

Hatters Chase

Runcorn





Hatters Chase

Runcorn

A taste of local life

bovishomes.co.uk

**Bovis
Homes** 



Welcome to Hatters Chase

Situated within the Cheshire suburb of Sandymoor, Hatters Chase offers an exceptional range of two, three and four bedroom homes in a superb location.

Walton Hall and Gardens, amidst 32 acres of picturesque parkland, offers the opportunity to make the most of the great outdoors at the award winning Green Flag gardens. The park offers a mixture of activities and attractions including parkland walks, a playground, picnic areas, miniature golf course, as well as a childrens zoo. Perfect for a family day out.

And for some fresh air on your doorstep, you can walk or cycle alongside Bridgewater Canal, or take advantage of the vast, picturesque Cheshire countryside.

Sandymoor provides a thriving community and is within easy reach of the towns Stockton Heath, Frodsham and Runcorn, as well as great links to Chester, Liverpool and Manchester.

With the popular and upmarket village of Stockton Heath just 3 miles from Hatters Chase, there a plenty of independent shops, cafes, bars and restaurants to take advantage of. It is also just 5 miles from Warrington town centre, so your urban amenities are not too far away from your tranquil green surroundings of home.

Steeped in centuries of history, Liverpool's vibrant culture is a 45 minute drive where you can visit Liverpool One shopping district for all your retail needs. Dominating the 19th century global trade industry, Albert Docks has transformed into being part of Liverpool's World Heritage waterfront. Boasting an array of bars, restaurants, cafes and museums you can spend the day immersed into the Merseyside history. From Tate Liverpool through to the Beatles Museum and Maritime Museum there is a full day out waiting.

Moving to Hatters Chase will mean that you are well placed for the selection of Ofsted schools and colleges nearby, including Sandymoor Ormiston Academy.

For commuters, the A558 will take you to Runcorn in around ten minutes, while the nearby M56 allows for journeys via other main roads to Chester and Stockport in around thirty minutes. The nearby Runcorn station offers regular services to Liverpool, Manchester and London. Manchester airport is approximately 20 miles away.



The perfect position


Education for everyone

There is a selection of primary schools closeby including Windmill Hill Primary School, Moore Primary School and Daresbury Primary School.

For senior schools there's the Sandymoor Ormiston Academy on your doorstep, Ormiston Bolingbroke Academy and The Grange school.

Stockton Heath
4.7 miles | 10 mins drive

10 mins



Warrington Town Centre
6 miles | 15 mins drive

15 mins



Manchester Airport
20 miles | 25 mins drive

25 mins



Cheshire Oaks Designer Outlet
15 miles | 22 mins drive

22 mins



Warrington Golf Club
7 miles | 14 mins drive

14 mins




Runcorn East Railway Station
3 miles | 7 mins drive

7 mins



Runcorn Hill Park
6 miles | 15 mins drive

15 mins



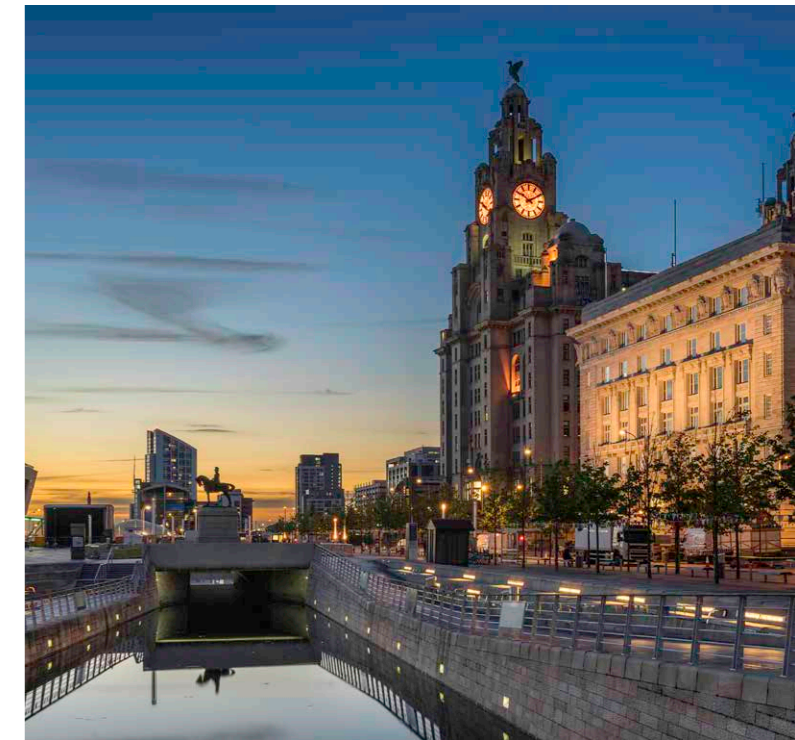
Grappenhall Heys Walled Garden
6.5 mile | 14 mins drive

14 mins



Hatters Chase

Distances and timings are approximate and for reference only. Calculated using maps.google.co.uk



A community to be proud of

We know that the area surrounding your new home is just as important as the features within your new property. As well as bringing a range of new homes to the area, we also make a commitment, these commitments are chosen based on the needs of our new community and we work with the local council to deliver them. We are proud to have contributed towards the overall investment of **£12.3 million** in the local area of Runcorn.

