

**ANWYL**  
*thoughtful homes*

welcome to  
**Winnington Place**  
*Northwich*



**01606 668 088**

*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.**

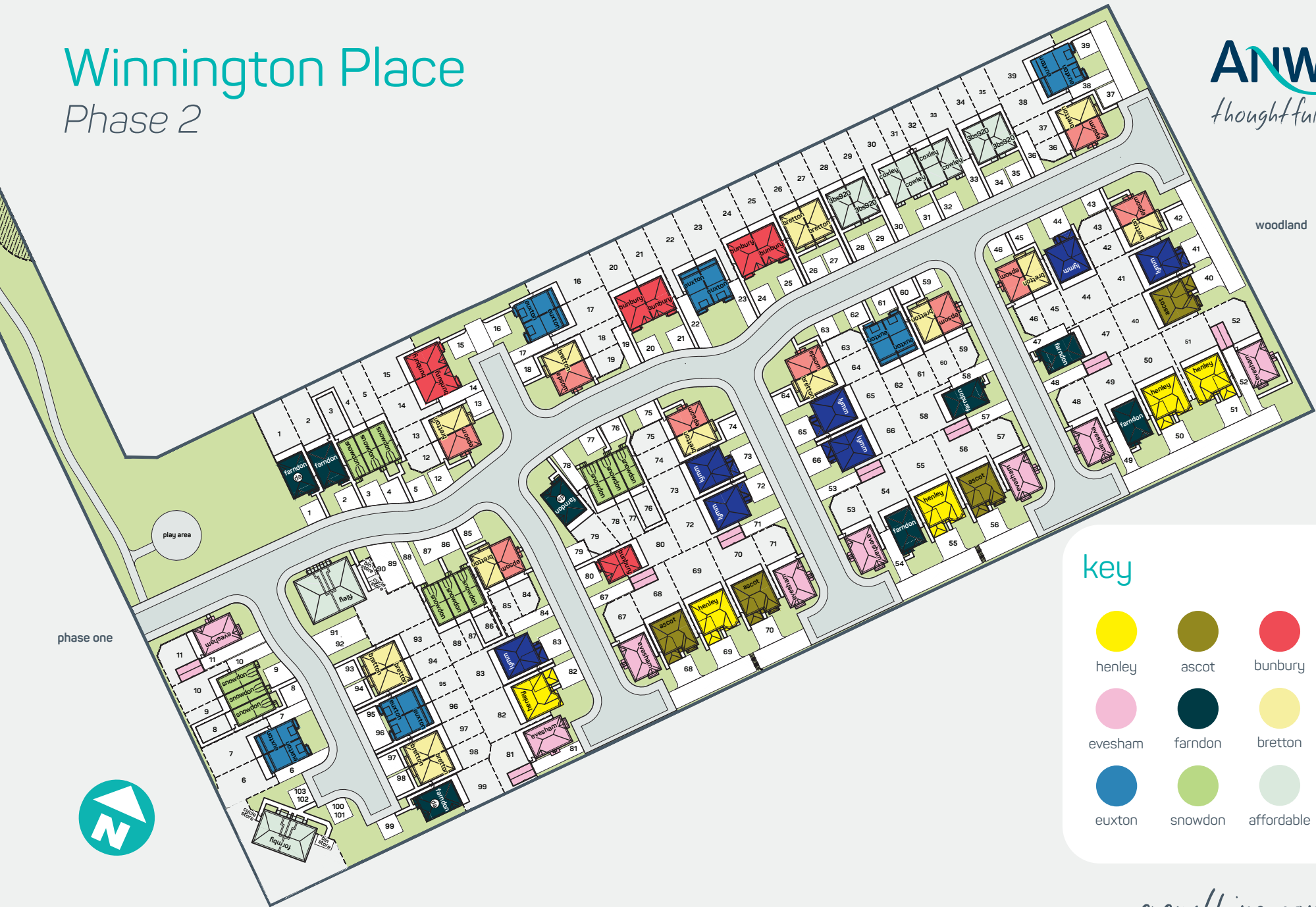
*the opportunity to  
make your home  
your own*

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



# Winnington Place

## Phase 2



key

henley	ascot	bunbury	epsom
evesham	farndon	bretton	lymm
euxton	snowdon	affordable	

*everything considered.*

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. Turf to rear gardens is not provided. 05/07/2023

ANWYL  
thoughtful homes

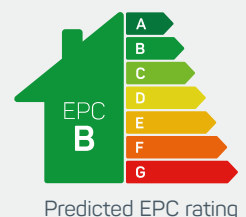


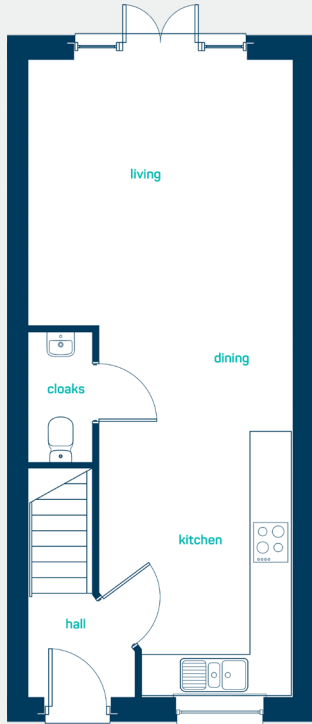
## the snowdon

### 3 bed semi-detached/mews

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.

