



# ORCHARD MEADOWS

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A P P L E T O N



Dipping Brook Avenue, Appleton,  
Warrington WA4 5AA



★ Marketing Suite & Show Homes

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WHERE QUALITY LIVES

Development layouts and landscaping are not intended to form part of any contract or warranty unless specifically incorporated in writing into the contract. Images and development layouts are for illustrative purposes and should be used for general guidance only. Development layouts including parking arrangements, affordable housing, commercial buildings/space, retail buildings/space, play areas and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing. Please speak to your solicitor to whom full details of any planning consents including layout plans will be available. Orchard Meadows is a marketing name only and may not be the designated postal address, which may be determined by The Post Office.



Dipping Brook Avenue, Appleton,  
Warrington WA4 5AA

**PHASE I**

**KEY**

-  **The Archford**  
3 bedroom home
-  **The Hadley**  
3 bedroom home
-  **The Kennett**  
3 bedroom home
-  **The Herford**  
4 bedroom home
-  **The Meriden**  
4 bedroom home
-  **The Bradgate**  
4 bedroom home
-  **The Avondale**  
4 bedroom home
-  **The Bayswater**  
4 bedroom home
-  **The Holden**  
4 bedroom home
-  **Affordable Rent**
-  **Affordable Shared Ownership**
-  Marketing Suite & Show Homes



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Dipping Brook Avenue, Appleton,  
Warrington WA4 5NN

**PHASE II**

**KEY**

-  **The Archford**  
3 bedroom home
-  **The Hadley**  
3 bedroom home
-  **The Kennett**  
3 bedroom home
-  **The Herford**  
4 bedroom home
-  **The Meriden**  
4 bedroom home
-  **The Bradgate**  
4 bedroom home
-  **The Avondale**  
4 bedroom home
-  **The Bayswater**  
4 bedroom home
-  **The Holden**  
4 bedroom home

-  **Affordable Rent**
-  **Affordable Shared Ownership**

 Marketing Suite & Show Homes

-  **FOR SALE**
-  **RESERVED**
-  **CONDITIONALLY EXCHANGED**
-  **UNCONDITIONALLY EXCHANGED**
-  **LEGALLY COMPLETED**



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# THE KENNETT

THREE BEDROOM MID-TERRACED HOME



Individual plots may vary, please speak to the Sales Adviser



Thoughtfully designed over three floors, The Kennett is a good-sized terraced family home, ideal for flexible modern living. The bright, open-plan kitchen on the ground floor incorporates a dining area opening out onto the rear garden.

A lobby separating the kitchen from the spacious bay-fronted lounge leads upstairs. Here are two double bedrooms, the family bathroom and access to the second floor, which is entirely occupied by a spacious master bedroom with en suite.



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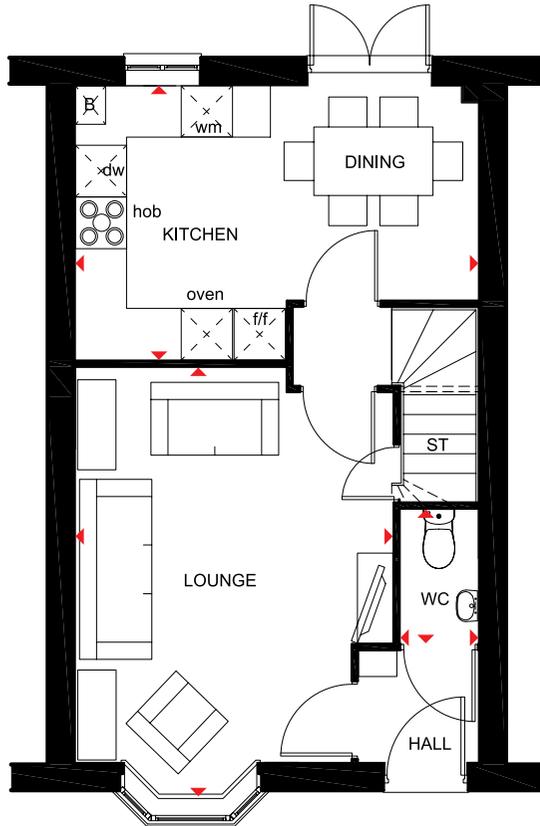
WHERE QUALITY LIVES

