

Pen Pentre

SYCHDYN



A sneak preview

Welcome to Pen Pentre

In a most pleasant part of Sychdyn, Stewart Milne Homes are creating a new community, completely complementary to the local environment. Designed by the company's award-winning architects, Pen Pentre will be a stunning collection of spacious, light and airy homes, each positioned to take full advantage of its surroundings.

The character of the local area has been taken into careful consideration when preparing the appearance, design and scale of the development. By making considered use of traditional local building materials the development will sit harmoniously within the village scene and be respectful to the character of the area.

Pen Pentre will be a special place for families and couples alike.



Take a peek...

The master plan for Pen Pentre is to create a vibrant community of 43 homes, consisting of a range of two, three, four and five bedroom homes.

The work will be carried out with assiduous attention to detail. Existing mature trees and hedgerows, bordering green fields, will girdle the development to the North, East and West. New plantings will further enhance the setting.

Each carefully selected home has been designed by our award winning architects, to offer spacious, light and airy homes set in a green and spacious environment. There are no fewer than 12 house styles to choose from, amongst them are some of our most popular like the Laurieston, Kingsmoor and Dukeswood.

The entrance to the development will lead you to pleasant footpaths, a delightful landscape of shrubs and trees, and a children's play area. Pen Pentre is being created with you at its heart.





Homes to love

As soon as you step inside a Stewart Milne home, you'll see and feel the difference.

This is no ordinary property – this is something special. A home where clever design achieves the perfect balance between elegance and practicality. Where every fitting and appliance is of the highest quality. Where the famous Stewart Milne Homes' attention to detail ensures a superb level of finish.

Start at the heart...

The kitchen is the heart of our home, and it's likely this is where you'll head first as you explore. For most families, the kitchen is a busy hub where they will gather together, eat with family and friends, where the kids will do their homework and of course, where all the meals are created. So we design our kitchens to be particularly spacious and we also take care to locate the kitchen in the optimum position, given the likely flow of traffic through the household. Practical connections to a dining or family room, a utility space or the garden through French doors make the kitchen more effective and welcoming than ever. Naturally details vary depending on the house style, but the common factor is that we've thought about how you'll use the kitchen most, and designed it to work perfectly.

Look a bit closer at our kitchens and you'll notice there is an array of appliances. Typically you'll find stainless steel hobs, cooker hoods and multi-function ovens integrated in to your kitchen. Fridge freezers, microwaves, dishwashers and breakfast bars will also feature in many homes.

We understand your home needs to be functional as well as comfortable so in many homes for instance, to maximise space, we have created a practical and discreet "Laundry Zone". Just open two bi-fold doors and you'll find the space, plumbing and wiring for a washing machine and tumble dryer, some with shelves above for your linen, some even have a convenient space at the side for hanging clothes and storing your ironing board. If there isn't a laundry

zone, then these house styles will usually either have separate laundry or utility rooms with space and plumbing for washing machines and tumble dryers as well as plenty of cupboard storage.

If you reserve your new Stewart Milne home early you will have the opportunity to personalise it with a choice* of kitchen unit finishes, worktops, handles and tiles.

Getting comfortable...

Next stop on your tour is likely to be the main living room. For welcoming friends, keeping the family entertained or relaxing at the end of a long day, this is a space to really enjoy. We've designed ours to make the very most of what sunlight we get in Britain, with large feature windows and, in some homes, French doors opening onto a patio for a lovely inside-outside living space.

Different people, different lifestyles. That's why we build homes either with a separate dining room – if you entertain regularly, a formal dining room may be essential – or we combine the dining area into a large open kitchen dining space that's great for family and friends alike.





Take a closer look...

As you make your way through a Stewart Milne home, be sure to have a close look at the fittings and finishing – we are very proud of the high quality we offer in all of our homes. Internal walls and ceilings are painted with at least two coats of paint, and internal woodwork with three. Elegant white panelled doors are fitted with attractive chrome lever handles, chrome hinges and latches. Our homes are wired for the modern world, with an abundance of socket outlets, telephone and TV points, while smoke and heat detectors are wired-in to the mains.

Whatever the season, your visit to a Stewart Milne home will be a warm and comfortable one. At the heart of the central heating system there's a modern, highly-efficient and environmentally responsible gas boiler, while thermostatic radiators give you independent control for each room.

Out and about...

Depending on the home you're visiting, there'll be more to explore outside – such as a high specification garage with steel doors and built in power-sockets, and tarmaced driveways. Whatever the location and the specifications, you'll find the exterior space as attractive and as welcoming as the inside of the home – although naturally a new garden needs a little time to develop and look its best. To ensure that the open landscaped areas are kept in pristine condition, a management company will be appointed and a small monthly maintenance fee for this service will be applicable.

As you complete your viewing – and listen to the reassuringly solid sound of the door closing behind you – you'll leave with an idea of just how good it could feel to call a Stewart Milne home your own. If there is anything you'd like to know about a specific development, house-style or plot, then please get in touch – we're here to help.

Moving on upstairs...

Now you'll probably climb the stairs to sanctuary. That's how many people think of the bedroom – and as you spend about a third of your life in it, it has to be just right. Our current range of homes have two, three, four or five bedrooms, ranging from palatial master suites to cosy single rooms. Every master and guest bedroom has either a luxury walk-in wardrobe or built-in wardrobes with sliding doors and shelving. Television and telephone points are conveniently positioned in all master bedrooms.