“Bovis Homes has contributed towards the overall investment of **£12.3 million** in the local area”

These schemes include:

Playing fields



Public art



Highway improvement works



Improved public transport services



Public open space improvement



Primary schools



Greenways - footpaths / cycleways



Personalise your new home with upgrades and extras from our **Select** range, where the choice is yours

Customise your kitchen with stylish worktops and the latest modern appliances and personalise your bathrooms with stunning ceramics.

Using the **Select** range there are various options allowing you to create your perfect property which is truly unique to you.

You can personalise every space in your home from kitchen cupboards and electrics to built in wardrobes and if you have a preference for flooring, you can select from our diverse range that includes luxurious carpets, stylish Luxury Vinyl Tile (LVT), ceramics and vinyl.

Pick up a **Select** brochure from a sales consultant today to find an extensive list of items available, including:

- Quartz or Granite worktops
- A selection of kitchen packages including integrated appliances
- Flooring
- Built-in wardrobes
- Upgraded tiling and many more!

The choice is yours - with **Select**.



Purchase assistance schemes

Wherever you are in the home-buying market - a first-time buyer, looking to step up the property ladder or a downsizer - we have a variety of great purchase assistance schemes!

Smooth Move

Smooth Move is our scheme for all existing property owners to save time and money. We deal with the estate agents to sell your home and even pay the estate agents' fees!

Home Exchange

With Home Exchange you can have peace of mind knowing that we are your guaranteed buyer, meaning you'll have a chain-free move without the estate agents' fees.

Recommend a friend

Know someone who'd love a Bovis Home?
Introduce a friend and we'll give you £500*

*Terms and conditions apply. Offer applies to the sale of selected homes only. This voucher entitles the named referrer to £500, which will be paid by bank transfer once your nominated friend or family member has legally completed on their property purchase of a new home from us which is covered by the offer. Recommendations must be identified on your nominated friend or family member's first visit to the development. Offer does not apply on a sale to an individual already on our marketing database or on subsequent sales to repeat purchasers. Only one introduce a friend voucher may be used per sale. If the same individual is referred to us more than once, the first referral will take precedence.

A home designed with you in mind

We are constantly reviewing our houses and ensuring they are everything that our customers want in a home. We are proud to have developed and launched a new range of homes.

These homes have been created to embrace modern design and styling, whilst retaining classic architectural traditions

An integral part of the design process for our new range of homes was to ensure they have a real wow factor and eye-catching kerb appeal. From designing external elevations to create attractive street scenes through to maximising the flow and size of the rooms, the homes include a variety of features to capture the attention.

The size, positioning and number of windows in our new housing collection have created bright and airy homes, this mixed in with the higher ceilings gives your property a spacious feel.

The flow and layout of the new homes has been a key consideration to accommodate today's lifestyles, with a focus on future living.

With the kitchen at the heart of the home, impressive family spaces have been included within them to create sociable living areas, while attention on bedroom 1 and en suites has given the homes added desirability.

Many of the properties include popular bi-fold doors helping to bring the outside in and enhance the gardens as an extended living area.



Firm foundations means peace of mind for you

When buying a new home, you want to be sure you can trust your builder. Choosing a Bovis Home gives you the peace of mind that comes from choosing a company that has been building some of the **best homes in the UK for more than a hundred years.**

We pride ourselves on being one of the country's leading housebuilders and have established an enviable reputation for the quality of our build and design, specification and customer service.

Each Bovis Home is carefully planned both to meet your needs and to integrate into the existing location.

We will often use local materials and reflect regional features. Trees are retained wherever possible and new landscaping added, along with footpaths and cycleways in many cases to help create a wonderful place to live.

Scan me
for directions



Hatters Chase

Runcorn, Cheshire

WA7 1EB

Cover photograph of Silver Jubilee Bridge, Runcorn. Not view from the development. The streetscene has been produced for illustrative purposes only. Please check the details of the homes you are interested in with our sales consultant.

Bovis Homes Limited, Merseyside & Cheshire West region
301 Bridgwater Place, Birchwood Park, Warrington, Cheshire WA3 6XF. Telephone: 01925 248900

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**Bovis
Homes** 

Hatters Chase

Runcorn

Linden Homes development

Linden Homes development

2 bedroom home

 The Hawthorn

3 bedroom home

 The Hazel

 The Rowan

 The Spruce

 The Beech

4 bedroom home

 The Willow

 The Juniper

 The Aspen



This plan has been produced for home identification purposes only and is not to scale. The development layout, landscaping and tenure of all dwellings may be subject to change throughout the course of the development. Finishes and materials may vary from those shown on the plan. Please check the details of your chosen plot and house type with the sales consultant. Development layout plan correct at time of production.

