

**ANWYL**  
*thoughtful homes*

welcome to  
**The Fairways**  
*Handforth*



**01625 919 417**  
.....

*everything considered.*

when it comes to new homes,  
**we think of *everything*.**

There's so much to consider when you're looking for a new home. From the size to the location, the build quality to the price, making the right choice ***really matters***.

**At Anwyl Homes, we know what it's like.** We should do. After all, we've been building high quality new homes for decades, guiding our customers through the process and helping to unlock happy times ahead.

Whether you're looking for a cosy first property, a spacious family base, or you want to downsize now the kids have moved on, there's an Anwyl home that's right for you.

By combining traditional styling and quality workmanship with the best of today's modern features – not to mention personal touches and friendly smiles every step of the way – your Anwyl experience begins the moment you get in touch. Because with every new home we build, you can be sure we're thinking of you.

**Anwyl homes. Everything considered.**

*the opportunity to  
make your home  
your own*



got  
questions?  
call...  
**03300  
244 944**

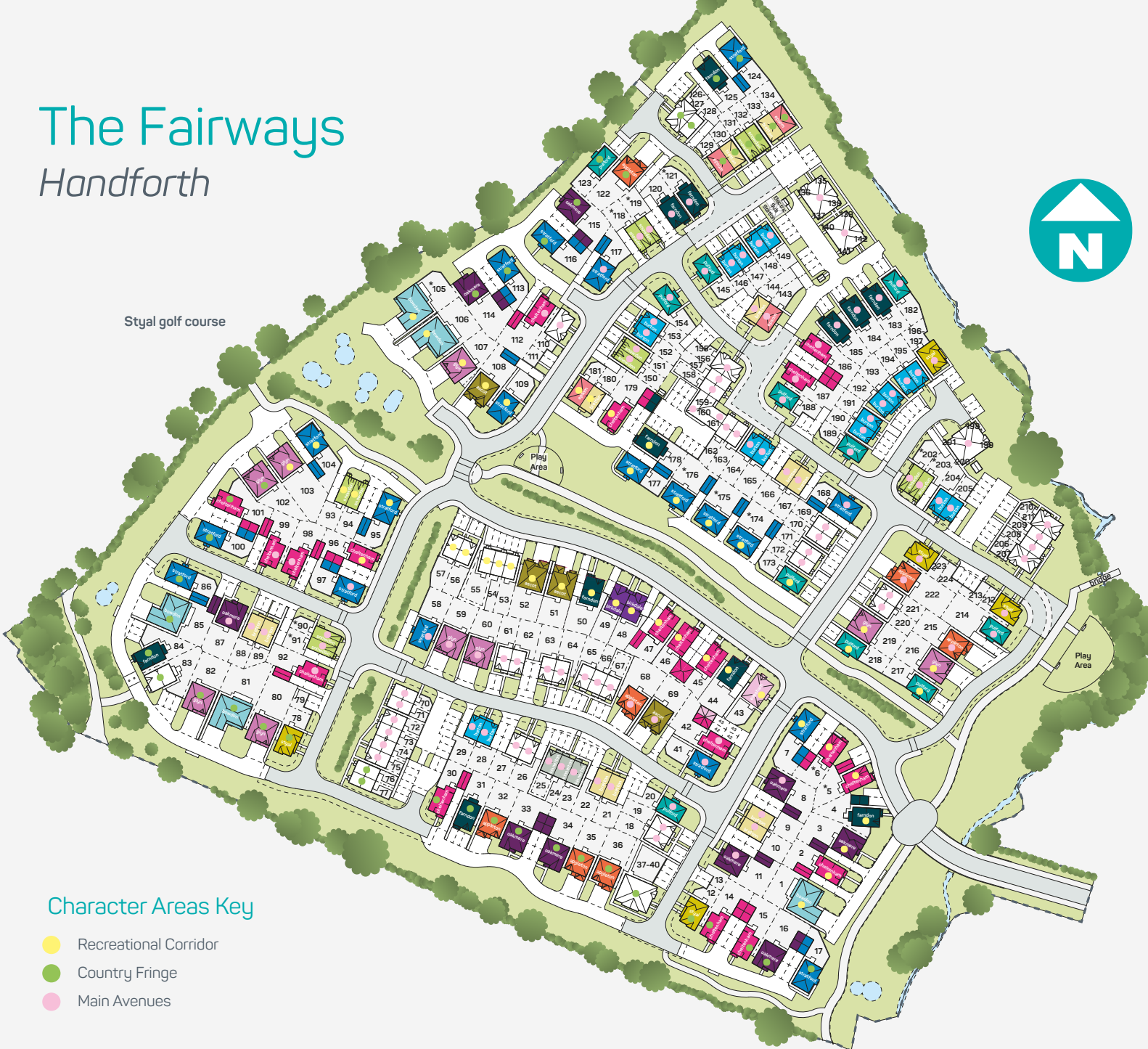
# The Fairways

## Handforth

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Styal golf course



### key

- |            |            |
|------------|------------|
|            |            |
| styal      | kinnerton  |
|            |            |
| burton     | epsom      |
|            |            |
| bretton    | pulford    |
|            |            |
| snowdon    | appleton   |
|            |            |
| farndon    | ascot      |
|            |            |
| stratford  | glyn       |
|            |            |
| cheltenham | oakmere    |
|            |            |
| bowdon     | affordable |
|            |            |
| birkdale   | evesham    |

### Character Areas Key

- Recreational Corridor
- Country Fringe
- Main Avenues

This plan is a general site layout, not to scale and is intended for guidance only. It does not form any part of the contract. The plan does not show ownership boundaries, easements or wayleaves. Anwyl Homes reserve the right to alter or replan at any time. Please ask our site homes advisor for specific plot details. \*Plot specific variants. Please speak to homes advisor for more details.

*everything considered.*

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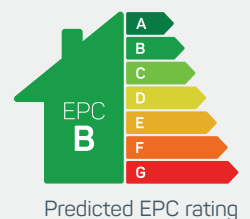


## the styal

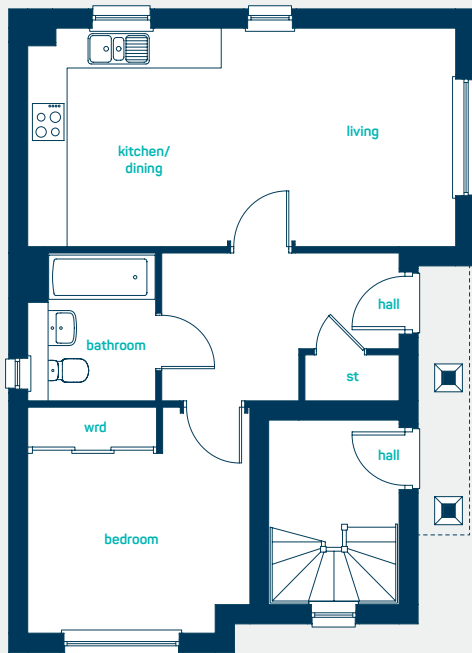
1 bed apartment

A *modern* 1-bedroom apartment. Key features include open-plan living space, large bedroom and bathroom.

