

One word can make a world of difference...

BESPOKE

*If you order early enough, Chelmere Homes can build your new luxurious home around **you**.*

Indulge in your curiosity and discover more...





Beautifully different by design

Drawing upon two decades of experience in house-building, Chelmere Homes always offer our customers something uniquely different and prestigious.

Where modern building may mean fast turnover of large estates and mass production techniques, Chelmere is a family run company that prides itself on creating smaller developments where every detail can be carefully overseen.

Detailed to delight you

Compare a Chelmere home to a more typical "Luxury" home and you will immediately see the difference in the lofty, steeper roof pitch and the impressively lowered eaves. Notice too the artistic symmetry of the gables and the architectural centres over the windows. Chelmere use excellent quality UPVC double-glazed windows and rich stone effect sills, all to impart an uncompromising air of solid substance and enduring style. Walk around inside and you'll see lovely defining details such as a kite-winder staircase, turned spindles, moulded architraves and skirting boards, even landing windows to flood extra welcome light into your home - all details that may be skimped on elsewhere.

Once you start looking with the 'Chelmere Eye' you'll notice the difference for yourself, just about everywhere you look.

Efficient kitchens & beautiful bathrooms

At the heart of every Chelmere home is its well-planned, appealing kitchen.

Enjoy choosing from an extensive range of classic or contemporary units, tiles and integral appliances. A double oven and hob in gleaming stainless steel are fitted as standard. You can even choose the tiles for your luxury en-suite and cloakroom for the all-important finishing touch.

Bespoke service

If you reserve your home before the relevant building and fitting work begins, you may also be able to specify preferred changes or even make a structural amendment. Chelmere are happy to discuss any detail or special requirement with you from landscaping to loft!




chelmere
homes

Bryony Gardens

a great place to live

Bolton is a great place to live, visit, study and do business. It has a distinctive personality, a strong sense of history and civic pride. The warmth and friendliness of its people and the colourful and characterful nature of both the town and its communities all adds up to a place where anyone can feel at home and find their place as part of the Bolton family.





Bolton's wide range of events and activities are a large part of its appeal. Activities for residents and visitors aim to provide access to everyone, whatever their age, race, beliefs, gender or physical ability, so whether you're into the great outdoors, heritage, sport or the arts and theatre, Bolton's has something to offer.

Local Living

If you enjoy a good night out you won't be disappointed. Bolton is famous for the quality of its bars and pubs.

Bolton also has a great deal to offer when it comes to food, from Chinese to Caribbean and Italian to Turkish - all spiced up with a range of regional Indian cuisine.

Bolton is one of the North West's shopping hot spots and its heritage as a thriving market town is still visible in the legacy of its vibrant markets and magnificent Victorian Market Hall. You will find welcoming pedestrian streets, favourite high street names, and a rich diversity of ethnic clothing and food shops, or you could venture to Bolton's out-of-town shopping experience, Middlebrook Retail and Leisure Park.

Family facilities

Bolton is the perfect setting for family life, starting with an excellent selection of schools. The 32 acre Bolton School is one of the country's leading educational establishments, offering academic excellence and personal development for pupils from birth through to eighteen years of age.

Sport and leisure is also a big draw with the Reebok Stadium (home of Bolton Wanderers) hosting a range of activities including Premier League Football and A list concerts.

The nearby M61 motorway network gives easy access to Manchester City Centre and Wigan. And if you want to leave your car at home commuting is easy with a train station close by.





Site Plan

Each home has been thoughtfully positioned to ensure good daylight, privacy and the most open aspect possible. Garden sizes will vary as will the positioning of double detached garages to make the best use of space, convenience and aesthetics. Your Miller Metcalfe sales advisor will be happy to discuss your specific preferences and advise you on a choice of site that best suits your needs.



F The Kingsmere

Of immediate architectural interest, an impressive five bedroom home with a private downstairs study and double detached garage.



C The Abbeymere

With its bright spacious hallway, private study, large kitchen and separate utility room, this four bedroom home also boasts a double detached garage.

Bryony specifications

Kitchen features:

Quality kitchen units and worktops (Purchaser has the choice from a selected range).

Pelmet lighting.

One and a half bowl stainless steel sink to kitchen.

Single stainless steel bowl to utility.

Gas or electric hob.

Extractor hood.

Plumbing only for a washing machine.

Built-in electric double oven.

Integrated fridge, freezer and dishwasher.

Choice of quality wall tiles from worktop to the underside of units.

Appliances can be upgraded at an additional cost.

Bathroom/en-suite/cloaks features:

Contemporary white 3 piece suite to bathroom with chrome brassware.

Choice of quality wall tiles.

All walls to be half tiled to bathroom and en-suite (fully tiled shower enclosure), half tiled cloaks.

Thermostatic shower to en-suite.

Electrical features:

Ample supply of power points throughout the house.

TV points to lounge and master bedroom.

External lantern light/driveway light.

Light point to loft.

Light and power to double detached garage.

Internal finishing:

Internal doors to be 6 panel moulded, painted white with brushed steel furniture.

