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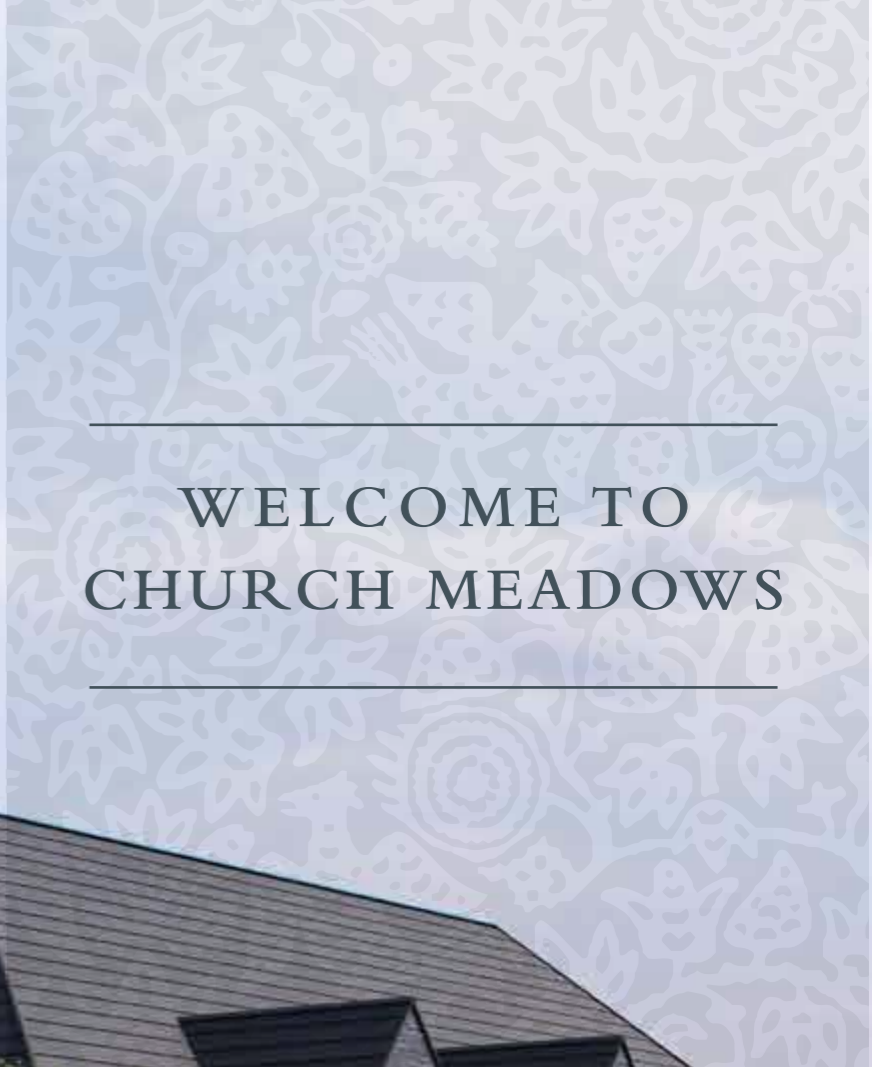
# CHURCH MEADOWS

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CHURCH ROAD ♦ KELLS

MODERN VILLAGE LIVING





WELCOME TO  
CHURCH MEADOWS

OUTSTANDING MODERN  
HOMES IN A BEAUTIFUL  
VILLAGE SETTING







## ENJOY A PERFECT VILLAGE WAY OF LIFE!

Church Meadows nestles on the edge of the quiet sought after villages of Kells and Connor. This beautiful development offers a superb selection of detached, semi detached, townhouses and apartments with the ideal combination of convenience and privacy.

These unique homes enjoy an ideal location just off Church Road, overlooking the beautiful St. Saviour's Church and a short walk away from the village centre, which includes convenience stores, library, pharmacy, post office, day care nursery and other local retailers. Church Meadows is also within walking distance of the Kells and Connor Primary School. These new homes are only minutes

away from the busy shopping towns of Ballymena and Antrim, ensuring convenience to a host of other amenities including social, recreational and education facilities.

The picturesque village surroundings and rural charm create a relaxed ambiance and delightful environment, ensuring that Church Meadows will be a desirable address in which to live.