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





modern  
open plan living

### ground floor

kitchen/dining 9'2" x 17'9"  
living room 12'6" x 12'8"  
cloak 3'0" x 6'3"

kitchen/dining 2.79m x 5.39m  
living room 3.80m x 3.85m  
cloak 0.91m x 1.90m

### first floor

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

bedroom 2 3.80m x 3.63m  
bedroom 3 1.77m x 3.16m  
bathroom 1.77m x 2.27m

### second floor

bedroom 1 12'5" x 16'8"  
dressing room 5'2" x 9'1"  
en-suite 6'3" x 9'1"

bedroom 1 3.77m x 5.08m  
dressing room 1.57m x 2.77m  
en-suite 1.90m x 2.77m

**the snowdon**  
3 bed semi-detached/mews

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

**ANWYL**  
thoughtful homes

**NEW HOMES QUALITY CODE**

**NEW HOMES OMBUDSMAN SERVICE**

Anwyl Homes is a Registered Developer with the NHQB. This is a computer-generated image of the snowdon, elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. 03/09/23.

everything considered.

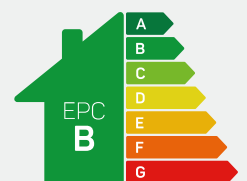
**ANWYL**  
*thoughtful homes*



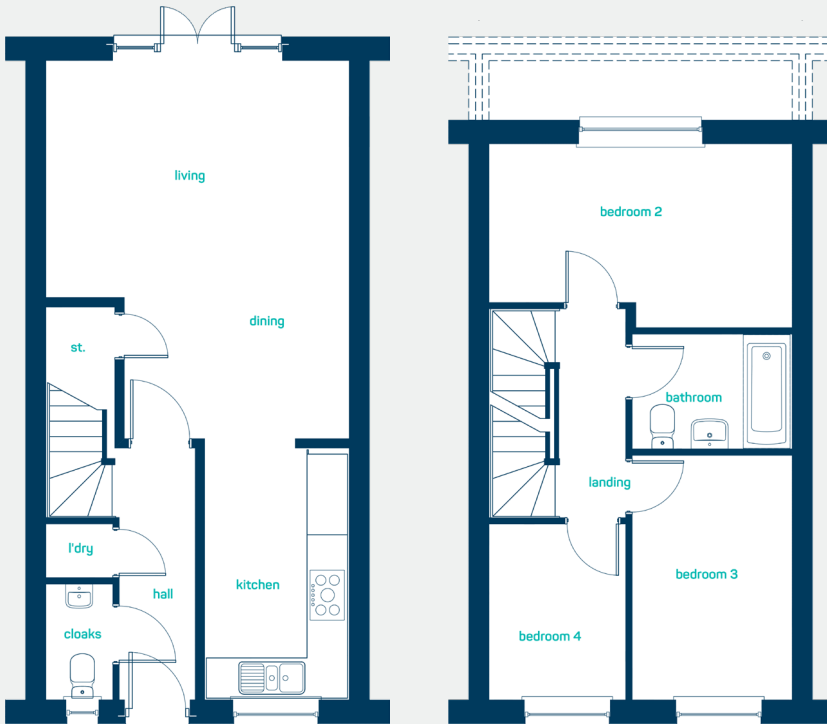
## the euxton

4 bed semi-detached

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



Predicted EPC rating



modern  
open plan living

### ground floor

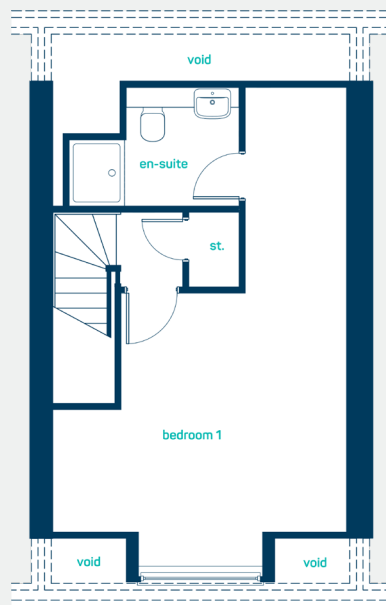
kitchen	6'11" x 12'2"
living/dining room	14'7" x 18'4"
laundry	3'2" x 2'8"
cloaks	3'2" x 5'7"

kitchen	2.09m x 3.70m
living/dining room	4.45m x 5.58m
laundry	0.97m x 0.80m
cloaks	0.97m x 1.70m

### first floor

bedroom 2	14'7" x 8'11"
bedroom 3	7'9" x 11'11"
bedroom 4	6'7" x 8'6"
bathroom	7'9" x 5'7"

bedroom 2	4.45m x 2.72m
bedroom 3	2.35m x 3.62m
bedroom 4	2.00m x 2.60m
bathroom	2.35m x 1.71m



### second floor

bedroom 1	14'6" x 13'7"
en-suite	8'5" x 5'10"

bedroom 1	4.42m x 4.14m
en-suite	2.56m x 1.79m

**the euxton**  
4 bed semi-detached

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

**ANWYL**  
thoughtful homes

**NEW  
HOMES  
QUALITY  
CODE**

**NEW HOMES  
OMBUDSMAN  
SERVICE**

Anwyl Homes is a Registered Developer with the NHQB. This is a computer-generated image of the euxton, elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. 15/11/23.

everything considered.

