Acorn Meadows

A development of 4 bedroom family homes
Sydney Road, Crewe

Watkin Jones Homes

Welcome to Acorn Meadows

AN EXCLUSIVE DEVELOPMENT OF FAMILY HOMES







Situated just off Sydney Road, Crewe, Acorn Meadows is a development of four bedroomed executive family homes. Finished and decorated to the highest possible standard, Acorn Meadows will showcase exactly what life in a new Watkin Jones Home could look like for you. Beautifully designed and expertly constructed Acorn Meadows is the ideal place to call home.





The Perfect Family Environment

IN THE HEART OF CHESHIRE

Inspired by traditional values, Acorn Meadows provides the perfect response to people's desire for quality, newly built homes but in an environment that is healthy, sustainable and community focused.

Peaceful, natural surroundings flank Acorn Meadows and will provide a more tranquil environment for homeowners to enjoy.

Situated to the east of Crewe, Acorn Meadows is ideally situated for those looking to explore the stunning Cheshire countryside. Families can take in the green spaces of local favourite Queens Park and enjoy the Victorian clock tower and waterfall or head a little further north for a stroll around the stunning Delamere Forest.

The Cheshire landscape is wonderfully varied, stretching from the internationally important Dee estuary to the windswept moors of the Cheshire Peak district. In between lies a rich mosaic of agricultural land, woodland and lowland heath interlaced with rivers and canals making Cheshire one of the countries greenest counties to call home.

CREWE

A TOWN OF HERITAGE AND HISTORY







For many years Crewe was the heartbeat of our railway industry with the Crewe Works becoming the most prominent centre for manufacturing and overhauling locomotives. Also synonymous with luxury car manufacturing in the UK, Crewe was home to Rolls Royce from 1946 to 2002 and is now the current home of the Bentley motor car brand.

Conveniently located, Acorn Meadows benefits from everything that a busy town like Crewe has to offer. The development is located less than 2km away from the shops, restaurants and bars that this bustling town has to offer. The Market Centre and Victorian Centre provide a mix of high street retailers and independent shops and The Grand Junction retail park is a little over a mile away. Art and culture is well represented with a variety of institutions such as the grade II listed Lyceum theatre, the Axis Arts centre and local cinema.

Crewe also offers fantastic transport links. It has one of the largest railway stations in the North West and acts as a major interchange on the West Coast main line. It's 12 platforms means Crewe is ideally situated to service the cites of Liverpool, Manchester and Birmingham. It also provides a direct service to London Euston with an average journey time of 1hour 35 minutes. Road links are also excellent. Crewe is on the A500, A530 and A534 and lies less than 5 miles from the M6 – ideal for anyone travelling throughout the wider North West, North Wales and the Midlands. Manchester Airport is only 30 miles away and Liverpool John Lennon airport is 40 miles away, meaning travel to destinations all over the globe is easily accessible.







Stylish, Beautiful Homes

— THE HALLMARK OF WATKIN JONES —

Watkin Jones Homes pride themselves on building homes to the highest standard, combining craftsmanship with well-thought out practical design. This means your new home will benefit from the highest standard of energy efficiency throughout.

Internal specifications include elegant finishing touches that make each property a dream home. Beautiful kitchens and bathrooms are complemented with quality fittings and fixtures. Open plan living areas provide space and an environment ideal for today's family lifestyles. Well-lit rooms add to the flow of the living spaces – providing you with the ideal place to call home.


N
Oak
4 BEDROOM HOUSE - 1330 sq ft
Cedar
4 BEDROOM HOUSE - 1328 sq ft
Beech
4 BEDROOM HOUSE - 1298 sq ft
Larch
4 BEDROOM HOUSE - 1221 sq ft
Birch
4 BEDROOM HOUSE - 1172 sq ft
Mixed Tenure
SHARED OWNERSHIP
AND RENTAL PROPERTIES
New Green Road
Pumping Station
Existing Property
LEAP
Mixed Tenure
Existing Development
Sub Station

The Oak: (1330 sq ft)

4 bedroom detached home with single garage



The Oak is a stylish home providing ample space for family life. An open plan kitchen/dining and family area leads into the garden through the patio doors, whilst the separate living room is situated at the front of the house. Up the stairs you will find a generously sized master bedroom with a dressing area through to the en-suite bathroom and three further bedrooms and a bathroom.