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The Hawthorn

2 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Hawthorn

2 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.78 x 2.92	12' 5" x 9' 7"
Sitting / dining area	4.07 x 3.99	13' 4" x 13' 1"

First floor

Bedroom 1	4.07 x 2.69	13' 4" x 8' 9"
Bedroom 2	4.07 x 2.82	13' 4" x 9' 3"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	◀ ▶	measuring points
ws	washing machine space		

The Hawthorn | X203 Runcorn |

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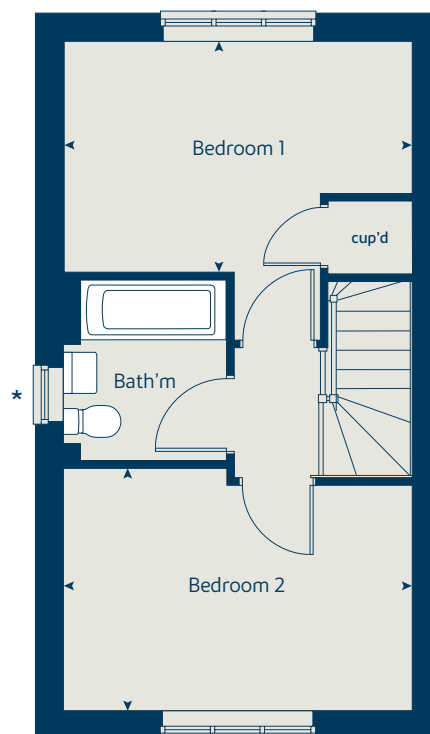
* Windows apply to selected plots only.
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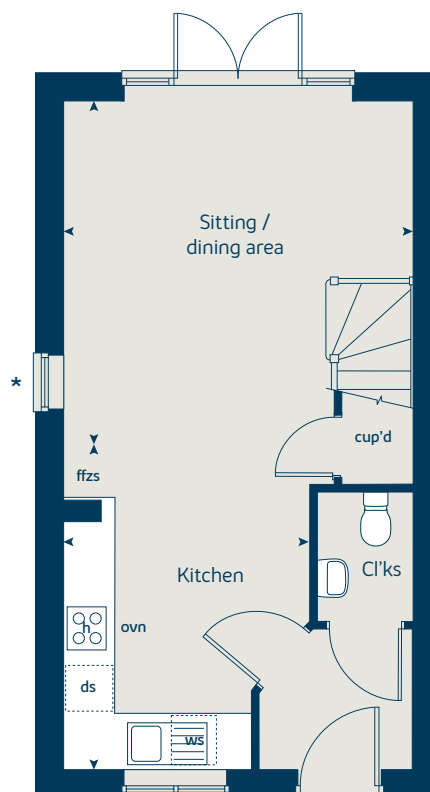
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First floor



Ground floor





The Hazel

3 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Hazel

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.19 x 2.99	17' 0" x 9' 9"
Sitting room	4.17 x 3.66	13' 8" x 12' 0"

First floor

Bedroom 1	3.54 x 3.29	11' 7" x 10' 9"
Bedroom 2	2.95 x 2.72	9' 8" x 8' 11"
Bedroom 3	3.48 x 2.15	11' 5" x 7' 1"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	w	wardrobe
ws	washing machine space	< >	measuring points

The Hazel | X305 Runcorn |

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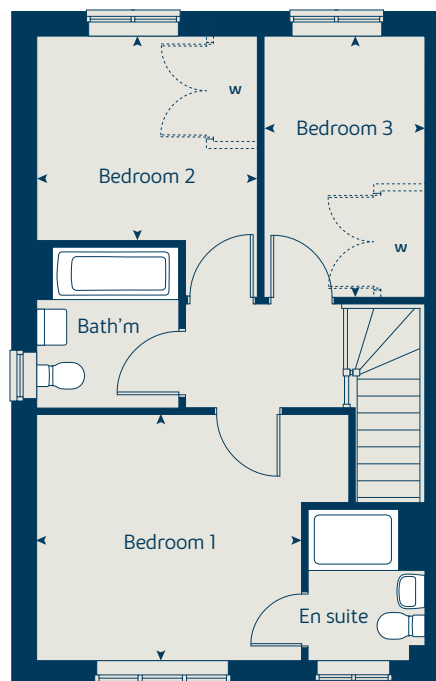
Wardrobes as standard specification if building to NDSS.

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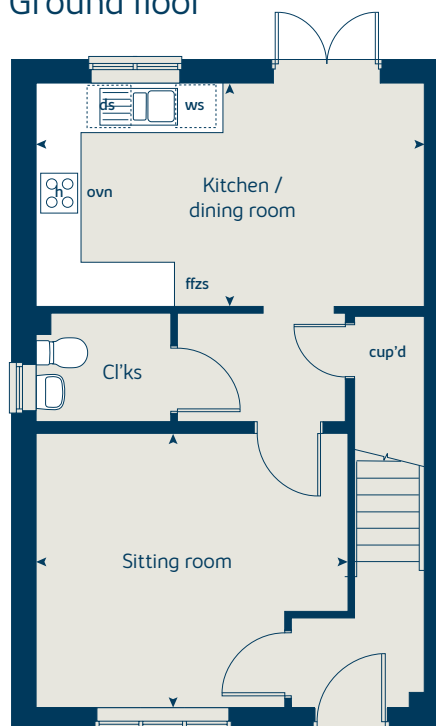
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First floor