ANWYL  
thoughtful homes

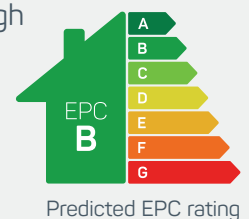


## the lymm

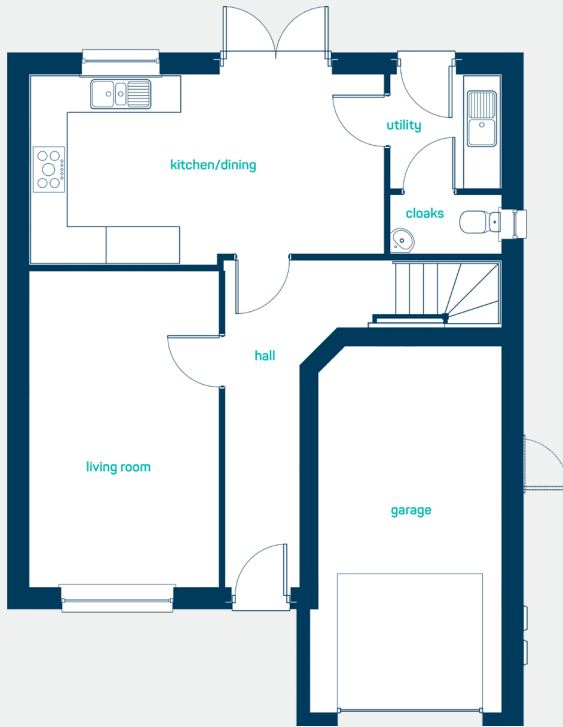
4 bed detached with garage

A *spacious* 4-bedroom detached home. The Lymm is thoughtfully designed to make the most of the space available, providing a well-planned open plan living space and a separate lounge in which to relax. Boasting 4 generously sized bedrooms, integral garage, lovely high ceilings and a roofed porch the lymm is designed for today's family.

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





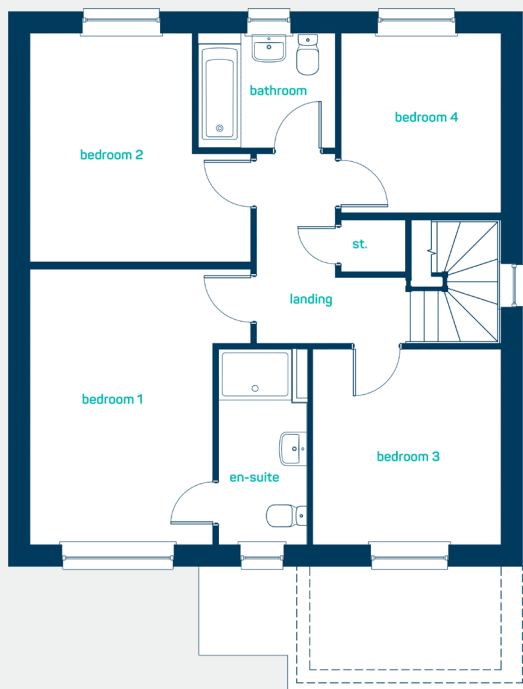


large open plan  
*family space*

### ground floor

kitchen/dining	19'0" x 10'1"
utility	5'11" x 6'1"
living room	10'1" x 16'10"
cloaks	5'11" x 3'1"

kitchen/dining	5.78m x 3.07m
utility	1.80m x 1.85m
living room	3.08m x 5.13m
cloaks	1.80m x 0.95m



### first floor

bedroom 1	11'10" x 14'9"
en-suite	4'9" x 10'5"
bedroom 2	11'10" x 12'3"
bedroom 3	10'1" x 10'5"
bedroom 4	8'6" x 9'8"
bathroom	7'5" x 6'1"

bedroom 1	3.60m x 4.50m
en-suite	1.45m x 3.19m
bedroom 2	3.60m x 3.73m
bedroom 3	3.06m x 3.19m
bedroom 4	2.60m x 2.95m
bathroom	2.25m x 1.86m

**the lymm**  
4 bed detached with garage

**ANWYL**  
thoughtful homes

**NEW HOMES QUALITY CODE**

**NEW HOMES OMBUDSMAN SERVICE**

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

Anwyl Homes is a Registered Developer with the NHQB. This is a computer-generated image of the lymm, elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details.  
03/09/23

*everything considered.*

ANWYL  
*thoughtful homes*

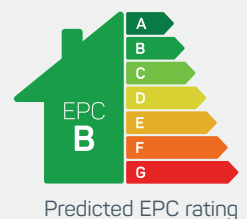


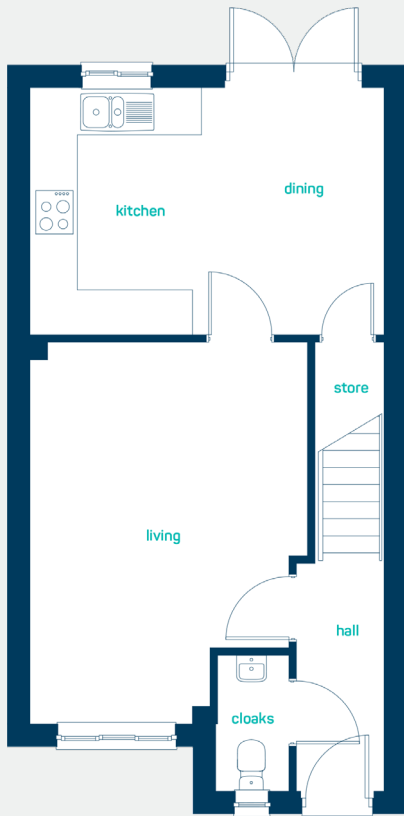
## the brettton

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.

