



The
warren
— HURST GREEN —



*Nature gives to every time
and season some beauties of its own*

CHARLES DICKENS

Take a moment to admire the view for every day it is different.
Watch the seasons unfold; spot the first spring lamb, the first swooping swallow,
the first morning mist and the first touch of frost.

It's a view to inspire all, be they painter, poet, traveller or Everyman,
departing on the daily commute.

It's a view that never fails to captivate or make you catch your breath.
It's your view...it's home.

Pretty perfect

Nestled in the picturesque Lancashire village of Hurst Green is The Warren; an imaginative and carefully crafted new development of 31 beautiful homes sympathetically designed into the precious Ribble Valley landscape.

From here, the luscious green countryside stretches as far as the eye can see and all the pleasures of rural village life are on your doorstep; long walks along the riverside, hearty pub lunches beside roaring log fires, a village shop to nip to for a pint of milk and a homemade cake and an uplifting community camaraderie.



The Warren offers a home to discerning home seekers at all stages of the buying ladder, with 2 bedroom bungalows, 2 and 3 bedroom terraced homes, 3 bedroom semi-detached and 4 and 5 bedroom family homes to choose from.

Each home is unique, and has been designed in harmony with its individual setting within the development. Areas of established planting create a feeling of maturity, as if these lovely homes have evolved organically over time. At the heart of the development is a new village green, inviting you to play, socialise or just relax as you watch the wind chase the clouds across the sky beneath the boughs of a stunning 200-year-old Ash tree.



Ribble Valley life

Scenery & shopping

The Warren is perfectly located on the edge of the Forest of Bowland, an Area of Outstanding Natural Beauty. It provides an ideal base from which to fully enjoy all the delights the Ribble Valley has to offer, whether it's walks along the Tolkien Trail, fine dining at Michelin starred Northcote or mountain biking through Gisburn Forest.

Being almost equidistant from the neighbouring towns of Clitheroe (4 miles), Longridge (5 miles) and Whalley (4 miles) provides a wide range of delightful shopping and dining out options, as well as a choice of essential services such as doctors and dentists.

The Ribble Valley is home to some of the North West's finest food and drink crafted by dedicated and hardworking producers and inspirational chefs. Historic towns and villages host welcoming shops and farmer's markets offering a feast of delicious locally produced delights, including meat from traditional Lancashire breeds, organic milk and cheese, yoghurt and ice cream, handmade pies and pastries and flavoursome home-grown fruit and vegetables.



Convenient for commuting

For those looking to travel further afield for either work or entertainment, there is a train station at Whalley offering hourly services to Manchester, Blackburn and Bolton, and the M6 motorway is just 10 miles away.

CLITHEROE 4 MILES	WHALLEY 4 MILES	LONGRIDGE 5 MILES
BLACKBURN 10 MILES	BOLTON 32 MILES	MANCHESTER 34 MILES



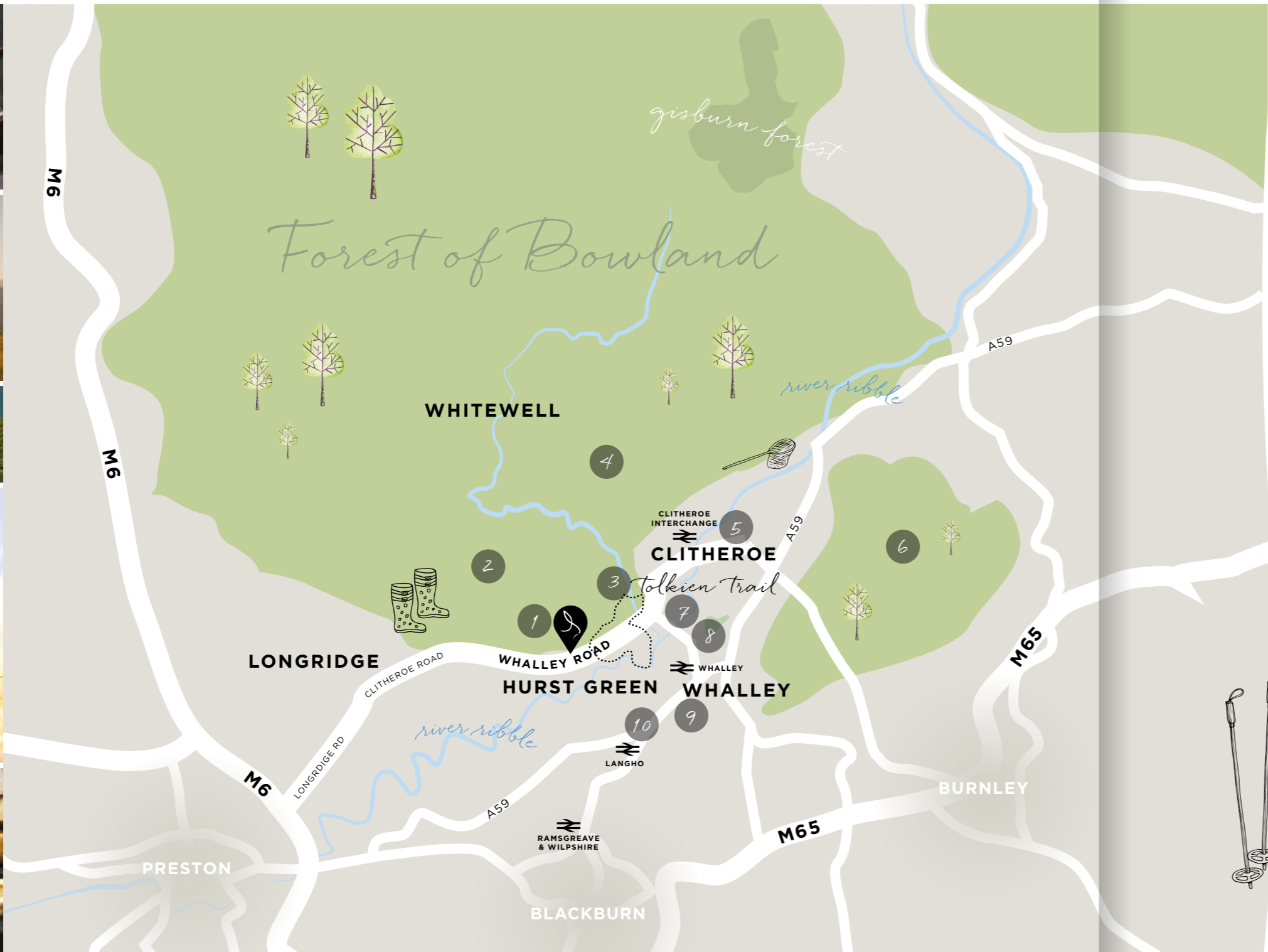
Educational excellence

Hurst Green is home to a number of high quality education establishments including St Joseph's RC Primary School, which is rated 'Outstanding' by Ofsted, the prestigious Stonyhurst College, and its prep school, Stonyhurst St Mary's Hall.

One of the UK's leading independent schools, Stonyhurst offers an unparalleled standard of day and

boarding education for pupils aged three to 18 years. The school is set within a striking Grade 1 listed building on a stunning estate with world class facilities.

There is also a high quality health and fitness club with a swimming pool, gym and fitness classes, which is open to public membership. Tennis and dance lessons are also available for non-students.



1 Stonyhurst College

Set in beautiful grounds, this magnificent Grade 1 listed building is a sight to behold. Areas of the grounds are accessible via public footpaths as part of the famous Tolkien Trail. Outside of term-time, Stonyhurst hosts special events such as food festivals, antique fairs and tours of the building and grounds, and runs holiday clubs for local children. The College also has a Museum, which is home to the oldest museum collection in the English-speaking world and opens to the public several times a year.

2 Longridge Fell

Longridge Fell is the most southerly fell in England and is located within the Forest of Bowland Area of Outstanding Natural Beauty. Its 1,148ft summit offers spectacular views over Preston, the Fylde Coast, the Yorkshire Dales and West Pennine Moors and even out to the Lake District, Isle of Man and Snowdonia on clear days.

