

Aldon Wood

WARRINGTON, CHESHIRE

Conveniently located within the suburbs of Warrington in the pretty parish of Great Sankey, Aldon Wood offers a superb collection of 3 and 4 bedroom new homes to suit all lifestyles.

Taylor
Wimpey

Contents



Welcome to Aldon Wood

This development offers a stunning collection of stylishly designed three and four bedroom homes, from large halls to open-plan entertaining spaces, large private gardens to en suites, there's that extra touch in all our homes which makes Aldon Wood so special.



Life in Great Sankey

Great Sankey is a bustling parish on the outskirts of Warrington, surrounded by open green Cheshire countryside. The River Mersey lies to the South, and Warrington town centre is just 10 minutes from home.

In town, Warrington boasts a wealth of local amenities and attractions. The large pedestrianised shopping areas are home to a variety of stores, from local independents to big name brands. Restaurants, cafes and bars sit alongside art galleries, a large indoor market and the local cinema and bowling alley in the recently redeveloped Times Square.

Aldon Wood is just a 3 minute drive from the brand new Warrington West train station, providing direct access to both Liverpool and Manchester. The location also offers good road links to the M6, M62 and M56, making commuting a breeze.

Local countryside



Gemini Retail Park



Warrington West Railway Station



Personalise your home

A new Taylor Wimpey home is a blank canvas, ready for you to put your stamp on even before you move in. You can choose from a range of high quality options for your kitchen, bedroom and bathroom to suit your taste – and all from the comfort of your sofa. We offer dark and light kitchen units and patterned or plain tiles for your bathroom, so whatever your preferred style we've got you covered.

Using our innovative Options Online tool, you can visualise your new home room-by-room and customise each as you go. You can also choose your options with the help of your Sales Executive if you'd prefer.

Our customers have created some fantastic spaces in their homes and you can get inspiration from their choices by following us on Instagram. You can also check out a host of interior design tips on our website.



Options availability is subject to build stage of plots and options won't be available if plots have reached a certain build stage. Please contact the Sales Executive for further information.

Included as standard

From the external features to the finishing touches, every detail of our homes is designed with our customers in mind.

While you'll have the choice to upgrade some of our standard offerings, all of our houses are fitted with a range of high quality features at no extra cost to you.

You'll find a complete list of all items that come as standard in your house below.



Kitchens

All of our kitchens are fitted with beautiful units and worktops and you can choose your preferred style and colour to create your perfect cooking and entertaining space.

A range of accessories including stylish splashbacks, a stainless steel sink and Zeno Taps, and lighting gives your kitchen a clean, contemporary finish. You'll get a modern, energy efficient Zanussi oven with built-in gas hob and integrated hood and extractor fan too.

Utility rooms[†]

Units will be fitted to match your chosen kitchen style, complete with a stainless steel sink and Zeno Taps. If your home has a toilet in the utility room, we'll fit a contemporary white basin and toilet for a sleek finish.



Bathrooms, en suites and shower rooms

Modern white sanitaryware, including toilet, basin and bath with chrome Ideal Standard taps give your main bathroom a clean look. The same sanitaryware is fitted in en suites and shower rooms which also benefit from an Aqualisa shower and glass enclosure. For a distinct look, we offer a varied range of Porcelanosa ceramic wall tiles for you to choose from to make your bathroom and en suite stand out from the crowd.



Garden[†]

The outside of your home is just as carefully considered as the inside. You'll get a fully turfed and landscaped front garden – including plants. The back garden includes a slabbed area and your privacy is protected by a garden fence.



All of the specification listed is included in our houses as standard. For the specification included in our apartments, please see the separate apartment specification list. Standard specifications are correct at time of going to print, but are subject to change without notice. Please contact the Sales Executive for further information. † = Where applicable.

Specification of our houses

| | Eastbury | Manford | Coltham | Trusdale | Lydford | Braxton | Amersham | Easedale | Gosford | Burtonwood |
|---|----------|---------|---------|----------|---------|---------|----------|----------|---------|------------|
| Kitchen | | | | | | | | | | |
| A range of wall and base units from Symphony Kitchens (please refer to our working drawings for layout details) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Laminated worktops from our standard selection | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Stainless steel gas hob with stainless steel splashback | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Stainless steel double electric oven | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |
| Stainless steel single electric oven | | | | | | | | | | ✓ |
| Integrated cooker hood | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Integrated washing machine | ✓ | ✓ | ✓ | ✓ | ✓ | | | | | |
| Integrated dishwasher | ✓ | ✓ | ✓ | ✓ | ✓ | | | | | |
| Integrated fridge/freezer | ✓ | ✓ | ✓ | ✓ | ✓ | | | | | |
| Under pelmet lighting to wall units | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |
| USB charger double socket | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |
| Cloakrooms, Bathrooms and En Suite Shower Rooms | | | | | | | | | | |
| Thermostatic shower (Aqualisa) and bath screen installed over bath | | | | | | | | | | ✓ |
| Modern free standing bathroom suite | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Ideal Standard chrome taps (where applicable) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Ceramic wall tiling (half height to bathroom & en suite, full height to shower areas, splashback to cloakrooms. Where applicable, please refer to drawings) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Thermostatic shower to cubicles in en suite shower rooms | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |
| Mechanical extraction in bathrooms, en suite shower rooms, utility rooms, kitchens and cloakrooms (where no windows) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Central Heating/Hot Water System | | | | | | | | | | |
| Fully programmable central heating providing hot water | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| White thermostatic radiators | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Mains pressure hot water system | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Cavity wall insulation in line with Building Regulations | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Loft insulation in line with Building Regulations | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Windows and French Doors | | | | | | | | | | |
| PVCu double glazed lockable windows (style as indicated on finishes schedule) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| PVCu French casement doors (where applicable) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |

✓ = Standard features * = Options, upgrades and colour choices are available subject to stage of construction † = Where applicable

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|--|----------|---------|---------|----------|---------|---------|----------|----------|---------|------------|
| External Doors | | | | | | | | | | |
| GRP front door with chrome effect thumb turn lock furniture, letter plate and chain (style as indicated on finishes schedule) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Steel pre-finished garage door (colour as indicated on finishes schedule) | | ✓ | ✓ | ✓ | ✓ | | ✓ | | | |
| House/door number plate to front | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| External personnel door to integral garage | | | ✓ | | | | ✓ | | | |
| Internal Finishes | | | | | | | | | | |
| Flat ceilings to all rooms finished in emulsion (please refer to Sales Executive for details) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| All walls finished in emulsion (please refer to Sales Executive for details) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Newark 5 panel white finished vertical slatted internal doors with chrome ironmongery | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| White gloss to all joinery e.g. skirting boards and door architraves | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Heating | | | | | | | | | | |
| Gas-fired thermostatically-controlled central heating | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| White pre-finished steel radiators with radiator valves | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| External | | | | | | | | | | |
| Turf and/or landscaping to front and side gardens | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| 1.8m screen fencing to rear gardens (please refer to our working drawings for layout details) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Side gate | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Doorbell and coach light to front and wiring for rear coach light | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Outside tap to rear/side of property | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |
| Electrical | | | | | | | | | | |
| White slimline electrical sockets and switches throughout | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| White pendant ceiling lights with low energy bulbs | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| TV and telephone points to living room, master bedroom, study and family room (where applicable, please refer to Sales Executive and working drawings for details) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Power and lighting to garages | | ✓ | ✓ | ✓ | ✓ | | ✓ | | | |
| Wiring for electrical car charging point | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | |
| Security and Safety | | | | | | | | | | |
| Mains powered smoke detector to each floor (with battery back-up) | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Battery operated carbon monoxide monitor | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Warranty | | | | | | | | | | |
| NHBC 10 year Build Mark Policy | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |
| Taylor Wimpey warranty for 2 years from date of legal completion | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ | ✓ |

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Our homes





The Braxton

3 BEDROOM HOME, TOTAL 1,092 sq ft



GROUND FLOOR

Lounge max.

3.19m × 4.19m 10' 6" × 13' 9"

Kitchen/Dining max.

4.25m × 3.43m 14' 0" × 11' 3"



FIRST FLOOR

Bedroom 2 max.

4.25m × 2.82m 14' 0" × 9' 3"

Bedroom 3

2.15m × 3.59m 7' 1" × 11' 10"



SECOND FLOOR

Bedroom 1 max.

3.16m × 5.56m 10' 4" × 18' 3"

*Plot specific windows. The floor plans depict a typical layout of this house type. For exact plot specification, details of external and internal finishes, dimensions and floor plan differences consult your sales executive. All dimensions are + or - 50mm and floor plans are not shown to scale. The kitchen layout and furniture positions are for indicative purposes only. The computer generated image is for illustrative purposes only and it is from an imaginary viewpoint within an open space area. Its purpose is to give a feel for the development, not an accurate description of each property. The illustration shows a typical Taylor Wimpey home of this type, but there are, however, variances from site to site. External materials, finishes, landscaping and the position of garages (where provided) may vary throughout the development. Properties may also be built handed (mirror image). Images may include optional upgrades at an additional cost. Please ask for further details. 73330 TOWN MARCH 2023.



The Amersham

3 BEDROOM HOME, TOTAL 990 sq ft



GROUND FLOOR

Lounge max.

3.49m × 4.03m 11' 6" × 13' 3"

Kitchen

4.36m × 2.87m 14' 4" × 9' 5"



FIRST FLOOR

Bedroom 1

3.21m × 4.21m 10' 6" × 13' 10"

Bedroom 2 max.

4.36m × 3.02m 14' 4" × 9' 11"

Bedroom 3 max.

2.89m × 2.88m 9' 6" × 9' 6"

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The Easedale

3 BEDROOM HOME, TOTAL 931 sq ft



GROUND FLOOR

Lounge

3.02m × 5.10m 9' 11" × 16' 9"

Kitchen/Dining

2.95m × 5.10m 9' 8" × 16' 9"



FIRST FLOOR

Bedroom 1

3.08m × 3.78m 10' 1" × 12' 5"

Bedroom 2

2.95m × 2.86m 9' 8" × 9' 5"

Bedroom 3

2.95m × 2.15m 9' 8" × 7' 1"

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The Gosford

3 BEDROOM HOME, TOTAL 866 sq ft



GROUND FLOOR

Lounge max.