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



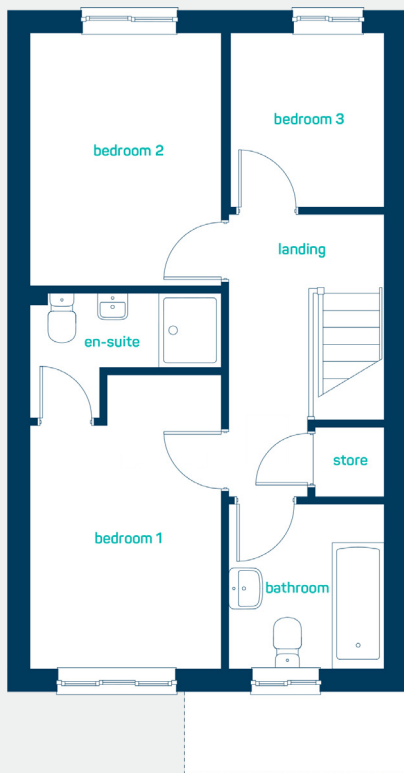


perfect for  
*first time buyers*

### ground floor

kitchen/dining 15'6" x 10'9"  
living room 12'2" x 16'9"  
cloaks 2'11" x 5'7"

kitchen/dining 4.73m x 3.27m  
living room 3.71m x 5.10m  
cloaks 0.90m x 1.70m



### first floor

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

bedroom 1 2.53m x 3.65m  
en-suite 2.53m x 1.87m  
bedroom 2 2.53m x 3.42m  
bedroom 3 2.10m x 2.35m  
bathroom 2.10m x 1.86m

**the bretton**  
3 bed semi-detached

**ANWYL**  
*thoughtful homes*

**NEW  
HOMES  
QUALITY  
CODE**

**NEW HOMES  
OMBUDSMAN  
SERVICE**

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

Anwyl Homes is a Registered Developer with the NHQB. This is a computer-generated image of the bretton, elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. 03/09/23.

*everything considered.*

ANWYL  
thoughtful homes

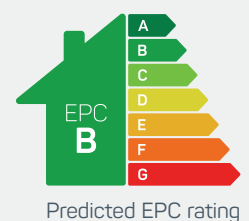


## the farndon DA

4 bed detached

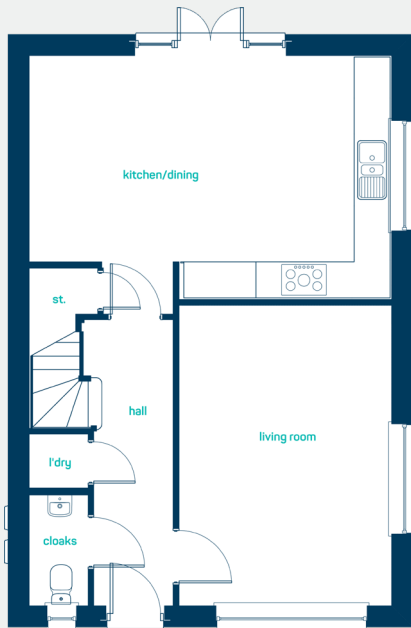
A *spacious* 4 bedroom detached family home. Key features include a large separate living room, master bedroom with en-suite and open plan kitchen, dining room.

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



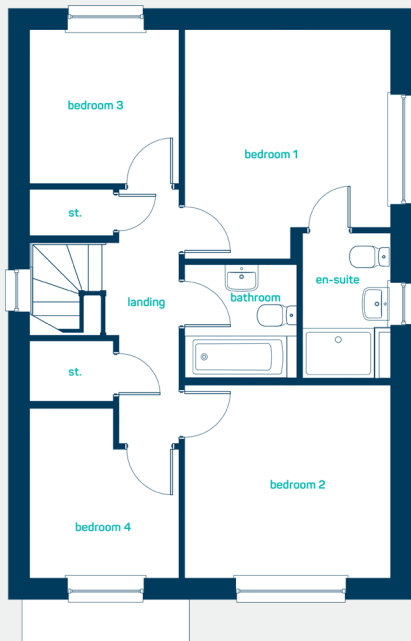


ideal for  
*spacious living*



### ground floor

kitchen/dining	19'8" x 13'2"
living room	11'6" x 16'4"
laundry cupboard	3'2" x 2'11"
cloak	3'2" x 6'0"
kitchen/dining	5.99m x 4.02m
living room	3.49m x 4.97m
laundry cupboard	0.96m x 0.90m
cloak	0.96m x 1.82m



### first floor

bedroom 1	11'3" x 12'6"
en-suite	4'9" x 8'0"
bedroom 2	11'3" x 10'6"
bedroom 3	8'1" x 8'5"
bedroom 4	8'1" x 9'3"
bathroom	6'2" x 6'3"
bedroom 1	3.42m x 3.81m
en-suite	1.45m x 2.43m
bedroom 2	3.42m x 3.21m
bedroom 3	2.47m x 2.55m
bedroom 4	2.47m x 2.82m
bathroom	1.87m x 1.90m

**the farndon DA**  
4 bed detached

**ANWYL**  
thoughtful homes

**NEW HOMES  
QUALITY  
CODE**

**NEW HOMES  
OMBUDSMAN  
SERVICE**

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

Anwyl Homes is a Registered Developer with the NHQB. This is a computer-generated image of the farndon DA, elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. 03/09/23 (standard version).

*everything considered.*

ANWYL  
thoughtful homes

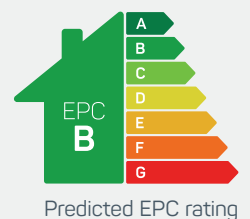


## the farndon

4 bed detached

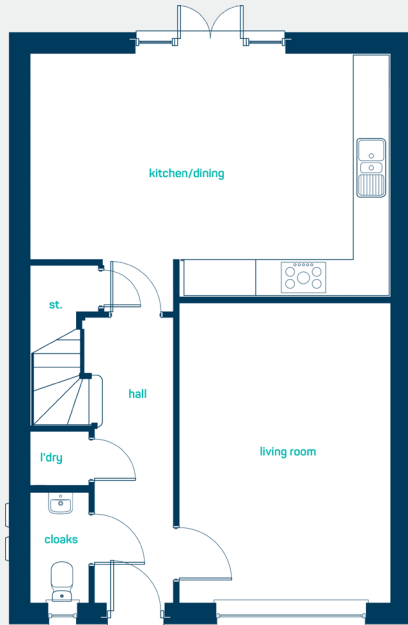
A *spacious* 4 bedroom detached family home. Key features include a large separate living room, master bedroom with en-suite and open plan kitchen, dining room.