3 Tolkien Trail

Whilst many areas of the UK lay claim to having inspired author JRR Tolkien, his regular visits to Stonyhurst to see his sons John, a pupil, and Michael, a master, were around the time the author penned The Lord of the Rings. He stayed at what is now the Headmaster's house and his painting of the view from the garden was reproduced in the book (Book 1 Chapter 7) as Frodo's view from Tom Bombadil's house. The Tolkien Trail is a picturesque 5.5mile walk that starts and ends in Hurst Green. Pick up a leaflet and uncover some of the fantastic connections between local landmarks and Tolkien's Middle Earth.

4 Browsholme Hall and Tithe Barn

This privately owned Grade 1 listed Elizabethan stately home and gardens is open to the public and includes a collection of historically associated antiques, paintings and furniture collected by fourteen generations. There are guided tours, garden workshops, Christmas festivities and the obligatory café selling tea and delicious homemade cakes.

5 Clitheroe Country Market

A regular fixture in Clitheroe for over 40 years, the country market is held every Tuesday morning in the town's United Reform Church and offers high quality home grown, homemade and hand crafted items including jams, cakes, pastries, soup, cut flowers, fresh herbs, jewellery, greeting cards, knitted baby and children's clothes, hand painted pottery, hand turned wood and textiles. After shopping, sit down and enjoy the community spirit over a coffee or tea and a wedge of homemade cake.

6 Pendle Hill

Rising 1,827ft above mean sea level, Pendle Hill is a well known local landmark. It's located within a detached part of the Forest of Bowland Area of Outstanding Natural Beauty and gives its name to the Borough of Pendle. As well as being home to a bronze age burial site, it's been linked to the Pendle Witch Trials and the formation of the Quaker movement and is a popular launch spot for paragliders and hang gliders.

7 The Three Fishes

Award winning and offering a menu well stocked with British classics and the produce of local and regional food heroes, this cosy country pub has a loyal following. Relax in stylish surroundings in front of real log burning fires in the winter months, or dine al fresco in the summer. Best of all, it's countryside location puts it in the perfect position for a wide choice of local riverside or hill walks - with the expectation of a delicious hot meal and a welcoming pint on your return.

8 Clitheroe Golf Club

This 18-hole Open Championship qualifying course was designed by legendary Scottish designer, James Braid, and extends to 6,531 yards with a Par and SSS of 71 strokes. The club has been on its present site since 1932 and is a challenge to every level of golfer. It's tees favour straight driving skills and the recently completed 5th hole, is reputed to be the best Par 3 in the North West of England.

9 Farmer's Markets

There are plenty of opportunities for you to get your hands on some of the fabulous fayre produced by Lancashire's artisan producers. Farmer's markets are held across the region every week but those closest to The Warren include Whalley Food and Craft Market (3rd Sunday of each month), Clitheroe Market (Tuesdays, Thursdays and Saturdays), Ribchester Market (1st Saturday of each month), Longridge Market (every Thursday) and Gisburn Market (second Saturday of each month).

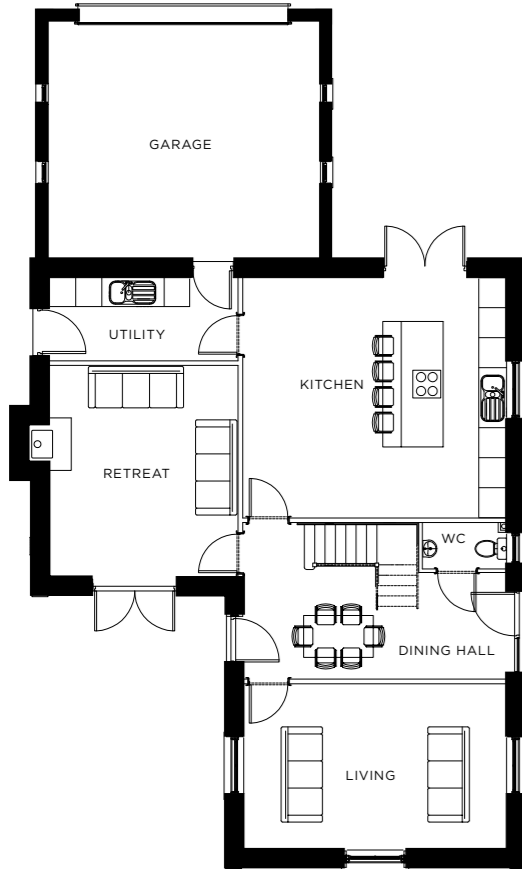
10 Northcote

Luxury country hotel Northcote is renowned for it's Michelin starred restaurant and the fabulous fine food produced by Executive Head Chef Lisa Goodwin-Allen. Serving traditional Lancashire recipes with a modern twist, the produce is all sourced locally. As well as being a boutique hotel, Northcote offers exclusive experiences such as The Cook School, hone your culinary skills in the hands of expert chefs, and The Chef's Table, a private dining experience with full view of the busy Northcote kitchen.

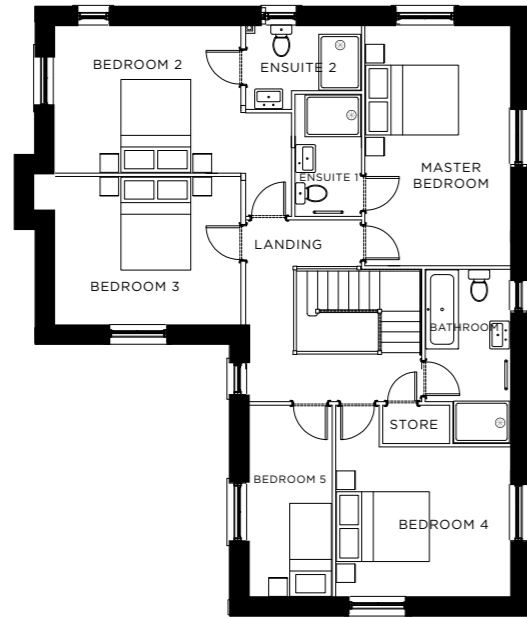


Plot 1

An attractive stone built detached home at the entrance to the development and offering stunning views across to Pendle Hill. Accommodation includes an impressive dining hall, large kitchen with adjoining utility, a retreat and formal lounge plus five bedrooms, two of which are en suite, and a family bathroom. Outside there are landscaped gardens to the front and rear with an attached double garage.



ground



first

ground

Utility	4.06m x 1.79m
Retreat	4.60m x 4.06m
Kitchen/Breakfast	5.70m x 5.17m
Dining Hall	5.70m x 3.30m*
WC	1.84m x 1.00m
Living	5.70m x 3.60m
Integral Garage	6.29m x 5.19m

first

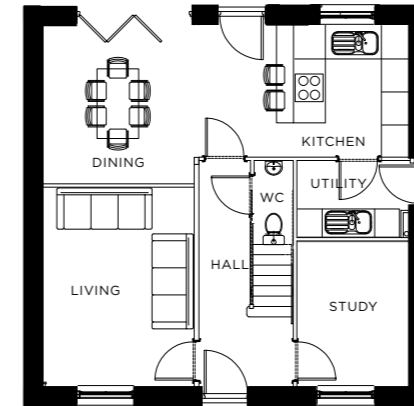
Master Bedroom	5.20m x 3.13m
Ensuite	2.63m x 1.43m
Bed 2	4.06m x 3.21m
Ensuite	2.50m x 1.91m*
Bed 3	4.06m x 3.21m
Bathroom	3.75m* x 1.84m
Store	1.44m x 0.83m
Bed 4	4.14m* x 3.24m
Bed 5	4.14m x 1.86m

* to the widest point

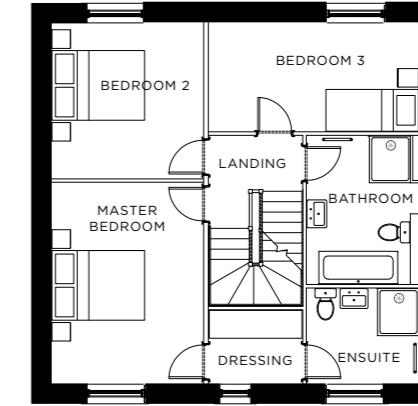
Plots 2, 17 & 31

A characterful detached home with plenty of kerb appeal providing spacious accommodation over three-storeys. Off a central entrance hall is a study and a formal lounge. Across the back of the home is an open plan kitchen and dining area, with separate utility room. On the first floor are three double bedrooms, including an impressive master suite plus a family bathroom. On the second floor is a private guest suite or teenage retreat including a large double bedroom and en suite. Outside, there is a landscape lawned area to the front and a large garden plus a double garage.