3.69m × 4.26m 12' 1" × 14' 0"

Kitchen/Dining

4.72m × 2.87m 15' 6" × 9' 5"



FIRST FLOOR

Bedroom 1 min.

2.96m × 2.83m 9' 9" × 9' 4"

Bedroom 2

2.63m × 3.30m 8' 8" × 10' 10"

Bedroom 3 max.

2.00m × 3.55m 6' 7" × 11' 8"

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The Burtonwood

3 BEDROOM HOME, TOTAL 866 sq ft



GROUND FLOOR

Lounge/Dining

4.68m × 3.88m 15' 4" × 12' 9"

Kitchen

2.56m × 3.39m 8' 5" × 11' 2"



FIRST FLOOR

Bedroom 1 (min.)

3.60m × 3.11m 11' 10" × 10' 2"

Bedroom 2

2.66m × 3.46m 8' 9" × 11' 4"

Bedroom 3 (max.)

1.92m × 3.46m 6' 4" × 11' 4"

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The Eastbury

4 BEDROOM HOME, TOTAL 1,415 sq ft



GROUND FLOOR

Family/Dining

4.89m × 3.72m 16' 1" × 12' 3"

Kitchen

2.72m × 3.43m 8' 11" × 11' 3"



FIRST FLOOR

Lounge

4.89m × 3.10m 16' 1" × 10' 2"

Bedroom 2

2.85m × 2.67m 9' 4" × 8' 9"



SECOND FLOOR

Bedroom 1 max.

3.17m × 3.57m 10' 5" × 11' 9"

Bedroom 3

2.49m × 3.04m 8' 2" × 10' 0"

Bedroom 4

2.30m × 2.81m 7' 7" × 9' 3"

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The Manford

4 BEDROOM HOME, TOTAL 1,385 sq ft



GROUND FLOOR

Lounge

3.88m × 4.74m 12' 9" × 15' 7"

Kitchen/Dining

8.11m × 2.88m 26' 7" × 9' 6"

Study

2.10m × 2.65m 6' 11" × 8' 8"



FIRST FLOOR

Bedroom 1 max.

3.88m × 3.03m 12' 9" × 9' 11"

Bedroom 2 max.

3.09m × 3.33m 10' 2" × 10' 11"

Bedroom 3 max.

3.03m × 3.66m 10' 0" × 12' 0"

Bedroom 4 max.

2.75m × 3.28m 9' 0" × 10' 9"

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The Coltham

4 BEDROOM HOME, TOTAL 1,259 sq ft



GROUND FLOOR

Lounge max.

3.84m x 4.53m 12' 7" x 14' 11"

Kitchen/Dining

5.39m x 2.86m 17' 8" x 9' 5"



FIRST FLOOR

Bedroom 1 max.

3.84m x 3.10m 12' 7" x 10' 2"

Bedroom 2

3.66m x 3.15m 12' 0" x 10' 4"

Bedroom 3

3.33m x 2.79m 10' 11" x 9' 2"

Bedroom 4

2.58m x 2.88m 8' 6" x 9' 6"

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The Trusdale

4 BEDROOM HOME, TOTAL 1,243 sq ft



GROUND FLOOR

Lounge

3.46m × 6.09m 11' 4" × 20' 0"

Kitchen/Dining max.

3.58m × 6.09m 11' 9" × 20' 0"



FIRST FLOOR

Bedroom 1

3.52m × 3.03m 11' 7" × 9' 11"

Bedroom 2 max.

3.64m × 2.95m 11' 11" × 9' 8"

Bedroom 3

2.51m × 3.05m 8' 3" × 10' 0"

Bedroom 4 max.

3.54m × 2.25m 11' 7" × 7' 5"

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The Lydford

4 BEDROOM HOME, TOTAL 1,099 sq ft



GROUND FLOOR

Lounge

3.27m × 4.49m 10' 9" × 14' 9"

Kitchen/Dining

5.36m × 3.38m 17' 7" × 11' 1"



FIRST FLOOR

Bedroom 1

3.17m × 3.79m 10' 5" × 12' 5"

Bedroom 2

3.17m × 3.35m 10' 5" × 11' 0"

Bedroom 3 max.

2.10m × 3.30m 6' 11" × 10' 10"

Bedroom 4

2.23m × 2.10m 7' 4" × 6' 11"

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Ways to buy

Everyone knows buying a new home is an exciting time. But it can be a stressful one too, which is why our sales executives and customer relations managers are there to help every step of the way, from your initial enquiry right through to opening the front door of your new home for the first time.

Take your next step



Find your dream home on our website.



Book an appointment to view our show homes.



Take a virtual tour of our homes from the comfort of your sofa.



Have your questions answered by calling our sales executives on **01925 594 623**.



Find out how we can get you moving with our buying schemes.



ALDON WOOD Stanhoe Drive, Great Sankey, Warrington, Cheshire WA5 3TX

CONTACT US ON 01925 594 623

Taylor Wimpey

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