Timber moulded skirting board and architraves.

Quality turned balustrade and handrails.

Ceilings to have smooth skimmed finish with coving to lounge, dining room, hall landing and master bedroom.

Walls and ceilings to have two coats of emulsion, and the internal woodwork finished with three coats of white paint.

Security/safety:

Smoke detectors to ground, first and second floors.

Burglar alarm system (can be linked to monitoring system).

Double-glazed security locked windows.

Five lever locks and bolts to front and rear doors.

Heating and hot water:

Modern pressurised heating and hot water system, gives mains pressure hot water for excellent shower performance.

Class one chimney system to lounge with gas supply.

Insulation/energy efficiency:

Double-glazed windows. (Argon filled and K glass).

Insulation to loft, ground floors and cavity walls.

The Kingsmere

The Kingsmere is a prestigious home of sophisticated lines and harmonious detailing. Of immediate architectural interest, it has an impressive five bedrooms with a private downstairs study and double detached garage.

A very flexible house design with three versatile reception rooms, four double bedrooms and one single bedroom. Impressive lowered eaves and steep gables lend a lofty air of distinction to the Kingsmere.

The separate dining room and study offer versatile space while the kitchen and separate utility room efficiently organise family life. Upstairs the expansive landing gives a further generous feeling of space, whilst both the master bedroom and bedroom 4 feature characterful sloping ceilings afforded by the lowered eaves.

From the outside, the additional bedroom will appear as an appealing extra row of three windows to both the front and rear of the property. Inside, the extra room creates an immense feeling of freedom, giving everyone the space they need to co-exist peaceably, even more than these beautifully proportioned homes already allow. The generous layout will accommodate a luxurious master suite, including a private shower room and dressing area.



Kingsmere features:

4 Double bedrooms, 1 single bedroom

Master bedroom with en-suite shower

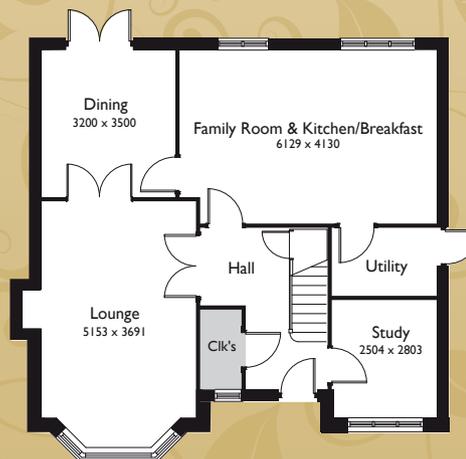
Separate sitting room, dining room & study

Detached double garage

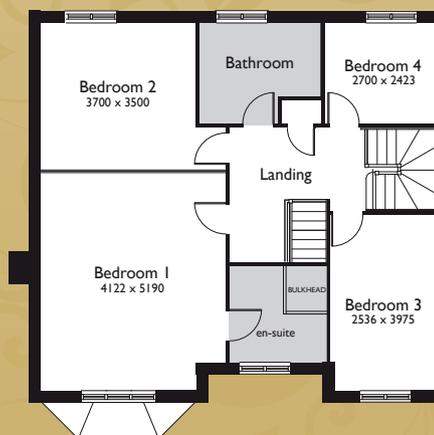
Your choice of kitchen and wall tiles

Class one fireplace accepts all types of fire effect

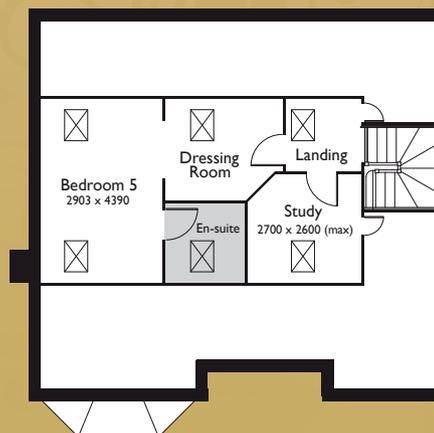
Loft bedroom with en-suite shower



Ground floor plan



First floor plan



Second floor plan



The Abbeymere

With its bright spacious hallway private study, large kitchen and separate utility room this four bed roomed home also boasts a detached double garage.

The architectural highlights of this fine home include a hipped main roof which lends a sense of refinement to the visual impact of the property.

The dining room is at the front of the property while the quiet sitting room with double French doors leads directly into the garden.

The study, which works equally well as a music room or computer room, is ideally separated for concentrated work or leisure activities.

For getting the family together the large kitchen is kept free for living. All the laundry facilities are tucked away out of sight in a separate utility room.

The detached double garage frees yet more valuable ground floor space, making all the rooms generously proportioned so everyone can spread out whether you are entertaining guests or accommodating a growing family.