Today the bathroom is as much a place to enjoy as a functional necessity, so we build bathrooms and

en-suites with indulgence and pampering in mind including larger showers, rain showers and chrome heated towel rails in our larger homes. We provide a superb choice of co-ordinated Porcelanosa tiling and in many houses, fitted vanity furniture for the family bathroom and master en-suite. Many of our house styles with four or more bedrooms include an additional en-suite shower room to the guest bedroom and a few even have an en-suite to a third bedroom. Naturally bathroom suites, shower cubicles and bathroom hardware are all high-specification examples from respected manufacturers.



Interiors to suit your style

It's a big step. It's a great feeling. It's a chance to start afresh in this clean new space that you can make your own. Completely your own.

The joy of planning your new home.

We know how important it is for you to make your new home a real home; one with your style shining through.

In your new kitchen, we have a wide choice of work tops, cupboard doors, handles and up stands to choose from. If you can't decide then opt for one of the designer combinations, selected to make the most of the materials and on-trend colour options.

Your bathroom can be a luxury sanctuary away from the hustle and bustle of life or a more functional space for the family. Choosing your vanity furniture and tiles from the Porcelanosa range will create the perfect bathroom and en-suite to suit your needs.

The choice is entirely yours.





A new neighbourhood

Located just over a mile from Mold, Stewart Milne's latest collection of family homes enjoys a host of excellent amenities and transport links to towns throughout North Wales and Cheshire.

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The Eagles Meadow shopping centre in Wrexham offers good shopping, restaurants and leisure all in one place. Chester Cathedral is an architectural masterpiece, with beautifully coloured stained glass windows and medieval carvings. Chester Zoo is a fantastic attraction for all the family, with 15,000 animals from 500 different species. And, of course, there's a great choice of retail outlets in the Rows, a unique series of half-timbered galleries dating from as far back as the thirteenth century.



The care you deserve

Your first kiss.
Your first day at work.
The birth of a child.
Moving into your new home.



It's up there with the best feelings you are ever going to experience. It's a landmark in your life.

Whether it's your first house or a perfect family home, there are few experiences that can rival standing proud in that bright, fresh, space and imagining the future there with friends and loved ones. It is the joy of living.

We want to make your experience of buying a new home a hugely positive one. We want you to enjoy the whole process from start to finish.

We want it to be the experience of a lifetime for you – one built on a lifetime's experience from us. We have been building new homes for over 40 years, and there's not much we don't know about it. We want you to be able to take advantage of all of our combined experience.

So we hope you find this sneak preview useful, and naturally we would like you to consider buying a new home at Pen Pentre.

Don't just take our word...



Stewart Milne Homes is one of five major housebuilders in the UK, to be awarded 5 star status by the industry this year and one of just 15 of all housebuilders across the UK.

This prestigious independent industry accolade awarded by the Home Builders Federation (HBF) recognises companies who achieve over 90% customer satisfaction ratings from customers who purchased a home in the last year.

"It's everything we could have wanted and more. The build quality and finish is excellent and Stewart Milne Homes have really thought about the layout, they've made the best use of all the space so we've got plenty of storage cupboards. There are a lot of items which come as standard and the kitchen units, cooker and microwave are all good quality, even the doors are solid. Our garden is a great size too and somewhere the children will enjoy using."
Mr David Robinson, Bowers Place

"It's welcoming driving into the estate. You don't drive straight into a mass of houses; there's a play area and a nice, green park area, so it feels open and spacious. They've managed to retain a lot of existing trees around the edge of the development, so it doesn't feel stark. The design, layout and quality of the houses here is excellent, and they are all in a nice, soft, green space."
Mr Christopher Tonge, Douglas Meadow

"The sales people were great, they always answered the phone and if I had any questions they came back straight away with the answers. I was kept up to date and the demonstration with the site manager was very thorough. He showed me around and was very helpful. I'd definitely recommend Stewart Milne Homes because the houses are well built and everyone was helpful during the buying process."
Jenna Robinson, Hill Top Grange

A little bit about us

As an award winning company with a reputation for quality, our service and commitment to our customers is second to none.

We pride ourselves on designing and building homes that you will feel proud to live in. We have invested significant resources in researching what buyers look for, to fully understand the aspirations, needs and challenges that face you, whether you are a first-time buyer, a family moving up the market or a couple starting out or down-sizing. We use this feedback to design new homes that perfectly suit your needs and are just what you are looking for. Meeting the needs of our customers is our highest priority, both in terms of the homes we design, and the service we provide.

We participate in independent NHBC surveys so that we can continually improve our service and ensure that our award winning homes meet the needs and aspirations of our customers. We know how important customer service is, whether you're a first time buyer or a seasoned buyer.

Our team are always on hand to guide, advise and support you when buying your new home. Over 96% of our customers are happy to recommend us.



Next Steps

To find out more about the homes at Pen Pentre please get in touch

Call 0845 076 6080

or email: penpentre@stewartmilne.com



We are proud to be awarded
5 Star Home Builder
in the HBF annual consumer survey 2017



Awarded 5 star status for quality and customer satisfaction

www.stewartmilnehomes.com