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





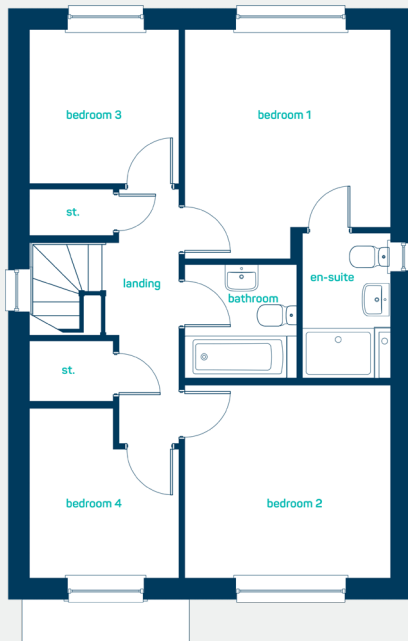
ideal for  
*spacious living*



### ground floor

kitchen/dining	19'8" x 13'2"
living room	11'6" x 16'4"
laundry cupboard	3'2" x 2'11"
cloaks	3'2" x 6'0"

kitchen/dining	5.99m x 4.02m
living room	3.49m x 4.97m
laundry cupboard	0.96m x 0.90m
cloaks	0.96m x 1.82m



### first floor

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

bedroom 1	3.42m x 3.81m
en-suite	1.45m x 2.43m
bedroom 2	3.42m x 3.21m
bedroom 3	2.47m x 2.55m
bedroom 4	2.47m x 2.82m
bathroom	1.87m x 1.90m

**the farndon**  
4 bed detached

**ANWYL**  
thoughtful homes

**NEW HOMES QUALITY CODE**

**NEW HOMES OMBUDSMAN SERVICE**

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

Anwyl Homes is a Registered Developer with the NHQB. This is a computer-generated image of the farndon, elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. 03/09/23 (standard version).

*everything considered.*

ANWYL  
thoughtful homes

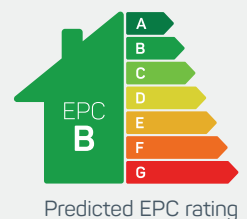


## the evesham

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.

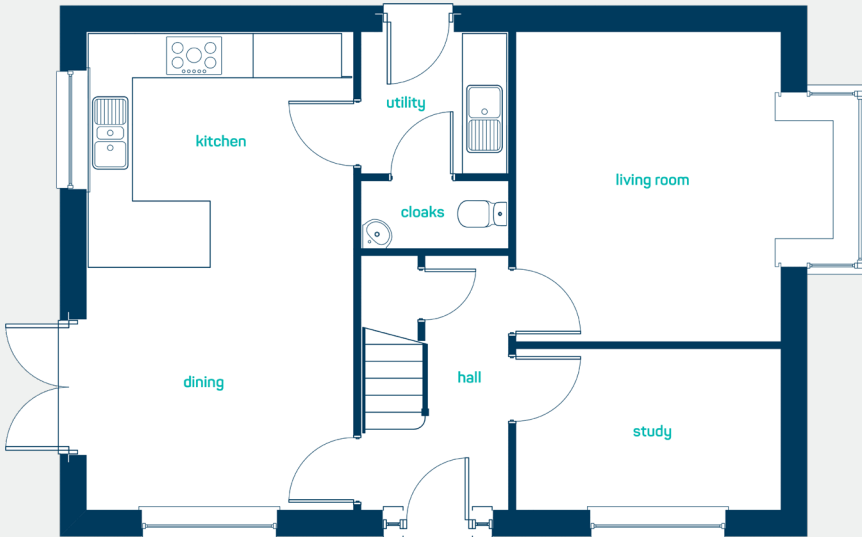
[www.anwylhomes.co.uk](http://www.anwylhomes.co.uk)







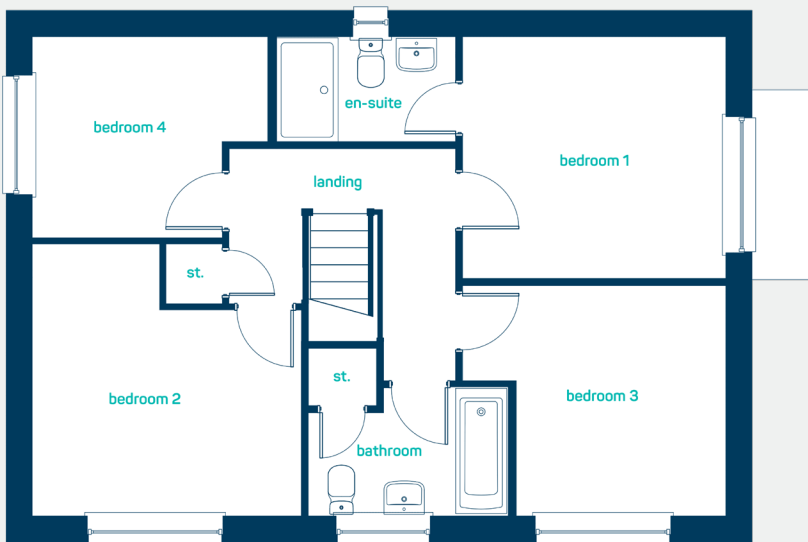
providing space for the whole family



### 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 12'0"
bedroom 3	11'8" x 10'2"
bedroom 4	10'5" x 8'10"
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 3.65m
bedroom 3	3.55m x 3.09m
bedroom 4	3.17m x 2.69m
bathroom	2.70m x 1.71m

**the evesham**  
4 bed detached

**ANWYL**  
thoughtful homes

**NEW HOMES QUALITY CODE**

**NEW HOMES OMBUDSMAN SERVICE**

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

Anwyl Homes is a Registered Developer with the NHQB. This is a computer-generated image of the evesham, elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. 03/09/23.

everything considered.