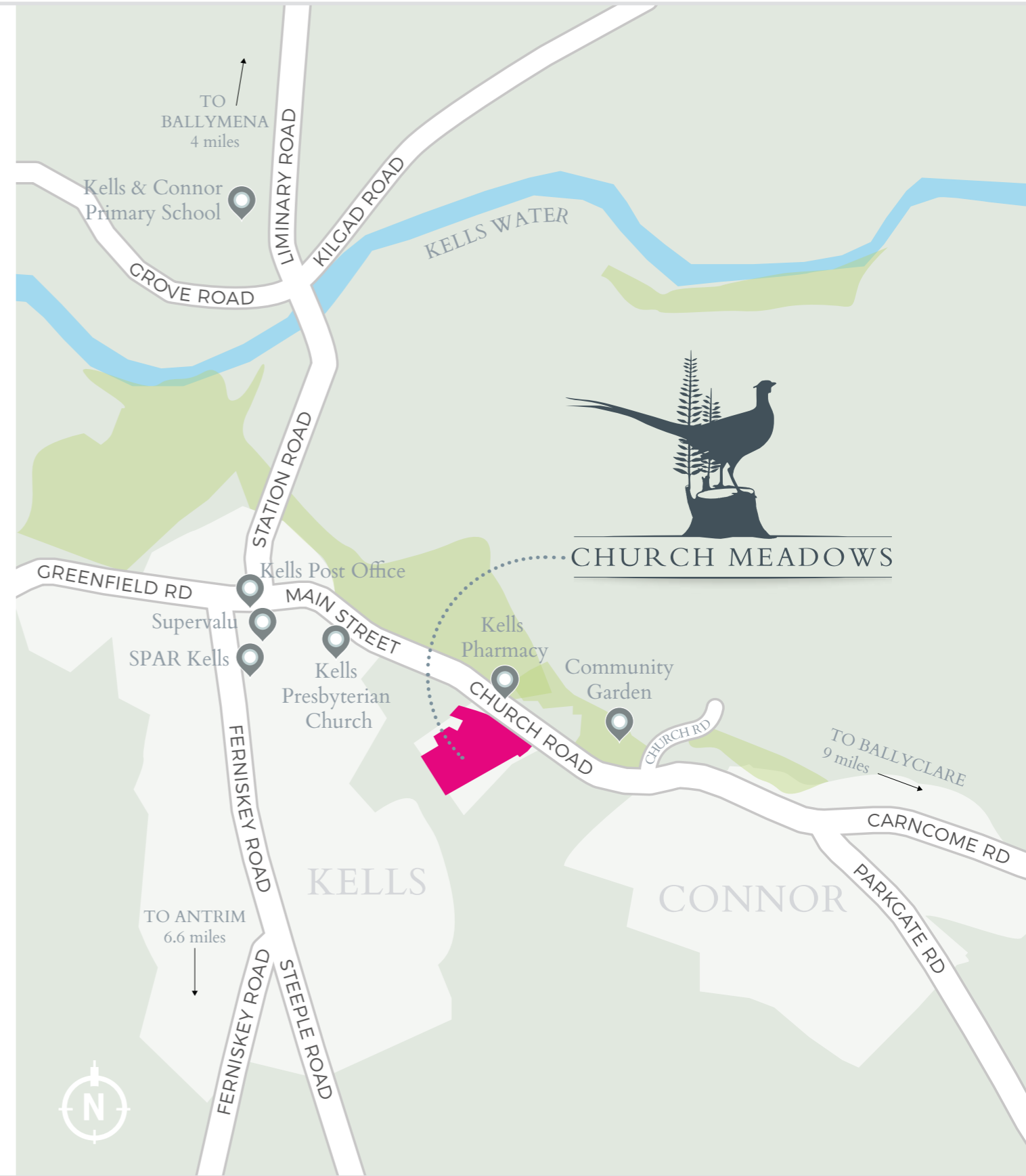
# SITE LAYOUT

- not to scale -



# LOCATION MAP

- not to scale -





THE DRURY (1)

THE DRURY (1) - Floor Plans



THE DRURY (1)  
SITE: 33  
4 BEDROOM DETACHED

Total Floor Area: 1417 sq ft approx.

GROUND FLOOR

Reception Hall with separate WC				
Lounge	ft 14'5" x 12'5"	m 4.40 x 3.80		
Kitchen   Dining	ft 25'6" x 9'10"	m 7.80 x 3.00		
Utility	ft 9'2" x 5'7"	m 2.80 x 1.70		
Garden Room	ft 10'9" x 8'10"	m 3.30 x 2.70		

FIRST FLOOR

Master Bedroom	ft 12'5" x 11'2"	m 3.80 x 3.40
Ensuite	ft 8'10" x 2'10"	m 2.70 x 0.90
Bedroom 2 (max)	ft 13'8" x 12'8"	m 4.20 x 3.90
Bedroom 3	ft 9'10" x 6'3"	m 3.00 x 1.90
Bedroom 4	ft 9'10" x 8'10"	m 3.00 x 2.70
Bathroom	ft 10'5" x 6'3"	m 3.20 x 1.90





**SITES: 4, 5**  
**3 BEDROOM SEMI DETACHED**

**SITE: 4 - THE HAMLEY (H1)**

Total Floor Area: 1271 sq ft approx. (exc Garden Room)  
Total Floor Area: 1356 sq ft approx. (inc Garden Room)

**SITES: 5 - THE AINSLEY (A3)**

Total Floor Area: 1039 sq ft approx. (exc Garden Room)  
Total Floor Area: 1111 sq ft approx. (inc Garden Room)



**GROUND FLOOR**  
**- THE AINSLEY**

Reception Hall with separate WC	
Lounge	ft 16'1" x 11'5" m 4.90 x 3.50
Kitchen   Dining	ft 11'5" x 10'9" m 3.50 x 3.30
Utility	ft 6'10" x 6'10" m 2.10 x 2.10
Optional Garden Room	ft 8'10" x 7'10" m 2.70 x 2.40

**GROUND FLOOR**  
**- THE HAMLEY**

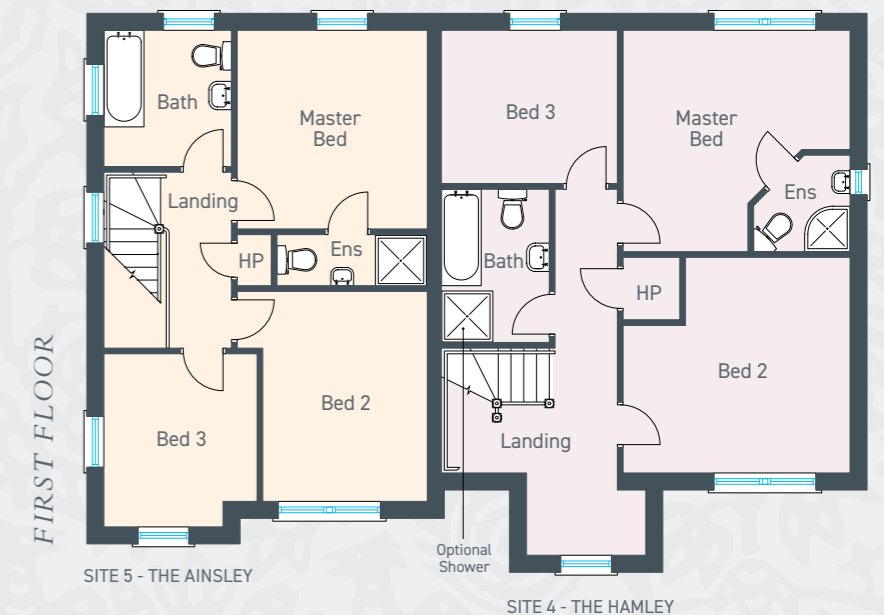
Reception Hall with separate WC	
Lounge	ft 15'5" x 13'2" m 4.70 x 4.00
Kitchen   Dining	ft 23'7" x 9'9" m 7.20 x 3.00
Utility	ft 7'10" x 6'3" m 2.40 x 1.90
Optional Garden Room	ft 9'6" x 8'10" m 2.90 x 2.70

**FIRST FLOOR**  
**- THE AINSLEY**

Master Bedroom	ft 11'5" x 10'11" m 3.50 x 3.35
Ensuite	ft 8'8" x 2'11" m 2.65 x 0.90
Bedroom 2	ft 12'2" x 9'6" m 3.70 x 2.90
Bedroom 3	ft 8'10" x 10'0" m 2.70 x 3.05
Bathroom	ft 7'10" x 7'5" m 2.40 x 2.25

**FIRST FLOOR**  
**- THE HAMLEY**

Master Bedroom (max)	ft 13'2" x 12'8" m 4.00 x 3.90
Ensuite	ft 5'7" x 5'7" m 1.70 x 1.70
Bedroom 2	ft 13'2" x 12'5" m 4.00 x 3.80
Bedroom 3	ft 10'2" x 8'10" m 3.10 x 2.70
Bathroom	ft 8'10" x 6'3" m 2.70 x 1.90