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## ground floor apartment



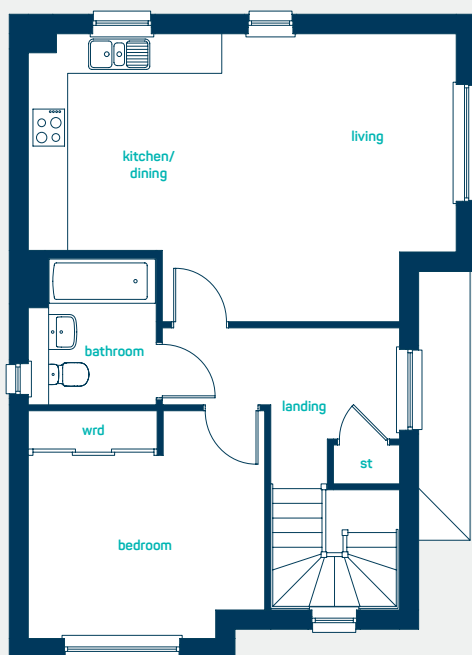
perfect for  
*first time buyers*

### ground floor apartment

kitchen/dining/living 22'2" x 11'1"  
bedroom (into wardrobe) 11'6" x 11'5"  
bathroom 7'6" x 6'5"

kitchen/dining/living 6.76m x 3.38m  
bedroom (into wardrobe) 3.50m x 3.48m  
bathroom 2.27m x 1.96m

## first floor apartment



### first floor apartment

kitchen/dining/living 22'2" x 14'9"  
bedroom (into wardrobe) 12'4" x 11'8"  
bathroom 7'7" x 6'5"

kitchen/dining/living 6.76m x 4.50m  
bedroom (into wardrobe) 3.75m x 3.56m  
bathroom 2.31m x 1.96m

**the styal**  
1 bed apartment

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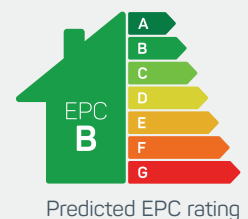


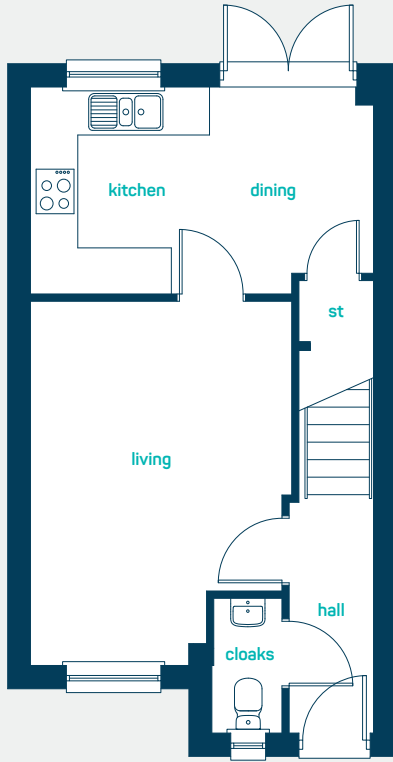
## the burton

2 bed semi-detached

This *exquisite* two bedroom home is crafted with space in mind. Key features include an airy open-plan kitchen dining area, and en-suites off both double bedrooms.

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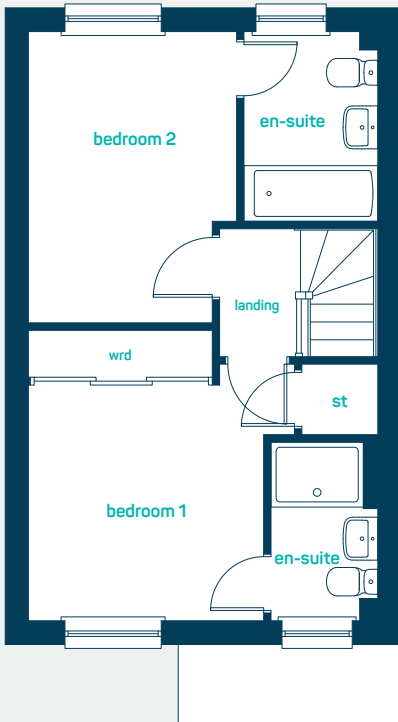




 *stylish*  
starter home

### ground floor

kitchen/dining	14'8" x 8'9"
living room	15'6" x 11'3"
cloaks	5'8" x 2'11"
kitchen/dining	4.48m x 2.67m
living room	4.72m x 3.42m
cloaks	1.73m x 0.90m



### first floor

bedroom 1 (into wardrobe)	12'1" x 9'11"
en-suite 1	7'5" x 4'6"
bedroom 2	12'2" x 8'9"
en-suite 2	7'11" x 5'7"
bedroom 1 (into wardrobe)	3.69m x 3.02m
en-suite 1	2.26m x 1.36m
bedroom 2	3.70m x 2.67m
en-suite 2	2.40m x 1.71m



**the burton**  
2 bed detached

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*everything considered.*

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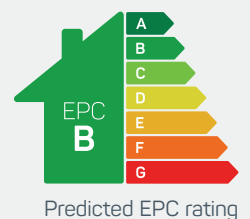


## the bretton

3 bed semi detached

A 3 bedroom semi-detached home. *Perfect* as a family starter home or for first-time buyers. Key features include an open plan kitchen/diner and master bedroom with en-suite.

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ideal for  
first time buyers



### ground floor

kitchen/dining 15'4" x 10'9"  
living room 16'8" x 12'0"  
cloaks 5'11" x 3'1"

kitchen/dining 4.67m x 3.28m  
living room 5.08m x 3.66m  
cloaks 1.79m x 0.95m

### first floor

bedroom 1 12'10" x 8'4"  
en-suite 8'4" x 5'6"  
bedroom 2 11'0" x 8'4"  
bedroom 3 7'7" x 6'8"  
bathroom 7'2" x 6'8"

bedroom 1 3.91m x 2.53m  
en-suite 2.53m x 1.67m  
bedroom 2 3.35m x 2.53m  
bedroom 3 2.30m x 2.04m  
bathroom 2.18m x 2.02m

**the bretton**  
3 bed semi detached

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everything considered.

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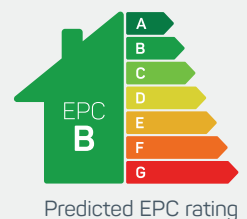


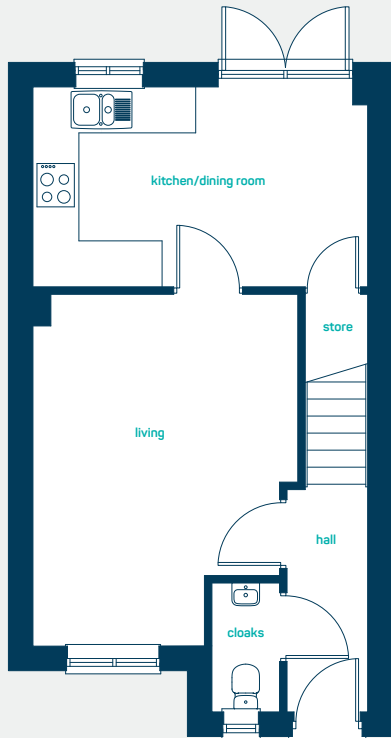
## the kinnerton

3 bed semi-detached

A perfect 3 bedroom semi-detached starter home for first time buyers. Key features include *open plan* kitchen/diner, *spacious lounge* and master bedroom with en-suite.