# THE KENNETT

THREE BEDROOM MID-TERRACED HOME

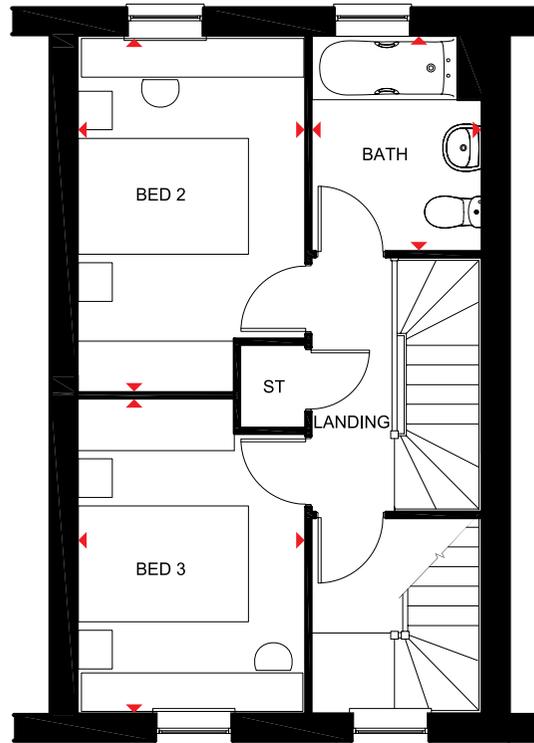
## Key

B	Boiler	f/f	Fridge/freezer space	dw	Dishwasher space
ST	Store	wm	Washing machine space	◀▶	Dimension location



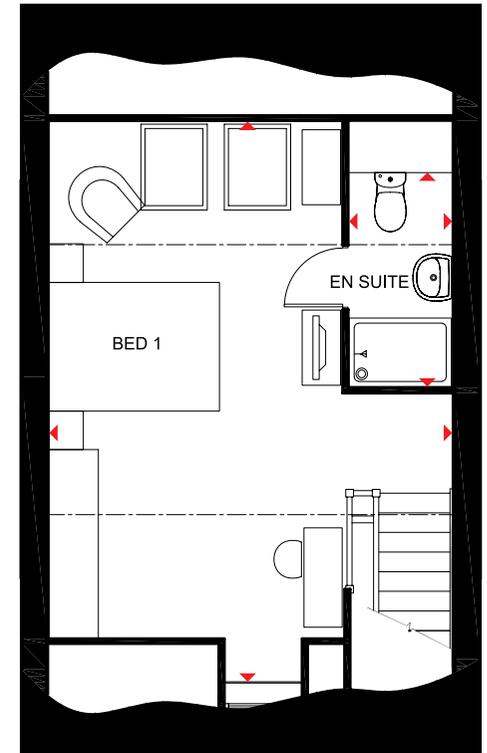
### Ground Floor

Lounge	5001 x 3729 mm	16'4" x 12'2"
Kitchen/Dining	4733 x 3197 mm	15'6" x 10'5"
WC	1561 x 915 mm	5'1" x 3'0"



### First Floor

Bed 2	4116 x 2659 mm	13'6" x 8'8"
Bed 3	3658 x 2659 mm	12'0" x 8'8"
Bath	2498 x 1985 mm	8'2" x 6'6"



### Second Floor

Bed 1	6531 x 4733* mm	21'5" x 15'6"*
En Suite	1210 x 2497* mm	3'11" x 8'2"*

\*Overall floor dimension includes lowered ceiling areas

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T310-I-7DS01 / SP342557

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# THE HERTFORD

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

Designed over three floors, The Hertford is a spacious family home. A large open-plan dining area and kitchen – with separate utility – and a beautiful glazed walk-in bay with French doors leading to the garden, provide an abundance of flexible living space. Attractive bay windows in the dining area and the dual-

aspect lounge ensure this home offers a bright welcome. Two double bedrooms, the spacious master with en suite and dressing area, and the family bathroom are on the first floor. Upstairs are a further double bedroom, a single bedroom and a shower room.



