

CastleGreen
Signature
Collection



College Park

Christleton, Chester

"At Castle Green we understand that when it comes to finding a new home, there's no room for compromise. We've carefully selected sought-after locations, where people aspire to live, for our Signature Collection homes. Generously proportioned, with spaces designed with modern living in mind, they benefit from an enhanced specification. We're proud to put our signature to these exceptional new homes, where you'll make precious memories to treasure in years to come."

 **GWYN JONES** CEO




Why Castle Green Homes

Castle Green Homes is a forward-thinking homebuilder with a 35-year heritage. The name Castle Green encapsulates the core values behind our team and our homes. 'Castle' conveys the heritage that we have built up over the past three and a half decades; while 'Green' underpins our aspiration to deliver homes in line with the Government's Green Revolution pledge.

We continue to design and build exceptional new build homes, as well as deliver the professional and personal service to our customers that has made us one of the most recognised and well-respected housebuilders across North Wales and now into the North West of England.





About College Park



College Park by Castle Green Homes is an exquisite Signature Collection of opulent residences nestled within the desirable and picturesque village of Christleton, Chester.

Uncover a world where sophistication intertwines with individuality, as College Park reveals an array of 3, 4, and 5 bedroom homes, meticulously curated to redefine contemporary living, while keeping with the local architecture.

College Park beautifully harmonises the tranquillity of rural landscapes with the vibrancy of city living. A place where traditionally inspired architecture and envious interiors blend to create unrivalled living spaces that meet the wants and needs of all families and lifestyles.

Explore from College Park

Doctors & Hospitals

- 1.0 Heath Lane Medical Centre
- 1.6 Boughton Health Centre
- 1.8 Waverton Surgery
- 3.3 Nuffield Health Chester
- 4.8 Countess of Chester Hospital

Miles

Schools & Higher Education

- 0.3 Christleton Primary School
- 0.4 Christleton High School
- 1.2 Boughton Heath Academy
- 2.7 Guilden Sutton C of E
- 2.9 University of Chester
- 3.1 The Queens School
- 3.4 Mill View Primary School
- 5.4 The Kings School Chester

Miles

Local Area

- 0.3 Shropshire Union Canal
- 0.4 Christleton Academy Tennis Court
- 0.4 Christleton Duck Pond
- 0.5 Christleton Cricket Club
- 0.5 Christleton Park and Playing Field
- 0.6 Christleton Sports Centre
- 2.7 Chester City Centre
- 3.7 Chester Golf Club
- 8.8 Delamere Forest
- 10.3 Carden Park Hotel & Spa

