

**THE MEADOWS** | SANDYMOOR

[ Love life in the charming and sought-after Cheshire ]

...that's a Morris home







A beautifully planned and peaceful  
development within easy reach of three cities

...that's a Morris home



## Escape to an impressive new home in a private location

Our delightful new development in Sandymoor will be the perfect choice for professionals, young families and first time buyers seeking high quality 2, 3 or 4 bedroom homes in a superb location. Sandymoor is within easy reach of the towns of Stockton Heath, Frodsham and Runcorn, and also has good road links to Manchester, Chester and Liverpool. What's more, Runcorn station is nearby, and with direct trains to London, you can be in the heart of the capital in just 2 hours 2 minutes.\*

At The Meadows, each home boasts the impressive, high quality features you'd expect from a new Morris development, combined with sympathetic landscaping to

complement the area's natural environment.

Built as a new Cheshire village, with individual elevations and views over the Cheshire Greenbelt, The Meadows is a little haven for wildlife and birds. New and existing ponds will feature as part of the natural landscape of the development, and further enhance it as a tranquil and peaceful place to live and enjoy.

The surrounding area is also teeming with beautiful woodland and canal pathways, perfect for walking and cycling. You can also while away the afternoon on the lovely village green.

\*Source: National Rail Enquiries

*Live the good life*

Make your new home in a rural location close to a variety of amenities







### *Idyllic surroundings*

Enjoy exploring all the area has to offer

Beautiful countryside homes close to everything you need

...that's a Morris home

The Meadows is just 3 miles away from the upmarket village of Stockton Heath, which is a very popular place to socialise, having a choice of fine restaurants and wine bars. It is also just 5 miles from Warrington town centre, so even though you are surrounded by lush green fields, nature trails, canals and a pretty brook, urban amenities are within easy reach.

Miles of Cheshire countryside, quaint black and white cottages and historic coaching inns surround the development making the area an interesting place to explore. The village of Daresbury, birthplace of Lewis Carroll, is nearby and the A558 gives residents easy, uncomplicated access to neighbouring towns and it connects to direct motorways to Liverpool and Manchester.



## The perfect place to call home

The development is close to a small enclave of established properties set in well thought out developments. A selection of schools and colleges service the area, including the newly built secondary school that neighbours the development. Local leisure facilities include Brookvale Recreation Centre, Frodsham Leisure Centre, Cinemas, Walton Hall Golf Club and Sutton Hall Golf Club.

The whole family will find something to enjoy at Walton Hall and Gardens, amidst 32 acres of picturesque parkland and boasting award winning Green Flag gardens. Frodsham, with its established market and choice of shopping is just a 10 minute drive away. And, for people who need access to places further afield, the M56 is just 3 miles away and Liverpool John Lennon and Manchester International are easy to reach.