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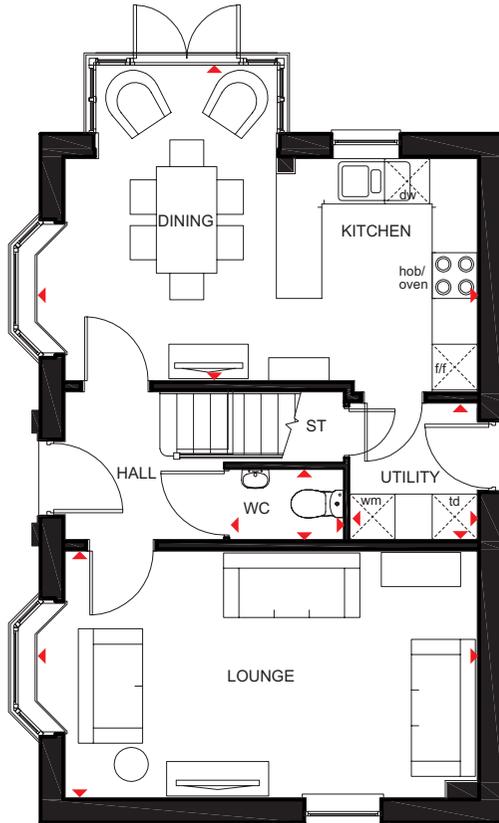
WHERE QUALITY LIVES

# THE HERTFORD

FOUR BEDROOM DETACHED HOME

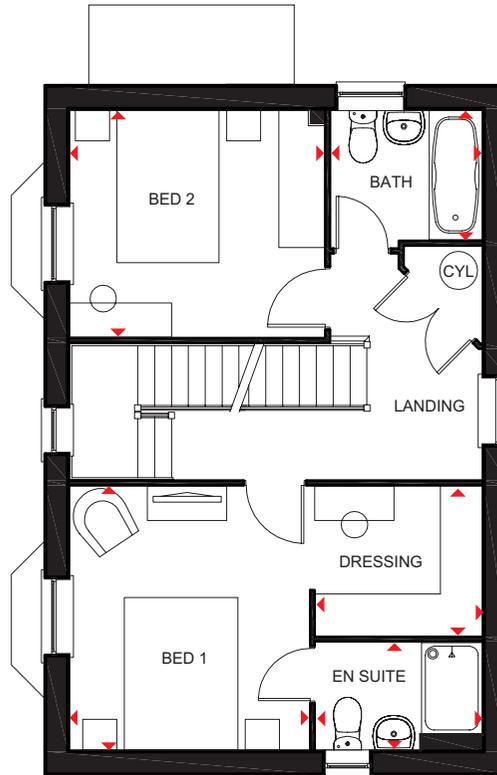
## Key

ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		
f/f	Fridge/freezer space	td	Tumble dryer space		



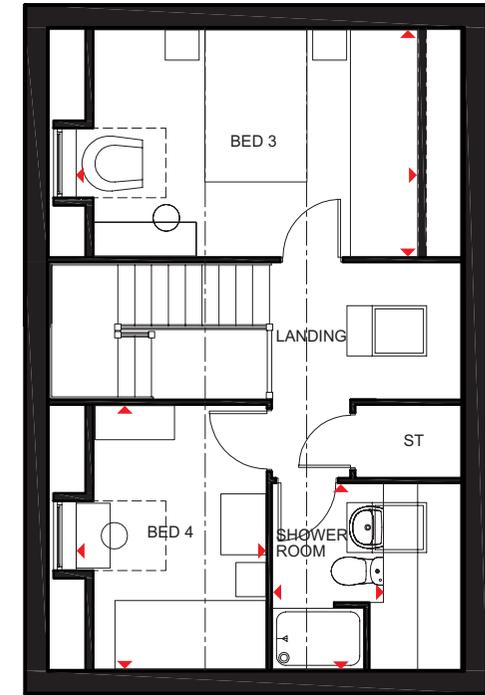
### Ground Floor

Lounge	5852 x 3242 mm	19'2" x 10'7"
Kitchen/Dining	5852 x 4142 mm	19'2" x 13'7"
Utility	1688 x 1791 mm	5'6" x 5'10"
WC	1500 x 920 mm	4'11" x 3'0"



### First Floor

Bed 1	3462 x 3166 mm	11'4" x 10'4"
En suite	2200 x 1410 mm	7'2" x 4'7"
Dressing	2200 x 1963 mm	7'2" x 6'5"
Bed 2	3366 x 2978 mm	11'0" x 9'9"
Bath	2000 x 1700 mm	6'6" x 5'6"



### Second Floor

Bed 3	4540* x 2978 mm	14'10"* x 9'9"
Bed 4	3462 x 2537* mm	11'4" x 8'3"*
Shower room	2432 x 1464* mm	7'11" x 4'9"*

\*Overall floor dimension includes lowered ceiling areas

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H470---7DS00 / SP 341684



# THE HOLDEN

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

Sash-style windows give The Holden a charming, traditional look, yet inside it is designed very much for modern family living. A beautiful glazed bay leading to the garden makes the open-plan kitchen, family and dining areas exceptionally bright and

airy. A separate utility room also has access to the garden, while a large bay-fronted lounge and a separate study provide room to relax and work. Upstairs are four double bedrooms, the master with en suite, and a family bathroom with shower.



