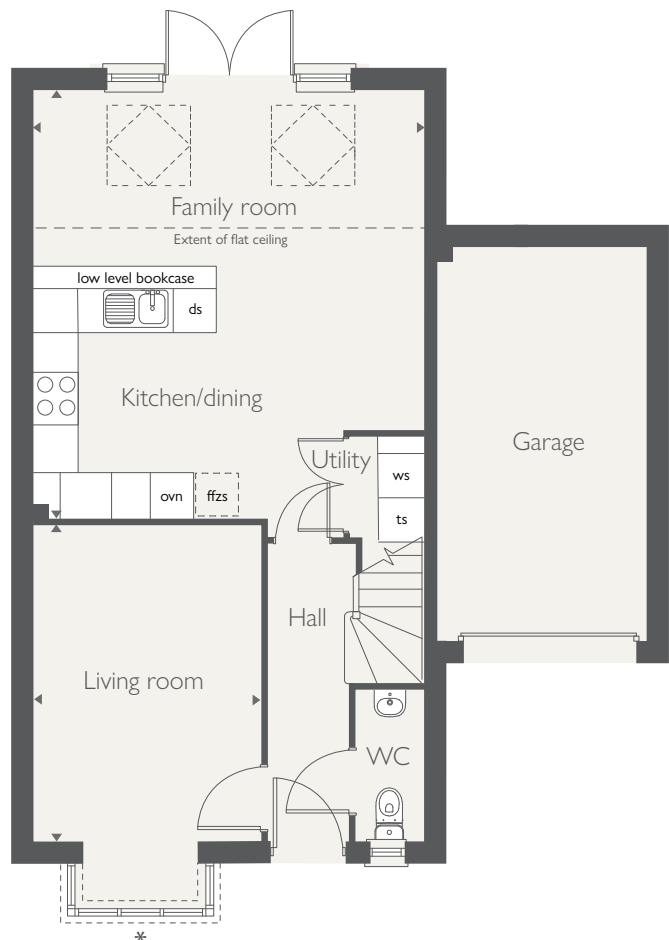


COUNTRYSIDE
Homes

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

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

* Future storage provision for hot water cylinder

The illustrations shown are computer generated impressions of how the property may look and are indicative only. External details or finishes may vary on individual plots and homes may be built in either detached or attached styles depending on the development layout. Exact specifications, window styles and whether a property is left or righthanded may differ from plot to plot. Please speak to our sales consultant for specific plot details.

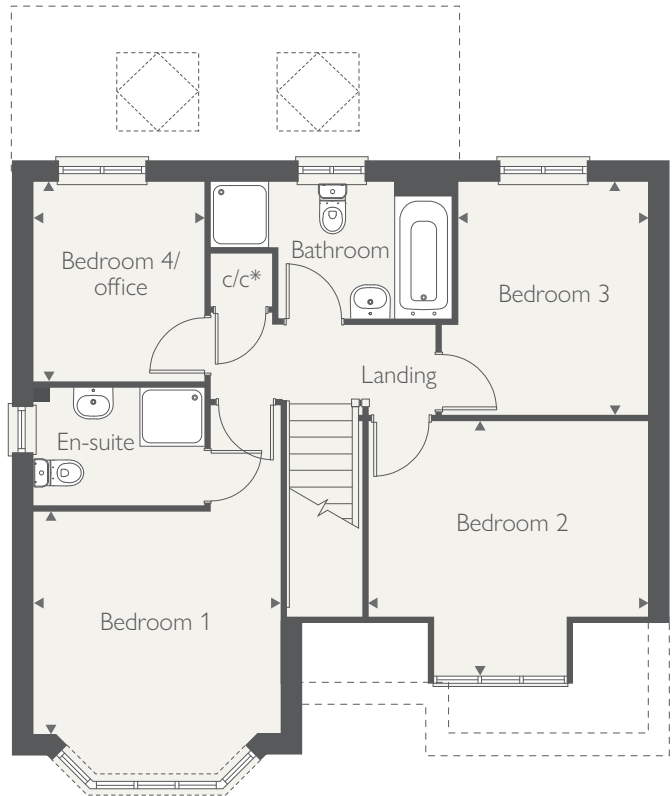
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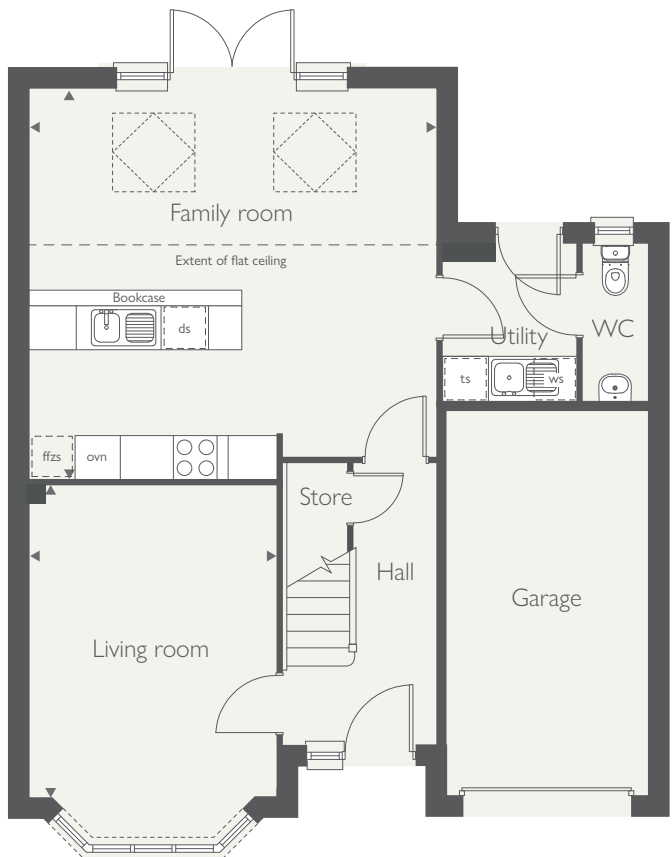