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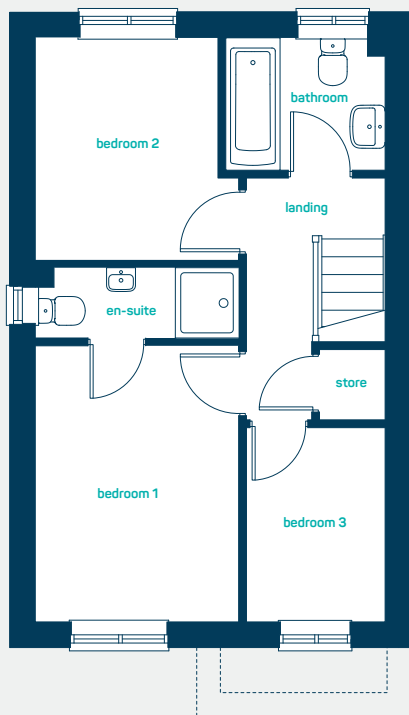


perfect for  
*first time buyers*

### ground floor

kitchen/diner: 14'8" x 8'9"  
living room: 15'5" x 11'8"  
cloaks: 5'8" x 3'0"

kitchen/diner: 4.48m x 2.68m  
living room: 4.71m x 3.54m  
cloaks: 1.73m x 0.91m



### first floor

bedroom 1: 11'7" x 8'7"  
en-suite: 8'7" x 2'11"  
bedroom 2: 9'4" x 7'8"  
bedroom 3: 8'2" x 5'10"  
bathroom: 6'8" x 5'7"

bedroom 1: 3.54m x 2.60m  
en-suite: 2.60m x 0.90m  
bedroom 2: 2.85m x 2.34m  
bedroom 3: 2.49m x 1.78m  
bathroom: 2.04m x 1.70m

**the kinnerton**  
3 bed semi-detached

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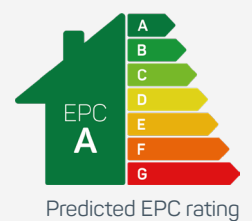
*everything considered.*

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**the birkdale**  
3 bed semi-detached

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ideal for  
*spacious living*

### ground floor

kitchen/dining 18'6" x 11'2"  
utility 6'1" x 4'5"  
cloaks 5'2" x 4'5"  
living room 11'6" x 14'8"

kitchen/dining 5.65m x 3.41m  
utility 1.85m x 1.35m  
cloaks 1.57m x 1.35m  
living room 3.51m x 4.47m



### first floor

bedroom 1 11'6" x 11'11"  
en-suite 6'8" x 8'3"  
bedroom 2 9'5" x 11'4"  
bedroom 3 8'10" x 11'4"  
bathroom 5'7" x 7'1"

bedroom 1 3.51m x 3.62m  
en-suite 2.04m x 2.53m  
bedroom 2 2.86m x 3.46m  
bedroom 3 2.69m x 3.46m  
bathroom 1.71m x 2.15m

**the birkdale**  
3 bed semi-detached

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*everything considered.*

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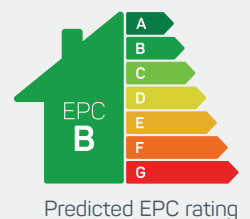


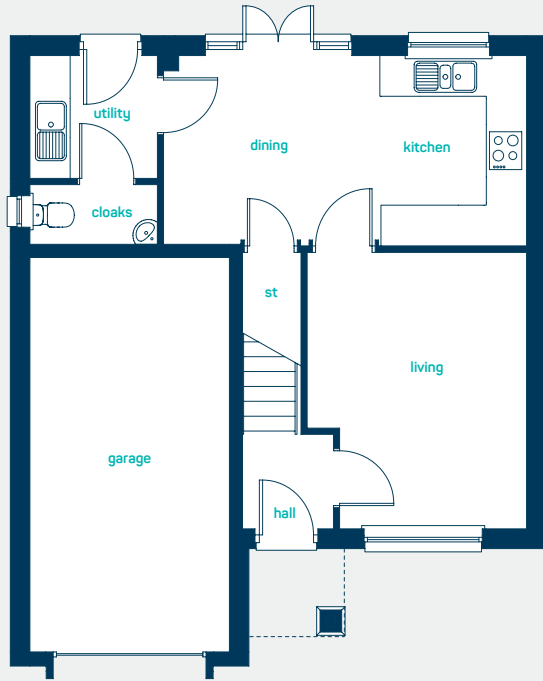
## the appleton

3 bed detached

A *stunning* 3 bedroom home ideal for buyers looking for spacious, modern living. Key features include open plan kitchen diner, separate utility room and three large bedrooms.

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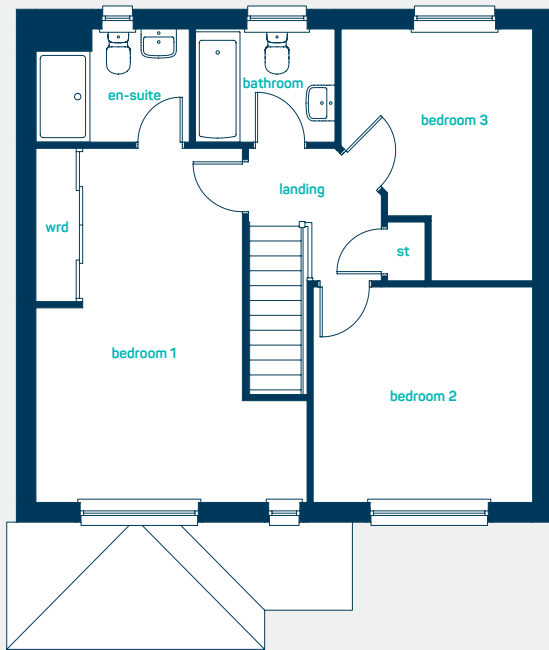




beautiful  
open plan living

### ground floor

kitchen/dining	18'5" x 9'5"
utility	6'5" x 6'1"
living room	13'9" x 11'1"
cloaks	6'5" x 3'0"
kitchen/dining	5.61m x 2.87m
utility	1.95m x 1.86m
living room	4.20m x 3.38m
cloaks	1.95m x 0.92m



### first floor

bedroom 1	17'9" x 13'9"
en-suite	7'9" x 5'7"
bedroom 2	11'1" x 10'9"
bedroom 3	12'7" x 9'8"
bathroom	7'1" x 5'7"
bedroom 1	5.40m x 4.18m
en-suite	2.35m x 1.71m
bedroom 2	3.38m x 3.28m
bedroom 3	3.84m x 2.95m
bathroom	2.17m x 1.71m

**the appleton**  
3 bed detached

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everything considered.



the  
epsom

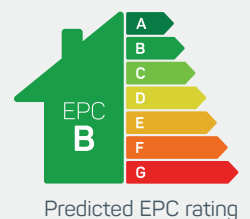
the  
bretton

## the epsom

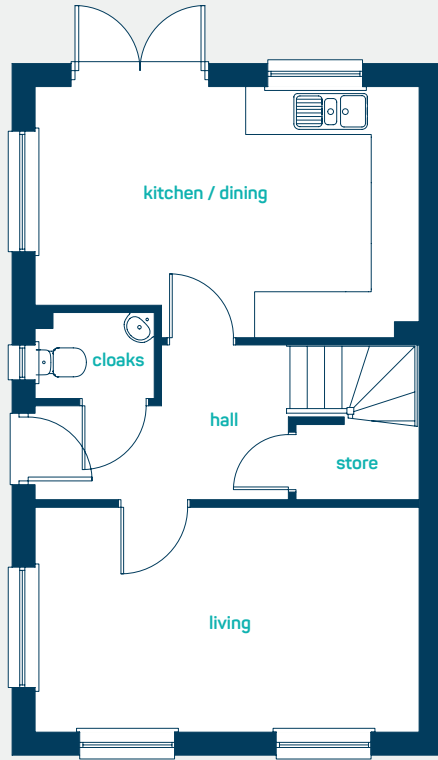
3 bed semi detached

A *modern* 3 bed home, perfect for growing families. Key features include an open plan kitchen diner, separate living room, French doors leading to the garden and master bedroom with en-suite.