Ground floor





The Rowan

3 bedroom home

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**Bovis
Homes** 

The Rowan

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	2.85 x 2.46	9' 4" x 8' 1"
Sitting / dining room	5.49 x 5.19	18' 0" x 17' 0"

First floor	metres	feet / inches
Bedroom 1	3.68 x 3.57	12' 1" x 11' 9"
Bedroom 2	2.97 x 2.44	9' 9" x 8' 0"
Bedroom 3	3.54 x 2.13	11' 7" x 6' 11"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	w	wardrobe
ws	washing machine space	◀ ▶	measuring points

The Rowan | X306 Runcorn |

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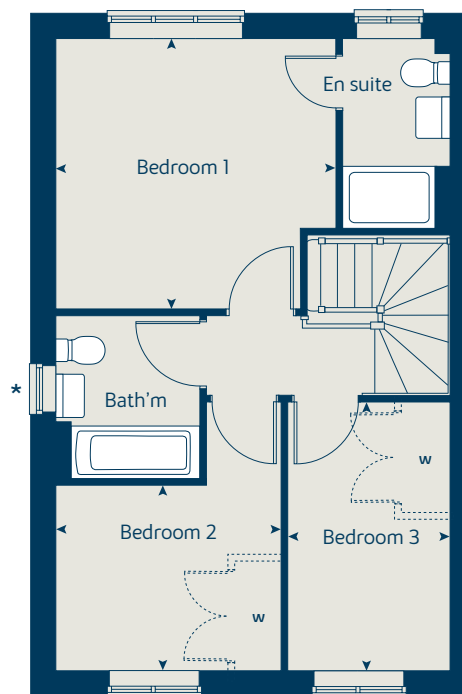
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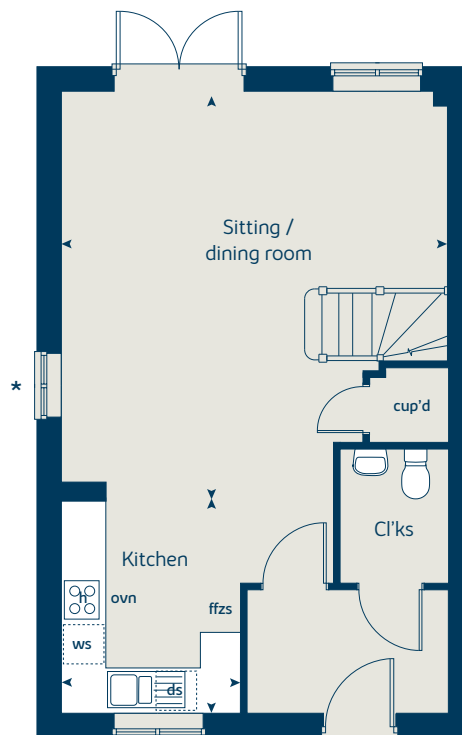
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First floor



Ground floor





The Spruce

3 bedroom home

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**Bovis
Homes** 

The Spruce

3 bedroom home

Ground floor	metres	feet / inches
Kitchen	3.16 x 2.69	10' 4" x 8' 10"
Dining area	3.14 x 2.36	10' 4" x 7' 9"
Sitting room	5.53 x 3.32	18' 2" x 10' 11"

First floor	metres	feet / inches
Bedroom 1	3.34 x 2.94	10' 11" x 9' 8"
Bedroom 2	3.60 x 3.27	11' 10" x 10' 9"
Bedroom 3	3.63 x 2.17	11' 11" x 7' 2"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	<>	measuring points
ws	washing machine space		

