

by TESNI







Welcome to Tesni – the property business with a difference. We build homes of distinction, creating spaces that work for you and your family. Tesni offers home buyers an impressive portfolio of award winning and environmentally-sustainable homes across Cheshire and Shropshire. Perfectly suited to both rural and urban landscapes, we blend our love of natural materials and design expertise with our flair for ecologically-innovative and responsible building.

We care passionately about building houses you'll love to come home to and have been awarded both for our work in sustainable development as well as for our building excellence. Each new Tesni home comes with a top level EPC (Energy Performance Certificate) 'A' rating, giving you peace of mind and setting us apart from other contemporary developers.

Our homes add real value to their surrounding community and environment, with the exterior structure reflecting both expert craftsmanship and modern design. Inside, a Tesni home is calm, comfortable and filled with warmth and light, offering you the freedom to create a welcoming space where you'll instantly feel you belong.

Our diverse development portfolio reflects the depth of our expertise. Whatever the setting, we promise to build stunning, sustainable family homes with an environmental conscience - wonderful places to live and grow.

For more information about our recent projects, visit: www.tesni.co



At Tesni, sustainability and build quality are at the heart of everything we do. All our homes are finished to the highest standards, packed with quality fixtures and fittings throughout.

Energy efficient features include solar panels, our industryleading insulation and feature windows, lanterns and bi-fold doors, designed to maximise the amount of natural light coming into your home. Using innovative heat exchange ventilation systems, we also improve air quality whilst keeping heating costs low.

An understanding of how people live today, and into the future, has led us to equip many of our Tesni homes with a unique 'smart' home platform. Working with industry leaders, Home Hub Installations and Richer Sounds, we've included a hidden network of additional cabling that will allow purchasers to integrate whatever technology they desire into their new home. Beautifully wall mounted TV's, integrated audio systems, CCTV and rock solid wired and wireless internet connectivity are just a few examples of what is achievable. A personal designer is also available to guide you through the multitude of technology based options should you require. Our Nantwich site will have fibre internet installed into the homes, providing the best possible internet connectivity.

The finish on each home is of the highest quality with Porcelanosa bathrooms, fitted wardrobes in all master suites, integrated vanity suites in the master ensuite along with heated towel rails. The high-quality kitchens come with solid oak worktops¹ and solid wood doors as standard, as well as double ovens, microwaves and underhung stainless steel sinks. All our properties come fitted with quality AEG (or equivalent) appliances and tiled kitchen floors.

Outside, a Tesni home is sold complete with a turfed and spacious garden as well as outside lighting and charge points for electric cars. Let's not forget that the energy for charging is supplemented by the home's own solar panels.

Tesni build homes that are not only outstanding in terms of quality, sustainability and finish, but ones that we would be proud to live in too.





¹ Alternative options are available



We started Tesni based on the belief that we could build homes that deliver so much more than other developers. With our background as key players in the renewables industry we were determined from the start to incorporate our ingrained sustainability ethos in to the houses we build. This is about so much more than just adding solar panels or the car charging points, although these are valuable features. The design of our homes always starts with a key objective; to reduce the amount of energy needed whilst creating a pleasant and healthy living environment. Aside from more obvious measures such as insulation, low energy lighting and a wood burning stove we always aim to maximise the amount of natural light coming in to the home and we incorporate the latest heat recovery ventilation technology, a unique feature which ensures that the air in your new home is continually refreshed. These features are all at the heart of our design process and contribute to a more sustainable and healthy home which not only meets with your desire to save energy and live more healthily but also stands out from the crowd.

CANAL WALKS

Welcome to Canal Walks, our newest development based in rural Cheshire, located just outside the historic market town of Nantwich. All properties on the luxurious development are superior four and five bedrooms homes with EPC 'A' ratings, presenting a perfect opportunity to put down roots in a quiet and tranquil canal-side location, whilst also remaining within easy commuting range of cities across the North West and Midlands.

The exclusive, high-quality properties all include impeccable internal features, bi-fold doors, feature windows and log burning stoves, with a number also featuring roof lanterns over the kitchen. This distinctly contemporary development has been finished to the highest quality and specification.