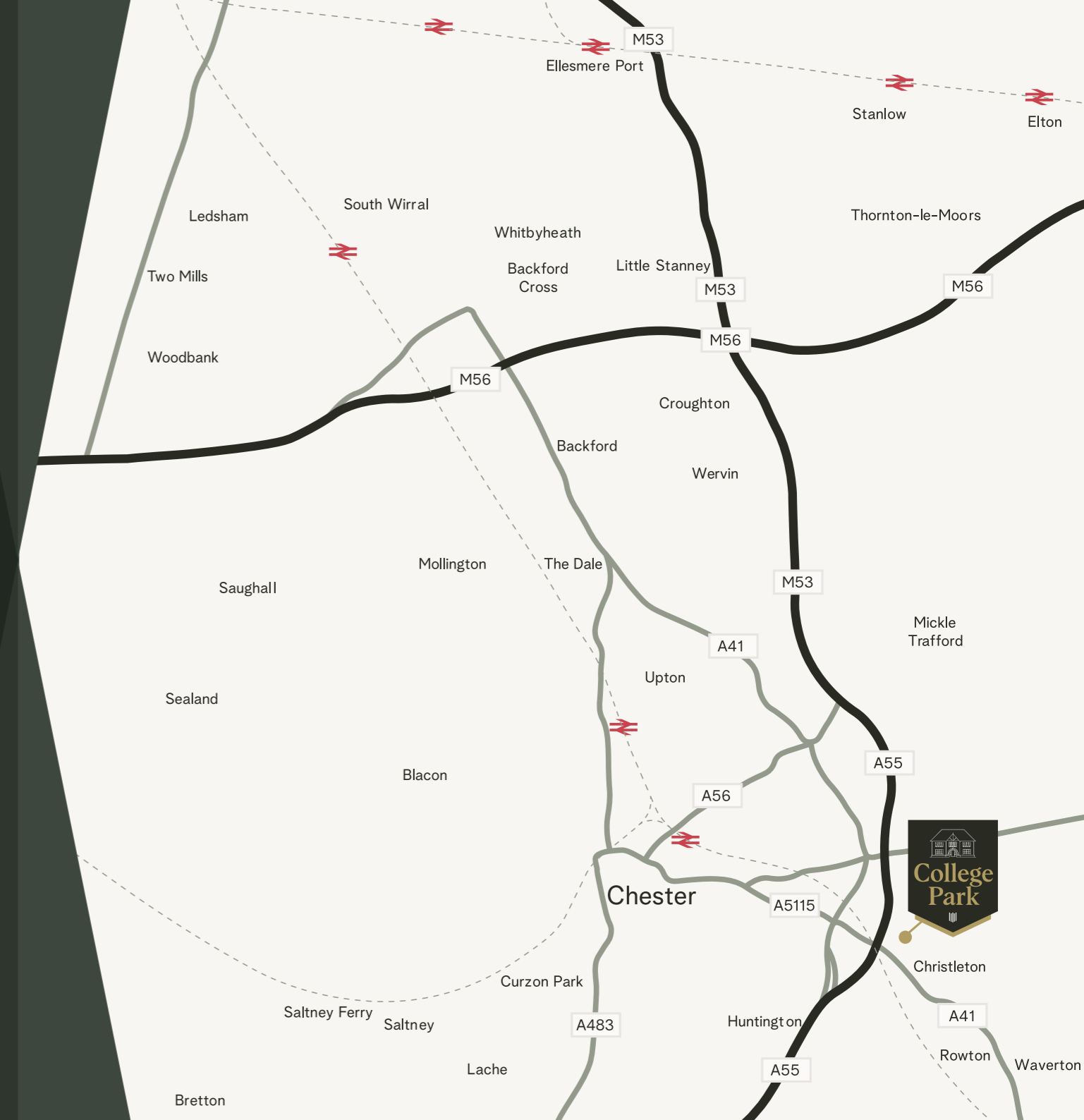
Miles

Well Connected

College Park in Christleton offers unparalleled transportation convenience. Major roads like A55, M53, and M56 are within 5.5 miles, connecting residents to Liverpool in 30 minutes and Manchester in under an hour. For those who prefer public transportation, well-connected bus routes and train stations ensure efficient travel.

Christleton caters to diverse interests. Sports lovers can enjoy badminton, workouts at Christleton Sports Centre, or cricket at the local club. Relaxation seekers can indulge in Carden Park Hotel Spa's luxurious facilities.

The area offers esteemed schools like Christleton Primary and Guilden Sutton CofE for primary education, and renowned options like The King's School, Chester, and The Queen's School, Chester, for high school. Christleton High School and Abbey Gate College are also nearby. College Park provides more than just a home; it's an investment in a comprehensive lifestyle.



Food & Drink

- 0.2 Ring O' Bells
- 0.4 Koow Cafe
- 0.8 The Cheshire Cat
- 1.3 The Plough Inn
- 1.9 Et Alia at The Red House
- 2.7 Porta Tapas
- 2.8 Covino
- 2.9 Chester Food Market
- 2.9 Chef's Table
- 3.0 Upstairs At The Grill

Miles

Christleton

In the tranquil village of Christleton, dining options may be modest in number, but they offer a warm and inviting experience. The Ring O' Bells, a quintessential English pub in the heart of the village, serves classic pub fare and real ales in a rustic atmosphere.