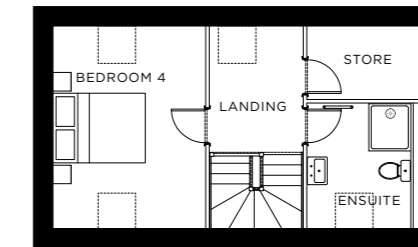
Plots 2 & 31 are constructed from stone
Plot 17 is constructed from stone and ivory render
Plots 2 & 31 have an attached double garage -
entrance to Plot 2 garage is from the rear
Image and floorplan shown is Plot 17



ground



first



second

ground

Kitchen/Dining	8.08m x 3.46m*
Utility	2.45m x 1.66m
Study	3.14m x 2.45m
WC	1.80m x 0.90m
Living	4.30m x 3.30m
Integral Garage Plots 2 & 31	5.86m x 5.86m
Detached Garage Plot 17	5.86m x 5.86m

first

Master Bedroom	4.38m x 3.30m
Dressing	2.04m x 1.51m
Ensuite	2.45m x 2.10m
Bed 2	3.39m x 3.30m
Bed 3	4.56m x 2.38m
Bathroom	3.22m x 2.45m

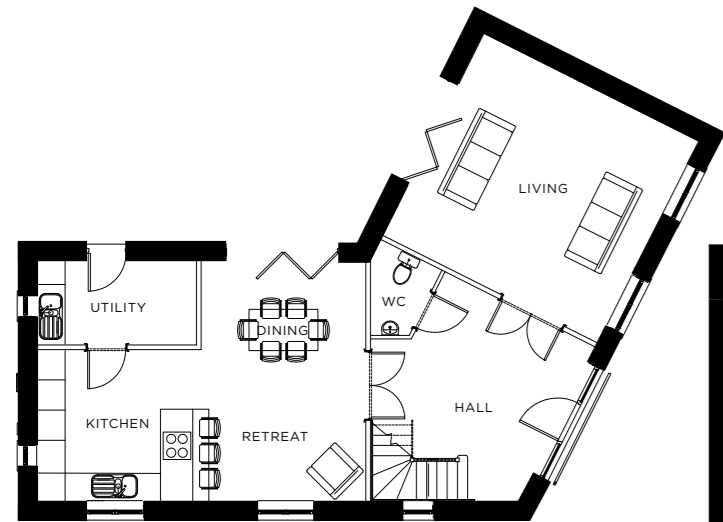
second

NB restricted head height to this floor	
Bed 4	4.53m x 3.33m
Ensuite	2.80m x 2.45m
Store	2.45m x 1.65m

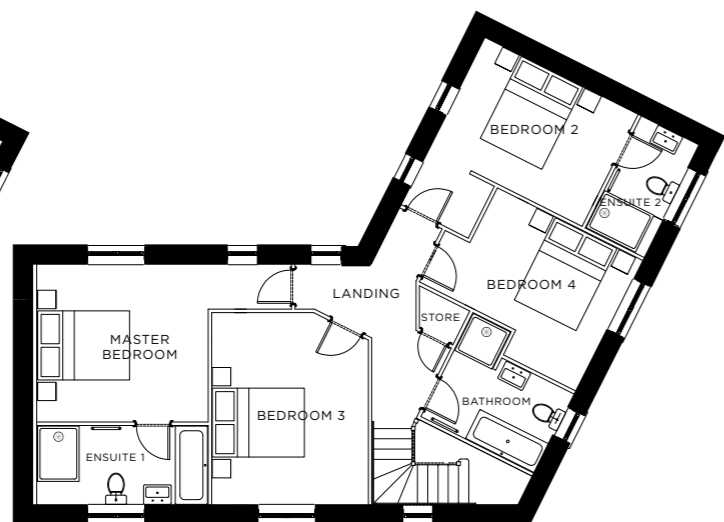
* to the widest point

Plot 11

A smart detached home finished in a mix of stone and render overlooking the village green and providing a grand entrance hall off which is a formal lounge and open plan kitchen, dining area and retreat plus a separate utility room. Upstairs there are four double bedrooms, two of which are en suite, and a family bathroom. Outside, there are lawns to the front and a large garden to the rear plus a detached double garage.



ground



first

ground

WC	1.64m x 1.97m (max)
Retreat/Dining	5.25m x 3.58m
Kitchen	3.50m x 3.31m
Utility	3.50m x 1.85m
Living	5.25m x 4.92m
Detached Garage	5.86m x 5.86m

first

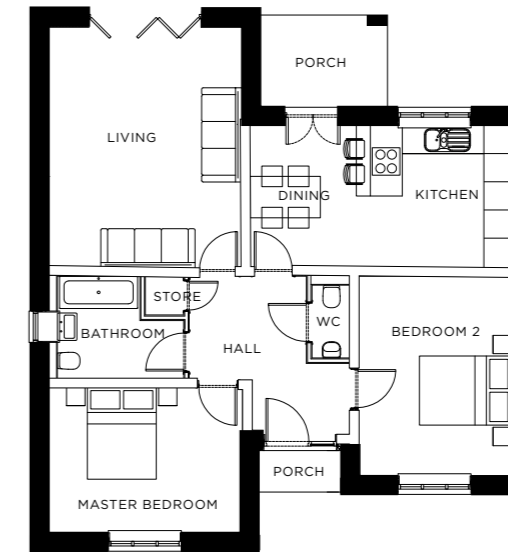
Master Bedroom	5.54m* x 3.34m
Ensuite	3.73m x 1.74m
Bed 2	4.08m* x 3.73m
Ensuite	2.74m x 1.45m
Bed 3	4.19m* x 3.41m
Bed 4	4.13m* x 3.19m*
Bathroom	1.93m x 2.80m
Store	1.23m x 0.83m (max)

* to the widest point

Plots 18 & 19

A pretty detached bungalow finished in ivory render providing stunning open views across farmland at the rear. Accommodation includes a large lounge, open plan kitchen with dining area plus an adjacent rear porch, a family bathroom and two double bedrooms. Outside, there are large and attractive gardens to the front and the rear, a spacious driveway plus a double garage.

Image and floorplan shown is Plot 18
Plot 19 is a mirror image of the floorplan shown



ground

ground

Living	5.31m x 4.29m
Kitchen/Dining	5.87m x 3.18m
WC	1.90m x 0.97m
Master Bedroom	4.29m x 3.21m
Bed 2	4.39m x 3.39m
Bathroom	2.94m* x 2.32m
Store	0.96m x 0.95m
Rear Porch	2.40m x 1.84m
Detached Garage Plots 18 & 19	5.86m x 5.86m