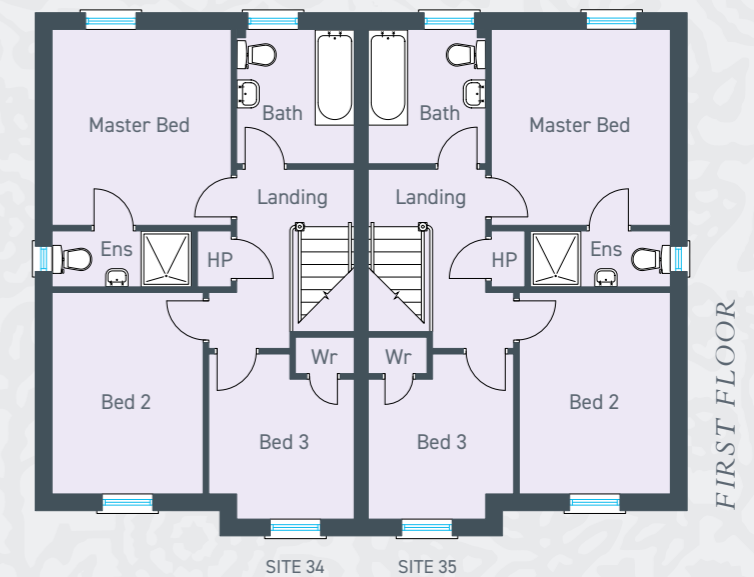
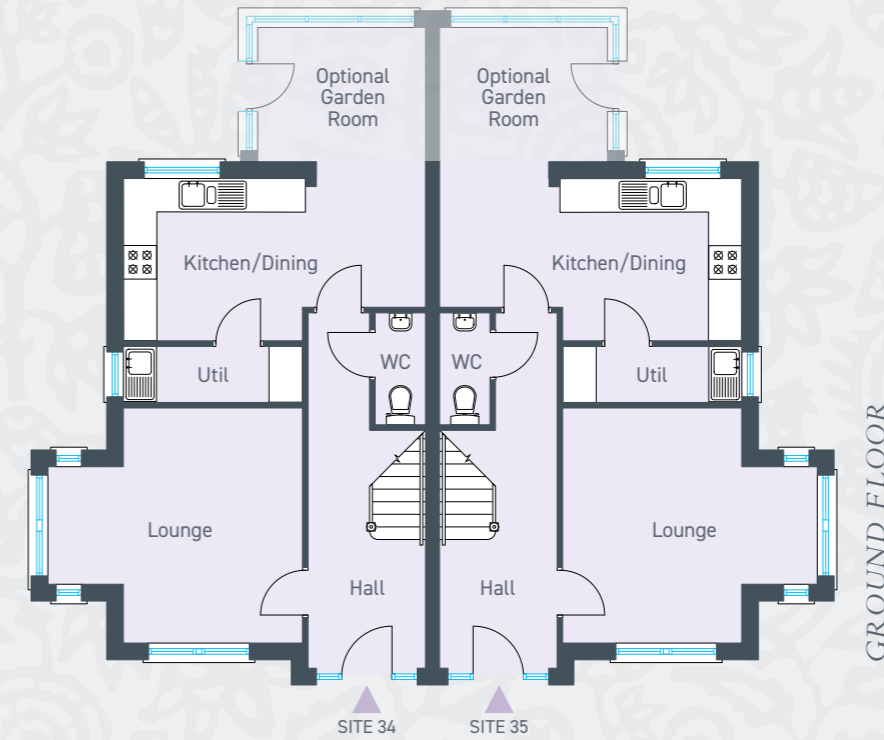






THE CALDER (C)

THE CALDER (C) - Floor Plans



*THE CALDER (C)*  
SITES: 34, 35  
3 BEDROOM SEMI DETACHED

Total Floor Area: 1016 sq ft approx. (exc Garden Room)  
Total Floor Area: 1094 sq ft approx. (inc Garden Room)

**GROUND FLOOR**

Reception Hall with separate WC				
Lounge (into bay)	ft 14'11" x 13'9"	m 4.55 x 4.20		
Kitchen   Dining	ft 17'8" x 9'6"	m 5.40 x 2.90		
Utility	ft 10'6" x 3'3"	m 3.20 x 1.00		
Optional Garden Room	ft 9'10" x 7'10"	m 3.00 x 2.40		

**FIRST FLOOR**

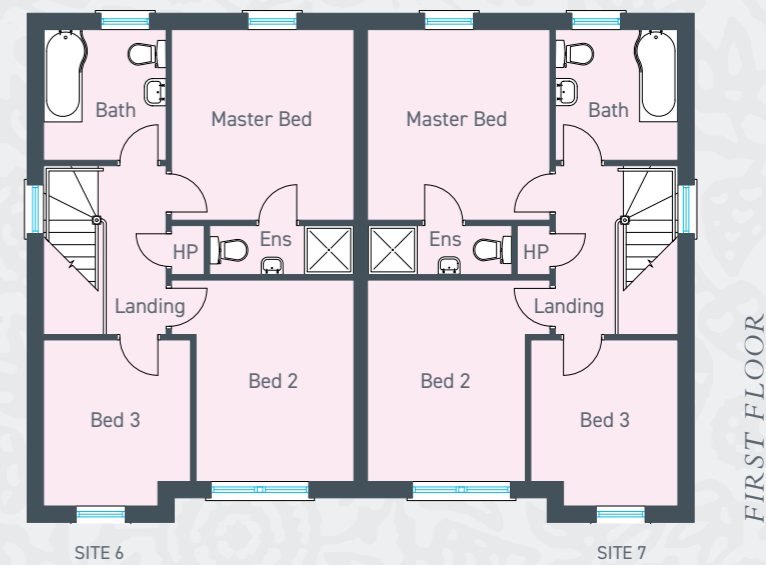
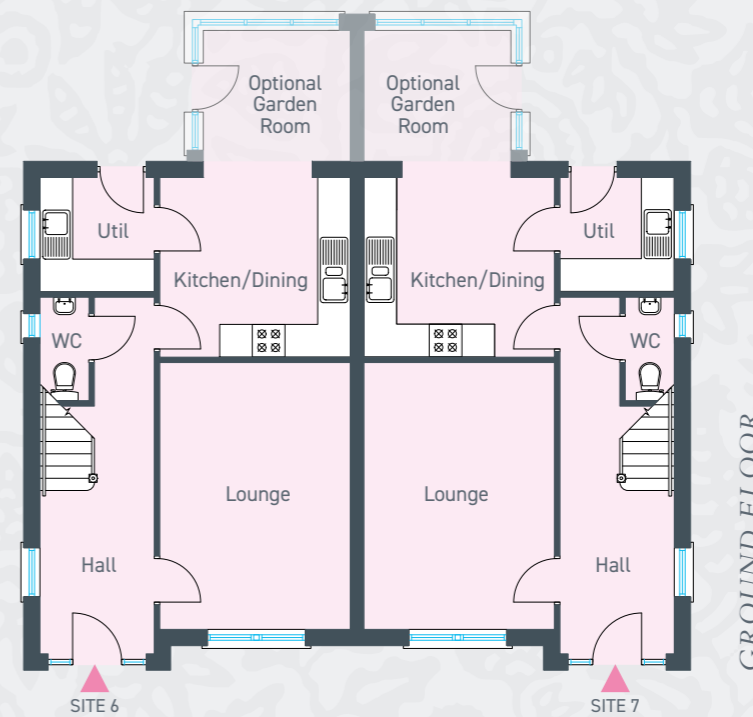
Master Bedroom	ft 11'6" x 10'6"	m 3.50 x 3.20
Ensuite	ft 8'2" x 3'3"	m 2.50 x 1.00
Bedroom 2	ft 11'9" x 8'10"	m 3.60 x 2.70
Bedroom 3 (max)	ft 8'6" x 9'8"	m 2.60 x 2.95
Bathroom	ft 7'10" x 6'10"	m 2.40 x 2.10