If you're willing to venture a bit further, Chester provides a broader range of choices, including The Cheshire Cat, a pub and restaurant offering both traditional and contemporary dishes. Additionally, The Vines at Carden Park Hotel and Spa offers a refined dining experience with a diverse menu featuring locally sourced ingredients, making it a perfect option for those seeking a touch of luxury.

For a relaxing break during the day, local tearooms in Christleton offer delightful afternoon teas. While the village itself is charming but modest in culinary offerings, nearby Chester opens up a world of diverse dining experiences.

Nestled in the luxurious Cheshire countryside, Christleton is an idyllic village offering a range of refined leisure activities. Explore its charming streets, stroll along the tranquil River Dee, and indulge in leisurely bike rides along the scenic Chester Canal. Discover a peaceful oasis by the village pond, perfect for birdwatching amid lush greenery, and savor the quintessential British cuisine at local pubs and tearooms.

Nearby Chester adds a touch of history and adventure with attractions like Chester Zoo and ancient city walls. In Christleton, where history meets elegance and nature harmonizes with refinement, each moment unveils the essence of Cheshire's countryside and local culture, all in a luxurious setting.



Delamere Forest

8.8 Miles

17 Minutes




College Park

Site Plan

House Types

-  The Egerton
-  The Brereton
-  The Tatton
-  The Townsend

Variations

-  Render Variant



CONSUMER CODE ON HOME BUILDERS

Please note the images shown are for illustrative purposes only, and no information contained within this document will form any part of a contract. All measurements given are approximate and maximum. The building materials (brickwork, render and roof tiles) used for each individual plot may differ in colour and arrangement from these images. Homes may be 'handed' (mirror image) versions of those shown, and properties may be constructed as detached, semi-detached or terraced properties. The detailed plans and specification of each property are available at our Sales Office during opening hours, and prospective purchasers must check the details of their particular plot prior to making a reservation.