The Spruce | X307 (IF) Runcorn |

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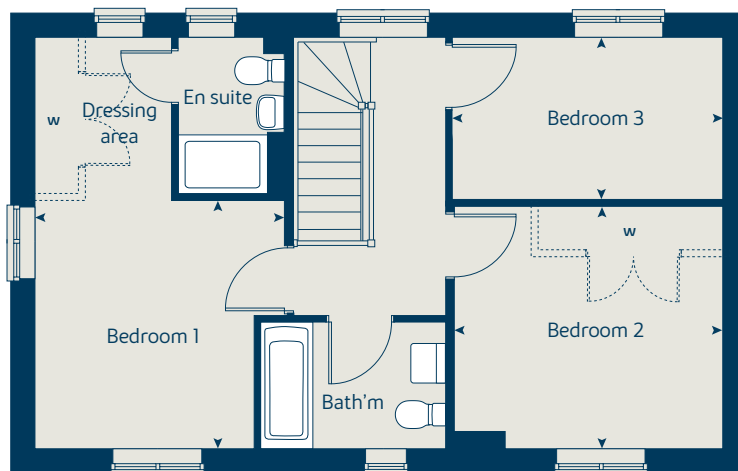
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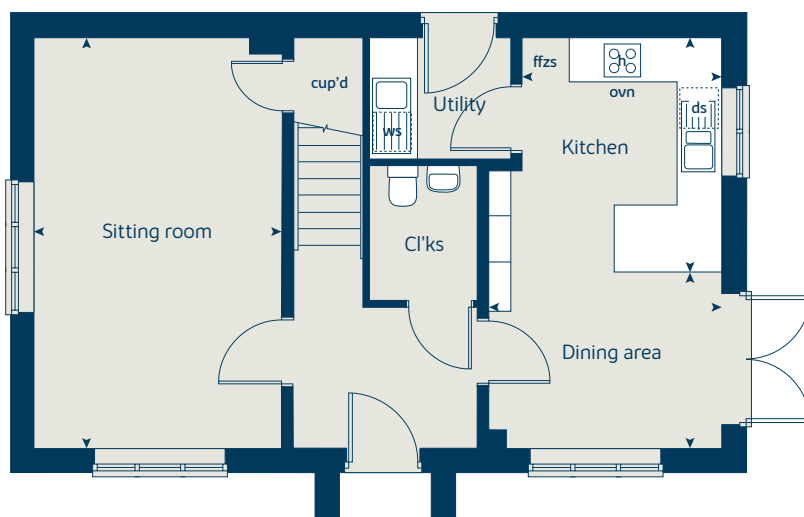
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First floor



Ground floor





The Beech

3 bedroom home

bovishomes.co.uk



The Beech

3 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	4.74 x 2.93	15' 6" x 9' 7"
Sitting room	4.00 x 3.72	13' 1" x 12' 2"

First floor	metres	feet / inches
Bedroom 2	4.74 x 2.62	15' 7" x 8' 7"
Bedroom 3	3.39 x 2.49	11' 1" x 8' 2"

Second floor	metres	feet / inches
Bedroom 1	4.74 x 4.06	15' 6" x 13' 3"

ovn	oven	ffzs	fridge freezer space
h	hob	cup'd	cupboard
ds	dishwasher space	< >	measuring points
ws	washing machine space		

The Beech | X309 Runcorn |

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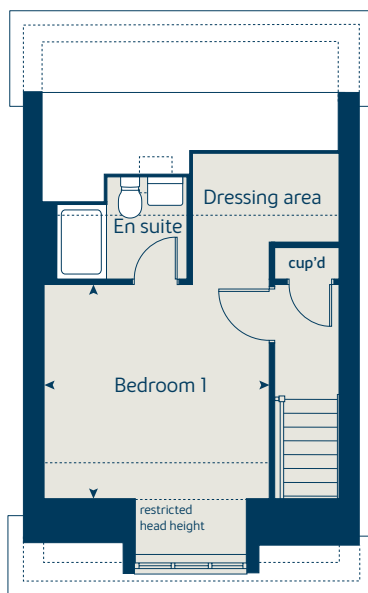
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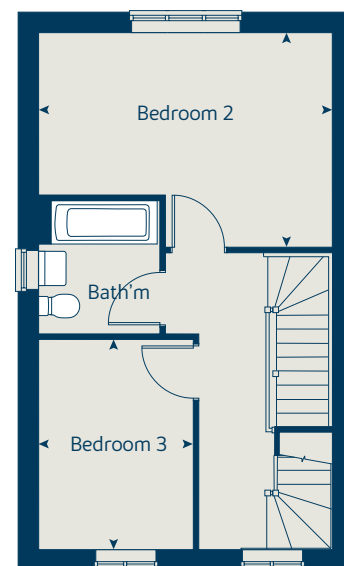
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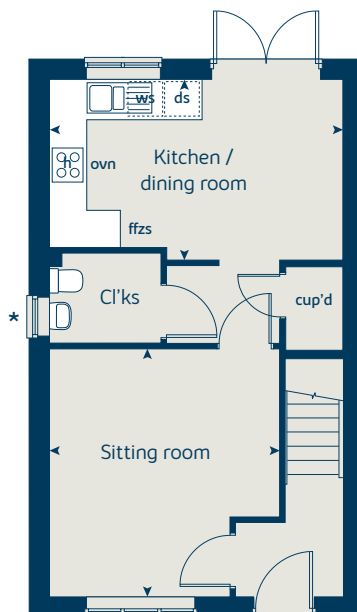
Second floor



First floor



Ground floor





The Willow

4 bedroom home

bovishomes.co.uk

**Bovis
Homes** 

The Willow

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining room	5.97 x 3.77	19' 7" x 12' 4"
Sitting room	4.42 x 3.23	14' 6" x 10' 7"

First floor	metres	feet / inches
Bedroom 2	4.89 x 3.32	16' 0" x 10' 11"
Bedroom 3	3.36 x 3.33	11' 0" x 10' 11"
Bedroom 4	2.93 x 2.56	9' 7" x 8' 5"

Second floor	metres	feet / inches
Bedroom 1	4.34 x 4.04	14' 2" x 13' 3"

ovn	oven	ffzr	fridge freezer
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	< >	measuring points