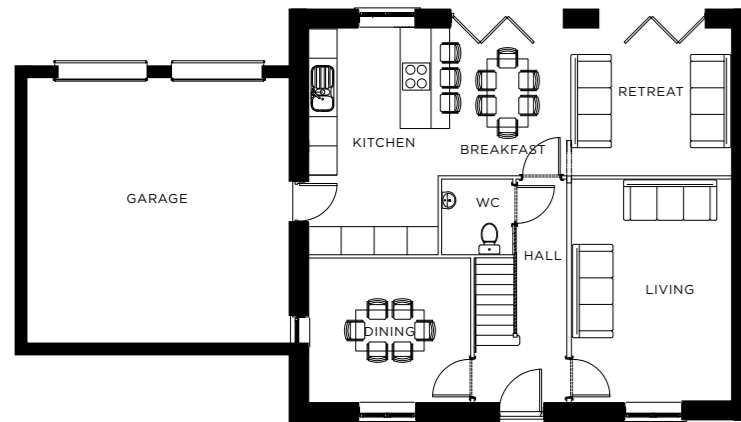
* to the widest point

Plots 20 & 27

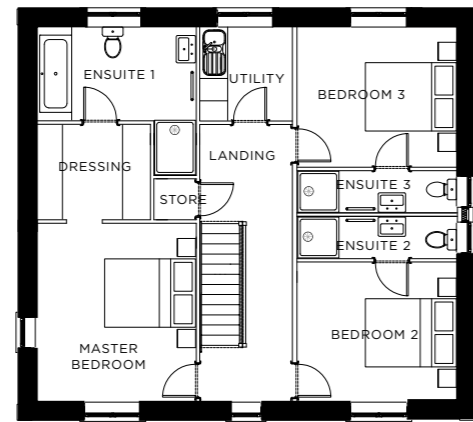
An attractive detached home finished in ivory render providing a choice of open views either over the village green (Plot 27) or acres of farmland (Plot 20). Accommodation is on three levels and includes a dining room, lounge and an open plan kitchen, breakfast area and retreat with bi-fold doors to a rear patio. On the first floor is a master suite plus two further en suite double bedrooms, a handy utility/laundry room and a family bathroom. On the second floor is a fourth double bedroom with dressing room, en suite and a playroom or teenage retreat. Outside, there are gardens to the front and rear and a double garage.



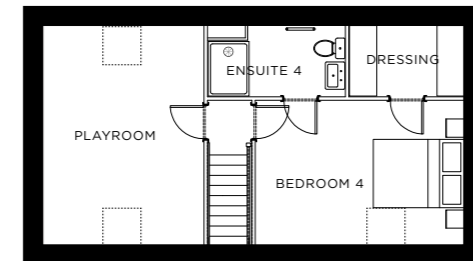
Plot 20 has a detached double garage - entrance to Plot 20 garage is from the front
Image and floorplan shown is Plot 27



ground



first



second

ground

Living	4.92m x 3.53m
Dining Room	3.56m x 3.19m
Kitchen/Breakfast/Retreat	5.02m* x 9.30m
WC	1.66m x 1.57m
Plot 20 Detached Garage	5.86m x 5.86m
Plot 27 Integral Garage	5.86m x 5.86m

first

Master Bedroom	3.96m x 3.56m
Dressing	2.56m x 2.10m
Ensuite	3.28m x 2.08m
Bed 2	3.53m x 3.10m
Ensuite	3.53m x 0.93m
Bed3	3.53m x 3.10m
Ensuite	3.53m x 0.93m
Utility	2.08m x 2.04m

second

NB restricted head height to this floor

Bed 4	4.62m x 3.27m
Dressing	2.56m x 1.63m
Ensuite	3.03m x 1.63m
Playroom	4.97m x 3.56m

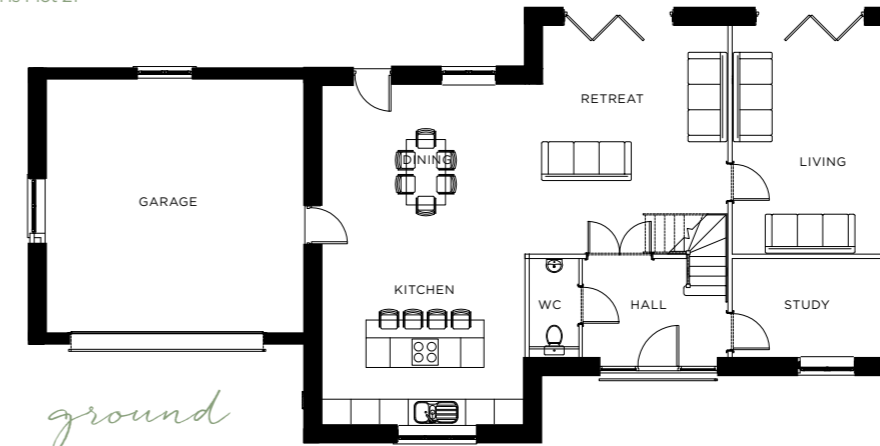
* to the widest point

Plots 21 & 28

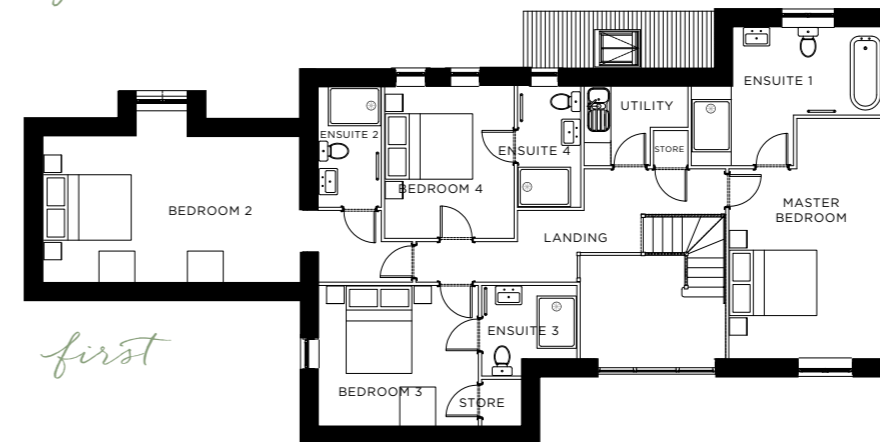
A striking detached home in the style of a converted barn and providing open views either over the village green (Plot 28) or acres of farmland (Plot 21). Accommodation comprises enclosed entrance hall off which is a private study or home office leading to a large open plan living space incorporating a kitchen, dining area and retreat. Off this space is a formal lounge. On the first floor are four en suite bedrooms plus a laundry/utility room. Outside there are gardens to the front and rear plus a double garage.



Plot 21 is constructed from stone
Plot 28 is constructed from stone and ivory render
Plot 28 is a mirror image - entrance to Plot 28 garage is from the rear
Image and floorplan shown is Plot 21



ground



first

ground

Kitchen/Dining	8.33m x 4.69m
Retreat	5.25m x 4.29m
WC	2.27m x 1.14m
Study	2.27m x 3.57m
Living	5.25m x 3.57m
Integral Garage Plots 21 & 28	5.95m x 5.86m

first

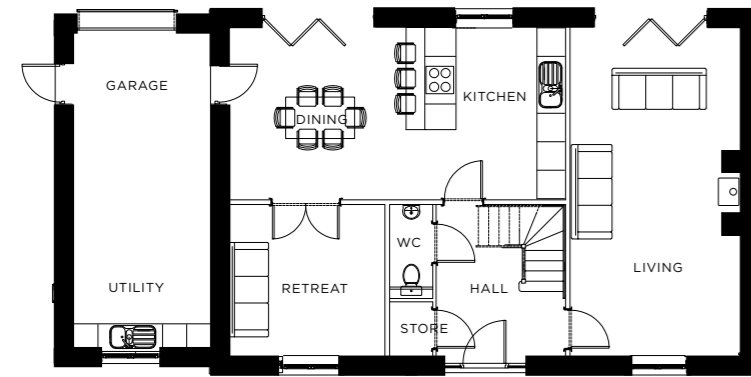
Master Bedroom	5.51m* x 3.58m
Ensuite	3.52m* x 3.15m*
Bed 2	7.75m* x 3.71m**
Ensuite	2.79m x 1.45m
Bed 3	3.67m x 3.26m
Ensuite	2.18m* x 2.06m
Store	1.1m x 0.94m
Bed 4	2.97m x 3.49m
Ensuite	1.36m x 2.79m
Utility	2.47m x 1.84m

* to the widest point
** restricted head height

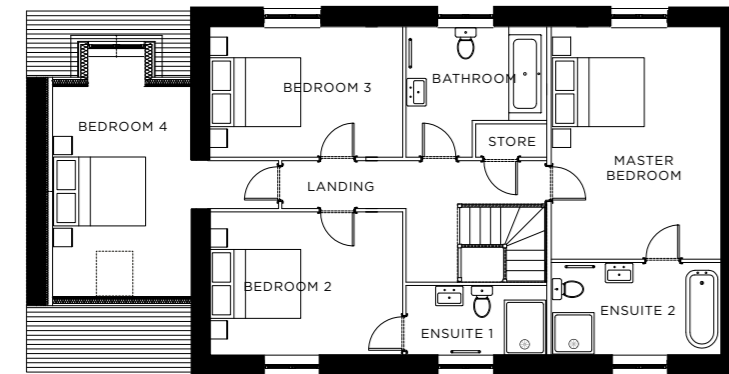
Plots 22 & 26

An impressive detached home providing open views over the village green (Plot 26) or acres of farmland (Plot 22) with an attached double garage with utility area plus gardens to the front and rear. Accommodation comprises entrance hall with split-level staircase to the first floor. Off this space is a large separate lounge and, across the rear of the home, is an open plan kitchen with dining area, leading to a retreat. Upstairs are four double bedrooms, three of which are en suite, plus a family bathroom.