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





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

countrysidehomes.com

THE BAYBRIDGE

4 bedroom home



COUNTRYSIDE
Homes

THE BAYBRIDGE

4 bedroom home



GROUND FLOOR

	metres	feet/inches
Kitchen	3.36 x 4.61	11'2" x 15'12"
Dining / family	3.36 x 4.03	11'2" x 13'2"
Living room	3.17 x 3.93	10'4" x 12'9"

FIRST FLOOR

Bedroom 1	3.23 x 3.19	10'6" x 10'5"
Bedroom 2	3.42 x 2.97	11'2" x 9'7"
Bedroom 3	2.83 x 3.16	9'3" x 10'4"
Bedroom 4	2.83 x 2.99	9'3" x 9'8"

ovn	oven	wr	wardrobe (sales extra)
h	hob	c/c	cylinder cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space	⊠	skylight windows
ffzs	fridge freezer space	■	SVP
ts	tumble dryer space		

* Future storage provision for hot water cylinder

The Baybridge

The floorplan has been produced for illustrative purposes only. Room sizes shown are between arrow points as indicated on plan. The dimensions have tolerances of + or -50mm and should not be used other than for general guidance. If specific dimensions are required, enquiries should be made to the sales consultant. The floor plans shown are not to scale. Measurements are based on the original drawings. Slight variations may occur during construction.

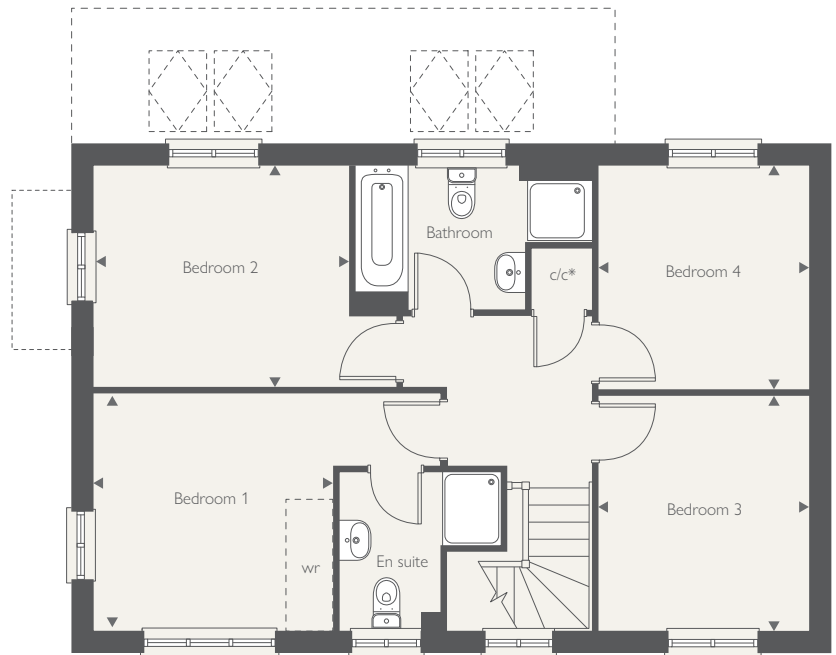
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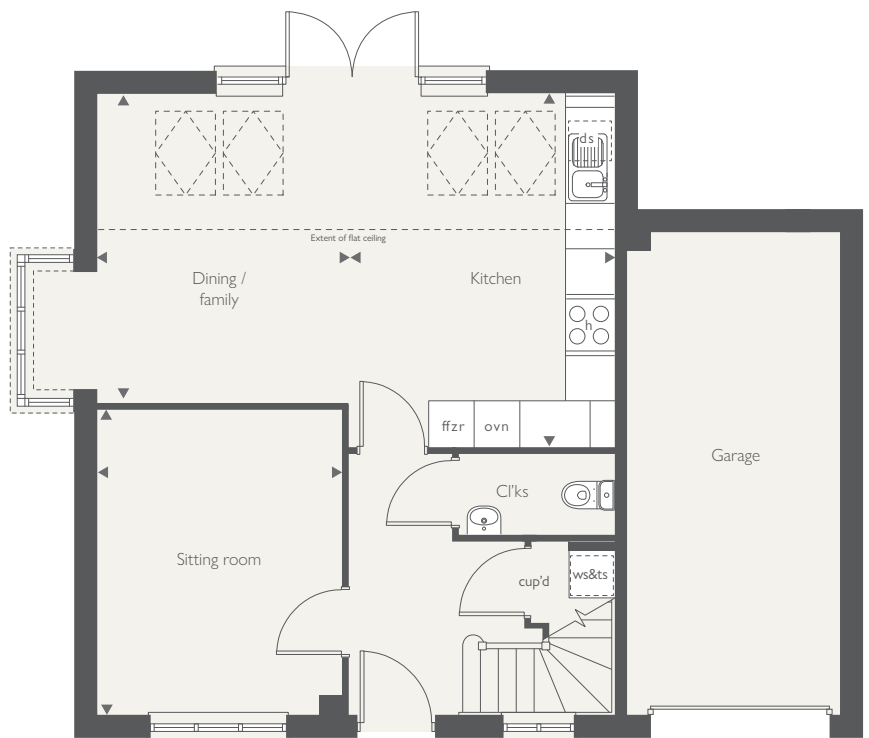


COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





- Open-plan kitchen / diner
- Light enhancing Skylight windows & French doors
- Separate utility room
- Bedroom 1 includes an en suite

THE STRATFORD FCT

4 bedroom home



COUNTRYSIDE
Homes

THE STRATFORD FCT

4 bedroom home



GROUND FLOOR	metres	feet / inches
Kitchen	3.13 x 4.29	10'3" x 14'1"
Dining/family room	4.66 x 3.73	15'3" x 12'3"
Living room	3.32 x 6.70	10'11" x 22'0"

FIRST FLOOR

Bedroom 1	3.35 x 3.54	11'0" x 11'7"
Bedroom 2	3.11 x 3.40	10'2" x 11'2"
Bedroom 3	2.64 x 3.23	8'8" x 10'7"
Bedroom 4	2.27 x 3.10	7'6" x 10'2"

The Stratford FCT

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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
ts	tumble dryer space		

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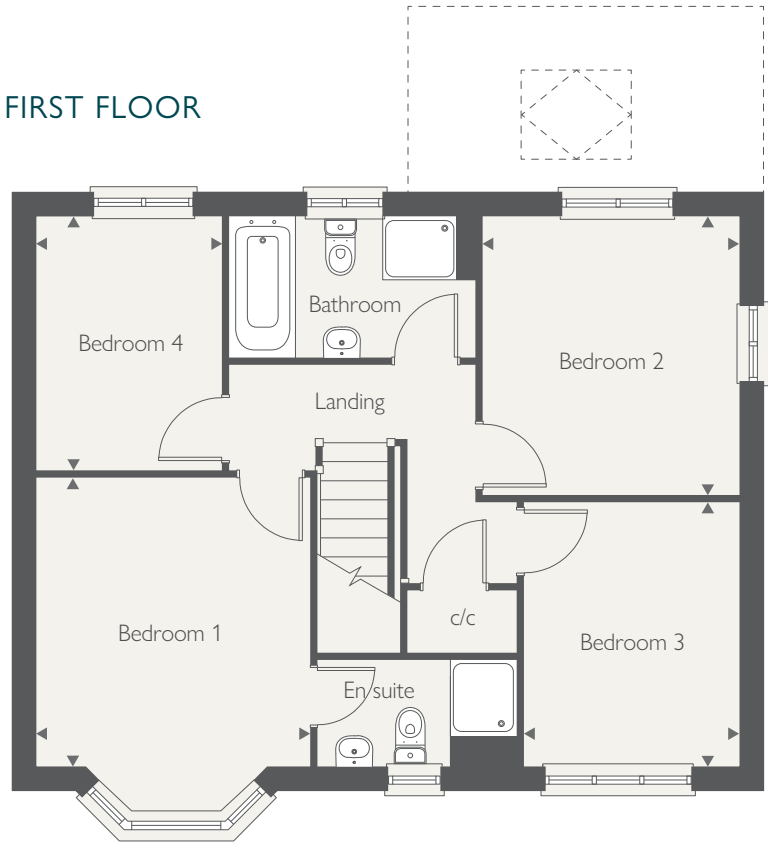
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COUNTRYSIDE
Homes

FIRST FLOOR



GROUND FLOOR





EASTBROOK VILLAGE

Maghull



COUNTRYSIDE
Homes

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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