Choose Your *Dream* Home



The Egerton

🛏 3 Bed Detached



The Brereton

🛏 4 Bed Detached



The Tatton

🛏 4 Bed Detached

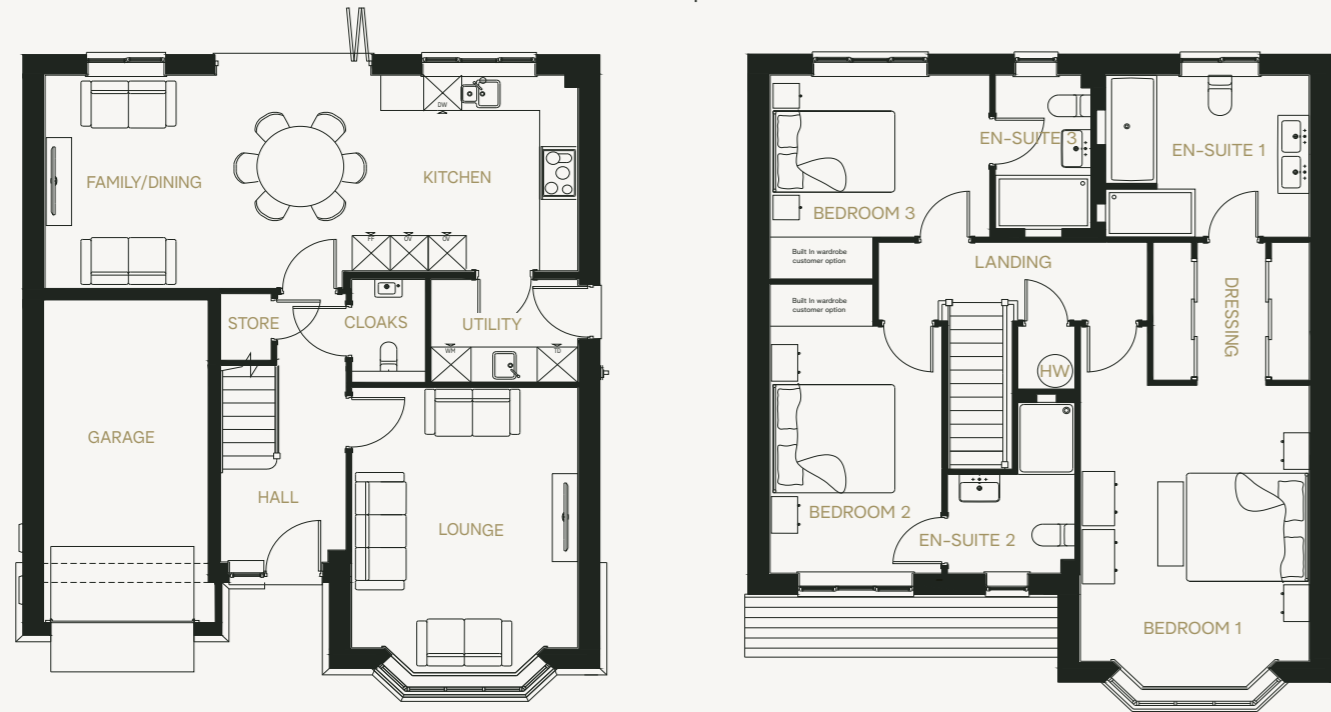


The Townsend

🛏 5 Bed Detached

The Egerton

3 Bedroom Detached Home with Integral Single Garage
1518 sq. ft.



Ground Floor

Kitchen 3.72m x 3.33m / 12'2" x 10'11"	Utility 2.32m x 1.75m / 7'7" x 5'9"
Dining & family area 4.69m x 3.63m / 15'5" x 11'11"	Cloakroom 1.75m x 1.16m / 5'9" x 3'10"
Lounge 4.89m x 3.57m / 16'1" x 11'9"	Garage 5.50m x 2.60m / 18'1" x 8'6"

First Floor

Bedroom 1 5.04m x 3.57m / 16'6" x 11'9"	Bedroom 2 4.81m x 2.68m / 15'9" x 8'10"	En-suite 3 2.56m x 1.49m / 8'5" x 4'11"
Dressing area 2.44m x 2.29m / 8'0" x 7'6"	En-suite 2 2.84m x 1.99m / 9'4" x 6'6"	
En-suite 1 3.18m x 2.69m / 10'5" x 8'10"	Bedroom 3 3.42m X 3.39m / 11'3" x 11'1"	