Plot 22 is finished in ivory render
 Plot 26 is constructed in stone and ivory render
 Image and floorplan shown is Plot 26
 Entrance to garage on Plot 22 is from the front



ground



first

ground

Integrated Garage/Utility	6.99m x 3.03m
Kitchen/Dining	7.37m x 3.76m
Retreat	3.45m x 3.31m
WC	2.04m x 0.93m
Store	1.19m x 0.94m
Living	7.17m x 3.75m

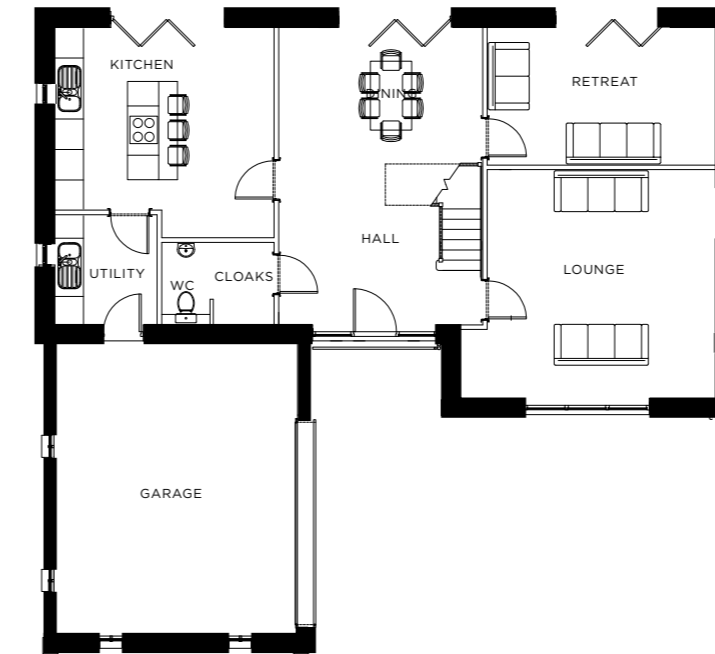
first

Master Bedroom	5.05m x 3.75m
Ensuite	3.75m x 2.04m
Bed 2	4.24m x 3.14m
Ensuite 3	3.06m x 1.54m
Bed 3	4.24m x 2.84m
Bed 4	4.67m x 3.03m**
Bathroom	3.06m x 2.84m
Store	1.62m x 0.73m

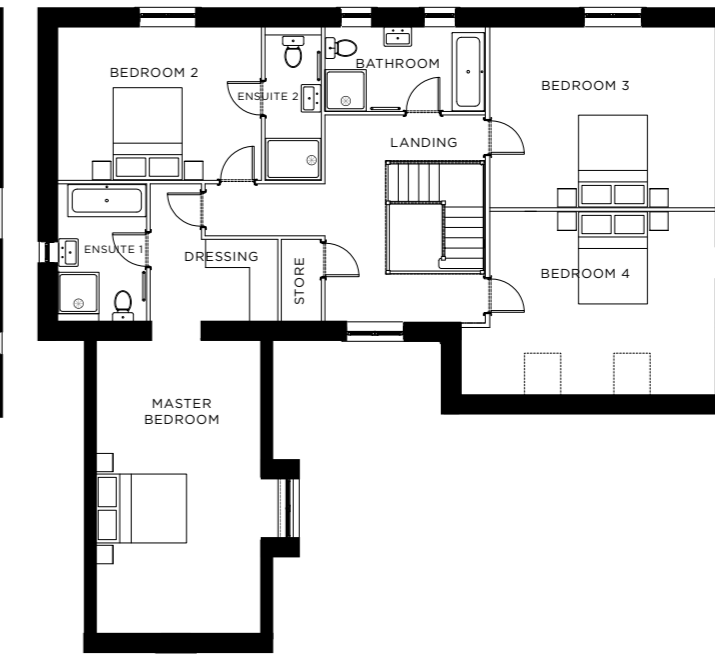
** restricted head height

Plot 23

An attractive 'L' shaped family home constructed in stone with integrated double garage and sweeping private driveway and offering stunning open views over farmland. Accommodation includes an impressive dining hall off which is a formal lounge, a retreat and a kitchen with adjoining utility. Up the split-level staircase are four double bedrooms including two en suite doubles and a master suite above the garage.



ground



first

ground

Kitchen	4.77m x 4.57m*
Utility	2.40m x 2.22m
WC/Cloaks	2.45m x 1.80m
Dining Hall	6.37m x 4.44m
Retreat	4.97m x 2.99m
Lounge	5.59m* x 4.98m
Integral Garage	6.43m x 5.30m (Garage opening is 4.5m)

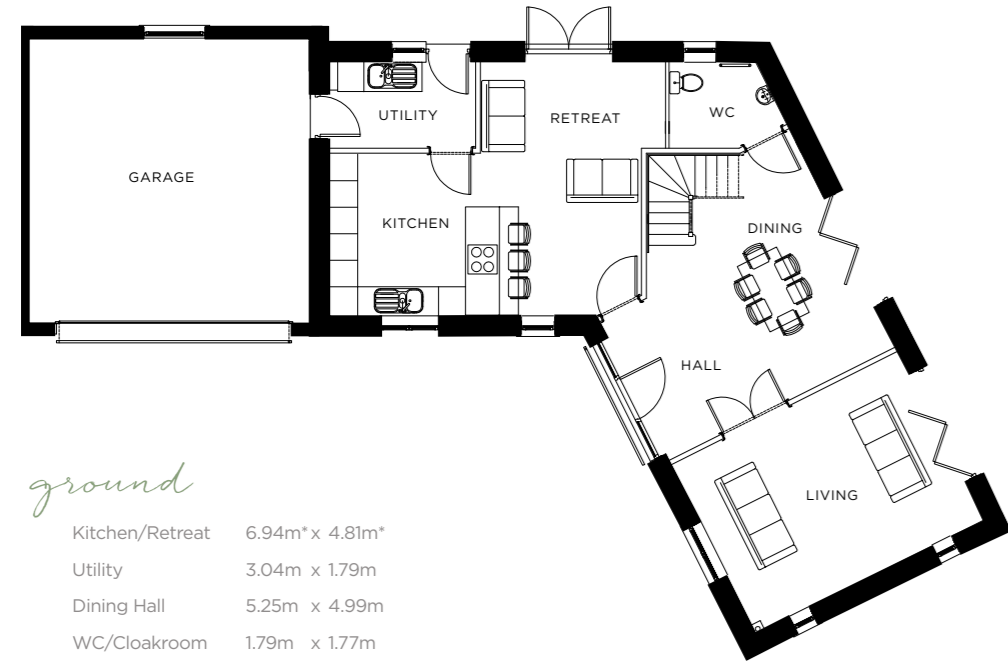
first

Master Bedroom	9.80m x 3.77m**
Dressing	1.82m x 1.66m
Ensuite	3.03m x 1.94m
Bed 2	4.43m x 3.37m
Ensuite	3.37m x 1.23m
Bed 3	4.97m x 3.96m
Bed 4	5.59m* x 4.03m**
Bathroom	3.49m x 1.87m