Abbeymere features:

2 Double Bedrooms and 2 Single Bedrooms

3 Reception rooms which create a versatile living space

Master Bedroom with en-suite shower room

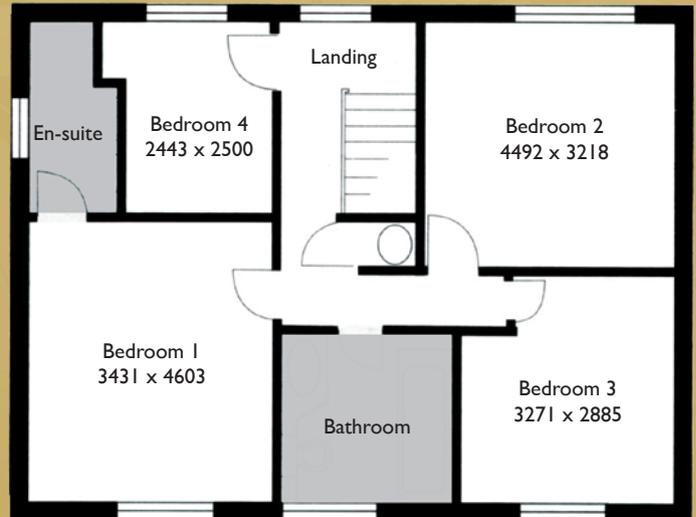
Double French doors in the sitting room lead onto garden

Dining Room, Kitchen and separate utility area

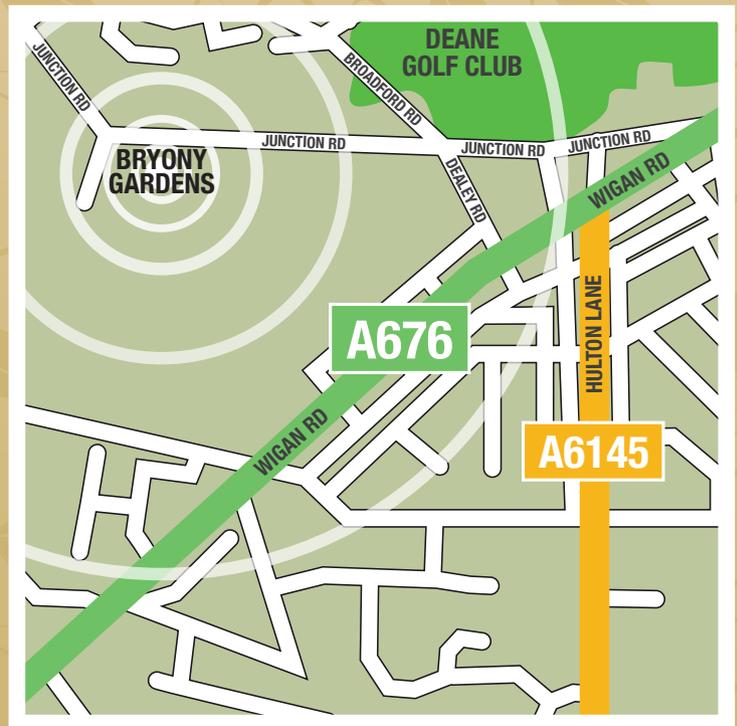
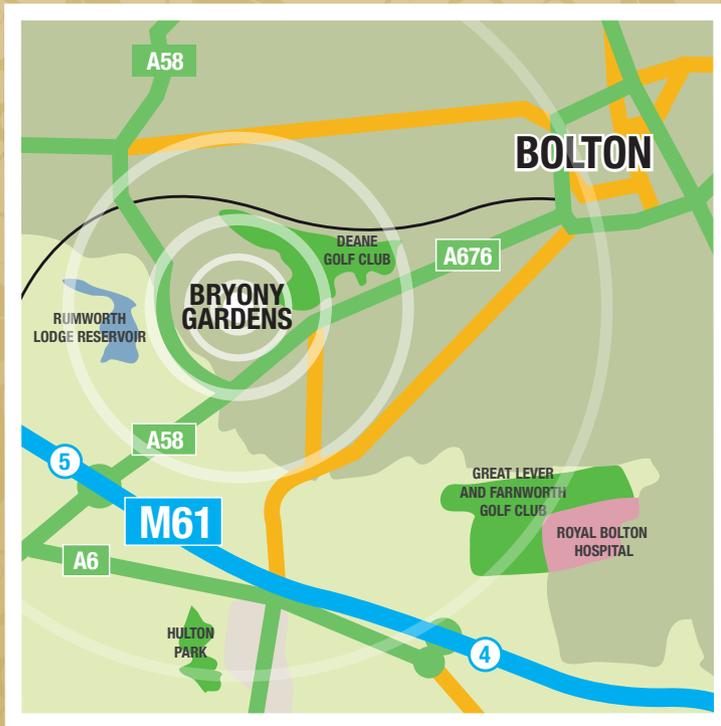
Your choice of kitchen and wall tiles



Ground Floor Plan



First Floor Plan



If you would like to book a viewing or request more information, please contact our selling agents Miller Metcalfe on 01204 53 53 53 or visit their website www.millermetcalfe.co.uk.



Further information can be found online at www.chelmerhomes.co.uk.

Bryony Gardens

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