



Settle into an idyllic lifestyle at Sandford Village

This attractive development of superior, spacious homes is located on Bruche Avenue, in the Cheshire town of Warrington.

Sandford Village is a stunning collection of 2, 3, 4 & 5 bedroom homes and the ideal choice for professionals, first time buyers and young families alike. The development is separated into five neighbourhoods which together, create a strong sense of community and belonging. With landscaped pond areas, leafy surrounds and public footpaths, Sandford

Village has established a true feeling of village life.

All homes boast the impressive features you'd expect from a new Morris home and have been created with a mix of elevational styles. Here you'll find exceptional design, fine architecture and an exquisite specification throughout, all combined with sympathetic landscaping to complement the area's natural environment.

Feel right at home

A brand new development in a ready-made community





Where culture meets country
Enjoy cultural living and green open spaces

Enrich your life in a bustling Cheshire town

...that's a Morris home

Located on the banks of the River Mersey, Warrington is the largest town in Cheshire, and one of the most energetic commercial and cultural centres in the North West.

The thriving town centre boasts a fantastic range of shopping opportunities, from an award-winning local produce market, to the Golden Square shopping centre; home to all your favourite high-street brands. You'll also find a number of boutique and specialist shops. But when you tire of shopping, you can relax in one of the many restaurants and cafes around town.

Warrington is becoming increasingly well-known for its innovative and diverse schedule of events and performances, including live concerts, theatre, variety shows, cinema, cabaret and comedy. Parr Hall is the town's premier venue for live music, and Pyramid is a leading centre for the arts. However, if sport is more your thing, you can enjoy a trip to the Halliwell Jones Stadium to see the Warrington Wolves, one of Europe's leading rugby league teams.

Situated just half an hour from the vibrant cities of Manchester, Liverpool and Chester, Warrington is also perfectly placed for commuting and sightseeing.



So much waiting to be discovered

As well as having an exciting mix of amenities and entertainment facilities on your doorstep, Warrington and the surrounding area has plenty to offer nature lovers and those who enjoy exploring the great outdoors.

With a plethora of parks, green spaces, historical estates and sites of scientific interest, not to mention an interesting network of canals, the borough of Warrington provides endless fascination. From Walton Hall and Gardens, Rixton Claypits and Risley Moss Nature Reserve, to Speedkarting and Gulliver's World of Adventure, there really is something for the whole family to enjoy.

The local area is also home to a great selection of primary schools, including: Bruche Primary School, Seymour Drive Primary School, Woolston community Primary School and St. Oswald's Primary School. For your older children there are a number of high-schools and for your even bigger kids, there is the University of Chester and Warrington Collegiate.



Showcase your specification

Set your eyes on a new Morris home and you'll see the classic charm and fine architecture of a home you'll be proud to own. Step inside and you'll discover the spacious layouts and high specification of a home you just can't wait to live in.

With a seamless blend of traditional style and modern design, this is the benchmark in contemporary living and it's all because every detail has been considered: elegant kitchens with sleek, flowing lines and

quality appliances, and luxurious bathroom suites with sympathetic lighting and designer finishes. Such stand-out features from this top grade specification will set your new home apart.

Having such attention to detail, inside and out

...that's a Morris home

Your signature style

Our innovative living spaces are designed around the ebb and flow of 21st century living. So whatever lifestyle you lead, you'll have the space to enjoy it to the full. And the Morris Signature Collection allows you to personalise your new home in a way that truly reflects who you are.

Select the finishing touches around your home, choose decorative features, and style your kitchen – you can make sure every room is unique to you. From elegant fireplaces and ceramic flooring, right down to chrome electrical sockets, there's a choice or upgrade in every aspect that makes your home your own.



Morris. The quality at the heart of your home

From the location and surrounding landscape to the design, architecture and specification; if there's one thing our long history of building superior homes has taught us, it's that each feature of where you live is as important as the next. A combination of factors need to work in harmony to create the perfect place for you to live and a true sense of home is only achieved when quality exudes from them all.

That's exactly what you can expect in your Morris home. Quality throughout every single stage of its creation. We invest heavily in landscaping to help our developments blend in with the style and history of the local area, and your home

itself is designed to exceed your modern lifestyle demands. That's why we're one of the country's leading independent housebuilders, setting the standards for modern living.



Your green peace of mind

An eco-friendly home isn't just kind on the environment, it's gentle on your pocket as well. That's two very important reasons why our commitment to greener homes is at the centre of the whole building process.

From the sustainable materials we use to construct your new Morris home, to the energy efficient 'A' rating appliances we place inside it, the smallest details can make the biggest difference when it comes to protecting the environment.

All our homes are built to strict environmental standards relating to energy efficiency and CO2 emissions

and we also take our commitment to local eco-systems seriously, regularly investing to protect natural habitats and preserve natural surroundings.

The green features included in your home are vital in saving energy, retaining heat, and reducing the cost of your household bills.

Setting the standards for modern living

As a new home buyer, it's reassuring to know that it's not just Morris who believe in the quality of our homes. The industry experts agree too. That's why we're proud owners of numerous awards for the build, design, landscaping, site

management and environmental commitments of our homes. And everything we build is to National House-Building Council (NHBC) standards, giving your home an NHBC 10 year warranty, for long-lasting peace of mind.

Knowing I'm making the right choice in every way

...that's a Morris home





Feeling like I'm the number one priority

...that's a Morris home

A five-star service for you

We're confident you'll love your new Morris home, so it's only right that you love the whole moving experience too. After all, buying a new home should be a fun and exciting time in your life. And that's why we place as much emphasis on the service we provide as the homes we build.

Most important to us is the feedback we receive from you, the homeowner. We want our customers to return to Morris time and time again, so your satisfaction is our motivation.

It is therefore with immense pride that Morris has achieved a five-star standard in the government backed Home Builders Federation (HBF) National New Home Customer Satisfaction Survey. This is the industry's leading benchmark in customer

satisfaction, based on honest opinions from those who matter – the people who have bought with us and live in our homes.

Our impressive five-star rating can give you complete confidence in the quality of your property, and the reassurance that you will receive only the best customer service before, during and after buying a new Morris home.



Morris. UK's No.1 for customer satisfaction