THE ATHERTON (A1)

THE ATHERTON (A1) - Floor Plans



THE ATHERTON (A1)  
SITES: 6, 7  
3 BEDROOM SEMI DETACHED

Total Floor Area: 1039 sq ft approx. (exc Garden Room)  
Total Floor Area: 1109 sq ft approx. (inc Garden Room)

GROUND FLOOR

Reception Hall with separate WC				
Lounge	ft	16'1" x 11'5"	m	4.90 x 3.50
Kitchen   Dining	ft	11'5" x 10'9"	m	3.50 x 3.30
Utility	ft	6'10" x 6'10"	m	2.10 x 2.10
Optional Garden Room	ft	8'10" x 7'10"	m	2.70 x 2.40

FIRST FLOOR

Master Bedroom	ft	11'5" x 10'11"	m	3.50 x 3.35
Ensuite	ft	8'8" x 2'11"	m	2.65 x 0.90
Bedroom 2	ft	12'2" x 9'6"	m	3.70 x 2.90
Bedroom 3	ft	8'10" x 10'0"	m	2.70 x 3.05
Bathroom	ft	7'10" x 7'5"	m	2.40 x 2.25



THE ALTON TOWNHOUSES (H1/H2)

THE ALTON TOWNHOUSES (H1/H2) - Floor Plans



THE ALTON TOWNHOUSES (H1/H2)  
SITES: 1, 2, 3  
3 BEDROOM TOWNHOUSE

Total Floor Area: 1271 sq ft approx. (exc Garden Room)  
Total Floor Area: 1355 sq ft approx. (inc Garden Room)



GROUND FLOOR

Reception Hall with separate WC				
Lounge	ft	15'5"	x	13'2"
	m	4.70	x	4.00
Kitchen   Dining	ft	23'7"	x	9'9"
	m	7.20	x	3.00
Utility	ft	7'10"	x	6'3"
	m	2.40	x	1.90
Optional Garden Room	ft	9'6"	x	8'10"
	m	2.90	x	2.70

FIRST FLOOR

Master Bedroom (max)	ft	13'2"	x	12'8"	m	4.00	x	3.90
Ensuite	ft	5'7"	x	5'7"	m	1.70	x	1.70
Bedroom 2	ft	13'2"	x	12'5"	m	4.00	x	3.80
Bedroom 3	ft	10'2"	x	8'10"	m	3.10	x	2.70
Bathroom	ft	8'10"	x	6'3"	m	2.70	x	1.90





**THE RECTORY TOWNHOUSES (SW/SV)**  
SITES: 40, 41, 42  
3 BEDROOM TOWNHOUSE

**SITES: 40, 42 (TYPE SW)**  
Total Floor Area: 1052 sq ft approx. (exc Garden Room)  
Total Floor Area: 1129 sq ft approx. (inc Garden Room - site 42 only)

**SITE: 41 (TYPE SV)**  
Total Floor Area: 908 sq ft approx. (exc Garden Room)  
Total Floor Area: 998 sq ft approx. (inc Garden Room)

**GROUND FLOOR-SW**  
Sites 40, 42

Entrance Hall with separate WC
Lounge
ft 17'1" x 11'8" m 5.20 x 3.60
Kitchen   Dining
ft 17'1" x 11'8" m 5.20 x 3.60
Optional Garden Room
ft 8'10" x 7'10" m 2.70 x 2.40

**GROUND FLOOR-SV**  
Site 41

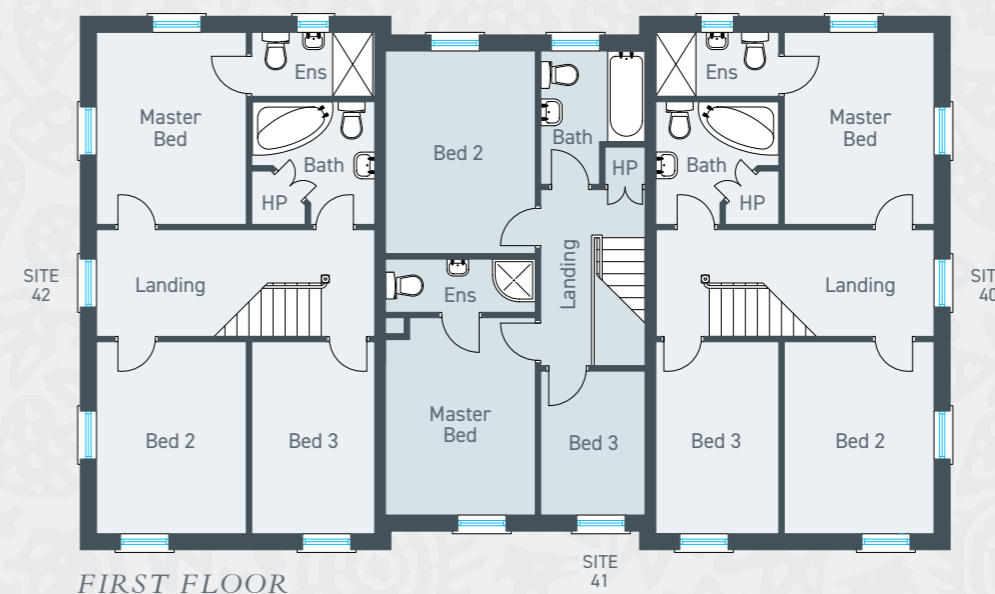
Entrance Hall
Lounge
ft 15'8" x 12'7" m 4.80 x 3.85
Kitchen   Dining
ft 15'9" x 12'5" m 4.85 x 3.80
Optional Garden Room
ft 10'0" x 8'10" m 3.05 x 2.70



GROUND FLOOR

**FIRST FLOOR-SW**  
Sites 40, 42

Master Bedroom
ft 11'8" x 9'2" m 3.60 x 2.80
Ensuite
ft 7'6" x 3'11" m 2.30 x 1.20
Bedroom 2
ft 11'8" x 9'2" m 3.60 x 2.80
Bedroom 3
ft 11'8" x 7'6" m 3.60 x 2.30
Bathroom
ft 7'6" x 7'6" m 2.30 x 2.30



FIRST FLOOR

**FIRST FLOOR-SV**  
Site 41

Master Bedroom
ft 12'2" x 9'2" m 3.70 x 2.80
Ensuite
ft 9'2" x 3'3" m 2.80 x 1.00
Bedroom 2
ft 12'5" x 9'2" m 3.80 x 2.80
Bedroom 3
ft 8'10" x 6'4" m 2.70 x 1.95
Bathroom (max)
ft 8'2" x 6'4" m 2.50 x 1.95