This property benefits from the following specification (optional customer upgrades available):

- Fitted kitchen with laminate worktop and matching upstand
- Chrome switches/sockets in the kitchen above the worktop area
- 60 cm 4 ring gas hob and extractor, single electric oven & integrated fridge freezer
- Ideal Standard white sanitaryware to bathroom and en-suite
- Tiling range from Porcelanosa
- Gas fired central heating via a Worcester combi boiler
- Electric car charging point
- UPVC double glazing
- Manual garage door with internal power and light
- Turfed gardens to front and rear
- Tarmac driveway

The Oak: (1330 sq ft)

4 bedroom detached home with single garage

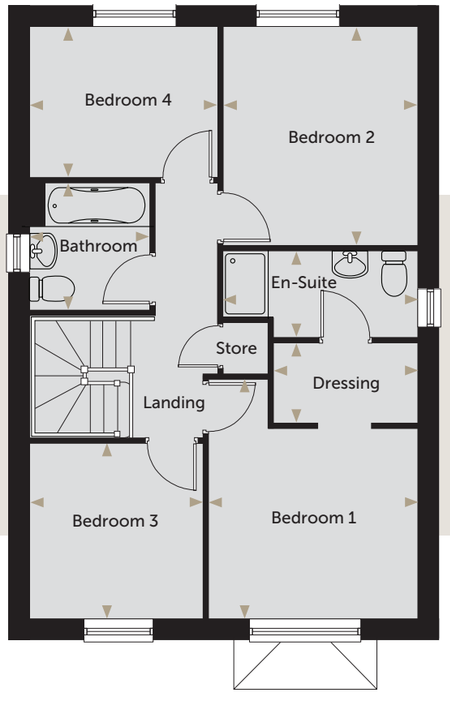


GROUND FLOOR

Living	3.4 x 5.7m max	(11'1" x 18'10" max)
Kitchen/Dining	4.6 x 6.3m	(15'1" x 20'8")
Cloaks	1.1 x 2.0m	(3'8" x 6'5")

FIRST FLOOR

Bedroom 1	3.4 x 3.9m	(11'1" x 12'9")
En-Suite	1.4 x 3.1m	(4'8" x 10'4")
Dressing	1.3 x 2.3m	(4'3" x 7'10")
Bedroom 2	3.1 x 3.6m	(10'4" x 11'10")
Bedroom 3	2.8 x 2.8m	(9'4" x 9'4")
Bedroom 4	2.5 x 3.1m	(8'2" x 10'1")
Bathroom	2.0 x 2.0m	(6'6" x 6'8")



The Cedar: 1328 sq ft)

4 bedroom detached home with integral single garage



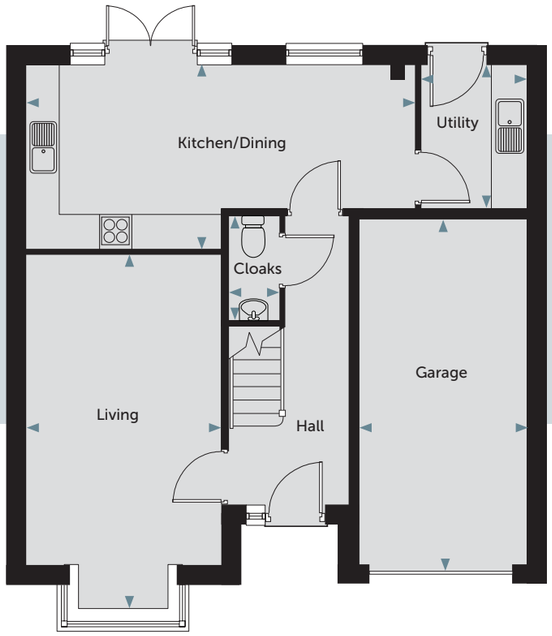
The Cedar offers spacious family accommodation across both levels, with the ground floor offering a separate living room, a light and airy kitchen with access to a utility room with doors to the garage and out to the garden. All the first floor bedrooms and bathroom are generously proportioned.