* to the widest point
 ** restricted head height

Plot 24

A grand detached home finished in ivory render in a corner position on a very large plot with striking double aspect views from the rear over acres of farmland, landscaped grounds to the front and rear and an attached double garage off a large private drive. Accommodation includes a dining hall off which is a separate formal lounge and an open plan kitchen and retreat with adjacent utility room. Upstairs there are four double bedrooms, two of which are en suite, plus a family bathroom.



ground

Kitchen/Retreat	6.94m* x 4.81m*
Utility	3.04m x 1.79m
Dining Hall	5.25m x 4.99m
WC/Cloakroom	1.79m x 1.77m
Living	5.25m x 3.89m
Integral Garage	5.86m x 5.78m



first

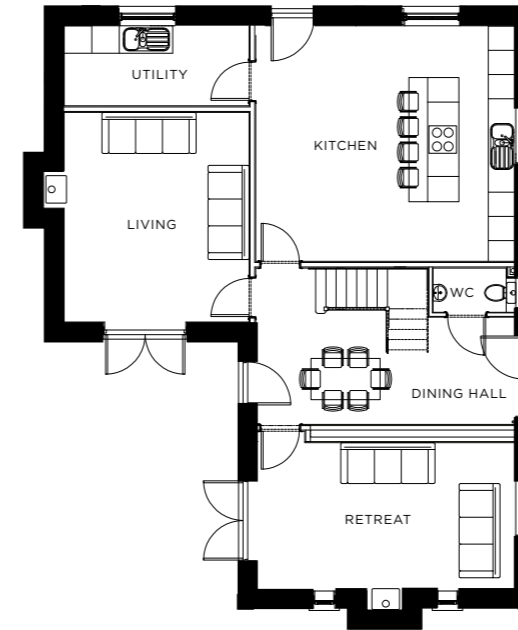
Master Bedroom	3.94m* x 3.89m
Ensuite	3.92m x 1.84m
Bed 2	3.73m x 3.73m*
Ensuite	3.08m x 1.45m
Bed 3	4.28m x 3.33m
Bed 4	4.17m* x 3.21m
Bathroom	3.12m x 1.82m (max)
Store	0.90m x 0.90m

* to the widest point

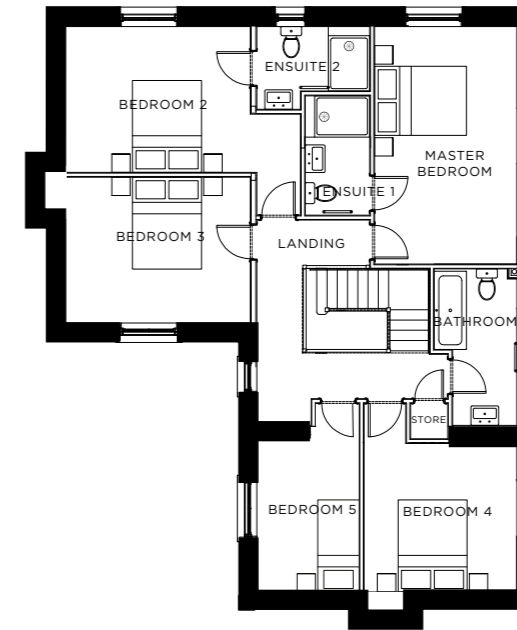
* to the widest point

Plot 25

A large detached home finished in ivory render with landscaped grounds to the front and rear plus a detached double garage. Accommodation comprises spacious dining hall off which is a retreat, a formal lounge and a large kitchen/living area with separate utility room. Upstairs there are four double bedrooms, two of which are en suite, plus a family bathroom.



ground



first

ground

Living	4.60m x 3.81m
Utility	4.06m x 1.79m
Kitchen/Breakfast	5.71m x 5.70m
WC	1.84m x 1.00m
Dining Hall	5.70m* x 3.45m
Retreat	5.70m x 3.27m
Detached Double Garage	5.86m x 5.86m

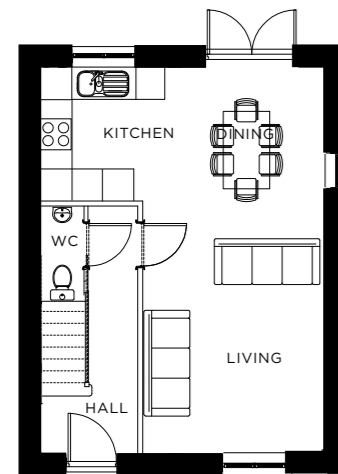
first

Master Bedroom	5.20m x 3.13m
Ensuite	2.62m x 1.43m
Bed 2	4.06m x 3.21m
Ensuite	2.49m x 1.84m (max)
Bed 3	4.06m x 3.21m
Bed 4	4.14m* x 3.36m
Bed 5	4.14m* x 2.26m
Bathroom	3.44m x 1.84m
Store	0.87m x 0.80m

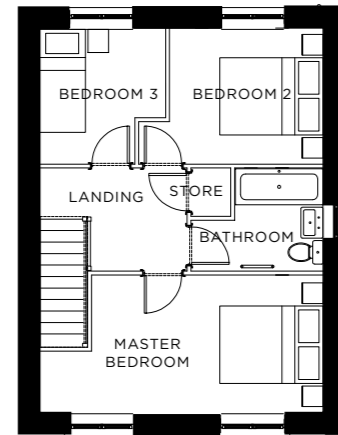
* to the widest point

Plot 29

A characterful three bedroom semi-detached home constructed in stone at the entrance to the development offering views over to Pendle Hill from the front and over the village green at the rear. Inside, all ground floor accommodation is open plan with a kitchen, dining area and lounge. Upstairs there are three bedrooms including a very large master, plus a family bathroom. The property benefits from lawns to the front and rear and a single detached garage.



ground



first

ground

WC	1.84m x 0.87m
Kitchen/Dining	5.57m x 2.60m
Living	4.91m x 3.56m
Detached Single Garage	5.86m x 2.88m

first

Master Bedroom	5.56m* x 2.71m
Bed 2	3.57m* x 2.64m
Bed 3	2.64m x 2.49m
Bathroom	2.57m* x 2.00m
Store	1.01m x 0.76m

* to the widest point

Specification

It's the tiny details that can make a new house feel like a home from the moment you move in... the position of a light switch, the location of a power socket or the view you enjoy whilst prepping the evening meal.

Hillcrest invests careful attention to detail at every stage of concept and creation to provide homes that are ergonomically efficient and that incorporate proven advancements in residential design, energy efficiency, technology and quality.

Specification is always of an exemplary standard. For The Warren, Hillcrest has worked closely with tried and trusted supplier partners to carefully select the most beautiful yet functional products from world-class brands, the finest construction materials from sustainable sources and proven energy efficient products and processes that can demonstrate long term benefits to both occupants and the environment.



Initial sketch of Plot 11 kitchen



KITCHENS

In modern living, the kitchen has become 'the heart of the home'; a multi-purpose space used for socialising and relaxing as well as preparing meals. As a consequence, the aesthetic has become just as integral to the design of the space as the practicality.

Working with local designers at Stuart Frazer in Read, Hillcrest has developed a stunning kitchen concept that utilises furniture from the S2 and SC10 ranges by world-renowned brand SieMatic.

This sophisticated and streamlined range incorporates crisp clean lines and soft closing handleless drawers and doors. The design is unique to each type of property fully making the most of the space and aesthetics. Within each scheme, an expanse of spacious wall and base units have been provided housing high quality fully integrated appliances by Neff, including an oven, dishwasher, fridge freezer and four zone ceramic hob.

This stunning space is finished in complementary large format porcelain floor tiles.

BATHROOMS

The aesthetic for each of the bathrooms and en suites at The Warren has been inspired by the finest boutique hotels and spas.

Streamline, clutter-free spaces have been created using high quality furniture from the Architectura and Avento ranges by Villeroy & Boch. These sculptural style pieces feature elegant touches such as soft closing seats and incorporate large washbasins.

Brassware is by Vado and includes minimalist style taps and clever features such as two-way rain showers with remote valves that allow you to turn the water on from outside the cubicle as well as inside.