# THE PRIORY TOWNHOUSES (A/B)

# THE PRIORY TOWNHOUSES (A/B) - Floor Plans

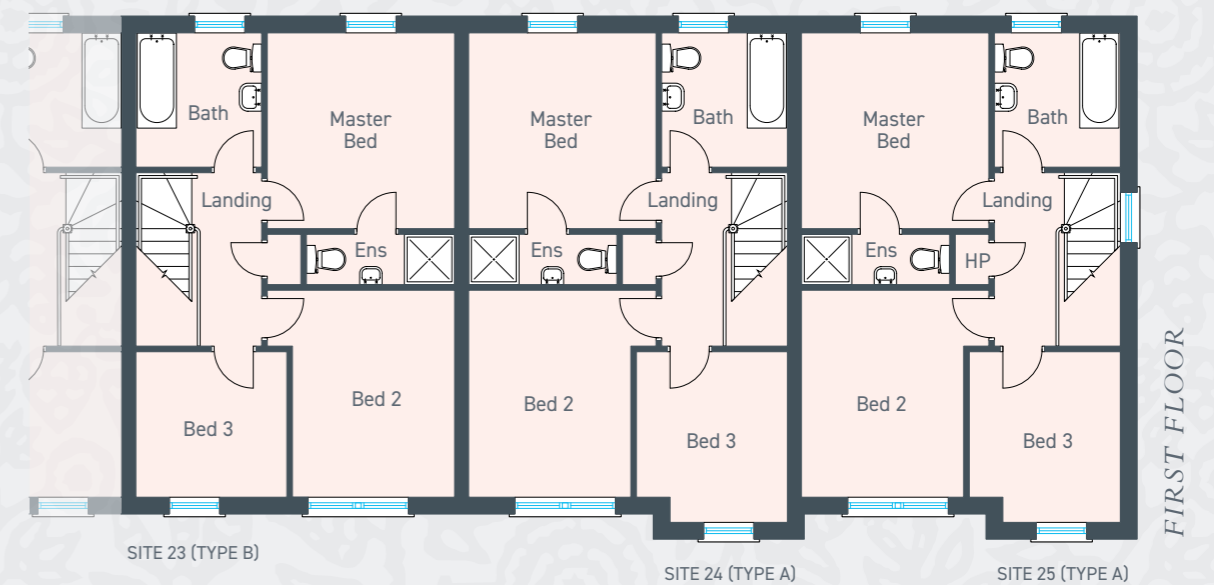
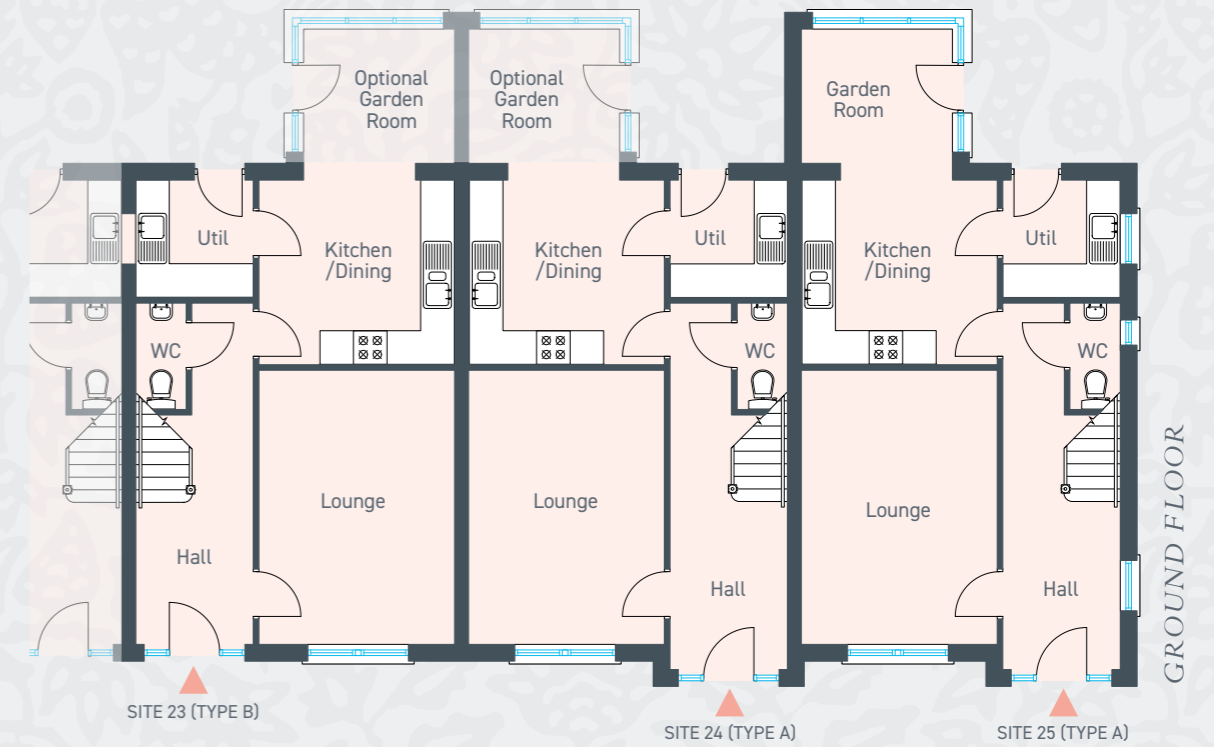


## THE PRIORY TOWNHOUSES (A/B) SITES: 20 - 25 3 BEDROOM TOWNHOUSES

**SITE: 25 (TYPE A)**  
Total Floor Area: 1109 sq ft approx.

**SITES: 20, 21, 24 (TYPE A)**  
Total Floor Area: 1039 sq ft approx. (exc Garden Room)  
Total Floor Area: 1109 sq ft approx. (inc Garden Room)

**SITES: 22, 23 (TYPE B)**  
Total Floor Area: 1019 sq ft approx. (exc Garden Room)  
Total Floor Area: 1089 sq ft approx. (inc Garden Room)



### GROUND FLOOR

Reception Hall with separate WC				
Lounge	ft	16'1"	x	11'5"
	m	4.90	x	3.50
Kitchen   Dining	ft	11'5"	x	10'9"
	m	3.50	x	3.30
Utility	ft	6'10"	x	6'10"
	m	2.10	x	2.10
Optional Garden Room	ft	8'10"	x	7'10"
	m	2.70	x	2.40

### FIRST FLOOR

Master Bedroom	ft	11'5"	x	10'11"	m	3.50	x	3.35
Ensuite	ft	8'8"	x	2'11"	m	2.65	x	0.90
Bedroom 2	ft	12'2"	x	9'6"	m	3.70	x	2.90
Bedroom 3 (A with bay)	ft	8'10"	x	10'0"	m	2.70	x	3.05
Bedroom 3 (B)	ft	8'10"	x	8'6"	m	2.70	x	2.60
Bathroom	ft	7'10"	x	7'5"	m	2.40	x	2.25

Note: Site 25 will have a Garden Room as standard.