The Willow | X411 Runcorn |

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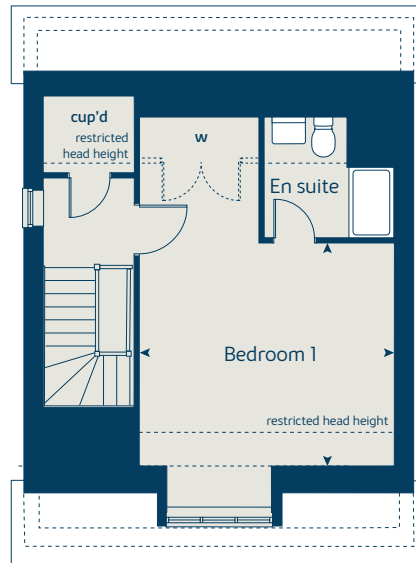
Wardrobe as standard specification if building to NDSS.

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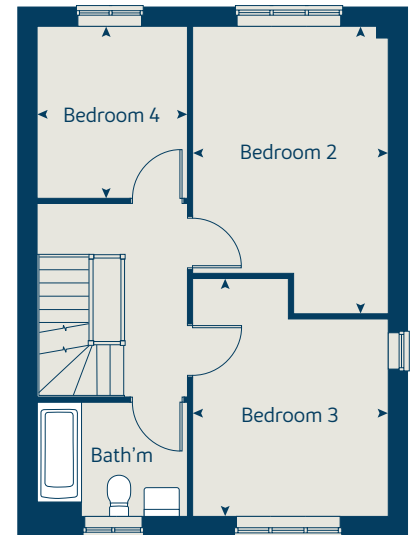
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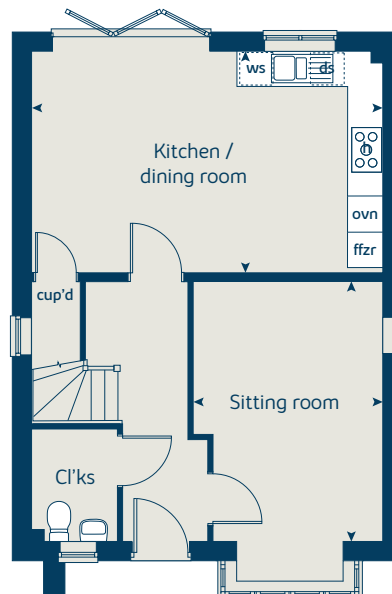
Second floor



First floor



Ground floor





The Juniper

4 bedroom home

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**Bovis
Homes** 

The Juniper

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining / family area	7.21 x 3.51	23' 7" x 11' 6"
Sitting room	4.55 x 3.04	14' 11" x 10' 0"
Study	2.34 x 1.85	7' 8" x 6' 0"

First floor	metres	feet / inches
Bedroom 1	3.47 x 2.85	11' 5" x 9' 4"
Bedroom 2	3.65 x 2.84	12' 0" x 9' 4"
Bedroom 3	3.52 x 2.38	11' 7" x 7' 10"
Bedroom 4	3.61 x 2.38	11' 10" x 7' 10"

ovn	oven	w	wardrobe
h	hob	ldr	larder
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	◀ ▶	measuring points
ffzr	fridge freezer		

The Juniper | X412 Runcorn |

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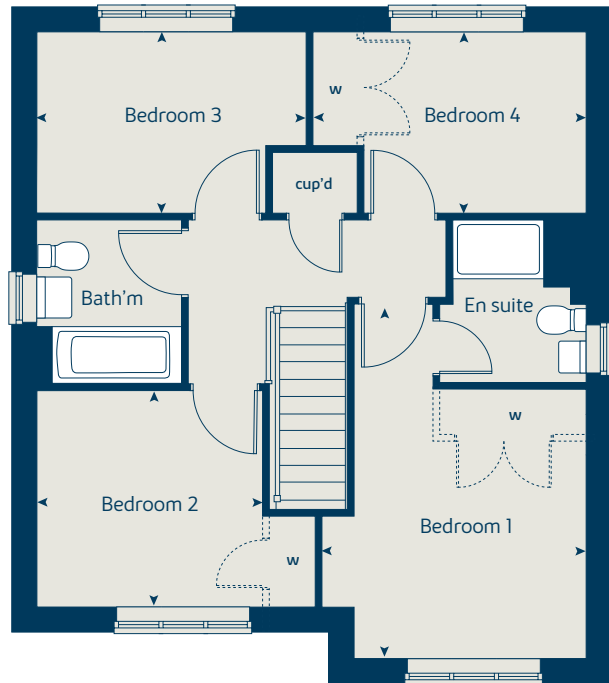
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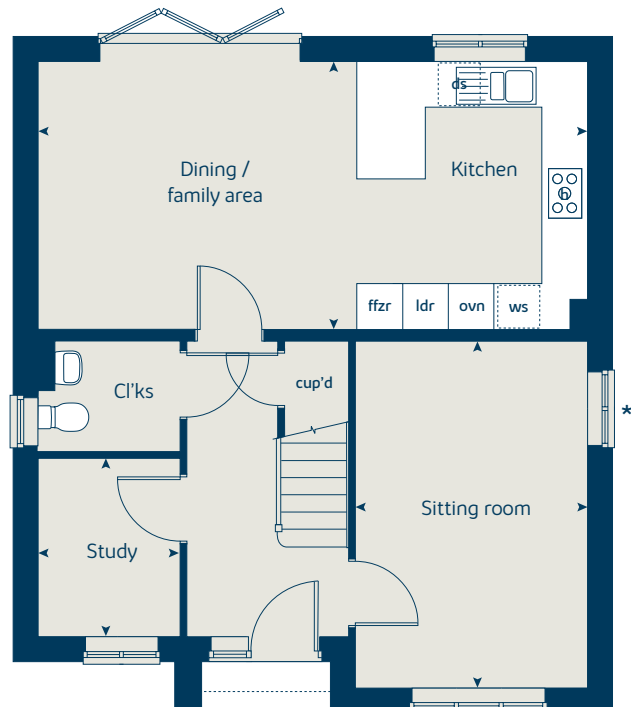
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First floor