DAVID WILSON HOMES

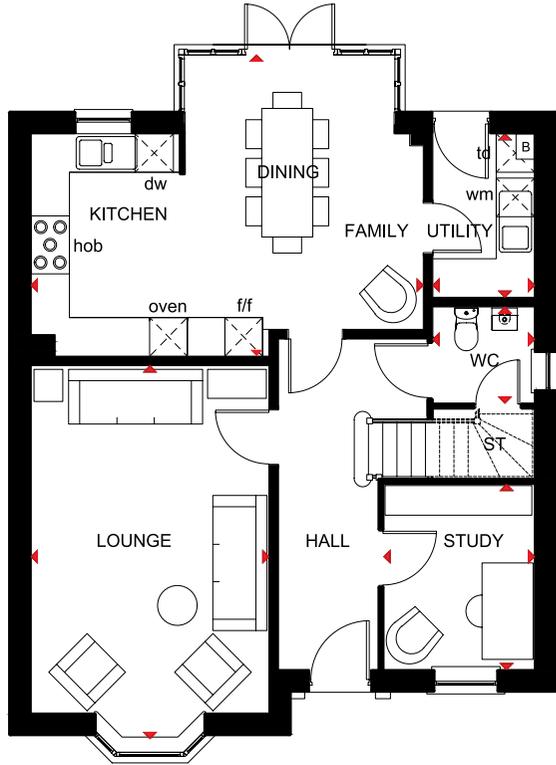
WHERE QUALITY LIVES

# THE HOLDEN

FOUR BEDROOM DETACHED HOME

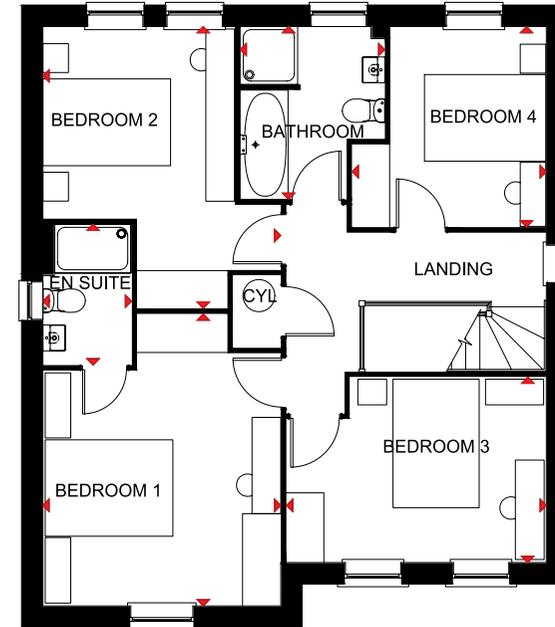
## Key

B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	◀▶	Dimension location
CYL	Cylinder	dw	Dishwasher space		



### Ground Floor

Lounge	5802 x 3728 mm	19'0" x 12'3"
Kitchen/Family/Dining	6147 x 4685 mm	20'2" x 15'4"
Study	2886 x 2361 mm	9'6" x 7'9"
Utility	2545 x 1593 mm	8'4" x 5'3"
WC	1498 x 1593 mm	4'11" x 5'3"



### First Floor

Bedroom 1	4543 x 3728 mm	14'11" x 12'3"
En suite	2190 x 1390 mm	7'2" x 4'7"
Bedroom 2	4384 x 3728 mm	14'4" x 12'3"
Bedroom 3	4073 x 2886 mm	13'4" x 9'5"
Bedroom 4	3120 x 3043 mm	10'3" x 10'0"
Bathroom	2689 x 2266 mm	8'10" x 7'5"

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H469-H7 DS03/SP416921

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# THE BAYSWATER

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser



The Bayswater is beautifully designed over three floors with an intelligent use of space applied. The expansive open-plan kitchen with dining and family areas has French doors leading to the rear garden. The lounge, with an attractive

bay window, is perfect for all the family to relax in. On the first floor are two double bedrooms, a twin bedroom and the family bathroom. The spacious master bedroom, with en suite and dressing area, takes up the entire second floor.