Nantwich is a beautiful and historic market town on the banks of the River Weaver. The idyllic town offers a wealth of shops, schools and other amenities and easily combines convenience with a sense of rustic countryside charm. In the heart of the town is St Mary's Church, which dates from the 14th century and is widely considered to be the finest Medieval church in England, while other places of interest include the Nantwich Players Theatre, the Nantwich Museum and Dorfold Hall – a Grade I listed Jacobean mansion which also hosts the Nantwich Show in its grounds each year.

The town has eight primary schools, including Highfields Community Primary School and St Anne's Catholic Primary School. The two secondary schools, Brine Leas School and Malbank School, were both rated as 'Good' by Ofsted, while Reaseheath College runs further education and higher education courses in conjunction with Harper Adams University and the University of Chester. Kiltearn Medical Centre is just a mile away from the development, with a direct bus service available.

Despite its peaceful and semi-rural appeal, our Canal Walks development is exceptionally well-positioned for road and rail access to places of work across the North West, the Midlands as well as London. Nantwich railway station is on the line from Manchester to Shrewsbury, while Crewe railway is only 10 minutes away with access to London and shortly to the high speed HS2 rail network. Bus routes are also operated in and around Nantwich.

The Bunbury is a spacious 155m² four bedroom detached family home with generous integral garage, family bathroom, two en-suites and downstairs WC. The ground floor offers a sociable, family-friendly layout including a double height reception hall with galleried landing, cloakroom, study, utility room and kitchen/ diner/living area with log burner. The kitchen of plot 1 features a beautiful glazed lantern rooflight which welcomes a stream of natural light into the room, adding to the wonderful feeling of space and comfort. The master bedroom of plots 6 and 7 has a balcony so you can enjoy a romantic breakfast as the sun comes up.

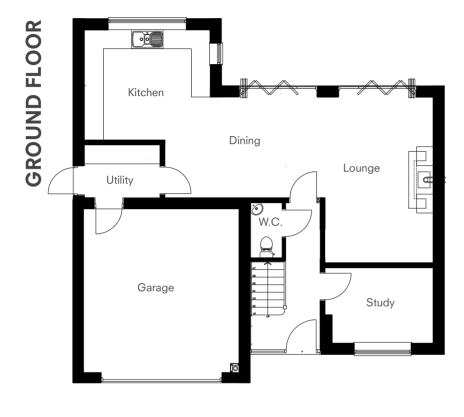
Log burner

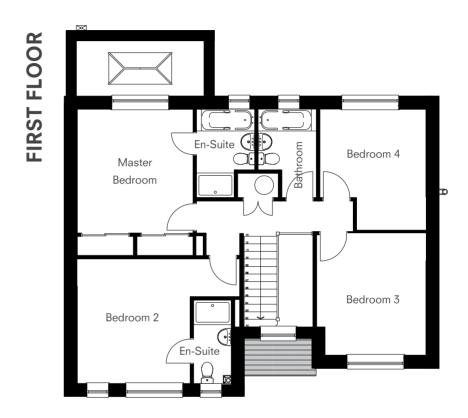
- · Luxury fitted kitchens with solid oak worktops
- AEG/NEFF appliances
- Bi-fold glazed doors
- Utility room
- Study

- Heat recovery ventilation system
- Smart home technology installed

- Garage
- Fitted bathroom and ensuites from Porcelanosa
- Electric car charging point
- Solar panels
- EPC rated
- Fibre connection
- Lantern rooflight/balcony*