This property benefits from the following specification (optional customer upgrades available):

- Fitted kitchen with laminate worktop and matching upstand
- Chrome switches/sockets in the kitchen above the worktop area
- 60 cm 4 ring gas hob and extractor, single electric oven & integrated fridge freezer
- Ideal Standard white sanitaryware to bathroom and en-suite
- Tiling range from Porcelanosa
- Gas fired central heating via a Worcester combi boiler
- Electric car charging point
- UPVC double glazing
- Manual garage door with internal power and light
- Turfed gardens to front and rear
- Tarmac driveway

The Cedar: 1328 sq ft)

4 bedroom detached home with integral single garage

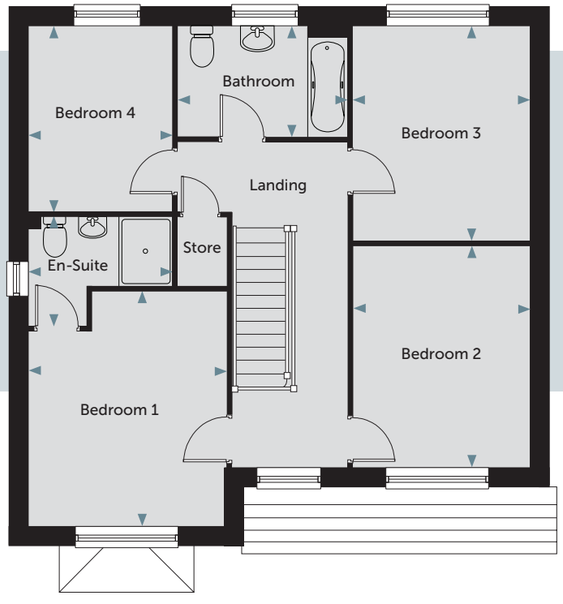


GROUND FLOOR

Living	3.3 x 6.2m max	(11'1" x 22'3" max)
Kitchen/Dining	3.2 x 6.8m	(10'6" x 20'0")
Cloaks	0.8 x 1.7m	(2'7" x 5'7")
Utility	1.8 x 2.5m	(5'11" x 8'2")
Garage	2.9 x 6.1m	(9'6" x 20'0")

FIRST FLOOR

Bedroom 1	3.4 x 4.1m	(11'1" x 13'5")
En-Suite	1.9 x 2.5m	(6'3" x 8'2")
Bedroom 2	3.0 x 3.8m	(10'0" x 12'7")
Bedroom 3	3.0 x 3.7m	(10'0" x 12'3")
Bedroom 4	2.5 x 3.2m	(8'2" x 10'7")
Bathroom	1.9 x 2.9m	(6'4" x 9'8")



The Beech: (1298 sq ft)

4 bedroom detached home with single garage



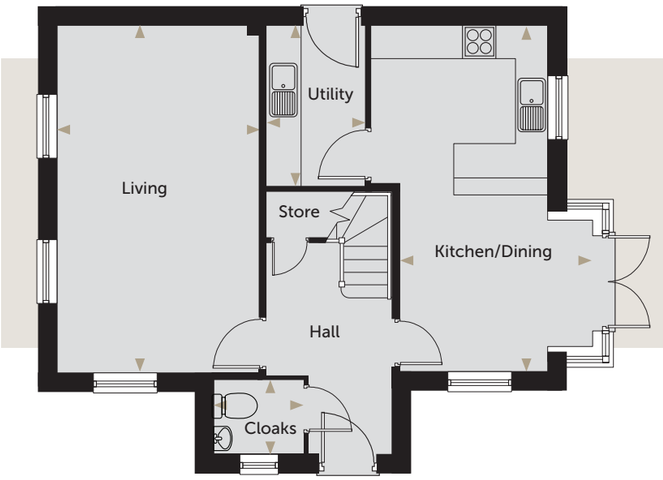
The Beech is an ideal family home with the ground floor accommodation revolving around a large open plan kitchen with centre island and separate dining area, alongside a utility room – both have access out into the garden. The living room and WC complete the ground floor accommodation. On the upper level, the master bedroom includes an en-suite bathroom and there are three further bedrooms and a family bathroom.