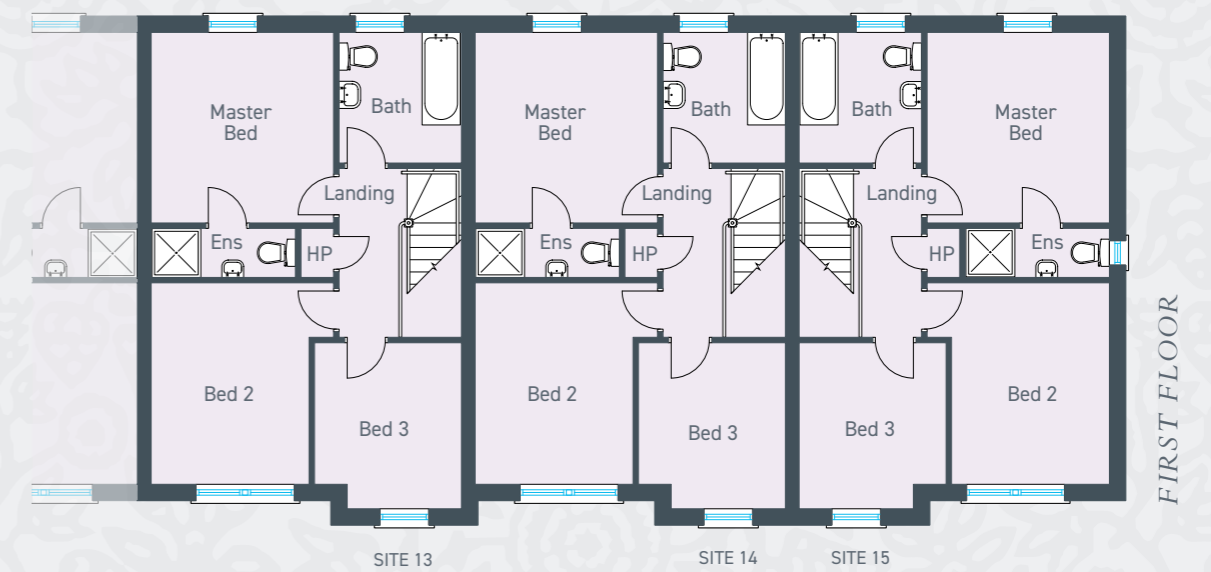
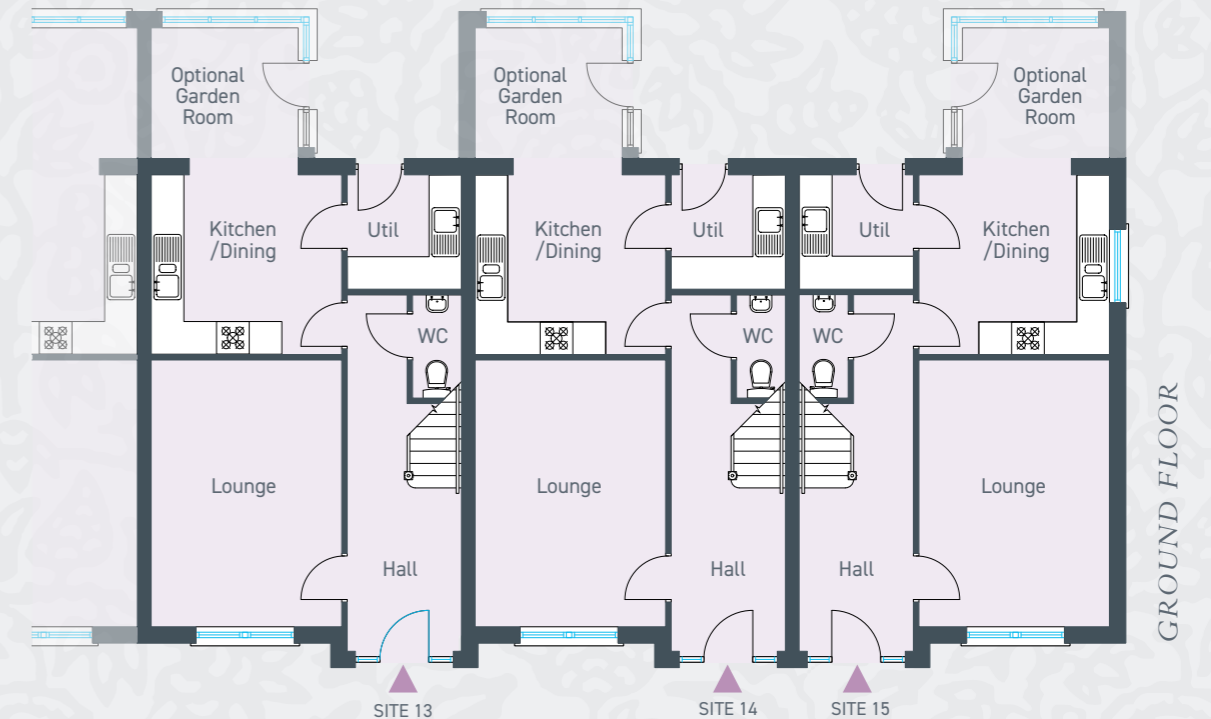
# THE DEANERY TOWNHOUSES (A)

# THE DEANERY TOWNHOUSES (A) - Floor Plans



**THE DEANERY TOWNHOUSES (A)**  
**SITES: 8 - 15**  
**3 BEDROOM TOWNHOUSES**

Total Floor Area: 1045 sq ft approx. (exc Garden Room)  
 Total Floor Area: 1115 sq ft approx. (inc. Garden Room)



### GROUND FLOOR

Reception Hall with separate WC					
Lounge	ft	16'1"	x	11'5"	m 4.90 x 3.50
Kitchen   Dining	ft	11'5"	x	10'9"	m 3.50 x 3.30
Utility	ft	6'10"	x	6'10"	m 2.10 x 2.10
Optional Garden Room	ft	8'10"	x	7'10"	m 2.70 x 2.40