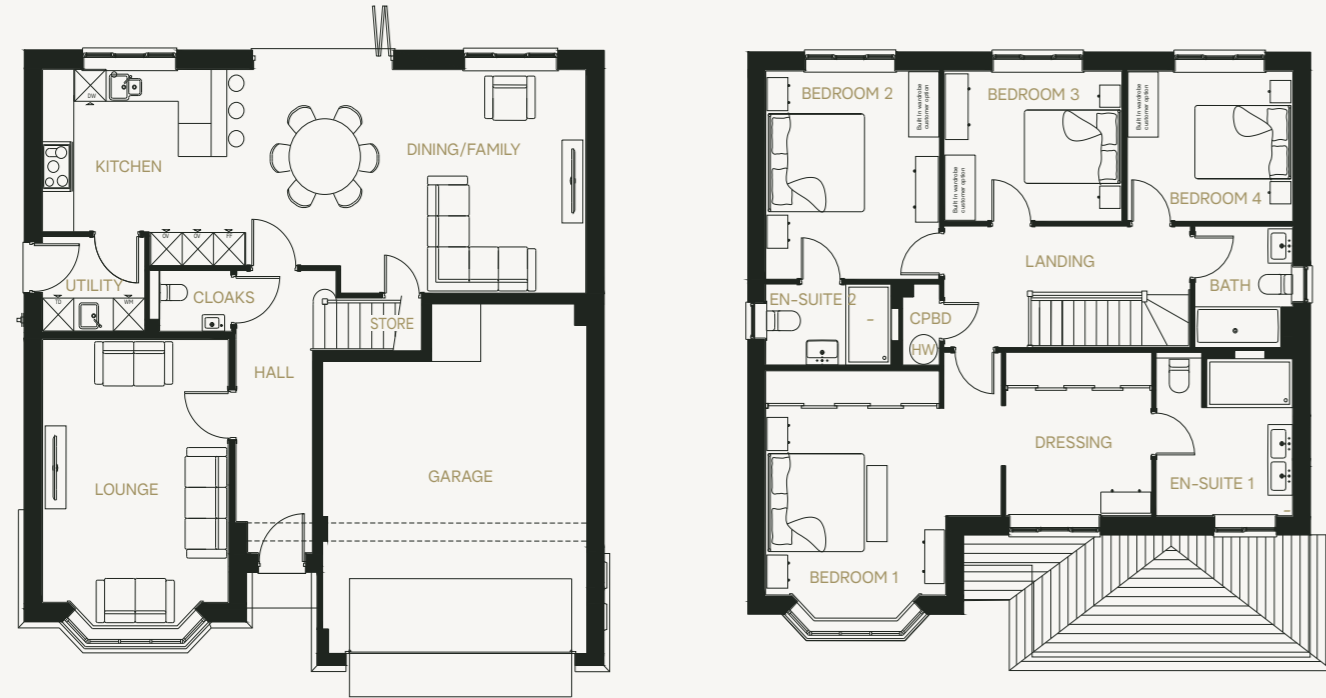


Merging Classic Design with Modern Family Functionality

Introducing The Egerton – a contemporary residence designed for modern living. With three spacious bedrooms, each featuring its own en-suite, family members can enjoy both privacy and relaxation. The expansive open-plan kitchen, dining, and family area forms the core of the home, providing a comfortable and versatile space for precious family moments. Embrace convenience and comfort in this meticulously designed abode.

The Brereton

4 Bedroom Detached Home with Integral Double Garage
1797 sq. ft.



Ground Floor

Kitchen 3.87m x 3.55m / 12'8" x 11'8"	Utility 1.97m x 1.71m / 6'6" x 5'7"
Dining & family area 6.56m x 4.04m / 21'6" x 13'3"	Cloakroom 1.58m x 1.10m / 5'2" x 3'7"
Lounge 5.21m x 3.57m / 17'1" x 11'9"	Garage 6.32m x 5.08m / 20'9" x 16'8"

First Floor

Bedroom 1 4.58m x 3.57m / 15'0" x 11'9"	Bedroom 2 3.83m x 3.44m / 12'7" x 11'3"	Bedroom 4 3.27m x 2.76m / 10'9" x 9'1"
Dressing area 3.00m x 2.89m / 9'10" x 9'6"	En-suite 2 2.48m x 1.49m / 8'2" x 4'11"	Bathroom 2.24m x 1.94m / 7'4" x 6'4"
En-suite 1 2.89m x 2.70m / 9'6" x 8'10"	Bedroom 3 3.52m x 2.76m / 11'7" x 9'1"	