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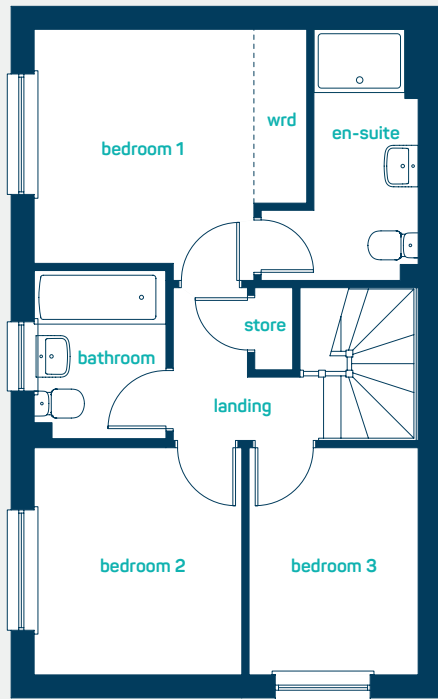


Ideal for  
*growing families*

### ground floor

kitchen/dining 16'5" x 10'9"  
living room 16'5" x 9'7"  
cloaks 5'1" x 3'9"

kitchen/dining 5.00m x 3.28m  
living room 5.00m x 2.91m  
cloaks 1.54m x 1.13m



### first floor

bedroom 1 11'8" x 10'9"  
en-suite 10'9" x 6'8"  
bedroom 2 9'9" x 8'11"  
bedroom 3 9'9" x 7'3"  
bathroom 7'3" x 5'7"

bedroom 1 3.56m x 3.28m  
en-suite 3.28m x 2.04m  
bedroom 2 2.97m x 2.71m  
bedroom 3 2.97m x 2.20m  
bathroom 2.21m x 1.71m

**the epsom**  
3 bed semi detached

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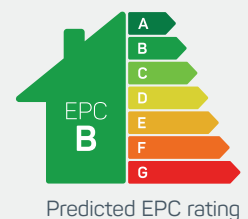


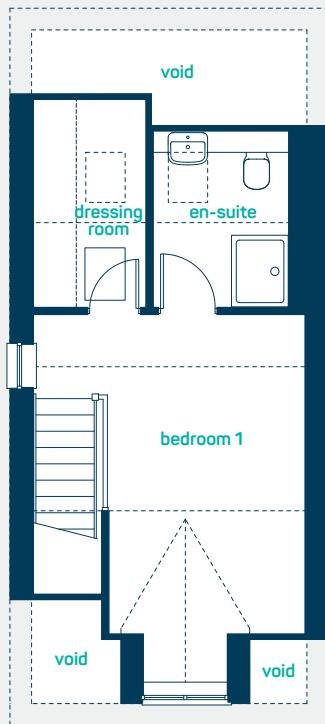
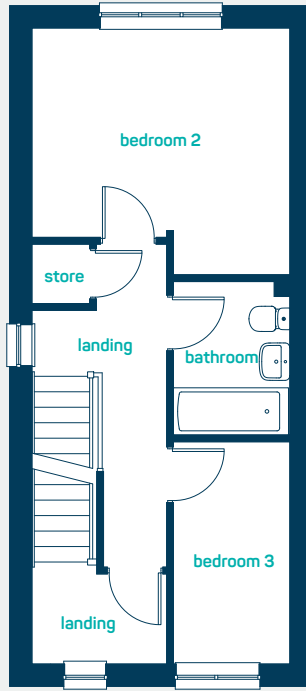
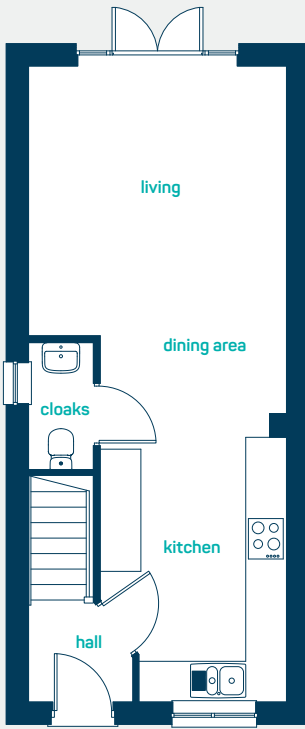
## the snowdon

3 bed semi-detached

A 2.5 storey 3 bedroom semi-detached home. Key features include *open plan* kitchen, living and dining room with French doors to the rear, 3 bedrooms including master bedroom with en-suite, *dressing room* and separate family bathroom.

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modern  
open plan living

### ground floor

kitchen/  
dining/living 30'9" x 12'6"  
cloaks 6'3" x 3'0"

kitchen/  
dining/living 9.37m x 3.80m  
cloaks 1.90m x 0.91m

### first floor

bedroom 2 12'6" x 11'10"  
bedroom 3 10'9" x 5'8"  
bathroom 7'5" x 5'8"

bedroom 2 3.80m x 3.61m  
bedroom 3 3.27m x 1.72m  
bathroom 2.26m x 1.72m

### second floor

bedroom 1 (inc dorma) 17'0" x 12'6"  
dressing room 9'8" x 5'2"  
en-suite 9'1" x 6'3"

bedroom 1 (inc dorma) 5.18m x 3.80m  
dressing room 2.94m x 1.58m  
en-suite 2.77m x 1.90m

**the snowdon**  
3 bed semi-detached

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everything considered.

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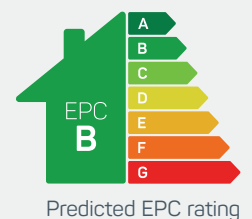


## the pulford A

3 bed detached

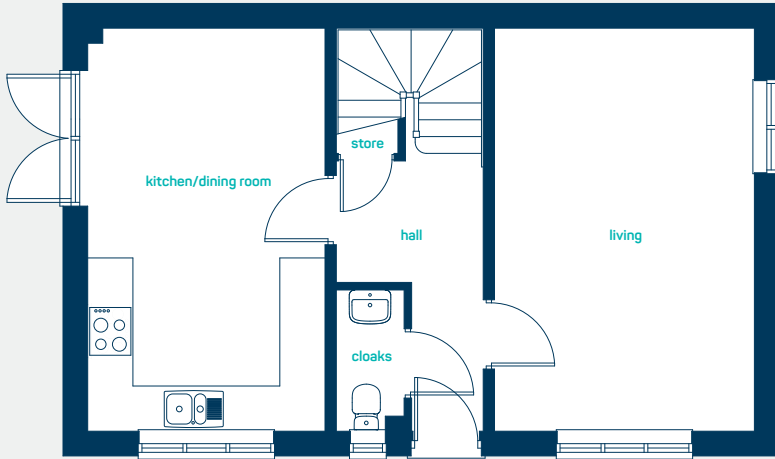
A 3 bed detached home ideal for a growing family. Key features include *open plan* kitchen diner, separate living room and master bedroom with en-suite.