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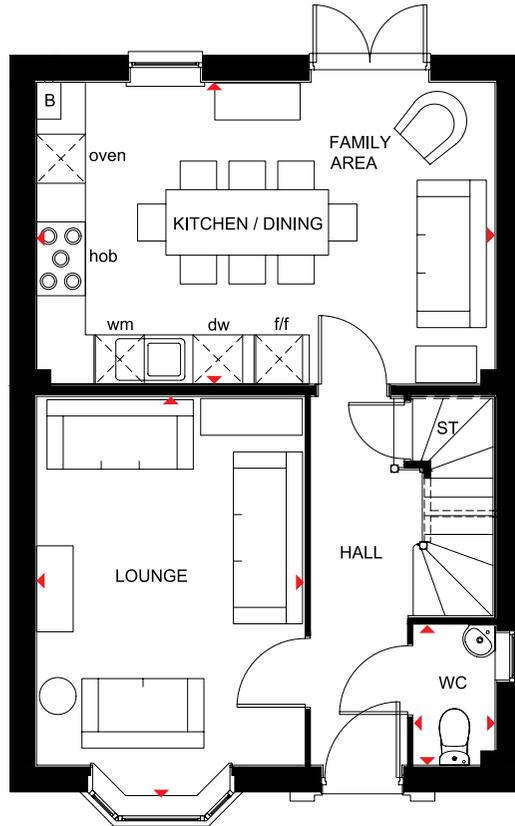
WHERE QUALITY LIVES

# THE BAYSWATER

FOUR BEDROOM DETACHED HOME

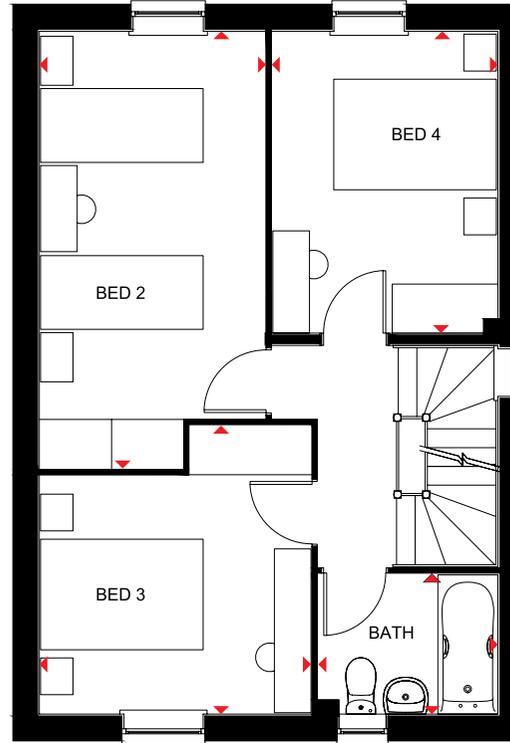
## Key

B	Boiler	wm	Washing machine space	◀▶	Dimension location
ST	Store	dw	Dishwasher space		
f/f	Fridge/freezer space	RL	Roof light		



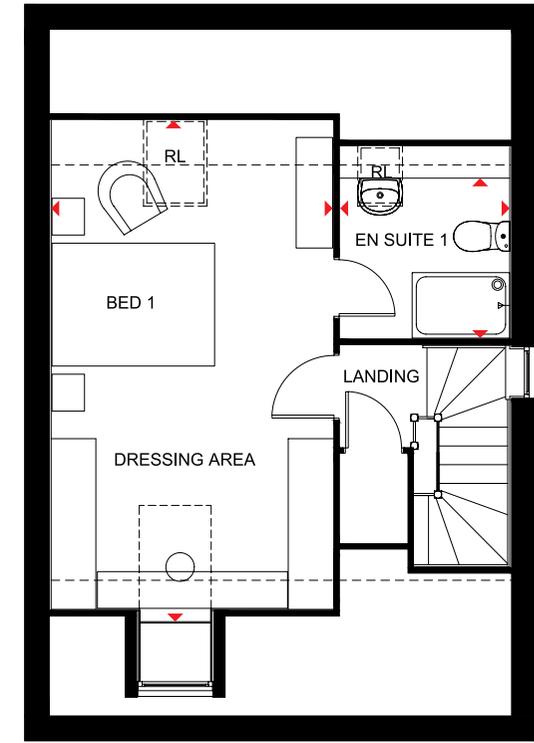
### Ground Floor

Lounge	4900 x 3290 mm	16'1" x 10'10"
Kitchen/Family/Dining	5640 x 3687 mm	18'6" x 12'1"
WC	1712 x 1000 mm	5'7" x 3'3"