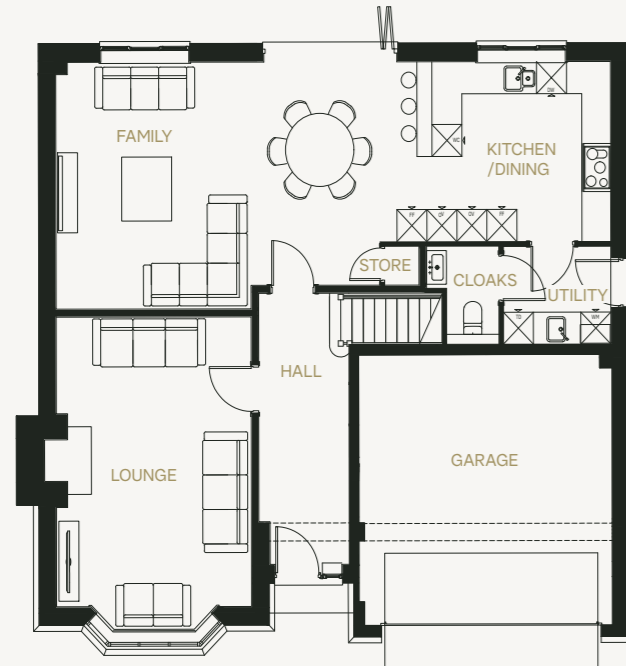


Elegant and Spacious for a Luxurious Living Experience

The Brereton's facade exudes both grandeur and approachability, setting the tone for the interior. Sunlight streams through the inviting bay windows, filling the space with natural light and a sense of openness. The breathtaking open-plan kitchen, dining, and family area spans the home's width, offering an unparalleled setting for relaxation and memorable gatherings. Upstairs, the opulence of The Brereton continues to captivate. The primary bedroom extends across the home's expanse, accompanied by a dressing area that leads to a magnificent en-suite bathroom. Indulge in the luxury of this remarkable residence.

The Tatton

4 Bedroom Detached Home with Integral Double Garage
2070 sq. ft.



Ground Floor

Kitchen & Dining 7.20m x 4.18m / 23'7" x 13'9"	Utility 2.15m x 1.83m / 7'10" x 6'0"
Family area 4.63m x 3.90m / 15'2" x 12'10"	Cloakroom 1.83m x 1.45m / 6'0" x 4'9"
Lounge 5.88m x 3.90m / 19'3" x 12'10"	Garage 5.07m x 5.07m / 16'8" x 16'8"

First Floor

Bedroom 1 5.09m x 3.90m / 16'8" x 12'10"	Bedroom 2 4.69m x 3.24m / 15'5" x 10'8"	Bedroom 4 3.47m x 3.12m / 13'2" x 10'3"
Dressing area 3.42m x 2.21m / 11'3" x 7'3"	En-suite 2 2.54m x 2.34m / 8'4" x 7'8"	Bathroom 2.64m x 2.34m / 8'8" x 7'8"
En-suite 1 3.42m x 3.05m / 11'3" x 10'0"	Bedroom 3 4.02m x 3.12m / 13'2" x 10'3"	