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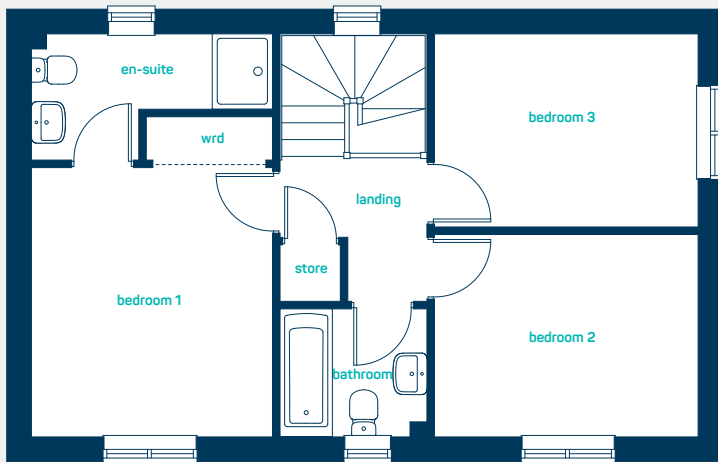
ideal for a  
*growing family*



### ground floor

kitchen/diner	17'7" x 10'4"
living room	17'7" x 11'4"
cloaks	6'2" x 2'11"

kitchen/diner	5.35m x 3.15m
living room	5.35m x 3.45m
cloaks	1.88m x 0.90m



### first floor

bedroom 1 (into wardrobe)	13'11" x 10'6"
en-suite	10'6" x 5'6"
bedroom 2	11'6" x 8'10"
bedroom 3	11'6" x 8'5"
bathroom	6'5" x 5'7"

bedroom 1 (into wardrobe)	4.25m x 3.20m
en-suite	3.20m x 1.68m
bedroom 2	3.50m x 2.69m
bedroom 3	3.50m x 2.56m
bathroom	1.95m x 1.70m

**the pulford A**  
3 bed detached

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*everything considered.*

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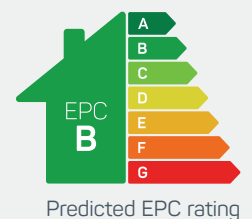


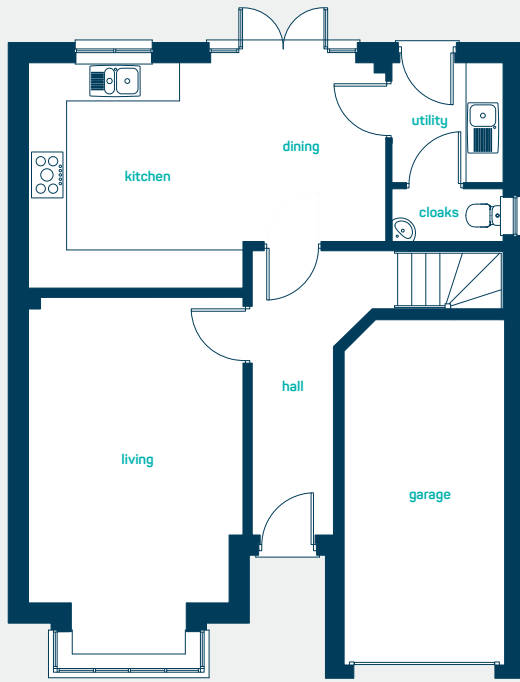
## the ascot

4 bed detached with garage

A 4 bedroom *detached* home. Key features include a separate living room, 4 double bedrooms and master bedroom with en-suite.

[www.anwylhomes.co.uk](http://www.anwylhomes.co.uk)



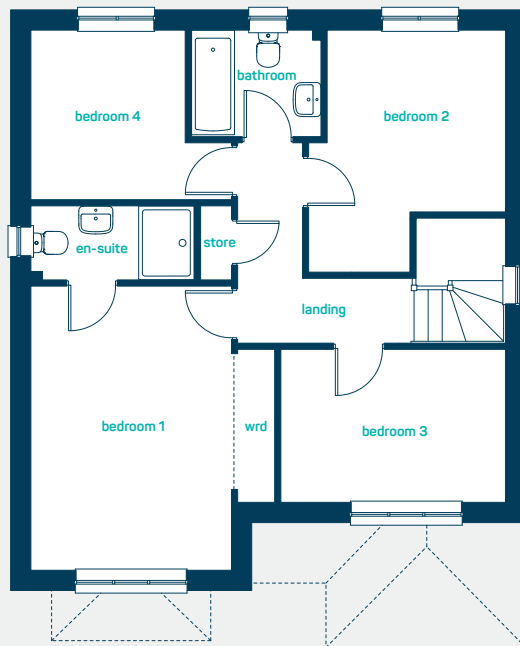


ideal for  
*spacious living*

### ground floor

kitchen/dining	19'4" x 12'0"
utility	6'3" x 5'11"
living room	19'0" x 11' 5"
cloaks	5'11" x 2'11"

kitchen/dining	5.89m x 3.65m
utility	1.90m x 1.80m
living room	5.79m x 3.48m
cloaks	1.80m x 0.90m



### first floor

bedroom 1	14'11" x 13'0"
en-suite	8'8" x 3'11"
bedroom 2	12'4" x 10'10"
bedroom 3	12'3" x 8'2"
bedroom 4	10'8" x 9'3"
bathroom	6'11" x 5'8"

bedroom 1	4.54m x 3.95m
en-suite	2.65m x 1.20m
bedroom 2	3.77m x 3.29m
bedroom 3	3.74m x 2.48m
bedroom 4	3.25m x 2.81m
bathroom	2.10m x 1.73m

**the ascot**  
4 bed detached with garage

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*everything considered.*

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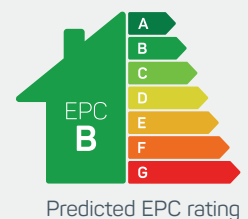


## the cheltenham

4 bed detached

*Spacious* and thoughtfully designed accommodation over 3 floors. Ideal for growing families. Key features include an impressive master suite and shower room on the top floor offering the perfect place to unwind. A further en-suite shower room and family bathroom ensure that even busy times are a pleasure.

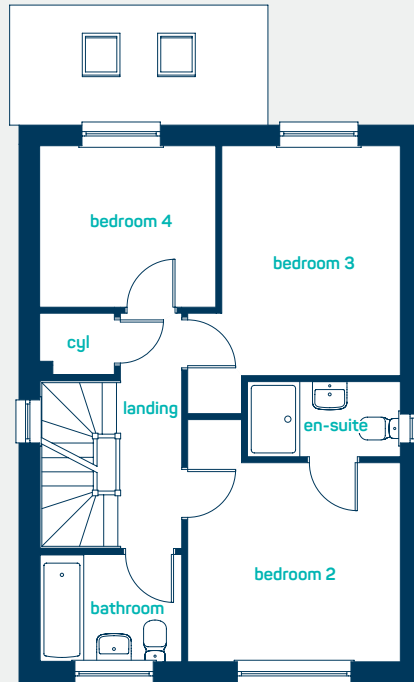
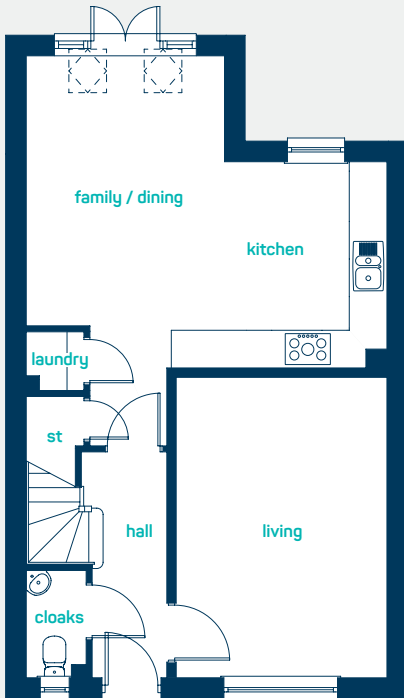
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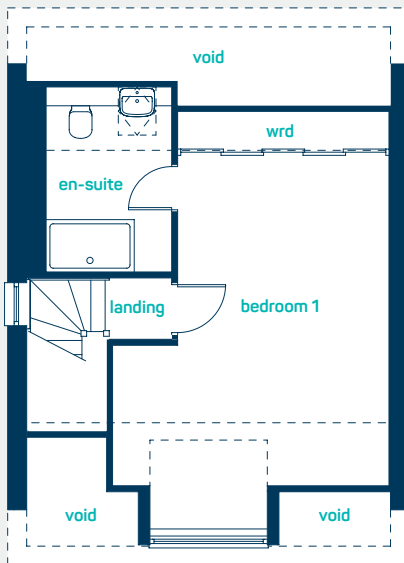


ideal for  
growing families



### ground floor

kitchen/dining /family	18'10" x 16'4"
living room	15'9" x 11'0"
laundry cupboard	3'1" x 3'0"
cloaks	5'7" x 3'2"
kitchen/dining /family	5.75m x 4.97m
living room	4.79m x 3.36m
laundry cupboard	0.94m x 0.92m
cloaks	1.71m x 0.96m