Ground floor





The Aspen

4 bedroom home

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**Bovis
Homes** 

The Aspen

4 bedroom home

Ground floor	metres	feet / inches
Kitchen / dining area	7.77 x 3.37	25' 6" x 11' 1"
Sitting room	5.04 x 3.39	16' 6" x 11' 1"
Study	2.01 x 2.01	6' 7" x 6' 7"

First floor

Bedroom 1	4.52 x 3.81	14' 10" x 12' 6"
Bedroom 2	3.87 x 3.11	12' 8" x 10' 2"
Bedroom 3	4.07 x 2.42	13' 4" x 7' 11"
Bedroom 4	3.61 x 2.45	11' 10" x 8' 1"

ovn	oven	ldr	larder
h	hob	w	wardrobe
ds	dishwasher space	cup'd	cupboard
ws	washing machine space	<>	measuring points
ffzr	fridge freezer		

The Aspen | X414 Runcorn |

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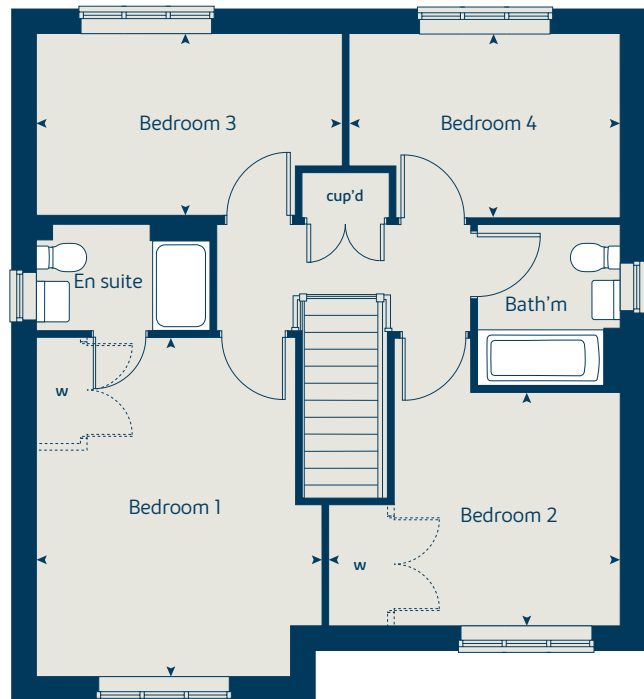
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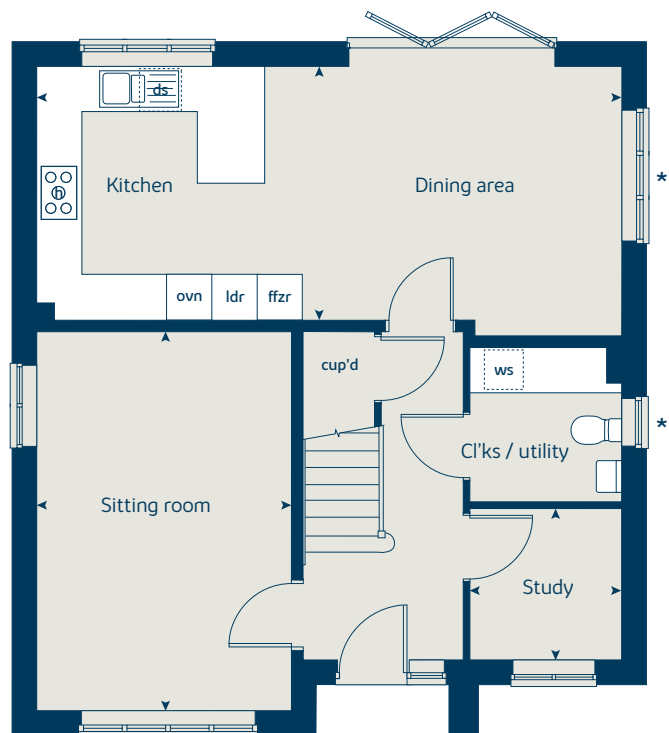
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First floor



Ground floor





Hatters Chase

Runcorn

Specification

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**Bovis
Homes** 

Hatters Chase

Runcorn

Use this guide to see what features are included in your new home. Your sales consultant will be happy to discuss the **Select** range of extras available.