GROUND FLOOR

Kitchen/Dining/Lounge 11.09m x 5.26m

Study

3.44m x 2.40m

W.C. 1.75m x 1.00m

2.40m x 1.68m

Utility

Garage

4.96m x 5.20m

FIRST FLOOR

Master Bedroom 4.54m x 3.70m

Master Bedroom En-Suite

2.81m x 1.85m

Bathroom 2.81m x 1.85m

Bedroom 2 3.85m x 3.59m Bedroom 2 En-Suite

2.65m x 1.20m

Bedroom 3 3.75m x 3.47m

Bedroom 4

3.74m x 3.38m

MARBURY

Perfectly suited to family life the Marbury is an imposing $185m^2$ five bedroom detached family home with generous integral garage, family bathroom, two en-suites, downstairs WC and study. The entrance hallway with feature window is flooded with natural light to create an instant warm welcome and leads directly through to a luxurious openplan kitchen/diner/living area, featuring two sets of bi-fold glazed doors and a log burner. Just to the side of the fully fitted kitchen sits a convenient utility room. Plot 3 has a balcony to the master bedroom whilst the other Marbury plots have glazed roof lanterns in the kitchen to maximise the benefit of the sun from the south or south east rear aspect.

KEY FEATURES

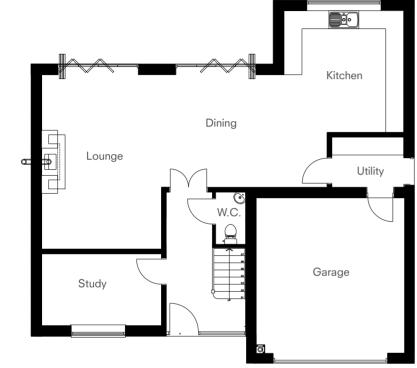
- Log burner
- Luxury fitted kitchens with solid oak worktops
- AEG/NEFF appliances
- Bi-fold glazed doors
- Utility room
- Study
- Heat recovery ventilation system
- Smart home technology installed

- Garage
- Fitted bathroom and ensuites from Porcelanosa
- Electric car charging point
- Solar panels
- EPC rated
- Fibre connection
- Lantern rooflight/balcony*



*Either kitchen glazed lantern rooflight or upstairs balcony in master bedroom (dependent on plot)

GROUND FLOOR





MEASUREMENTS

GROUND FLOOR

Kitchen/Dining/Lounge 11.94m x 5.83m

Study

4.00m x 2.40m

Utility

2.40m x 1.68m

W.C.

1.75m x 1.00m

Garage

4.96m x 5.20m

FIRST FLOOR

Master BedroomBedroom 2 En-Suite5.05m x 3.53m2.78m x 1.20m

 Master Bedroom
 Bedroom 3

 En-Suite
 4.04m x 2.95m

 3.19m x 1.99m
 Bedroom 4

 Bathroom
 3.98m x 3.02m

 2.82m x 2.19m
 Bedroom 5

 Bedroom 2
 3.19m x 2.26m

3.62m x 3.31m

WRENBURY

The Wrenbury is a spacious 165m2 four bedroom detached family home with generous integral garage, family bathroom, two ensuites and downstairs WC. Entering through an integrated porch, the property opens up onto a spacious hallway that leads into the fully fitted open plan kitchen/diner/living area and a convenient utility room sits just to the side. The living area has been cleverly designed for entertaining and also features a log burner and a set of bi-fold glazed doors opening out onto the garden. Plots 11 and 14 have glazed roof lanterns in the kitchen whilst plot 2 has a balcony to the master bedroom – why not enjoy a nightcap or a hot chocolate under the stars before bed.

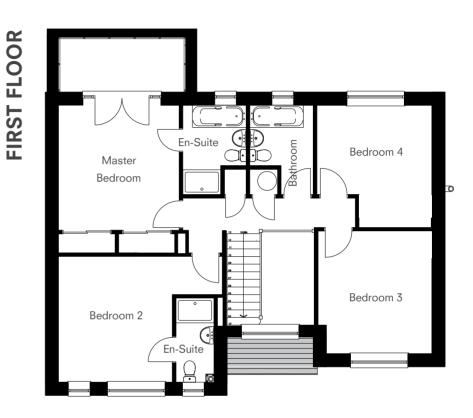
- Log burner
- Luxury fitted kitchens with solid oak worktops
- AEG/NEFF appliances
- Bi-fold glazed doors
- Utility room
- Study

- Heat recovery ventilation system
- Smart home technology installed

- Garage
- Fitted bathroom and ensuites from Porcelanosa
- Electric car charging point
- Solar panels
- EPC rated
- Fibre connection
- Lantern rooflight/balcony*







