

THE CAPESTHORNE



## BROADMEADOW PARK

SANDBACH • CHESHIRE



The Capesthorne is an elegant 5 bedroom family home of the highest quality, with a traditional facade and spacious living areas perfect for a modern lifestyle.



**LATIMER**  
by Clarion Housing Group

# Site plan

- The Capesthorpe
- Show homes and marketing suite



# Specification

- Kitchen**

  - Choice of stylish kitchen doors and worktops\*
  - One & a half bowl sink with mixer tap
  - Integrated appliances including; fan assisted electric double oven, 4 ring ceramic hob, stainless steel extractor hood, fridge-freezer and washing machine
  - Feature under-cupboard lighting
  - Bifolds to kitchen area (one set)
  - Under counter wine cooler
- Bathroom and Ensuite**

  - Thermostatically controlled shower over bath and to ensuite shower enclosure
  - Villeroy & Boch white sanitaryware with chrome fittings
  - Trojan white bath
  - Shaver point
  - Choice of Porcelanosa ceramic wall and floor tiles\*
- External**

  - Turf to rear garden
  - Fencing to rear garden
  - Outside tap
  - External lights to front and rear
- General**

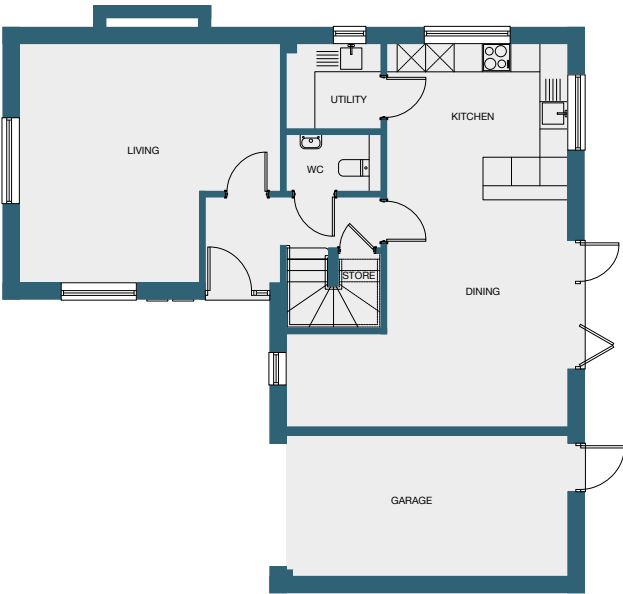
  - PVCu double-glazed windows with locking handles
  - Oak veneered doors with chrome door furniture
  - Gas central heating with thermostatically controlled radiators
  - Recessed downlighters to kitchen, bathroom & ensuite
  - TV and Telephone point to ground floor and master bedroom
  - Hard-wired smoke alarms with battery back-up to all floors
  - Additional Heat detector to kitchen

\*Choices are available subject to stage of construction

# The Capesthorpe

5 bedroom house

Total internal area:  
174.2sqm ~ 1875.5sqft



Ground floor



First floor

Kitchen/Family	8.16m	x	3.88m	26.7ft	x	12.7ft
Living	5.56m	x	5.12m	18.2ft	x	16.8ft
Bedroom 1	4.93m	x	3.84m	16.2ft	x	12.5ft
Bedroom 2	3.90m	x	3.46m	12.8ft	x	11.3ft
Bedroom 3	4.16m	x	3.01m	13.6ft	x	9.8ft
Bedroom 4	4.67m	x	2.78m	15.3ft	x	9.1ft
Bedroom 5	3.01m	x	2.04m	9.8ft	x	6.6ft

\*Indicates that this plot is handed. Whilst every effort has been made to ensure that this information is correct, it is intended as a guide only. No responsibility or liability will be accepted by Latimer in relation to the information provided and this does not constitute or form any part of a contract of sale. Purchasers should satisfy themselves with regard to the accuracy of the information. All dimensions are approximate and to the widest point. Given that each home has a unique layout, please check the actual plot or ask the sales team for further details. Latimer and associated companies reserve the right to amend the home layouts, specification or materials. All details correct as above at time of going to print. November 2020.



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**Marketing Suite**

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