ANWYL  
thoughtful homes

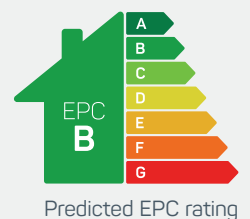


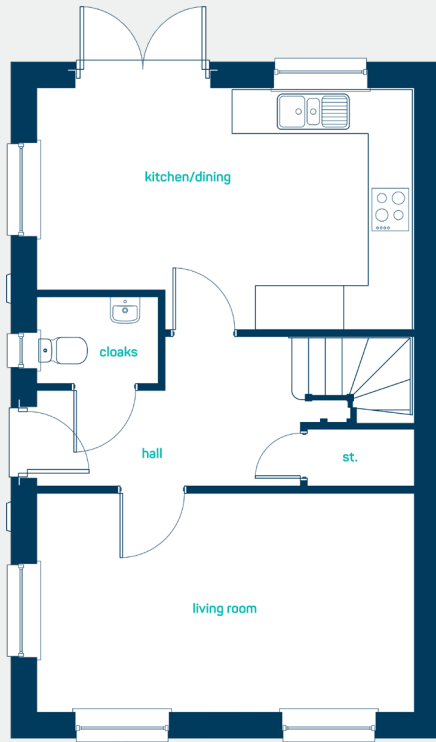
## the epsom

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.

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



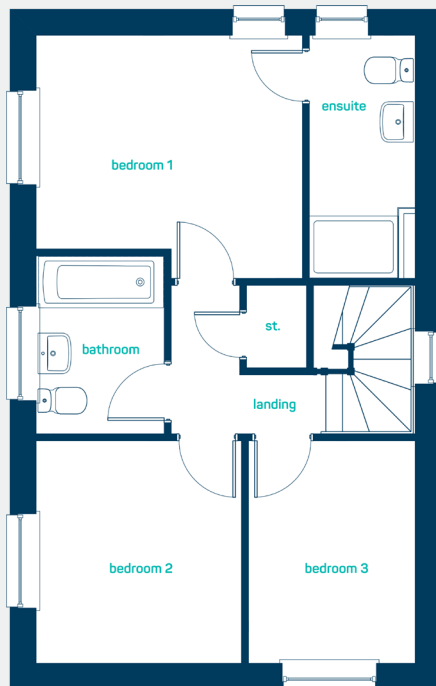


ideal for  
*growing families*

### ground floor

kitchen/dining	16'8" x 10'9"
living room	16'8" x 9'8"
cloaks	5'4" x 3'10"

kitchen/dining	5.09m x 3.27m
living room	5.09m x 2.93m
cloaks	1.63m x 1.18m



### first floor

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

bedroom 1	3.58m x 3.27m
en-suite	1.41m x 3.27m
bedroom 2	2.76m x 2.99m
bedroom 3	2.23m x 2.99m
bathroom	1.71m x 2.41m

**the epsom**  
3 bed semi-detached

**ANWYL**  
*thoughtful homes*

**NEW  
HOMES  
QUALITY  
CODE**

**NEW HOMES  
OMBUDSMAN  
SERVICE**

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

Anwyl Homes is a Registered Developer with the NHQB. This is a computer-generated image of the epsom, elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. 03/09/23.

*everything considered.*

ANWYL  
thoughtful homes

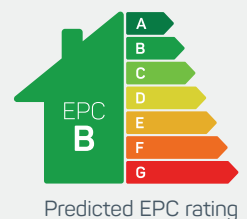


## the bunbury

3 bed semi-detached

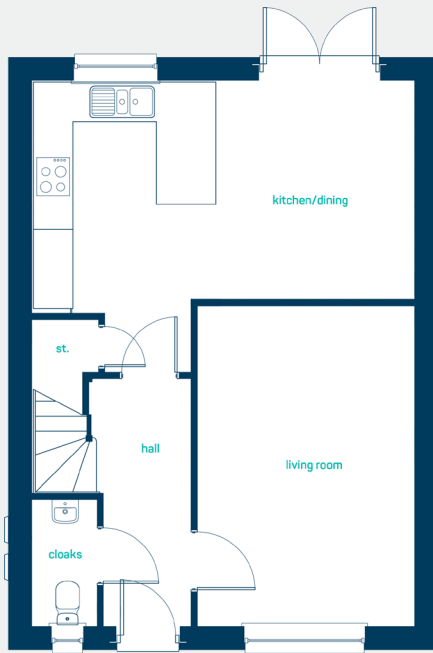
Perfect as a *family* starter home or for first-time buyers. Key features include 3 double bedrooms and an open plan kitchen family room perfect for modern living.