### First Floor

Bedroom 2	2773 x 5341 mm	9'1" x 17'6"
Bedroom 3	3341 x 3525 mm	11'0" x 11'7"
Bedroom 4	2776 x 3688 mm	9'1" x 12'1"
Bathroom	2210 x 1712 mm	7'3" x 5'7"



### Second Floor

Bedroom 1/Dressing Area	6120* x 3463 mm	20'1"* x 11'4"
En suite	2085 x 1954* mm	6'10" x 6'5"*

\*Overall floor dimension includes lowered ceiling areas

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# THE MERIDEN

FOUR BEDROOM HOME



Individual plots may vary, please speak to the Sales Adviser



The Meriden is a bright place to call home with its attractive bay-fronted lounge and a light-filled glazed bay in the kitchen/dining area leading to the garden. A family space in the kitchen increases flexibility for

living and entertaining, while a separate utility room adds practicality and an integral garage provides extra security. Upstairs are four double bedrooms, the generous master with en suite, and a family bathroom with shower.



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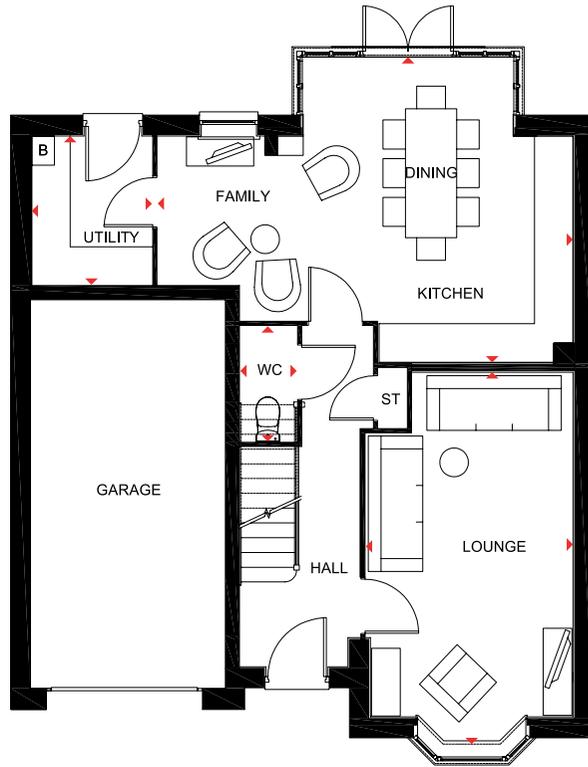
WHERE QUALITY LIVES

# THE MERIDEN

FOUR BEDROOM HOME

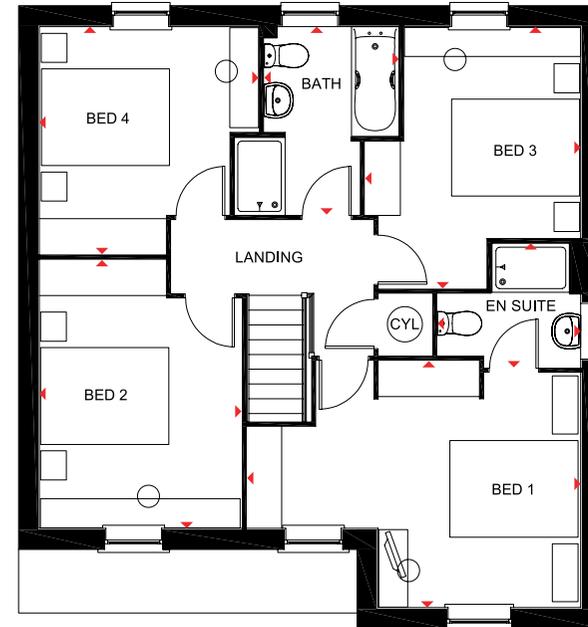
## Key

B Boiler  
 ST Store  
 CYL Cylinder  
 ◀▶ Dimension location



### Ground Floor

Lounge	5767 x 3235 mm	18'11" x 10'7"
Kitchen/Family/ Dining	6486 x 4735 mm	21'3" x 15'6"
Utility	2305 x 1877 mm	7'7" x 6'2"
WC	1786 x 882 mm	5'10" x 2'11"