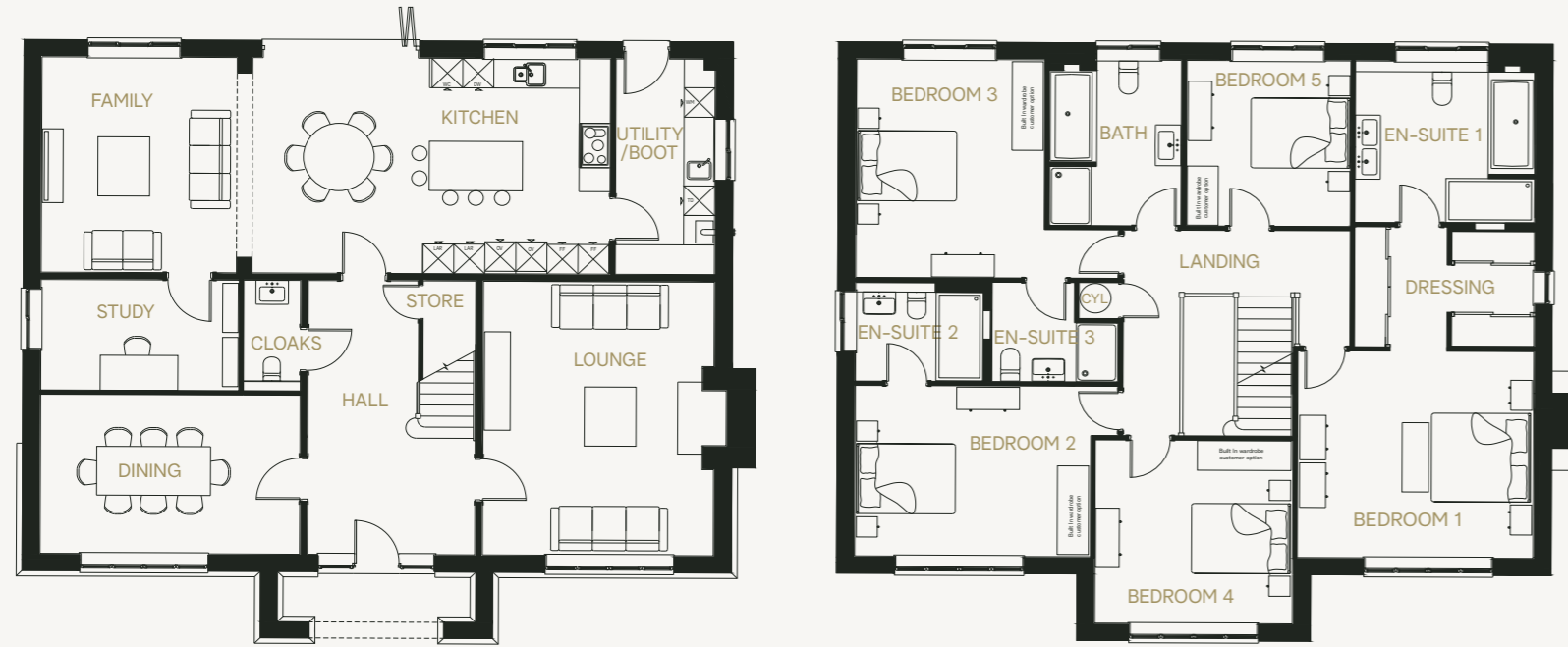


Harmonising Generous Space with Thoughtful Design

Blending expansive open-plan living with ample space to accommodate both families and guests, this distinguished residence offers a grandeur that caters to all. The heart of this exceptional residence lies in the expansive open-plan kitchen, a hub of culinary creativity and family gatherings, seamlessly flowing into a comfortable lounge area where memories are made. The primary bedroom stands as a capacious sanctuary, graced by a bay window that invites in abundant light, accentuating the prestige of the space. Complemented by a dressing room and en-suite bathroom, an air of opulence pervades this exquisite home. Not to be outdone, bedroom two also boasts its own en-suite, providing a haven of convenience and comfort, plus two more spacious double bedrooms accommodating all visiting guests or family members.

The Townsend

5 Bedroom Detached Home with Double Garage
2908 sq. ft.



Ground Floor

Kitchen & Dining
6.92m x 4.38m / 22'8" x 14'4"

Study
3.83m x 2.25m / 12'7" x 7'5"

Family area
4.38m x 3.77m / 14'4" x 12'4"

Lounge
5.57m x 4.46m / 18'3" x 14'8"

Utility
4.38m x 1.92m / 14'4" x 6'4"

Dining room
5.02m x 3.23m / 16'6" x 10'7"

Cloakroom
2.25m x 1.10m / 7'5" x 3'7"

First Floor

Bedroom 1
4.53m x 4.19m / 14'10" x 13'9"

En-suite 2
2.45m x 2.00m / 8'0" x 6'7"

Bedroom 5
3.36m x 3.15m / 11'0" x 10'4"

En-suite 1
3.44m x 3.28m / 11'3" x 10'9"

Bedroom 3
4.43m X 3.61m / 14'6" x 11'10"

Bathroom
3.36m x 2.53m / 11'0" x 8'4"