GROUND FLOOR

Kitchen/Dining/Lounge 11.94m x 5.83m

Study

4.00m x 2.40m

Utility 2.40m x 1.68m

W.C. 1.75m x 1.00m

Garage

4.96m x 5.20m

FIRST FLOOR

Master Bedroom 4.54m x 3.80m

Master Bedroom En-Suite

2.81m x 1.99m Bathroom

2.81m x 2.00m

Bedroom 2 5.05m x 3.85m Bedroom 2 En-Suite 2.65m x 1.20m Bedroom 3

3.75m x 3.59m Bedroom 4

3.74m x 3.63m

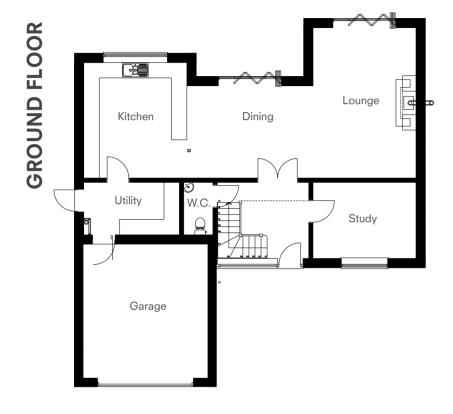
The Swanley is a luxurious 210m² four bedroom detached family home with generous integral garage, master suite with vaulted ceiling featuring a dressing room and ensuite bathroom, family bathroom, a further en-suite to the second bedroom and downstairs WC. The entrance hallway is south facing with a large feature window and so the generous galleried landing will be flooded with light. From here you enter the open plan kitchen/dining/living area with a fully fitted kitchen including a central island. The living area features a log burner as well as two sets of glazed bi-fold doors which open out onto the garden. Just off the kitchen is the convenient and fully fitted utility room.

- Log burner
- · Luxury fitted kitchens with solid oak worktops
- AEG/NEFF appliances
- Bi-fold glazed doors
- Utility room
- Study

- Heat recovery ventilation system
- Smart home technology installed

- Garage
- · Fitted bathroom and ensuites from Porcelanosa
- Electric car charging point
- Solar panels
- EPC rated
- Fibre connection
- Lantern rooflight/balcony*





GROUND FLOOR

Kitchen/Dining/Lounge 12.89m x 2.5.84m

Study

4.00m x 2.95m

Utility

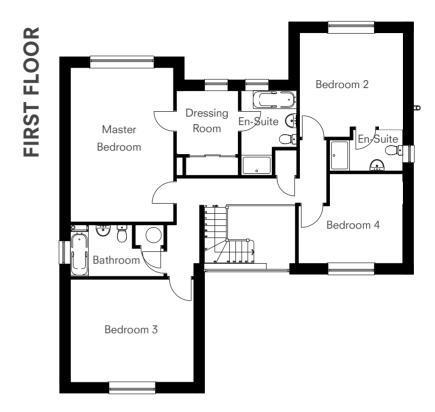
3.71m x 2.04m

W.C.

2.04m x 1.14m

Garage

5.20m x 4.85m



FIRST FLOOR

Master Bedroom 5.99m x 4.00m

Master Bedroom En-Suite

3.28m x 2.16m

Dressing Room 3.17m x 2.40m

Bathroom 3.52m x 2.00m Bedroom 2 4.05m x 3.89m

4.05m x 3.89m Bedroom 2 En-Suite

2.84m x 1.60m

Bedroom 3 4.79m x 4.00m

Bedroom 4 4.05m x 3.37m

Located in a guiet and secluded corner, The Burland enjoys a special location in this exclusive development. A commanding 205m² four bedroom detached family home the Burland includes a generous integral garage, master suite with vaulted ceiling and adjoining dressing room and ensuite bathroom, family bathroom, a further en-suite to the second bedroom and downstairs WC. The stunning entrance hallway has a large feature window and generous galleried landing. From here you enter the open plan kitchen/dining/living area with a fully fitted kitchen including a central island. The living area features a log burner as well as two sets of glazed bi-fold doors which open out onto the garden. Just off the kitchen is the convenient and fully fitted utility room.