### First Floor

Bedroom 1	5208 x 3822 mm	17'1" x 12'6"
En Suite	2235 x 1923 mm	7'4" x 6'4"
Bedroom 2	4161 x 3155 mm	13'8" x 10'4"
Bedroom 3	4056 x 3365 mm	13'3" x 11'0"
Bedroom 4	3527 x 3423 mm	11'7" x 11'3"
Bathroom	2913 x 2100 mm	9'6" x 6'11"

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# THE BRADGATE

FOUR BEDROOM DETACHED HOME



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A home to suit all the family, the Bradgate offers a combination of flexible communal areas and dedicated quiet space. An expansive open-plan kitchen with separate utility has dining and family areas leading to the garden – and extended living space in good weather – via a beautiful walk-in glazed bay with

French doors. A separate study and a lounge with attractive bay window provide room to work and relax in. Four double bedrooms upstairs, the spacious master with en suite, ensure everyone has space of their own. A family bathroom completes this truly superb family home.



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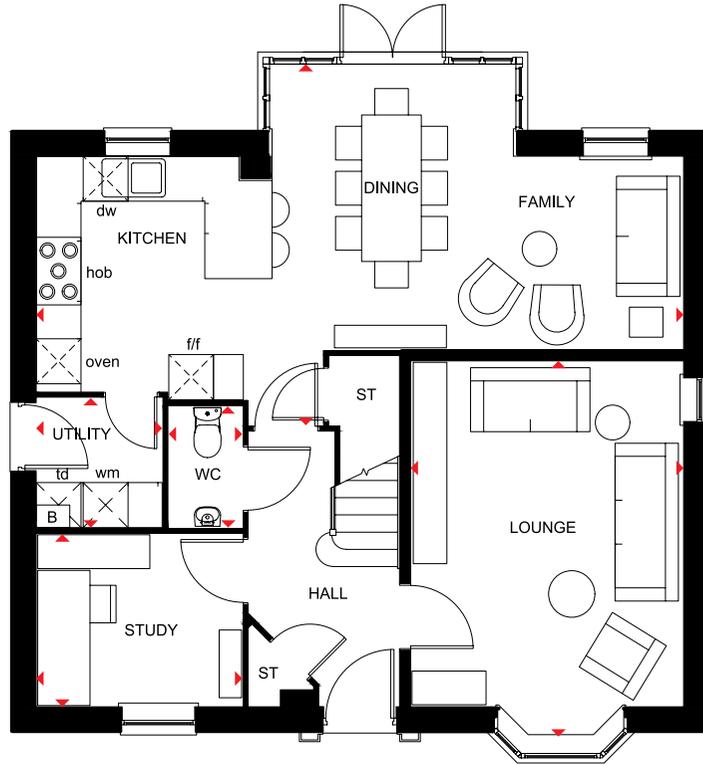
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# THE BRADGATE

FOUR BEDROOM DETACHED HOME

## Key

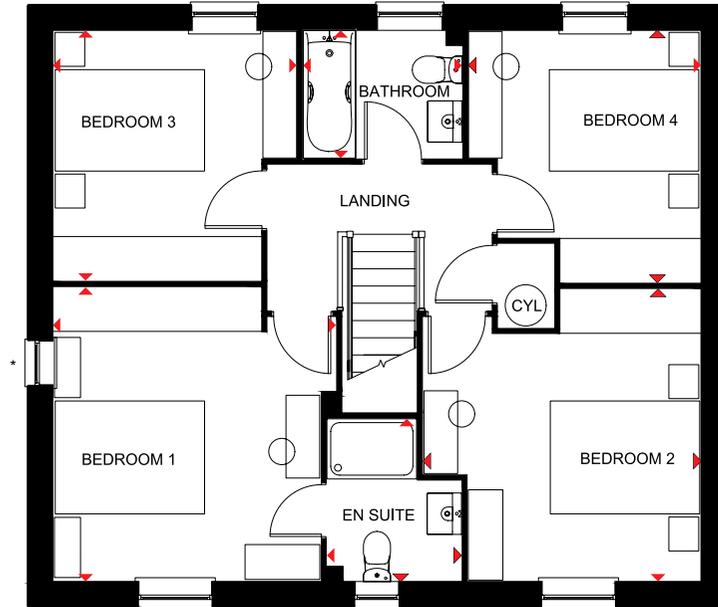
B	Boiler	f/f	Fridge/freezer space	td	Tumble dryer space
ST	Store	wm	Washing machine space	◀▶	Dimension Location
CYL	Cylinder	dw	Dishwasher space		



### Ground Floor

Lounge	4999 x 3658 mm	16'4" x 12'0"
Kitchen/Dining/Family	8677 x 4807 mm	28'5" x 15'9"
Study	2762 x 2295 mm	9'1" x 7'6"
Utility	1687 x 1724 mm	5'6" x 5'7"
WC	1614 x 986 mm	5'4" x 3'2"

\*Window may be omitted on certain plots. Speak to a Sales Adviser for details on individual plots.