### first floor

bedroom 2	11'1" x 10'5"
en-suite 2	8'0" x 3'11"
bedroom 3	12'0" x 11'1"
bedroom 4	9'3" x 8'5"
bathroom	7'5" x 5'7"
bedroom 2	3.39m x 3.17m
en-suite 2	2.44m x 1.20m
bedroom 3	3.66m x 3.39m
bedroom 4	2.81m x 2.57m
bathroom	2.26m x 1.71m

### second floor

bedroom 1	21'11" x 14'5"
en-suite 1	10'0" x 6'7"
bedroom 1	6.68m x 4.40m
en-suite 1	3.05m x 2.00m

**the cheltenham**  
4 bed detached

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everything considered.

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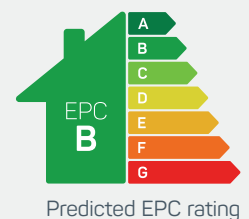


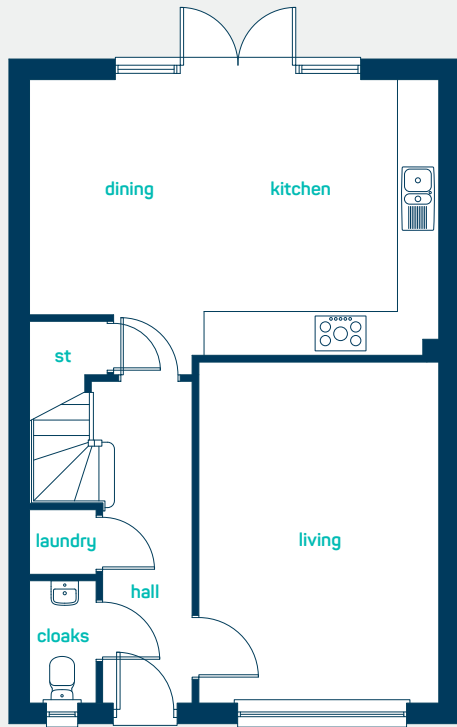
## the farndon

4 bed detached

A *spacious* 4 bedroom detached family home. Key features include a large separate living room, master bedroom with en-suite and open plan kitchen, dining room.

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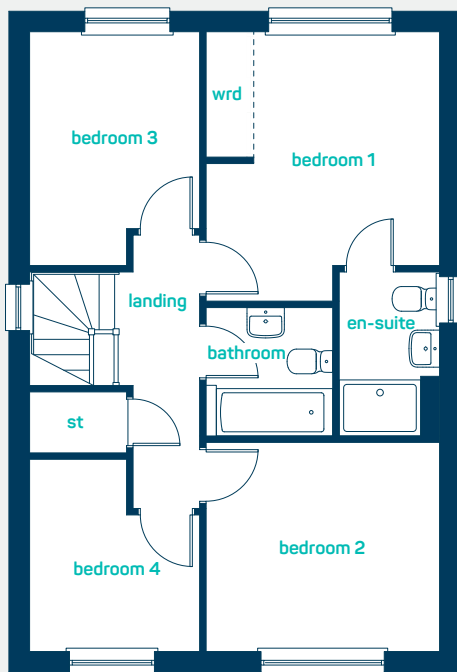


ideal for  
*spacious living*

### ground floor

kitchen/dining (into pod)	19'7" x 18'5"
laundry cupboard	3'2" x 2'11"
cloaks	5'10" x 3'2"
living room	16'4" x 11'5"

kitchen/dining (into pod)	5.97m x 5.60m
laundry cupboard	0.96m x 0.90m
cloaks	1.78m x 0.96m
living room	4.97m x 3.48m



### first floor

bedroom 1	13'0" x 11'2"
en-suite	8'0" x 4'9"
bedroom 2	11'2" x 10'0"
bedroom 3	11'2" x 8'1"
bedroom 4	9'2" x 8'0"
bathroom	6'3" x 6'1"

bedroom 1	3.96m x 3.40m
en-suite	2.43m x 1.45m
bedroom 2	3.40m x 3.05m
bedroom 3	3.41m x 2.47m
bedroom 4	2.80m x 2.45m
bathroom	1.90m x 1.86m

**the farndon**  
4 bed detached

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*everything considered.*

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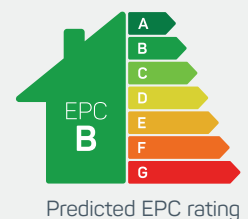


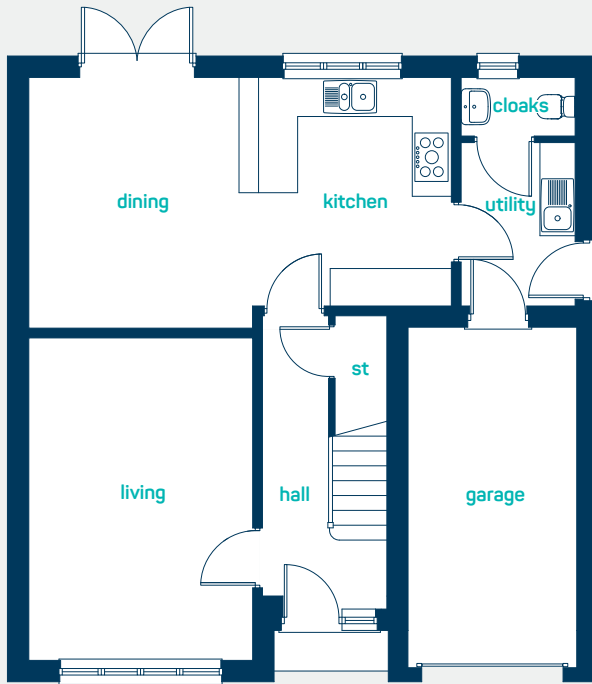
## the glyn

4 bed detached with garage

A *spacious* 4 bedroom detached home. Key features include high ceilings, master en-suite, integral garage and an *open plan* kitchen diner.