Dressing area
3.44m x 2.44m / 11'3" x 8'0"

En-suite 3
2.43m x 2.02m / 8'0" x 6'8"

Bedroom 2
4.52m x 3.46m / 14'10" x 11'4"

Bedroom 4
3.79m x 3.73m / 12'5" x 12'3"



A Grand Residence Tailored for Modern Lifestyles

Presenting the majestic Townsend, an unrivalled masterpiece of design encompassing 2908 sq. ft. Offering spaciousness in abundance, this thoughtfully proportioned abode features a remarkable kitchen with a striking island, seamlessly integrated with a family area that spans the entire length of this home. Continuing downstairs, a separate lounge and additional reception rooms adds an extra layer of expansiveness, offering an ideal space for both grand gatherings and quiet moments. Upstairs, five generously sized bedrooms await, with the primary bedroom standing out prominently, boasting a walk-in dressing area that leads to a spacious en-suite bathroom. Bedroom two and three also provide well-appointed en-suite shower rooms further adding to the convenience to this extraordinary home.

Home

Specifications

Internal Features

- Energy-efficient central heating
- Internal walls are painted in chiltern white matt emulsion
- Internal white panelled doors with chrome effect door furniture
- Ceilings throughout have a smooth finish and are to be painted in white emulsion
- Internal mouldings are to be painted in white satin
- Staircase will be painted white and fitted with a contrasting handrail
- Wardrobes fitted to principle bedroom dressing area
- Carpets will be fitted throughout
- Wiring for satellite and terrestrial television sockets are provided*
- All electrical sockets and switches will have a brushed chrome effect finish with USB sockets as standard to kitchen and all bedrooms

External Features

- Windows will be sealed double glazed units in PVC-U
- Electric vehicle charging point
- Bi-folding doors fitted to either family or dining area
- Each home is fitted with GRP pre-finished front door with solid colour externally and white internally. GRP rear doors are to be finished in white
- External light to the front entrance and rear elevation
- Electrical operated steel up and over garage door painted in a co-ordinating colour to the front door
- Patio areas and pathways will be finished with Indian sandstone flags**
- 1.8m close boarded timber fence to the side and rear
- Front garden is landscaped and turfed. The rear garden is to be turfed (refer to landscape layout)
- Cold water tap fitted to the rear of each home

Kitchen Features

- Choice of Laura Ashley kitchens with co-ordinated quartz/silestone worktops
- Kitchen & family areas are to be fitted with a choice of Porcelanosa ceramic floor tiles or Amtico flooring
- Downlighters are to be fitted to the kitchen & family areas

Appliances

- Egerton & Brereton**
 - NEFF 900mm induction hob with 900mm box chimney hood
 - 1 x NEFF single pyrolytic oven
 - 1 x NEFF single pyrolytic & steam oven
 - NEFF 50:50 Fridge freezer & built in under counterfridge
 - NEFF BI integrated dishwasher
- Tatton & Townsend**
 - NEFF 900mm induction hob with 900mm box chimney hood
 - 1 x NEFF single pyrolytic oven
 - 1 x NEFF single pyrolytic & steam oven
 - NEFF combi microwave oven & NEFF compact steam oven
 - NEFF full height integrated larder fridge & full height cabinet freezer
 - NEFF BI integrated dishwasher
 - NEFF under counter wine cooler

Bathroom, En-suite & Cloakroom

- Bathrooms, en-suites & cloaks are to be fitted with a range of Duravit sanitaryware with complementary chrome taps
- Choice of vanity units to principle en-suite, bathroom & cloakroom
- Choice of Porcelanosa wall and floor tiles**
- Downlighters are to be fitted to the bathroom & en-suites
- Chrome heated towel rails in all bathrooms, en-suites and cloakrooms

** Specifications may vary depending on house style

* See working drawings for exact areas

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www.castlegreenhomes.uk