### First Floor

Bedroom 1	3910 x 3791 mm	12'9" x 12'5"
En suite	2162 x 1799 mm	7'1" x 5'10"
Bedroom 2	3720 x 3885 mm	12'2" x 12'9"
Bedroom 3	3329 x 3263 mm	10'11" x 10'8"
Bedroom 4	3353 x 3112 mm	11'0" x 10'2"
Bathroom	2124 x 1700 mm	6'11" x 5'7"

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H417-H7 DS03/SP416917

# THE AVONDALE

FOUR BEDROOM DETACHED HOME



Individual plots may vary, please speak to the Sales Adviser

This tasteful, double-fronted, detached home, with elegant sash-style windows, provides plenty of flexible living space. The Avondale's generous open-plan kitchen has a dedicated dining area with an attractive bay window, and a separate

utility room. A large, triple-aspect lounge leads to the garden via French doors and a separate study provides quiet space to work. Upstairs are four double bedrooms, the master with en suite, and a family bathroom with bath and shower.



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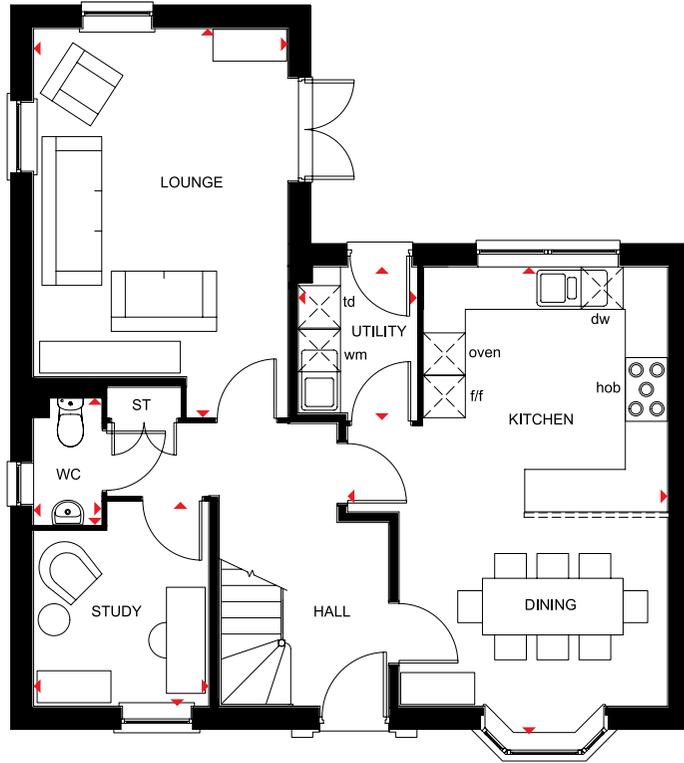
WHERE QUALITY LIVES

# THE AVONDALE

FOUR BEDROOM DETACHED HOME

## Key

ST Store	wm Washing machine space	◀▶ Dimension location
CYL Cylinder	dw Dishwasher space	
f/f Fridge/freezer space	td Tumble dryer space	



### Ground Floor

Lounge	5490 x 3615 mm	18'0" x 11'10"
Kitchen/Dining	6600 x 4550 mm	21'7" x 14'11"
Utility	2164 x 1687 mm	7'7" x 5'6"
Study	2885 x 2490 mm	9'5" x 8'2"
WC	1793 x 963 mm	5'10" x 3'1"



### First Floor

Bed 1	5720 x 3615 mm	18'9" x 11'10"
En suite	2151 x 1435 mm	7'0" x 4'8"
Bed 2	5227 x 2800 mm	17'1" x 9'2"
Bed 3	3566 x 3316 mm	11'8" x 10'10"
Bed 4	4376 x 2550 mm	14'4" x 8'4"
Bath	2871 x 1952 mm	9'5" x 6'4"

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