This property benefits from the following specification:
(optional customer upgrades available):

- Fitted kitchen with laminate worktop and matching upstand
- Chrome switches/sockets in the kitchen above the worktop area
- 60 cm 4 ring gas hob and extractor, single electric oven & integrated fridge freezer
- Ideal Standard white sanitaryware to bathroom and en-suite
- Tiling range from Porcelanosa
- Gas fired central heating via a combi boiler
- Electric car charging point
- UPVC double glazing
- Manual garage door with internal power and light
- Turfed gardens to front and rear
- Tarmac driveway

The Beech: (1298 sq ft)

4 bedroom detached home with single garage

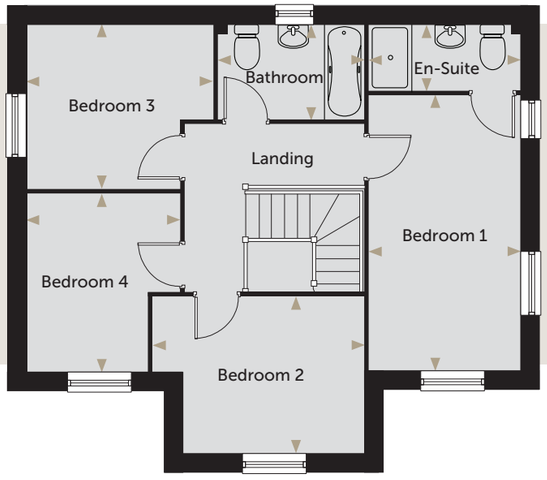


GROUND FLOOR

Living	3.6 x 6.2m	(11'11" x 20'4")
Kitchen/Dining	3.5 x 6.2m	(11'5" x 20'4")
Utility	1.7 x 2.8m	(5'8" x 9'5")
Cloaks	1.3 x 1.6m	(4'3" x 5'3")

FIRST FLOOR

Bedroom 1	2.7 x 4.9m	(9'0" x 16'1")
En-Suite	1.2 x 2.7m	(3'11" x 9'0")
Bedroom 2	2.8 x 3.8m	(9'2" x 12'4")
Bedroom 3	2.9 x 3.3m	(9'8" x 10'10")
Bedroom 4	2.7 x 3.2m	(8'10" x 10'5")
Bathroom	1.7 x 2.6m	(5'7" x 8'6")



The Larch: (1221 sq ft)

4 bedroom detached home with single garage



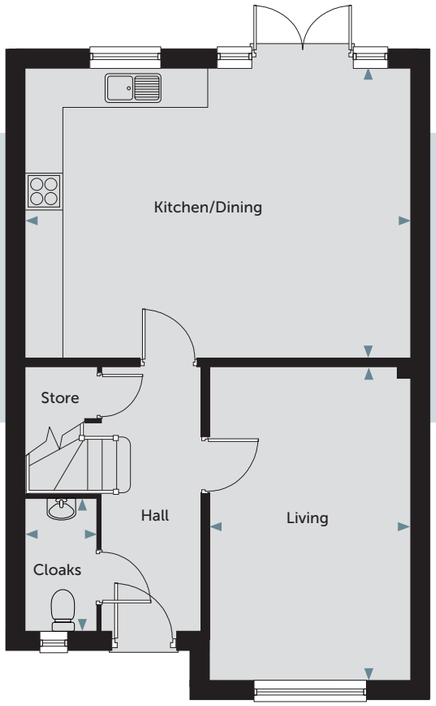
The Larch ground floor accommodation comprises of an L shaped kitchen with centre island plus family/dining area, with double doors opening onto the garden. In addition, there is a separate living room and WC. The property has 4 bedrooms upstairs with an en-suite bathroom to the master and a separate family bathroom.