### FIRST FLOOR

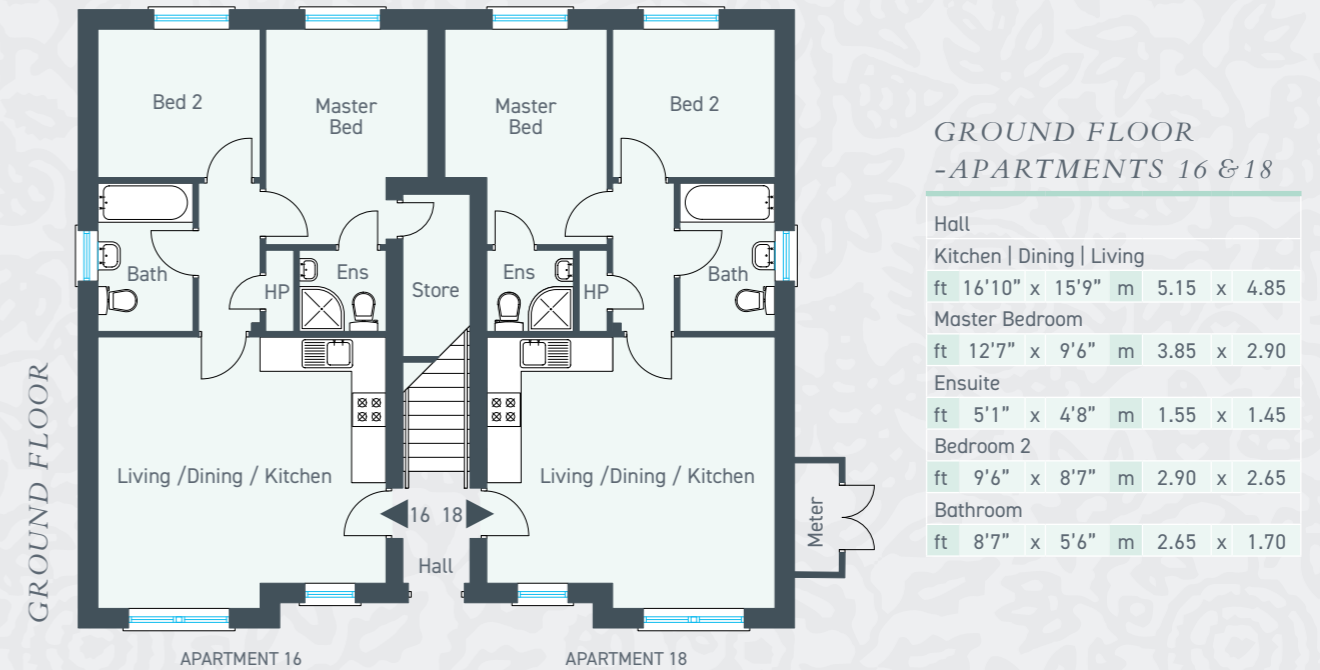
Master Bedroom	ft	11'5"	x	10'11"	m 3.50 x 3.35
Ensuite	ft	8'8"	x	2'11"	m 2.65 x 0.90
Bedroom 2	ft	12'2"	x	9'6"	m 3.70 x 2.90
Bedroom 3	ft	8'10"	x	10'0"	m 2.70 x 3.05
Bathroom	ft	7'10"	x	7'5"	m 2.40 x 2.25



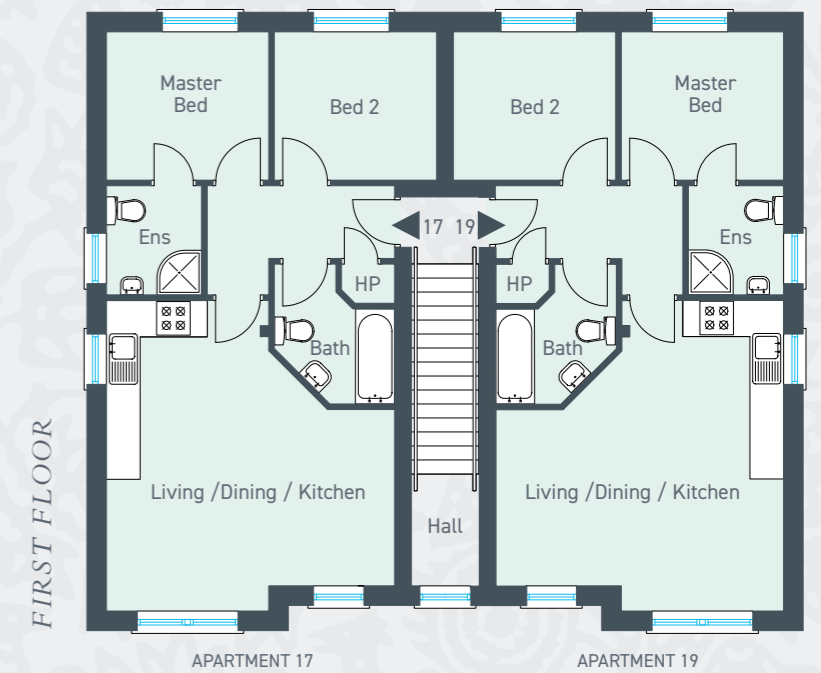


*THE KELLSWATER APARTMENTS (D1/D2)  
SITES: 16, 17, 18 & 19  
2 BEDROOM APARTMENTS*

Total Floor Area: 584 sq ft approx.



**FIRST FLOOR - APARTMENTS 17 & 19**







**THE MILLHOUSE APARTMENTS (F)  
SITES: 36 - 39  
2 BEDROOM APARTMENTS**

Ground Floor Apt 36: Total Floor Area: 656 sq ft approx.

Ground Floor Apt 38: Total Floor Area: 656 sq ft approx.

First Floor Apt 37: Total Floor Area: 770 sq ft approx.

First Floor Apt 39: Total Floor Area: 770 sq ft approx.

**GROUND FLOOR - APT 36**

Entrance Hall			
Kitchen   Dining   Living (into bay)	ft 21'4" x 12'5"	m 6.50 x 3.80	
Master Bedroom	ft 12'8" x 11'2"	m 3.90 x 3.40	
Ensuite	ft 7'3" x 4'3"	m 2.20 x 1.30	
Bedroom 2	ft 10'9" x 9'6"	m 3.30 x 2.90	
Bathroom	ft 9'2" x 6'3"	m 2.80 x 1.90	