Log burner

- · Luxury fitted kitchens with solid oak worktops
- AEG/NEFF appliances
- Bi-fold glazed doors
- Utility room
- Study

- Heat recovery ventilation system
- Smart home technology installed

- Garage
- · Fitted bathroom and ensuites from Porcelanosa
- · Electric car charging point
- Solar panels
- EPC rated
- Fibre connection
- Lantern rooflight/balcony*





GROUND FLOOR

Kitchen/Dining/Lounge 11.76m x 6.31m

Study

3.77m x 3.15m

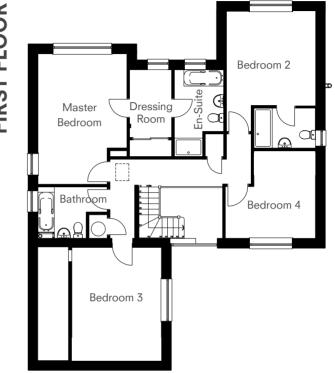
Utility

4.10m x 1.59m

W.C.

1.50m x 1.40m

Garage 5.30m x 4.85m FIRST FLOOR



FIRST FLOOR

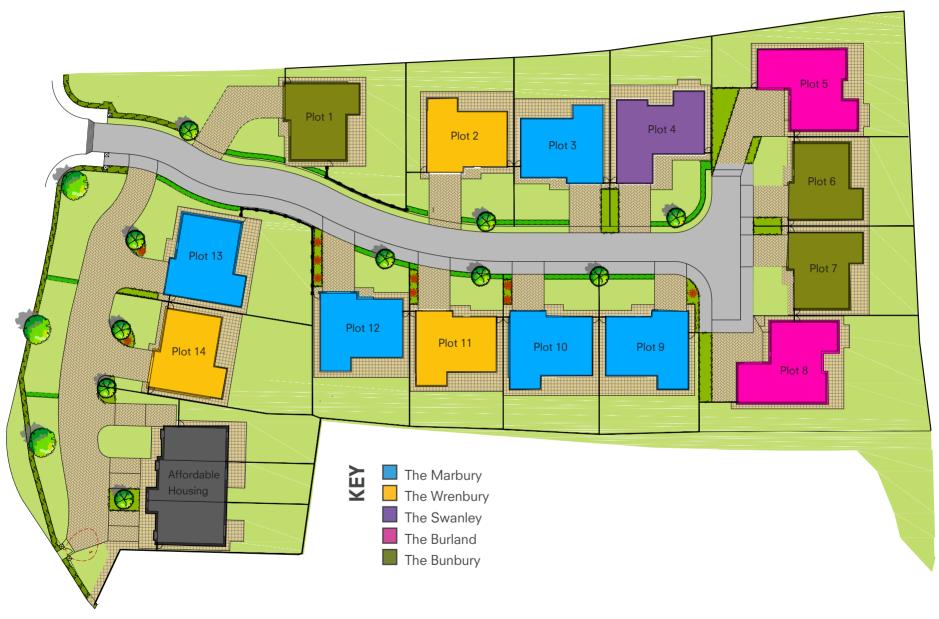
Master Bedroom Bedroom 2 5.53m x 3.77m 3.88m x 3.66m

Master Bedroom Bedroom 2 En-Suite En-Suite 2.61m x 1.70m 3.68m x 2.09m

Bedroom 3 Dressing Room 4.68m x 3.80m 3.57m x 1.78m Bedroom 4

3.82m x 3.59m 2.83m x 2.18m

Bathroom



All plans in this brochure are not drawn to scale and are for illustrative purposes only. Consequently, they do not form part of any contract. Development layouts including parking arragements, affordable housing and public open spaces may change to reflect changes in planning permission and are not intended to form part of any contract or warranty unless specifically incorporated in writing.

FURTHER INFORMATION

For more information, visit: www.tesni.co or contact us to arrange an appointment with a sales adviser.

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