This property benefits from the following specification:
(optional customer upgrades available):

- Fitted kitchen with laminate worktop and matching upstand
- Chrome switches/sockets in the kitchen above the worktop area
- 60 cm 4 ring gas hob and extractor, single electric oven & integrated fridge freezer
- Ideal Standard white sanitaryware to bathroom and en-suite
- Tiling range from Porcelanosa
- Gas fired central heating via a combi boiler
- Electric car charging point
- UPVC double glazing
- Manual garage door with internal power and light
- Turfed gardens to front and rear
- Tarmac driveway

The Larch: (1221 sq ft)

4 bedroom detached home with single garage

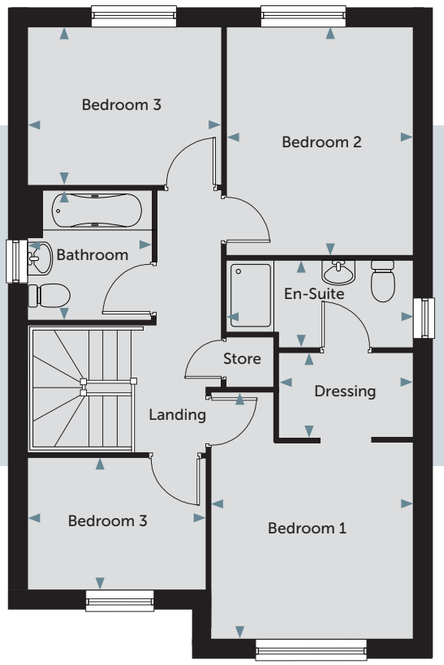


GROUND FLOOR

Living	3.2 x 5.0m	(10'4" x 16'3")
Kitchen/Dining	4.6 x 6.1m	(15'1" x 20'0")
Cloaks	1.1 x 2.0m	(3'8" x 6'10")

FIRST FLOOR

Bedroom 1	3.2 x 3.9m	(10'4" x 12'9")
En-Suite	1.4 x 2.9m	(4'7" x 9'7")
Dressing	1.3 x 2.1m	(4'4" x 6'11")
Bedroom 2	2.9 x 3.6m	(9'7" x 11'10")
Bedroom 3	2.5 x 3.0m	(8'2" x 10'1")
Bedroom 4	2.0 x 2.8m	(6'10" x 9'4")
Bathroom	1.9 x 2.0m	(6'6" x 6'8")



The Birch: (1172 sq ft)

4 bedroom detached home with integral single garage



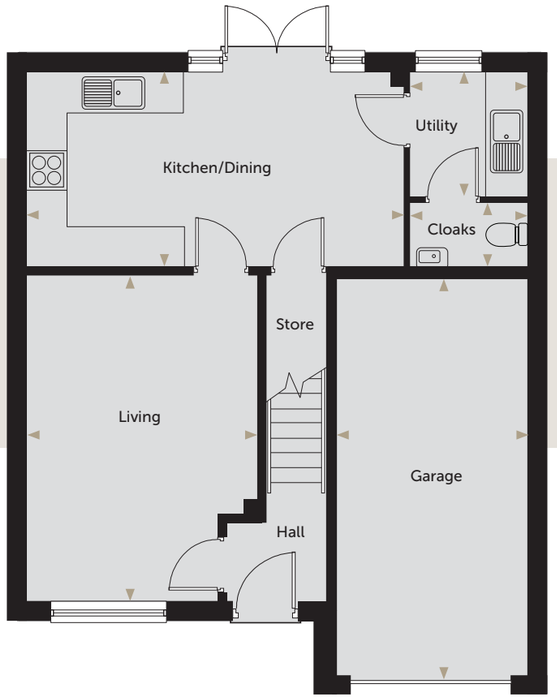
The Birch is a practical and stylish home with a separate living room connecting to the kitchen/dining space and through to the integral garage. There is also a utility room off the kitchen area leading to the WC. The first floor offers 4 spacious bedrooms, with the master bedroom with en-suite bathroom and a large family bathroom with bath and a separate shower enclosure.