Providing the perfect finish are contemporary style wall and floor tiles, the position of which has been selected so as to fully complement the sanitaryware choice.

PERSONALISATION

Subject to the stage of build at the time of purchase, customers will be offered the opportunity to personalise their new home by selecting their kitchen and bathroom finishes from a high quality collection, carefully curated by Hillcrest's Design Team.



Specification

DESIGN & BUILD

Plots 1, 2, 21, 23, and 29 are constructed from 'Stonyhurst Buff' natural sandstone, sourced from Leeming Quarry, located just a few miles away in Stonyhurst. Plots 18-20, 22, 24, 25 and 27 are finished in ivory render. Plots 11, 17, 26 and 28 are finished in a combination of stone and render.

All homes feature energy efficient UPVC windows by Rehau finished in a range of colours including Windsor, Pearl Grey, Silver Birch and Elephant Grey from the 'Heritage' and 'Total 70' collections.

Roofs are manufactured from an attractive and durable fibre cement tile that is 100% recyclable with a low carbon footprint.

SAFETY & SECURITY

Homes are fitted with a security alarm and benefit from a PIR external security light to the front and rear. Detached properties are fitted with two external PIR lights at the rear.

Mains operated smoke detectors, with a battery back up, are fitted on each floor of each property.

Garage doors are provided by Hormann, and are 'up and over' style.

LIGHTING

Ceiling mounted LED down lighters finished in brushed steel are provided throughout the kitchen and bathrooms in each of the properties, with pendant lighting elsewhere.

The hall and landing lights are controlled by two-way switches and can be turned on or off from the hall or first/second floors. Bedrooms are also fitted with two-way switches allowing them to be controlled from either the bed or the entrance.

CONNECTIVITY

Consideration has been given to the use of technology as a way of providing entertainment within the homes.

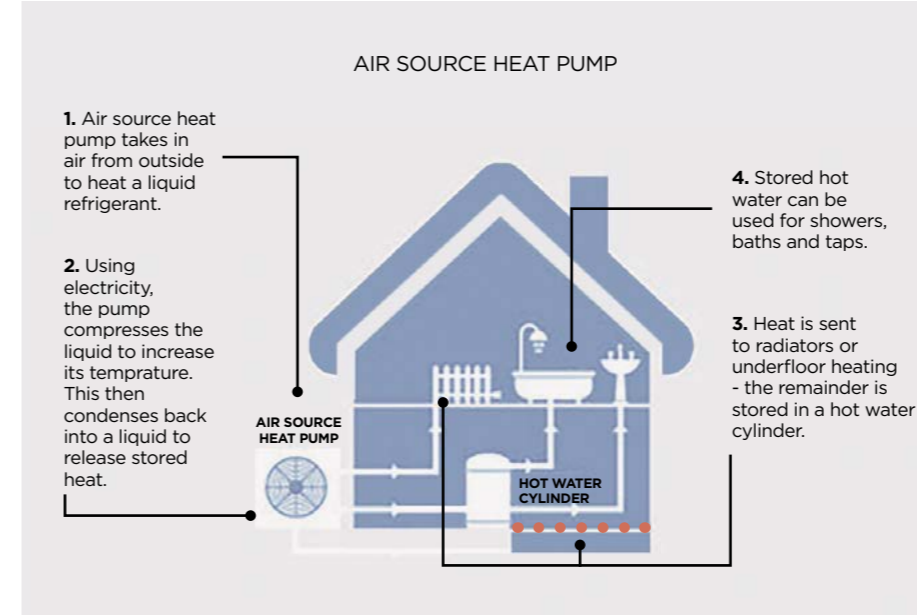
All bedrooms have a TV point. A media station consisting of a digital terrestrial/Sky Q satellite ready TV aerial socket, double power socket and a telephone port, has been provided in the principal reception rooms and master bedroom, located in an appropriate place to suit the anticipated furniture layout (Sky Q satellite TV is subject to the necessary subscriptions).

INTERNAL FINISH

Each of the homes has been decorated with neutral coloured emulsion paint to the walls and ceilings with complementary satinwood woodwork.

Bathrooms and en suites feature porcelain tiles to full height in wet areas, such as the shower and bath, and to half height elsewhere. Ground floor cloakrooms/wc's are half tiled to the wall behind the washbasin.

Internal doors are cottage style finished in oak with brushed stainless steel ironmongery.



HEATING

For 4 and 5 bedroom homes, heating and hot water is provided by an Air Source Heat Pump. Air Source Heat Pumps absorb heat from the outside air and use it to heat water and radiators within the home. It can remove heat from the air even when temperatures dip to -15C.

Heat from the air is absorbed at low temperatures into a fluid where it is heated as it passes through a compressor. The heat is then transferred to the heating and hot water circuits within the home. Unlike gas and oil boilers, heat pumps deliver heat at a lower temperature over longer periods keeping the temperature within the home constant and avoiding dramatic heating and cooling cycles which use more energy.

Whilst they require some electricity to run, air source heat pumps recover heat from within the home, including that generated by appliances and human habitation, and renew it for redistribution.

All radiators have thermostats allowing the independent control of heat output.

All bathrooms and en suites are fitted with a chrome ladder style electric towel rail.

ELECTRICAL

Each of the homes is fitted with a plentiful number of double power sockets, all in the most convenient and easy to access places suitable for appliances, table lamps and audio visual systems. On the ground floor, the sockets are finished in brushed steel and a socket with USB ports has been fitted into the kitchens.

A power socket has also been provided in the garage and an external waterproof socket has been fitted at the rear of all properties, perfect for lawn mowers or power tools.

SETTING

Careful attention has been invested in ensuring that the homes at The Warren are perfectly framed within their individual surroundings, and within the development as a whole.

Creating a sense of arrival is the sandstone development entrance, finished in Stonyhurst Buff and into which has been carved the development name and insignia.

The style of fencing around the development has also been carefully considered with Hillcrest specifying Cheshire estate railing in order to maintain stunning open views over the countryside or modern close board fencing to provide privacy and security.

Wherever possible, areas of landscaped lawns and planting have been introduced to create a sense of maturity and a connection between the development and the lovely countryside which surrounds it. The planting scheme includes English Oak trees to the entrance and Whalley Road boundaries with Rowan, Cherry and Field Maple trees introduced elsewhere alongside aromatic shrubs and native hedgerows.

At the heart of the development is a 'village green', home to a majestic 200-year-old Ash tree which has been skilfully preserved during the creation of the development and provides a central point for residents to relax and socialise whilst admiring the far reaching views.

Each property features landscaped gardens to the front and rear. At the rear is a paved patio area for al fresco entertaining. An external water tap has also been supplied.

WARRANTY

All homes at The Warren are protected by a ten-year Homeowner Warranty provided by Premier Guarantee. This is in addition to a two-year defects period delivered by Hillcrest's Customer Care team.



Home ownership for all

Hillcrest has partnered with heylo housing to enable a number of the properties at The Warren available for purchase through Home Reach, a nationwide part-buy-part-rent initiative designed to make home ownership accessible to all.

With Home Reach, you buy a share of your chosen home and pay a low monthly rent on the part you don't buy. You get to choose whether you buy a bigger share of a cheaper home or a smaller share of a more expensive home.

You can initially purchase up to 75% of your chosen home and heylo will become your landlord, granting you a 125-year lease. This means you will be able to live in your home as if you've bought it outright. You can buy more of your home in the future to reduce your rental payments.



Why Home Reach?