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



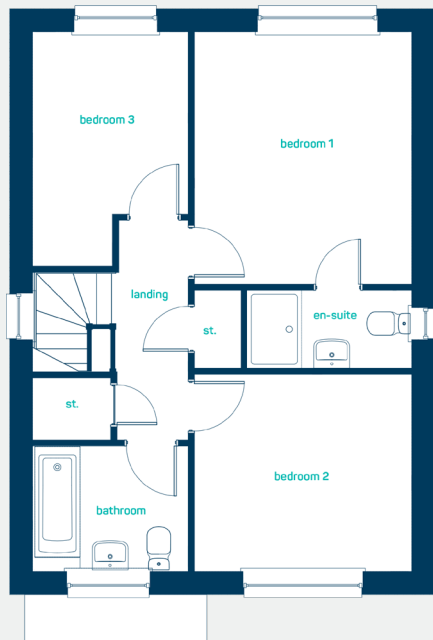


perfect for  
*new families*



### ground floor

kitchen/dining	18'11" x 11'3"
living room	10'8" x 15'10"
cloak	3'2" x 6'3"
kitchen/dining	5.76m x 3.43m
living room	3.25m x 4.82m
cloak	0.97m x 1.90m



### first floor

bedroom 1 (into door)	10'10" x 12'8"
en-suite	8'2" x 3'11"
bedroom 2 (into door)	10'10" x 9'10"
bedroom 3	7'9" x 11'9"
bathroom	7'9" x 6'3"
bedroom 1 (into door)	3.31m x 3.85m
en-suite	2.50m x 1.20m
bedroom 2 (into door)	3.31m x 3.00m
bedroom 3	2.36m x 3.57m
bathroom	2.36m x 1.90m

**the bunbury**  
3 bed semi-detached

**ANWYL**  
*thoughtful homes*

**NEW  
HOMES  
QUALITY  
CODE**

**NEW HOMES  
OMBUDSMAN  
SERVICE**

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

Anwyl Homes is a Registered Developer with the NHQB. This is a computer-generated image of the bunbury, elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details. 15/11/23.

*everything considered.*

ANWYL  
thoughtful homes

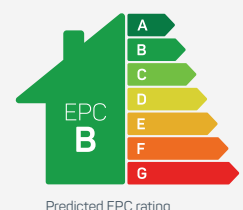


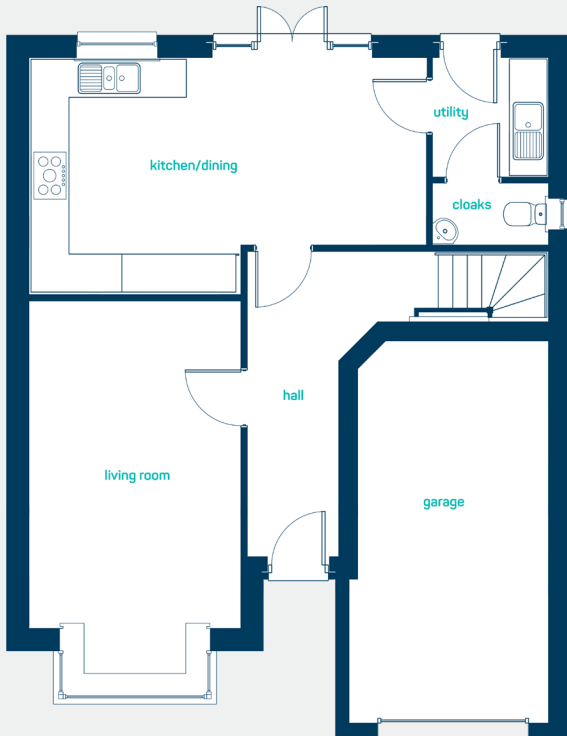
## the ascot

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)



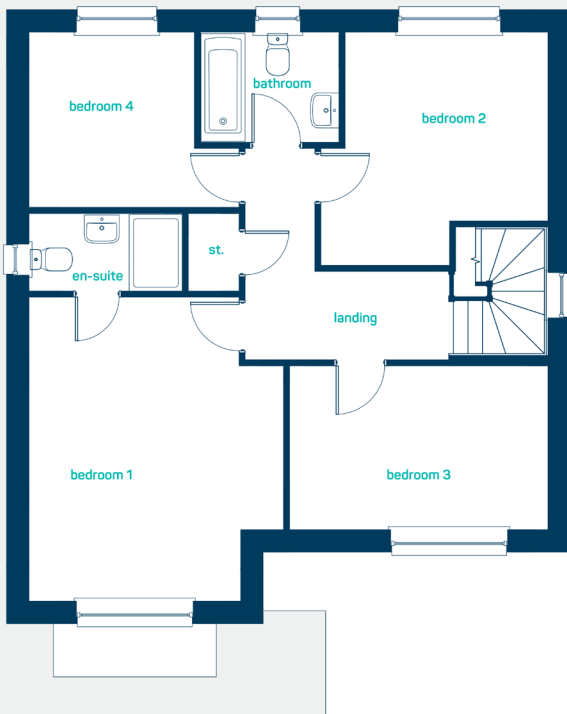


ideal for  
*spacious living*

### ground floor

kitchen/dining 20'5" x 12'1"  
 utility 5'11" x 6'1"  
 living room 10'9" x 19'4"  
 cloaks 5'11" x 3'1"

kitchen/dining 6.23m x 3.67m  
 utility 1.80m x 1.85m  
 living room 3.29m x 5.88m  
 cloaks 1.80m x 0.95m



### first floor

bedroom 1 10'9" x 15'8"  
 en-suite 7'10" x 3'11"  
 bedroom 2 11'8" x 12'0"  
 bedroom 3 13'3" x 8'5"  
 bedroom 4 8'6" x 9'0"  
 bathroom 7'2" x 5'7"

bedroom 1 3.28m x 4.76m  
 en-suite 2.39m x 1.20m  
 bedroom 2 3.55m x 3.65m  
 bedroom 3 4.04m x 2.56m  
 bedroom 4 2.58m x 2.73m  
 bathroom 2.18m x 1.71m