This property benefits from the following specification:
(optional customer upgrades available):

- Fitted kitchen with laminate worktop and matching upstand
- Chrome switches/sockets in the kitchen above the worktop area
- 60 cm 4 ring gas hob and extractor, single electric oven & integrated fridge freezer
- Ideal Standard white sanitaryware to bathroom and en-suite
- Tiling range from Porcelanosa
- Gas fired central heating via a combi boiler
- Electric car charging point
- UPVC double glazing
- Manual garage door with internal power and light
- Turfed gardens to front and rear
- Tarmac driveway

The Birch: (1172 sq ft)

4 bedroom detached home with integral single garage

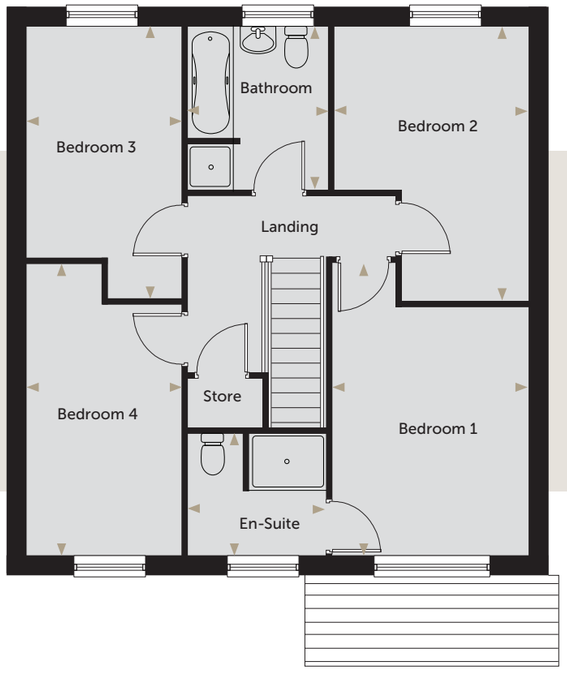


GROUND FLOOR

Living	3.5 x 5.0m	(11'7" x 16'6")
Kitchen/Dining	3.0 x 5.7m	(9'9" x 18'9")
Utility	1.8 x 1.9m	(5'10" x 6'3")
Cloaks	1.0 x 1.8m	(3'2" x 5'10")
Garage	2.9 x 6.00m	(9'8" x 20'0")

FIRST FLOOR

Bedroom 1	3.0 x 4.5m	(9'11" x 14'9")
En-Suite	2.1 x 1.9m	(6'11" x 6'2")
Bedroom 2	3.0 x 4.2m	(9'8" x 13'10")
Bedroom 3	2.3 x 4.2m	(7'9" x 13'10")
Bedroom 4	2.3 x 4.4m	(7'9" x 14'8")
Bathroom	2.2 x 2.5m	(7'1" x 8'2")









Acorn Meadows Specification

AN EMPHASIS ON QUALITY

At Acorn Meadows, our homes are built around craftsmanship and the highest standard of finish. Efficient modern construction combined with quality products and materials help us to create truly outstanding homes.

Designed with you in mind, carefully considered layouts make sure our rooms are both practical and comfortable to live in. Striking exteriors are balanced beautifully with contemporary interiors filled with luxurious touches.

Watkin Jones Homes operates a policy of continuous improvement therefore individual details may change. Please check with your sales advisor where choices are offered as this may be subject to the stage of construction at the time of reservation. Information supplied within this brochure may vary and therefore does not form part of any contract and buyers should make their own arrangements via a surveyor and / or solicitor to clarify any points. All room dimensions and floor plans/garages are approximate and for general guidance only.



Light, airy and spacious, our homes are designed to flow from room to room, while our larger homes enjoy generous family spaces. Beautifully crafted throughout, our stylish, modern kitchens are complimented by quality appliances by Zanussi, AEG and NEFF. Elegant bathrooms feature sanitary ware and tiling from Ideal Standard, Sottini and Porcelanosa to create the perfect sanctuary for you to relax and enjoy.

Close boarded fences and turfed gardens also allow you to enjoy your outdoor space from the moment you move in.