[www.anwylhomes.co.uk](http://www.anwylhomes.co.uk)



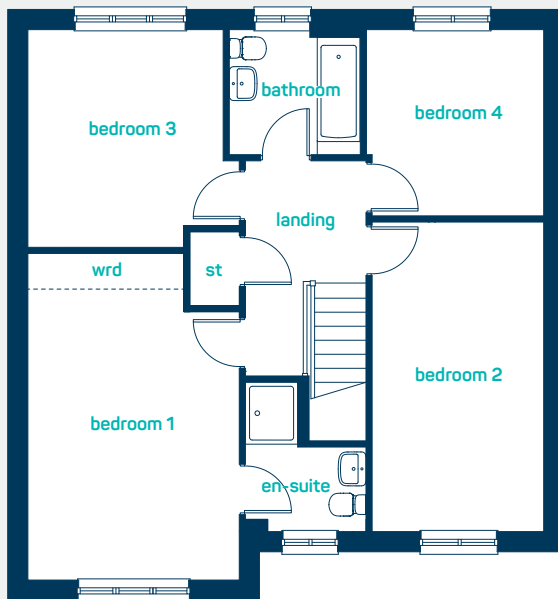


 ideal for growing families

### ground floor

living room	16' 10" x 11' 3"
kitchen/dining	21' 3" x 12' 7"
cloaks	6' 0" x 3' 3"
utility	8' 1" x 6' 0"

living room	5.13m x 3.44m
kitchen/dining	6.48m x 3.85m
cloaks	1.83m x 0.99m
utility	2.45m x 1.83m



### first floor

bedroom 1	17' 0" x 11' 3"
en-suite	7' 11" x 6' 7"
bedroom 2	16' 6" x 9' 1"
bedroom 3	12' 7" x 11' 3"
bedroom 4	9' 11" x 9' 7"
bathroom	7' 0" x 6' 8"

bedroom 1	5.19m x 3.44m
en-suite	2.43m x 2.01m
bedroom 2	5.03m x 2.77m
bedroom 3	3.84m x 3.44m
bedroom 4	3.03m x 2.91m
bathroom	2.13m x 2.03m

**the glyn**  
4 bed detached with garage

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everything considered.

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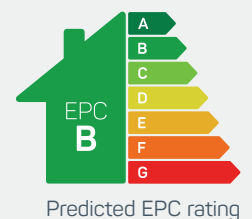


## the oakmere

4 bed detached

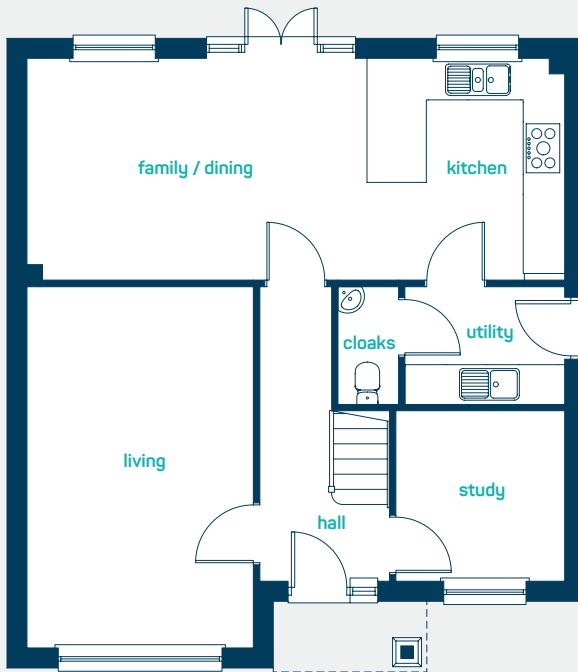
An *impressive* 4 bedroom detached home, ideal for families. Key features include large open plan kitchen, dining and family room with a separate living room, utility and study.

[www.anwylhomes.co.uk](http://www.anwylhomes.co.uk)



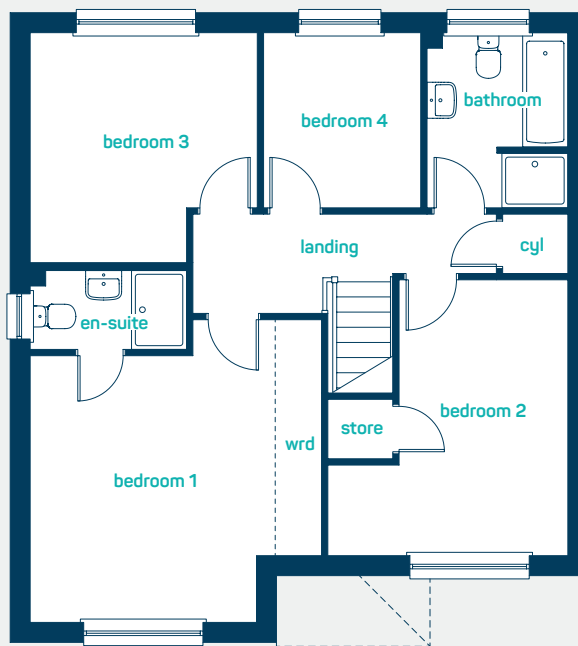


feature  
high ceilings



### ground floor

kitchen/dining	26'7" x 10'11"
utility	7'11" x 5'9"
living room	17'10" x 11'1"
study	8'5" x 8'4"
cloaks	5'9" x 3'0"
kitchen/dining	8.11m x 3.32m
utility	2.40m x 1.76m
living room	5.43m x 3.38m
study	2.56m x 2.54m
cloaks	1.76m x 0.92m



### first floor

bedroom 1	15'0" x 14'5"
en-suite	7'9" x 3'11"
bedroom 2	13'8" x 11'10"
bedroom 3	11'4" x 11'3"
bedroom 4	8'8" x 7'10"
bathroom	8'8" x 6'11"
bedroom 1	4.57m x 4.40m
en-suite	2.35m x 1.20m
bedroom 2	4.16m x 3.62m
bedroom 3	3.46m x 3.42m
bedroom 4	2.63m x 2.38m
bathroom	2.63m x 2.11m

**the oakmere**  
4 bed detached

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*everything considered.*

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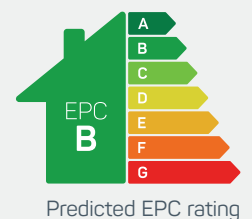


## the stratford

4 bed detached

A spacious 4 bedroom detached family home. Key features include high ceilings, a master bedroom with en-suite and an *open plan* kitchen diner.

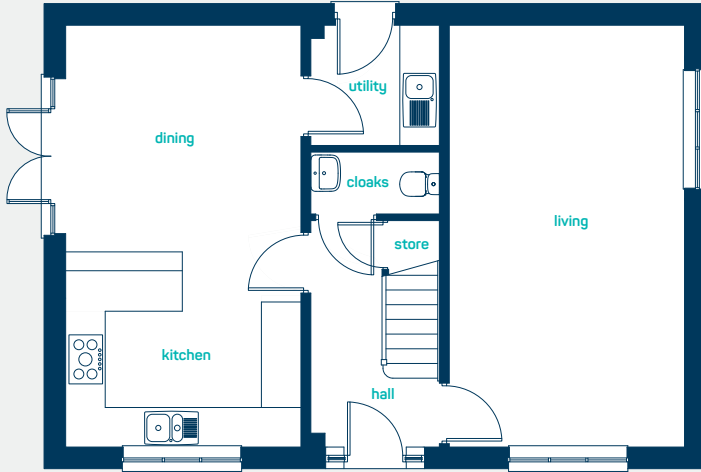
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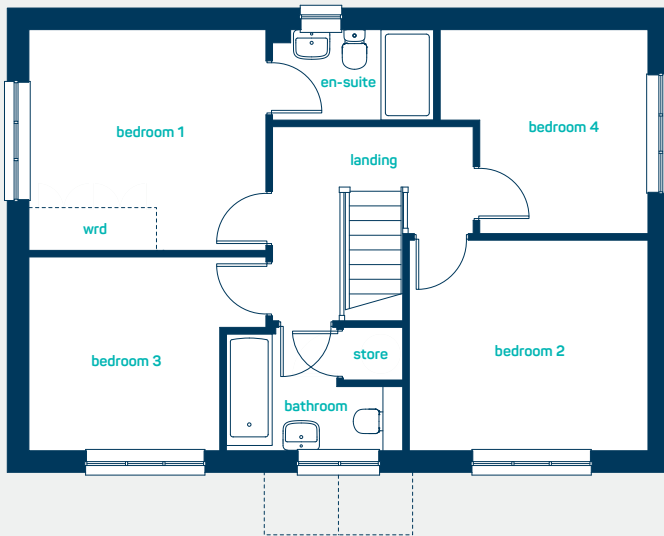


double fronted house



### ground floor

kitchen/dining	21'0" x 11'9"
utility	6'5" x 6'1"
living room	21'0" x 11'9"
cloaks	6'5" x 3'0"
kitchen/dining	6.40m x 3.57m
utility	1.95m x 1.85m
living room	6.40m x 3.57m
cloaks	1.95m x 0.92m