**the ascot**  
4 bed detached with garage

**ANWYL**  
thoughtful homes

**NEW HOMES QUALITY CODE**

**NEW HOMES OMBUDSMAN SERVICE**

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

Anwyl Homes is a Registered Developer with the NHQB. This is a computer-generated image of the ascot, elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details.  
03/09/23

*everything considered.*

ANWYL  
thoughtful homes

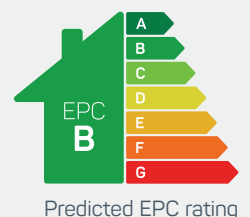


## the henley

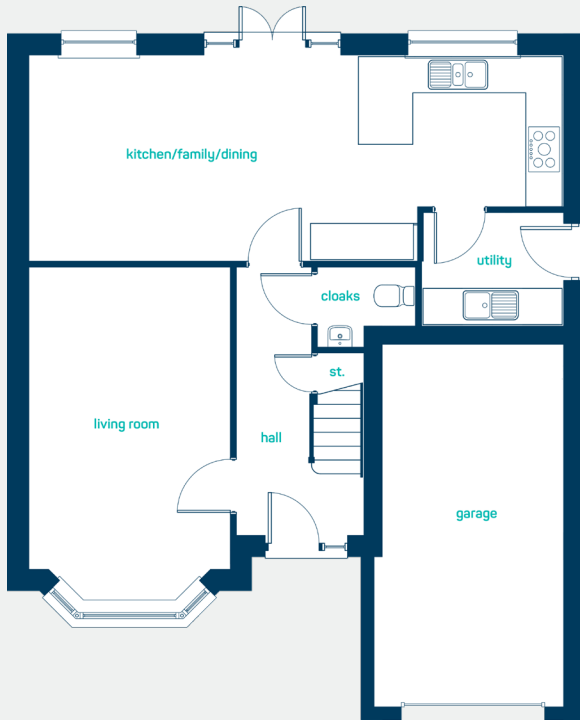
4 bed detached with garage

A *traditional* 4 bedroom detached home. Designed to capture the essence of traditional house building with lovely high ceilings, beautiful bay windows and a roofed porch. Step inside and the henley is thoughtfully designed for modern family life with open plan family space, separate living room and generously sized bedrooms on offer.

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





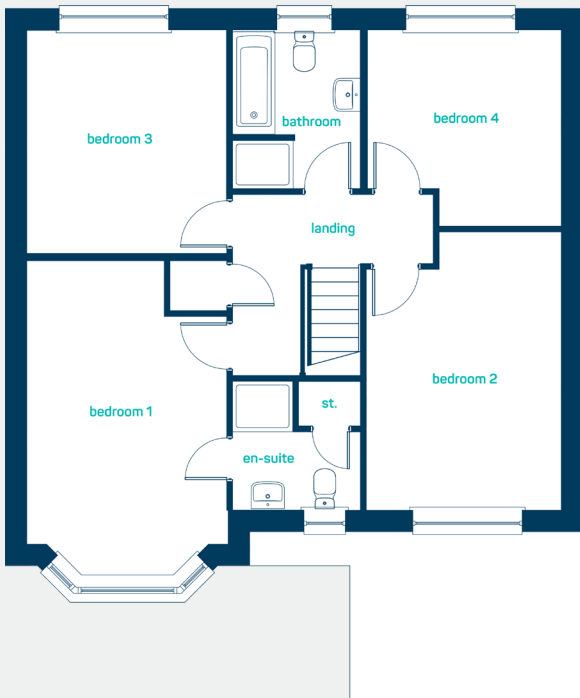


large open plan  
*family space*

### ground floor

kitchen/dining/ family	28'11" x 11'0"
utility	7'6" x 6'1"
living room	10'9" x 18'1"
cloaks	5'3" x 4'3"

kitchen/dining/ family	8.80m x 3.36m
utility	2.30m x 1.85m
living room	3.28m x 5.51m
cloaks	1.60m x 1.30m



### first floor

bedroom 1	10'9" x 17'2"
en-suite	6'11" x 6'11"
bedroom 2	10'6" x 15'0"
bedroom 3	10'9" x 12'1"
bedroom 4	10'5" x 10'7"
bathroom	6'11" x 8'6"

bedroom 1	3.28m x 5.22m
en-suite	2.12m x 2.11m
bedroom 2	3.20m x 4.58m
bedroom 3	3.28m x 3.67m
bedroom 4	3.18m x 3.22m
bathroom	2.11m x 2.60m

**the henley**  
4 bed detached with garage

**ANWYL**  
*thoughtful homes*

**NEW  
HOMES  
QUALITY  
CODE**

**NEW HOMES  
OMBUDSMAN  
SERVICE**

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

Anwyl Homes is a Registered Developer with the NHQB. This is a computer-generated image of the henley, elevation treatment may vary. Room sizes are approximate, dimensions are taken from the longest room point (please consult homes advisor for measurement points). Plots may be handed and any garages may be single or double. Kitchen and bathroom layouts are indicative. These plans are correct at the time of going to press, but may be subject to change during construction. Please ensure that you check for specific plot details.  
03/09/23

*everything considered.*

got questions?  
call 01606 668 088



Email: [winningtonplace@anwyl.co.uk](mailto:winningtonplace@anwyl.co.uk)  
Winnington Place, Winnington Avenue,  
Northwich, Cheshire CW8 4FT

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

*everything considered.*