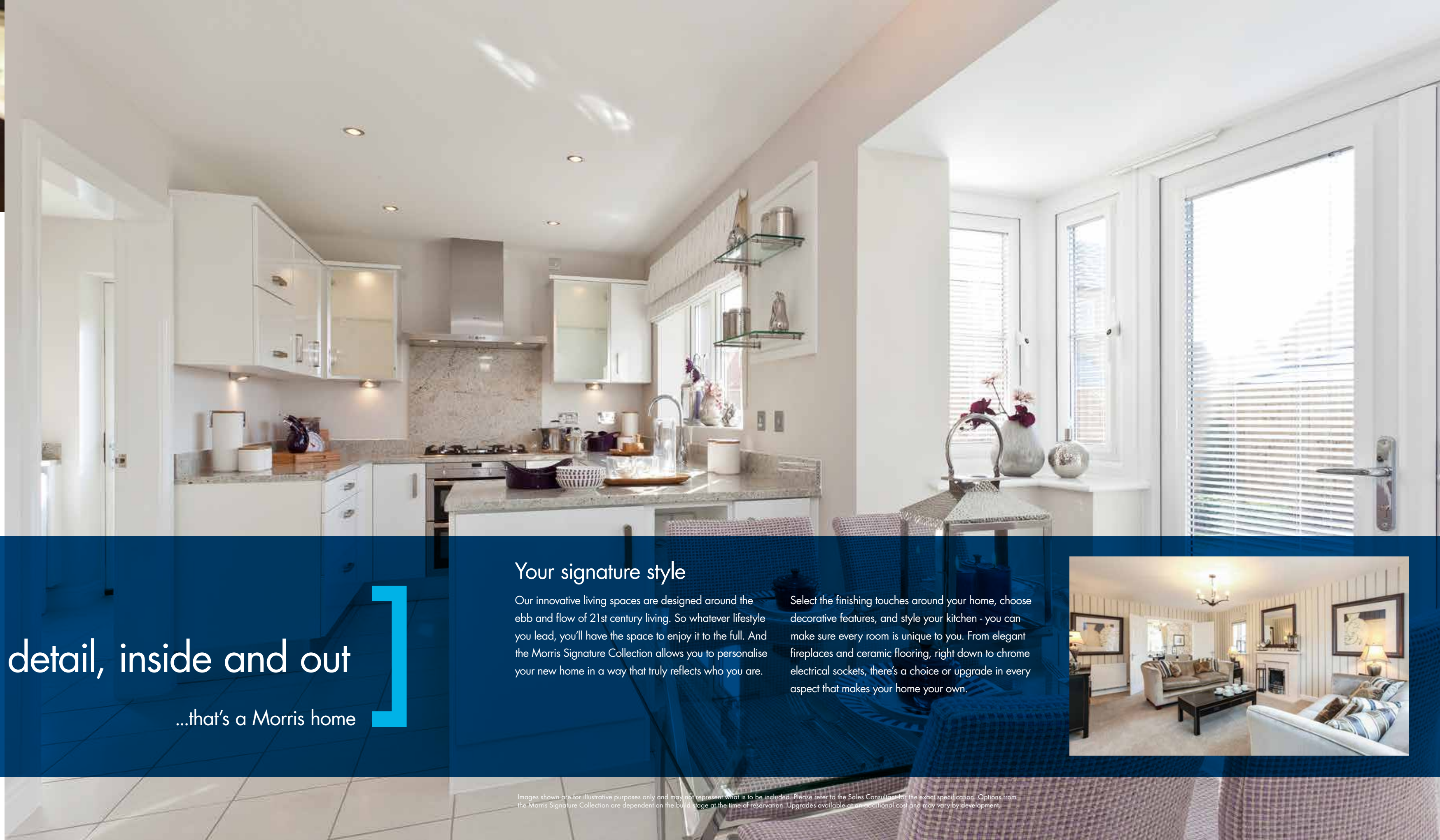


## Showcase your specification

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 standout 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.



Images shown are for illustrative purposes only and may not represent what is to be included. Please refer to the Sales Consultant for the exact specification. Options from the Morris Signature Collection are dependent on the build stage at the time of reservation. Upgrades available at an additional cost and may vary by development.



# 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.



## 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. 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.

## Innovative living

All our homes have been enhanced with cost saving and energy saving innovations. From super high levels of insulation, to 90.5% efficient gas combination boilers and triple glazed windows, we go above and beyond the required building regulations to ensure every part of your home is designed to reduce energy emissions, as well as your monthly bills. What's more, all taps and showers have been cleverly engineered to reduce water flow-rates without compromising on comfort.

# Your green peace of mind

An eco-friendly home isn't just kind on the environment, it's gentle on your pocket as well. 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.

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.

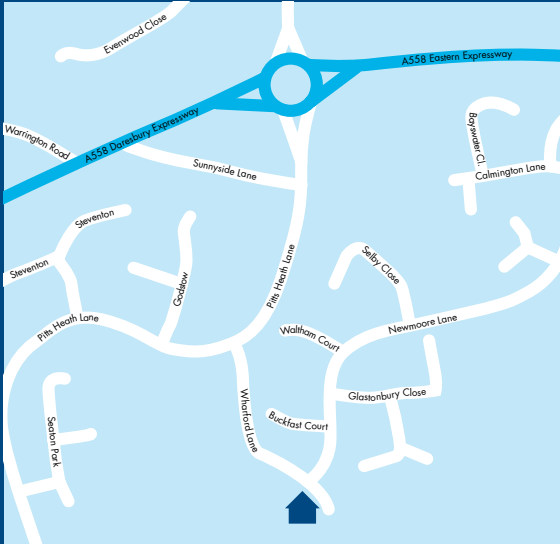


Morris. UK's No.1 for customer satisfaction



# THE MEADOWS

WHARFORD LANE | SANDYMOOR | RUNCORN | WA7 1QJ



## From Warrington

Follow the A5060 out of Warrington Town Centre towards Walton. Continue on the A5060 Chester Road for 3 miles onto the A56 Chester Road through 2 sets of traffic lights. At the 3rd set of traffic lights filter right onto the A558 Daresbury Expressway, then straight ahead over the 1st roundabout and at the 2nd roundabout turn left onto Pitts Heath Lane, after 250 yards turn left onto Wharford Lane where the development can be found straight ahead.

## From M56

Leave M56 at junction 11 and follow A56 signed Warrington and Runcorn East. After 1 mile turn left at the traffic lights onto the A558 Daresbury Expressway at the 2nd roundabout turn left onto Pitts Heath Lane, after 250 yards turn left onto Wharford Lane where the development can be found straight ahead.

## From Runcorn Town Centre

Leave Runcorn Town Centre via the the A56 onto Bridgewater Expressway leading onto the Daresbury Expressway. After 3 miles at the roundabout signed Sandymoor turn right onto Pitts Heath Lane, after 250 yards turn left onto Wharford Lane where the development can be found straight ahead.

Sales enquiry line:

0845 601 5667 | [morrishomes.co.uk](http://morrishomes.co.uk)

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