For full plot specific details please speak to your Sales Advisor.

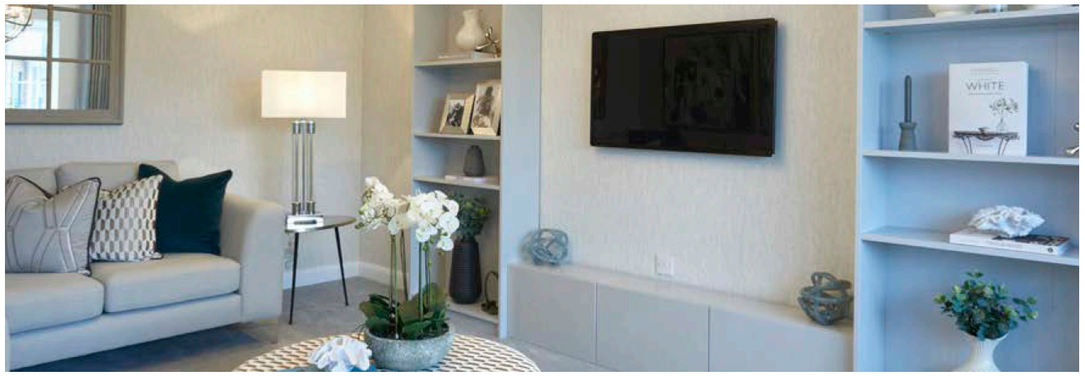










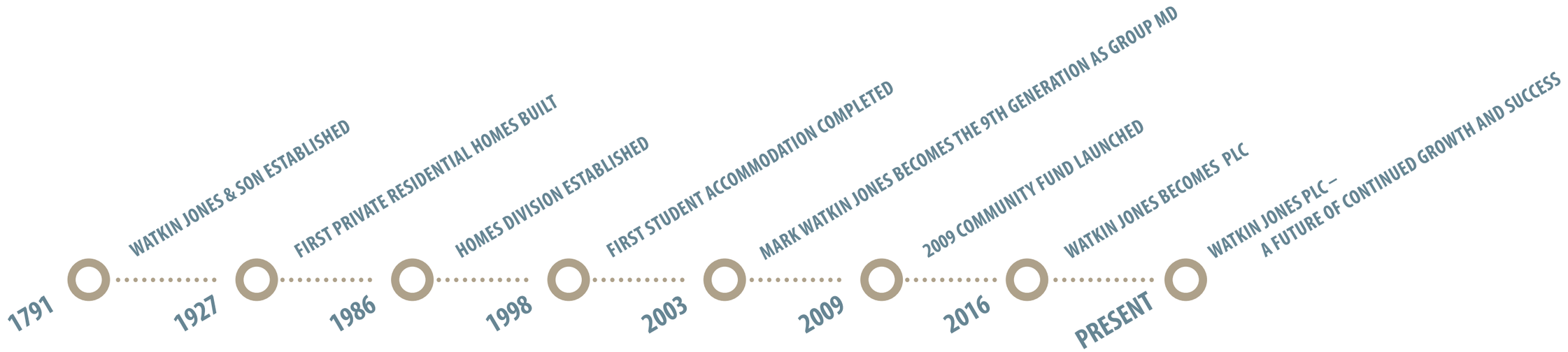


The Watkin Jones Heritage

— BUILDING QUALITY HOMES SINCE 1791 —

Watkin Jones Homes are part of one of the UK's leading construction and development companies, building homes which are acclaimed for quality, style and innovation.

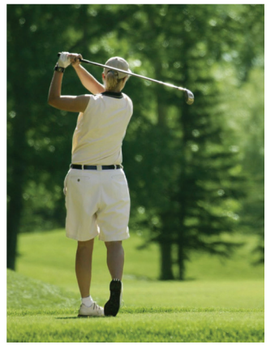
Our residential property portfolio, ranging from executive and family homes to contemporary apartments, is designed to reflect modern lifestyles. Over the last decade our homes have been recognised for their design, quality and sustainability and our award winning developments can be found nationwide.