**GROUND FLOOR - APT 38**

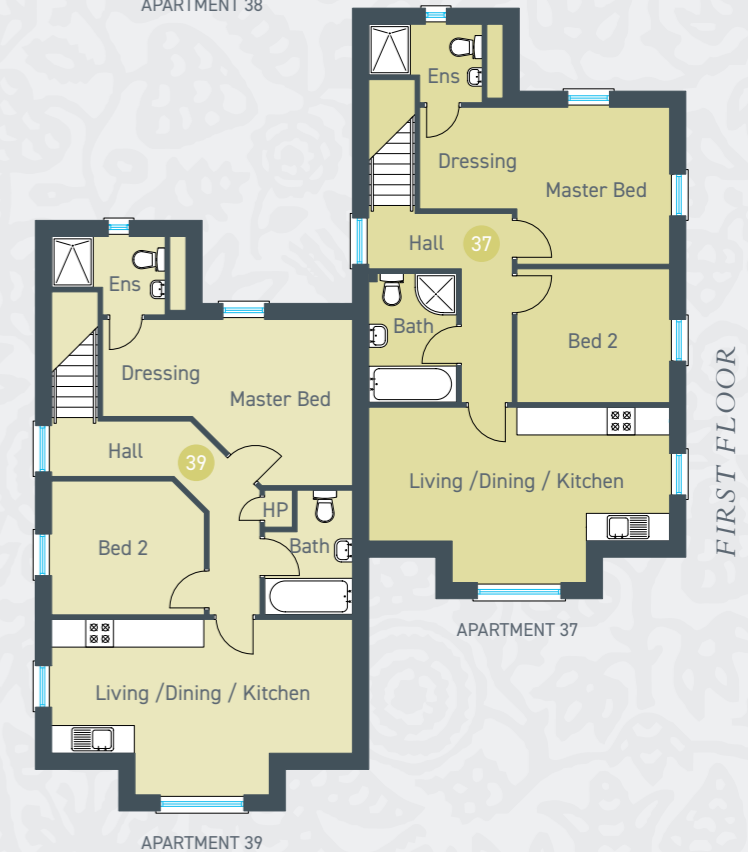
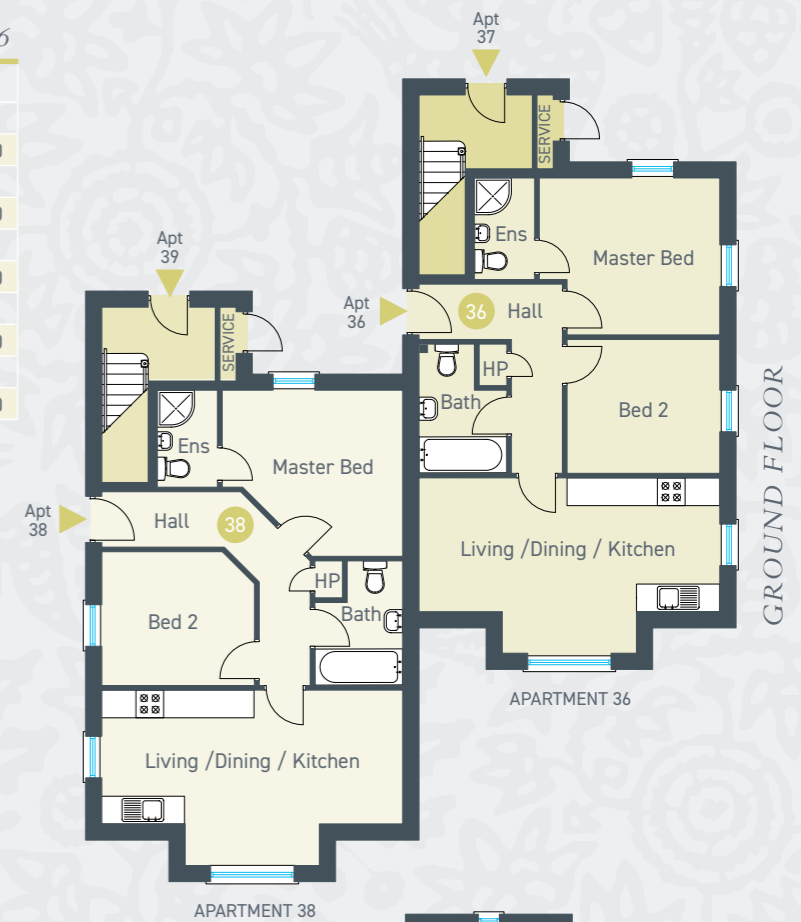
Entrance Hall			
Kitchen   Dining   Living (into bay)	ft 21'4" x 12'5"	m 6.50 x 3.80	
Master Bedroom	ft 12'8" x 11'9"	m 3.90 x 3.60	
Ensuite	ft 6'9" x 4'3"	m 2.10 x 1.30	
Bedroom 2	ft 10'9" x 9'6"	m 3.30 x 2.90	
Bathroom	ft 8'9" x 6'3"	m 2.70 x 1.90	

**FIRST FLOOR - APT 37**

Entrance Lobby to Hall			
Kitchen   Dining   Living (into bay)	ft 21'4" x 12'5"	m 6.50 x 3.80	
Master Bedroom & Dressing Area	ft 17'8" x 11'2"	m 5.40 x 3.40	
Ensuite	ft 8'1" x 5'6"	m 2.45 x 1.70	
Bedroom 2	ft 10'9" x 9'6"	m 3.30 x 2.90	
Bathroom	ft 9'2" x 6'3"	m 2.80 x 1.90	

**FIRST FLOOR - APT 39**

Entrance Lobby to Hall			
Kitchen   Dining   Living (into bay)	ft 21'4" x 12'5"	m 6.50 x 3.80	
Master Bedroom & Dressing Area	ft 17'8" x 11'9"	m 5.40 x 3.60	
Ensuite	ft 8'1" x 5'6"	m 2.45 x 1.70	
Bedroom 2	ft 10'9" x 9'6"	m 3.30 x 2.90	
Bathroom	ft 8'9" x 6'3"	m 2.70 x 1.90	







## DESIGNED WITH YOU IN MIND

### *QUALITY SPECIFICATION*

#### *KITCHENS & UTILITY ROOMS*

- Contemporary kitchen with choice of units, door handles and worktops
- Integrated appliances in houses to include electric hob, electric oven, extractor hood, fridge freezer and dishwasher
- Integrated appliances in apartments to include electric hob, electric oven, extractor hood, fridge freezer and washer / dryer
- Houses will be plumbed for washer / dryer (where applicable)
- The Kellswater Apartments will feature an integrated dishwasher
- Recessed energy efficient LED spotlights to ceilings in kitchen
- Ceramic floor tiling to kitchen and dining areas (where applicable)
- Tiled splashback to kitchen

#### *BATHROOMS, ENSUITES AND WCS*

- Contemporary white sanitary ware with chrome fittings
- Recessed energy efficient LED spotlights to ceilings
- Ceramic floor tiling
- Multi board (choice of colours) finish around shower enclosures
- Thermostatically controlled showers (where applicable)
- Heated chrome towel radiator to bathroom and ensuite
- Splashback tiling to bathroom and ensuite wash hand basins



### INTERNAL FEATURES

- High thermal insulation and energy efficiency rating
- Stained oak handrail to stairs with white painted spindles (where applicable)
- Primed interior doors with quality ironmongery
- Bevelled skirting and architrave
- Carpets and underlay to lounge, stairs, landing and bedrooms
- Tiling to hall, kitchen and bathroom floors
- Mains supply smoke, carbon monoxide and heat detectors
- Comprehensive range of electrical sockets, switches, TV and telephone points
- Wired for satellite TV (apartments only)
- Gas fired central heating with high efficiency boiler
- Focal point flueless stove available as optional extra (where applicable)

### EXTERNAL FEATURES

- Gravel driveway (tarmac available as optional extra)
- 10 year warranty
- Front gardens turfed and rear gardens topsoiled (turfed rear garden available as an optional extra)
- Rear gardens to have perimeter vertical timber fencing
- Double glazed high performance uPVC windows
- GRP composite front door with 5 point locking system
- Garden room available as optional extra (where applicable)
- Paved patio area to rear (where applicable)
- Exterior light to rear door

*The developer reserves the right to change the specification at any time*





JOINT SALES REPRESENTATION:



028 9334 0726  
country-estates.com



028 2565 1111  
homesindependent.co.uk



028 2565 5733  
edmondsonestates.co.uk

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**B L O C K**  
creative property marketing

The Vendor does not make or give, and neither the Selling Agent, nor any person in their employment, has any authority to make or give any representation or warranty whatever in relation to any property. Artist's impressions and internal photographs are for illustration only. Plans are not to scale and all dimensions shown are approximate E. & O. E.