### first floor

bedroom 1	11'9" x 10'11"
en-suite	8'0" x 4'7"
bedroom 2	11'11" x 10'6"
bedroom 3	11'9" x 9'9"
bedroom 4	10'4" x 10'2"
bathroom	8'11" x 6'3"
bedroom 1	3.58m x 3.33m
en-suite	2.44m x 1.40m
bedroom 2	3.63m x 3.20m
bedroom 3	3.58m x 2.97m
bedroom 4	3.16m x 3.10m
bathroom	2.71m x 1.90m



the stratford  
4 bed detached

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everything considered.

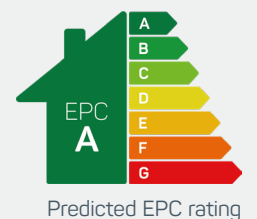


# the evesham

## 4 bed detached

A *traditional* double fronted 4 bedroom home filled with modern interiors. Stunning open-plan kitchen diner with utility room, light and bright living room and handy separate study. 4 spacious bedrooms with an en-suite to the master bedroom.

[www.anwylhomes.co.uk](http://www.anwylhomes.co.uk)





providing space for the  
*whole family*



### ground floor

kitchen-dining	11'9" x 21'1"
utility room	6'5" x 6'3"
living room (into bay)	14'2" x 13'9"
study	11'7" x 7'1"
cloaks	6'5" x 3'0"

kitchen/dining	3.57m x 6.43m
utility room	1.95m x 1.90m
living room (into bay)	4.33m x 4.18m
study	3.54m x 2.16m
cloaks	1.95m x 0.92m



### first floor

bedroom 1	11'8" x 10'8"
en-suite	8'0" x 4'7"
bedroom 2	11'11" x 10'6"
bedroom 3	11'8" x 10'2"
bedroom 4	10'5" x 10'4"
bathroom	8'10" x 5'7"

bedroom 1	3.55m x 3.25m
en-suite	2.43m x 1.40m
bedroom 2	3.63m x 3.20m
bedroom 3	3.55m x 3.09m
bedroom 4	3.17m x 3.14m
bathroom	2.70m x 1.71m

**the evesham**  
4 bed detached

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*everything considered.*

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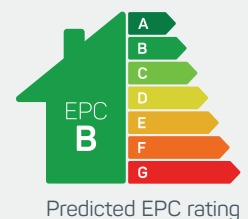


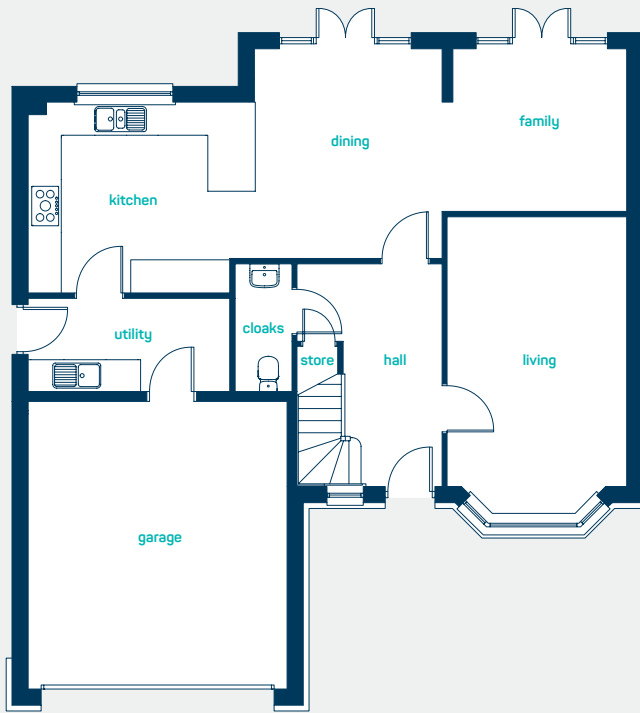
## the bowdon


5 bed detached

A *large* and spacious detached 5 bedroom house, ideal for families.  
Key features include a double garage, 2 en-suite bedrooms with fitted wardrobes.  
An open plan kitchen/dining/family area with separate living room and utility.

[www.anwylhomes.co.uk](http://www.anwylhomes.co.uk)





 ideal for  
*growing families*

### ground floor

kitchen/dining /family 36'11" x 12'10"  
living room (inc bay) 18'5" x 11'0"  
cloaks 7'10" x 3'6"  
utility 12'4" x 5'8"

kitchen/dining /family 11.26m x 3.91m  
living room (inc bay) 5.61m x 3.34m  
cloaks 2.39m x 1.06m  
utility 3.76m x 1.74m



### first floor

bedroom 1 22'2" x 15'11"  
en-suite 1 7'2" x 7'1"  
bedroom 2 14'3" x 9'8"  
en-suite 2 8'4" x 6'11"  
bedroom 3 13'2" x 11'10"  
bedroom 4 11'10" x 10'2"  
bedroom 5 9'8" x 7'5"  
bathroom 9'2" x 7'3"

bedroom 1 6.75m x 4.85m  
en-suite 1 2.18m x 2.15m  
bedroom 2 4.35m x 2.95m  
en-suite 2 2.55m x 2.11m  
bedroom 3 4.02m x 3.60m  
bedroom 4 3.60m x 3.09m  
bedroom 5 2.95m x 2.25m  
bathroom 2.80m x 2.21m

**the bowdon**  
5 bed detached house

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*everything considered.*

# The Fairways, Handforth

## Character Areas

### Character Areas Key

- Recreational Corridor
- Country Fringe
- Main Avenues



## Recreational Corridor

### main features:

- stone heads & cills to front elevation.
- green mist front door with glazed panels.
- black windows with lead bar windows.
- black fascia and soffits.
- contrasting brickwork detailing.

*please note - focal plots may have render (colour white), tudor boarding, chimneys and voussoir window heads. please speak to homes advisor for further information.*



# The Fairways, Handforth

## Character Areas

### Country Fringe

#### main features:

- arched brick window heads to front elevation.
- chartwell green cottage style front door.
- chartwell green windows with cottage bar detail.
- white fascia and soffits.
- contrasting brickwork detailing.

*please note - focal plots may have render (colour cream), chimneys and voussoir window heads. please speak to homes advisor for further information.*



### Main Avenues

#### main features:

- arched brick window heads to front elevation.
- anthracite grey half glazed front door with glazing bar detail.
- black windows with cross bar detail.
- black fascia and soffits.
- contrasting brickwork detailing.

*please note - focal plots may have render (colour white), tudor boarding, chimneys and voussoir window heads. please speak to homes advisor for further information.*



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got questions?  
call 01625 919 417



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St Georges Way, Handforth, SK9 3HD

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*everything considered.*