Education & Leisure Amenities

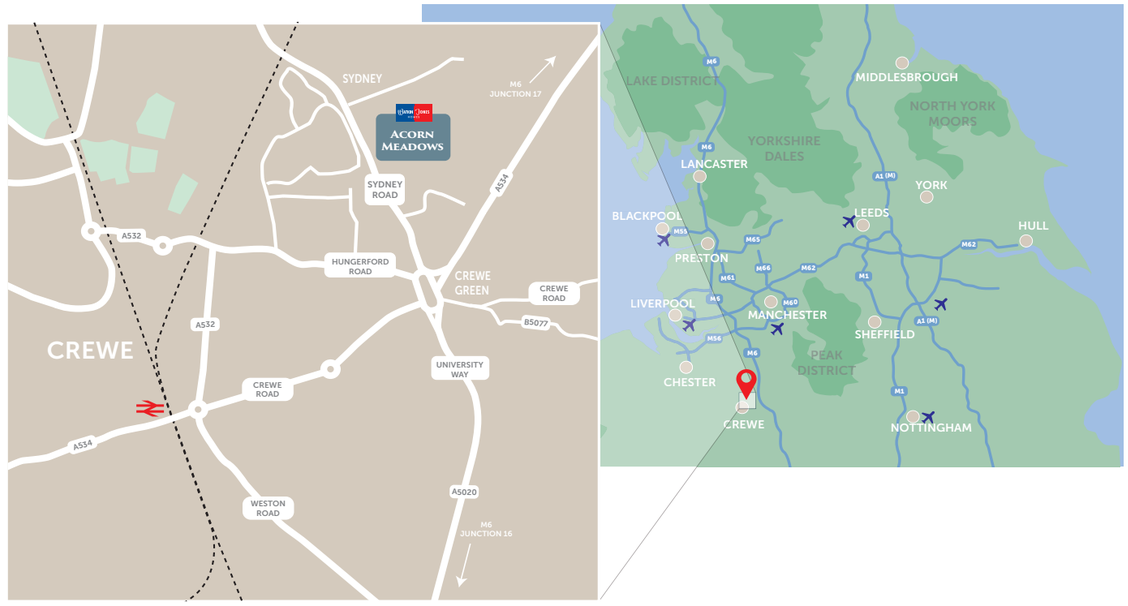
ON YOUR DOORSTEP

Acorn Meadows is ideally located for all the essential amenities. Set in a semi-rural location, Acorn Meadows is perfect for those who want to enjoy the outdoor life and explore the Cheshire countryside. Sport and health facilities are well catered for too, with Crewe Lifestyle Centre, Total Fitness and Shavington Leisure centre both close by. Also nearby is Crewe Golf Club.

Such a sought after location also provides excellent education provision. There are a number of Ofsted rated "Outstanding" schools in the area including the Adelaide School, Monks Coppenhall Academy, Springfield School and the Willaston Academy. For youngers learners, Stapeley Broad Lane CofE Primary School is also rated as outstanding.

Higher education is also available at several facilities including Cheshire College South & West and Crewe and Alsager College of Higher Education.

How to Find Us









Sat Nav: CW1 5AT **Directions**

From the North - Exit the M6 at Junction 17 and follow the A534 towards Crewe. After approx 5 miles turn right at the Crewe Green roundabout & Follow Sydney Road. The development is approximately 1.5km along Sydney Road on the right.

From the South – Exit the M6 at Junction 16 and follow the A500 towards Nantwich. After 4 miles turn right onto the A5020. Proceed along the A5020 until you reach the Crewe Green roundabout. Then take the third exit and follow Sydney Road. The development is approximately 1.5km along Sydney Road on the right.

Approximate travel times by car from Acorn Meadows are as follows:-

Crewe Town Centre	10 mins
Manchester	52 mins
Liverpool	63 mins
Stoke on Trent	20 mins
Birmingham	68 mins

To book an appointment call

07990 527 223

email: acornmeadows.sales@watkinjones.com

WATKIN JONES HOMES

More Land Required

email: land@watkinjones.com

www.watkinjoneshomes.co.uk