1. An affordable way to buy
2. Provides security of home ownership
3. Freedom to decorate and improve your home
4. Ability to increase the level of ownership at any time
5. Flexibility to sell and move at any time
6. Benefit from any increase in property prices

Home Reach specification

(*exclusive to Plots 6, 7, 12, 13 & 14)

KITCHENS

- Greenwich white gloss contemporary style kitchen
- Blackstone laminate worktop
- Integrated fan assisted single oven with grill finished in stainless steel
- Integrated extractor hood
- Integrated electric hob finished in stainless steel
- Integrated dishwasher
- Integrated fridge freezer
- Stainless steel 1.5 bowl sink with swan neck mono-bloc tap
- Provision for washing machine
- Kitchen floor finished in porcelain tiles

BATHROOM

- Sanitaryware by Vitra from the S20 range
- Vado brassware

DESIGN & BUILD

- Plots 6 and 7 constructed from a mix of 'Stonyhurst Buff' natural sandstone (sourced from Leeming Quarry, located just a few miles away in Stonyhurst) and render
- Plots 12, 13 and 14 are finished in crisp ivory render
- Roofs are manufactured from an attractive and durable fibre cement tile that is 100% recyclable with a low carbon footprint

INTERNAL FINISH

- Neutral coloured emulsion paint to the walls and ceilings
- Complementary satinwood woodwork
- Bathrooms feature porcelain tiles to full height in the shower and around the bath, and to half height elsewhere
- Cottage style internal doors finished in oak with brushed stainless steel ironmongery

HEATING

- Heating and hot water provided via a Heatrae Sadia Amptec Electric Flow boiler
- Thermostat controlled radiators
- Chrome ladder style electric towel rail in bathrooms

LIGHTING

- Ceiling mounted LED down lighters in brushed steel in the bathrooms
- Pendant lighting in all other rooms
- Two-way switches on the hall and first floor
- Two-way switches in the bedrooms between the bed and the door

ELECTRICAL

- Ample supply of power sockets inside the home - finished in brushed steel on the ground floor and USB socket to kitchen

- External waterproof power socket at the rear
- Roof mounted PV panels
- BT ready telephone sockets
- Media stations in principal reception room and master bedroom including a TV point, telephone point & double power socket
- Provision for Sky Q satellite TV available (Sky Q subject to subscription)
- TV points to all bedrooms

SAFETY & SECURITY

- Security alarm
- PIR activated external lighting provided to the front and rear
- Mains operated smoke alarms with battery back up fitted on each floor

SETTING

- Seeded gardens at rear
- Cheshire estate railings to the front of the property
- Timber fencing at the rear of the property
- Dedicated parking space(s)

WARRANTY

- Ten-year warranty from Premier Guarantee
- Two year defects period fulfilled by Hillcrest Homes' customer care team



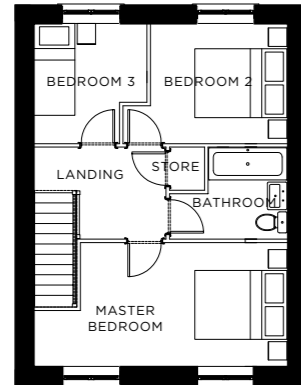
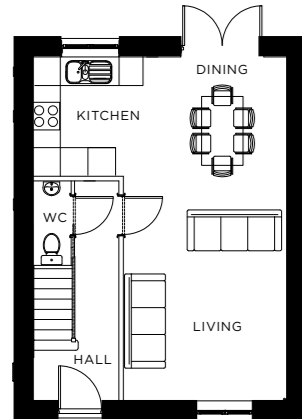
Plots 6 & 7

A pretty end mews style property finished in a mix of stone and ivory render providing contemporary style living accommodation comprising open plan kitchen with dining area and lounge, a ground floor wc, three bedrooms and a family bathroom. The front of the property is landscaped and at the rear there is a good size garden accessed through French doors (double French doors in Plot 7).



Image and floorplan shown is Plot 7

Plot 6



ground

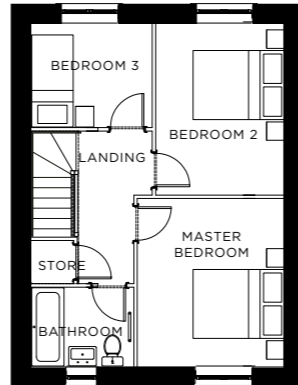
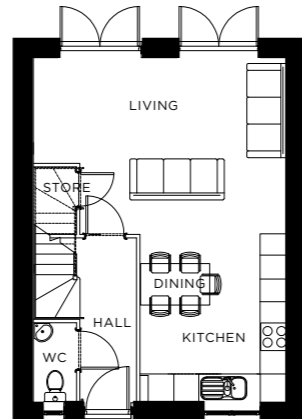
Living	4.91m x 3.56m
Kitchen/Dining	5.57m x 2.60m
WC	1.84m x 0.90m

first

Master Bedroom	5.57m* x 2.69m
Bed 2	3.67m x 2.64m
Bed 3	2.50m* x 2.64m
Bathroom	2.57m x 2.00m
Store	1.03m x 0.76m

* to the widest point

Plot 7



ground

Living	5.57m x 3.87m*
Kitchen/Dining	3.66m x 3.25m
WC	1.74m x 0.94m
Store	1.47m x 0.94m

first

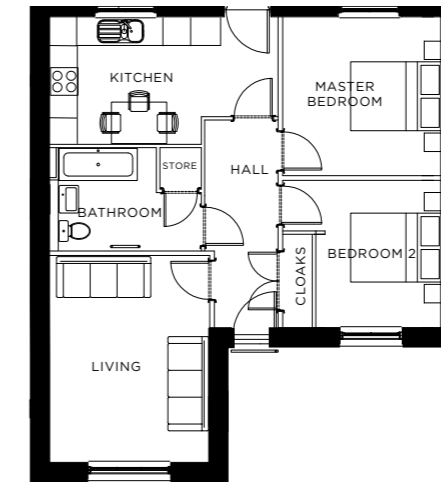
Master Bedroom	3.64m x 3.25m
Bed 2	3.76m x 2.85m
Bed 3	2.64m x 2.30m
Bathroom	2.24m x 1.74m
Store	0.94m x 0.94m

* to the widest point

Plots 12, 13 & 14

An attractive ivory render semi detached (Plots 12 & 13) or end of terrace bungalow (Plot 14) offering a separate lounge, dining kitchen, two double bedrooms and a large family bathroom. Outside there are landscaped gardens to the front and rear.

Image and floorplan shown is Plot 12



ground

ground

Cloakroom	2.03m x 0.65m
Living	4.50m x 3.50m
Kitchen	4.99m* x 2.77m*
Master Bedroom	3.50m x 3.46m
Bed 2	3.50m* x 3.21m
Bathroom	3.50m* x 2.25m*
Store	0.90m x 0.90m

* to the widest point

Hillcrest Homes

Hillcrest is an expert provider of luxurious, high quality homes.

Established in Cheshire in 1985 and the recipient of numerous awards for quality, luxury and design, Hillcrest crafts homes that are architecturally inspiring and in perfect harmony with their environment.

Hillcrest is adept at providing homes that complement each cherry picked location.

No two Hillcrest developments are the same; every home is designed 'from scratch' as a direct response to the immediate landscape and the evolving needs and aspirations of buyers in the area.

Its portfolio includes luxurious multi-million pound "one-off" properties in prestigious country villages, stylish city centre townhouses and apartments and smart and sustainable executive homes in highly sort after suburban towns.



Old Braestead, Prestbury



Sleepy Hollow, Prestbury



The Square, Didsbury



Residenza, Ancoats



The Granary Yard, Goostrey



Graythwaite, Prestbury

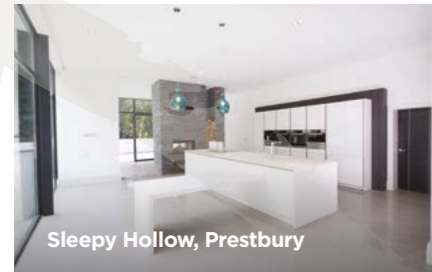


Wrenwood, Hale



The Hillcrest team invest everything they know and love about architecture and design into the creation of each property, dedicating a level of care and attention most would only apply when crafting a home of their own. It's this passion, vision and focus on delivering nothing less than excellence that sets the company apart from other house builders, and provides customers with an assurance of quality and value, both now and in the future.

Hillcrest Homes is part of the Nikal Group, a privately owned property development and regeneration specialist established in 2003. For more information visit www.nikal.uk.com



Sleepy Hollow, Prestbury



Riverside Place, Knutsford

HILLCREST HOMES