Kitchen

2 bedroom
The Hawthorn

3 bedroom
The Rowan
The Hazel
The Spruce
The Beech

4 bedroom
The Juniper
The Aspen
The Willow

Choice of Standard fitted kitchen (doors and worktops)	■	■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap	■				
Stainless steel sink and drainer (single and a half bowl) with chrome mixer tap		■	■	■	■
Stainless steel sink and drainer (single bowl) with chrome mixer tap in utility				■	
Indesit hob (60cm) with built-in single underoven, with stainless steel splashback and curved glass chimney hood	■	■	■	■	
Hotpoint hob (75 cm) with built-in double high level oven, with glass splashback and curved glass chimney hood					■
Pendant light fitting	■	■	■	■	■
Pre-wired for under-unit lighting option	■	■	■	■	■
Fridge / freezer space	■	■	■	■	
Integrated (Indesit) 50 / 50 fridge freezer					■
Space for integrated dishwasher with plumbing and electrics	■	■	■	■	■
Space for washing machine with plumbing and electrics in kitchen	■	■		■	■
Space for washing machine with plumbing and electrics in utility			■		■

Bathrooms and en suite(s)

Ideal Standard contemporary white Concept Air sanitaryware	■	■	■	■	■
Ideal Standard close coupled WC to cloakroom	■	■	■	■	■
Handheld hair wash attachment		■	■	■	■
Shower over the bath (full height tiling to length and side of bath)	■				
Ideal Standard low profile shower tray with glass enclosure to bedroom 1 en suite		■	■	■	■
Choice of standard Porcelanosa wall tiling (splashback, 450mm over bath, and full-height to shower cubicle)*	■	■	■	■	■
Chrome bezel LED bulkhead to bathroom and en suite(s)	■	■	■	■	■
Chrome towel warmer in bathroom and en suite(s)					■

Doors and Windows

Front door with multi-point security locking system and security chain	■	■	■	■	■
Chrome plated front door numerals	■	■	■	■	■
PVCu double glazing to windows	■	■	■	■	■
Double glazed PVCu French doors	■	■	■	■	
Powder coated aluminium double glazed bi-fold doors					■
Internal cottage style pre-primed doors with brass satin finish handles	■	■	■	■	■
Paving outside French / bi-fold door and path to garage personnel door (where applicable)	■	■	■	■	■

General

White painted walls and smooth white ceilings	■	■	■	■	■
Combined usb / double sockets in kitchen and bedroom 1	■	■	■	■	■
Multi-media point in living room	■	■	■	■	■
TV point to bedroom 1 and family room (where applicable)	■	■	■	■	■
Master telephone socket (plus to study where shown)	■	■	■	■	■
Gas central heating with wall mounted combi-boiler, programme selector and room thermostat(s)	■	■	■	■	■
Thermostatic valves to all radiators (with the exception of rooms with separate thermostat control)	■	■	■	■	■
Fitted external tap	■	■	■	■	■
External light fitted to front porch and wiring for external light to rear door	■	■	■	■	■
Mains wired smoke detectors with battery back-up	■	■	■	■	■
Battery powered Carbon Monoxide detector (wall mounted) to be provided for each floor	■	■	■	■	■
Power and lighting to 'on plot' garage (where applicable)	■	■	■	■	■
Enclosed fenced rear garden, and garden gate (where applicable)	■	■	■	■	■
Landscaped front gardens	■	■	■	■	■
NHBC Buildmark cover	■	■	■	■	■
First two years' customer service support from Bovis Homes	■	■	■	■	■

- Fitted as standard - included in the property
- * Subject to stage of construction

So much choice...

Part of the excitement of buying a new home is the thrill of being the first person to live in the property and having a brand new contemporary kitchen and modern bathroom. Our premium brand partners ensure that all of our fixtures and fittings comply with the latest Government building regulations and only branded appliances are installed in your new home.

Once you know what specification comes included, you'll have a choice from our specially selected tiles for your kitchen and bathrooms, as well as kitchen worktops and cupboard doors. You can then use the Bovis Homes **Select** brochure to add the finishing touches to your home to make it extra special for you!

From personalising your bathrooms with stunning ceramics, or adding smooth sliding wardrobes to your master bedroom, there are a wide range of additional options and upgrades available.

The availability of items is subject to the stage of build, and can vary by development and house type. Our sales consultants will be happy to provide guidance.



The specification shown in this leaflet is correct at the time of going to press. Bovis Homes is continually reviewing and updating the specification on all housetypes and therefore reserves the right to change specification details. Photographs depict a typical Bovis Homes interior and may include optional upgrades. For full details regarding current specification and finishes, for the plots you are interested in, please refer to our sales consultant.

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