

MHG
MANSION HOUSE GROUP
BUILDING DESIRABLE HOMES



W O O D L A N D S

BONVILLE ROAD, ALTRINCHAM, WA14 4YR



EXQUISITE AND TIMELESS
HOMES



AN EXCLUSIVE DEVELOPMENT OF
TWO IMPRESSIVE FIVE BEDROOM HOMES



WOODLANDS
ALTRINCHAM

Woodlands is a stunning, luxurious new development of two five bedroom four bathroom semi-detached spacious homes, situated over three floors, perfectly positioned in a highly desirable and sought after location on the edge of Dunham Woods.

These beautifully designed homes built by Mansion House Group offer the ultimate in contemporary living with a high specification throughout, landscaped grounds and each property has secure private gated parking for several cars.



LOCATION

Altrincham offers excellent connectivity, situated on the A56, one of the main arterial routes out of Manchester, and within close proximity to the M56/M60 motorways. This surrounding road network is complemented by an integrated rail, metro-link and bus interchange, providing easy access to and from Manchester city centre 10 miles away. Manchester International Airport, the UK's largest airport outside London, is easily accessible, being only 15 minutes away.



LOCATION MAP



ABOUT THE AREA

Altrincham is Trafford's largest town with an historic Charter Market and is among the most desirable areas to live in Greater Manchester, alongside Hale, Bowdon and Hale Barns. The immediate population has an exceptionally high number of professionals, business leaders and homeowners. Altrincham is a great place to live, work, shop and enjoy varied leisure activities. With easy access to the city for its benefits including jobs and entertainment whilst still offering stunning leafy surroundings for countryside walks and excellent local amenities.

Visit Dunham Massey Park run by the National Trust, which has a garden for all seasons, an ancient deer park and a house filled with treasures and stories. Or take a trip into Altrincham town centre, an attractive, bustling modern market town with a distinct and bold identity. Offering a balanced mix of retail, leisure, cultural, commercial and social amenity to meet both the needs of local people and the aspirations of an affluent and discerning home owner.

Hale only a 10 minute stroll from Altrincham offers a relaxed style of night life on the doorstep or place to meet friends for brunch. Hale is a charming laid-back village full of chic boutiques, good restaurants and a variety of bars. Hale is also home to the North West's leading health club and spa. Hale Country Club & Spa offers members 50,000 sq. ft. of luxury fitness, leisure, spa and beauty facilities.



EXPERIENCE A LIFESTYLE BEYOND
COMPARISON IN ONE OF ALTRINCHAM'S
MOST PRESTIGIOUS AREAS



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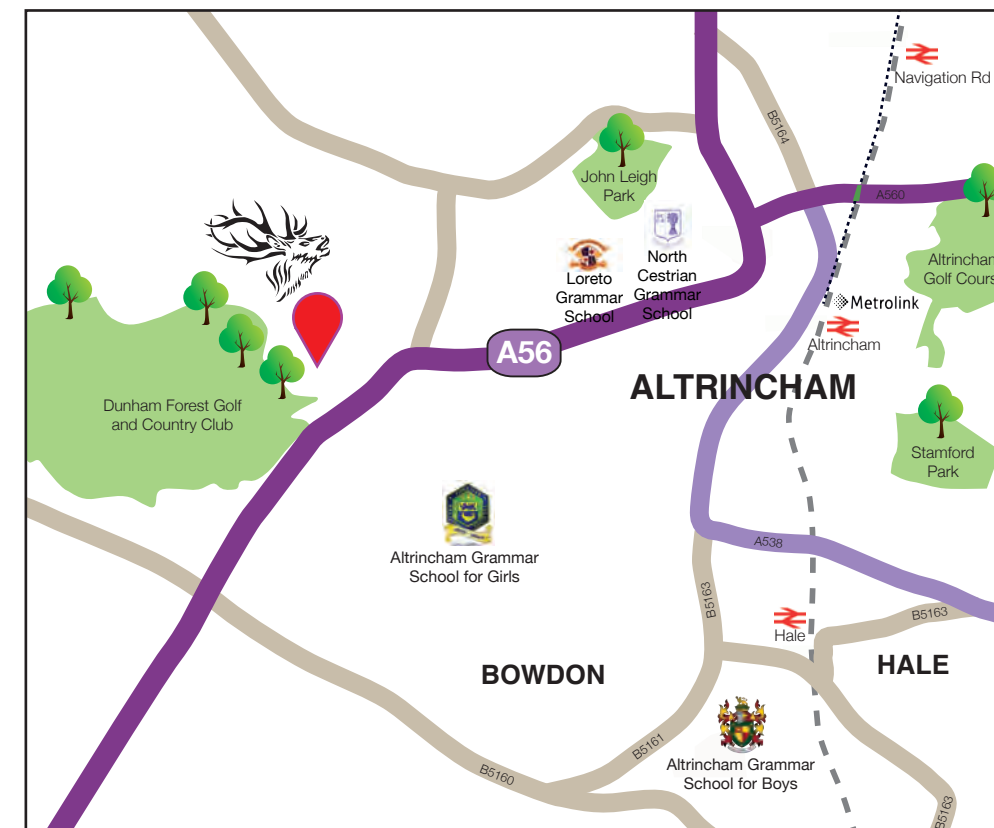
LIVING IN ALTRINCHAM



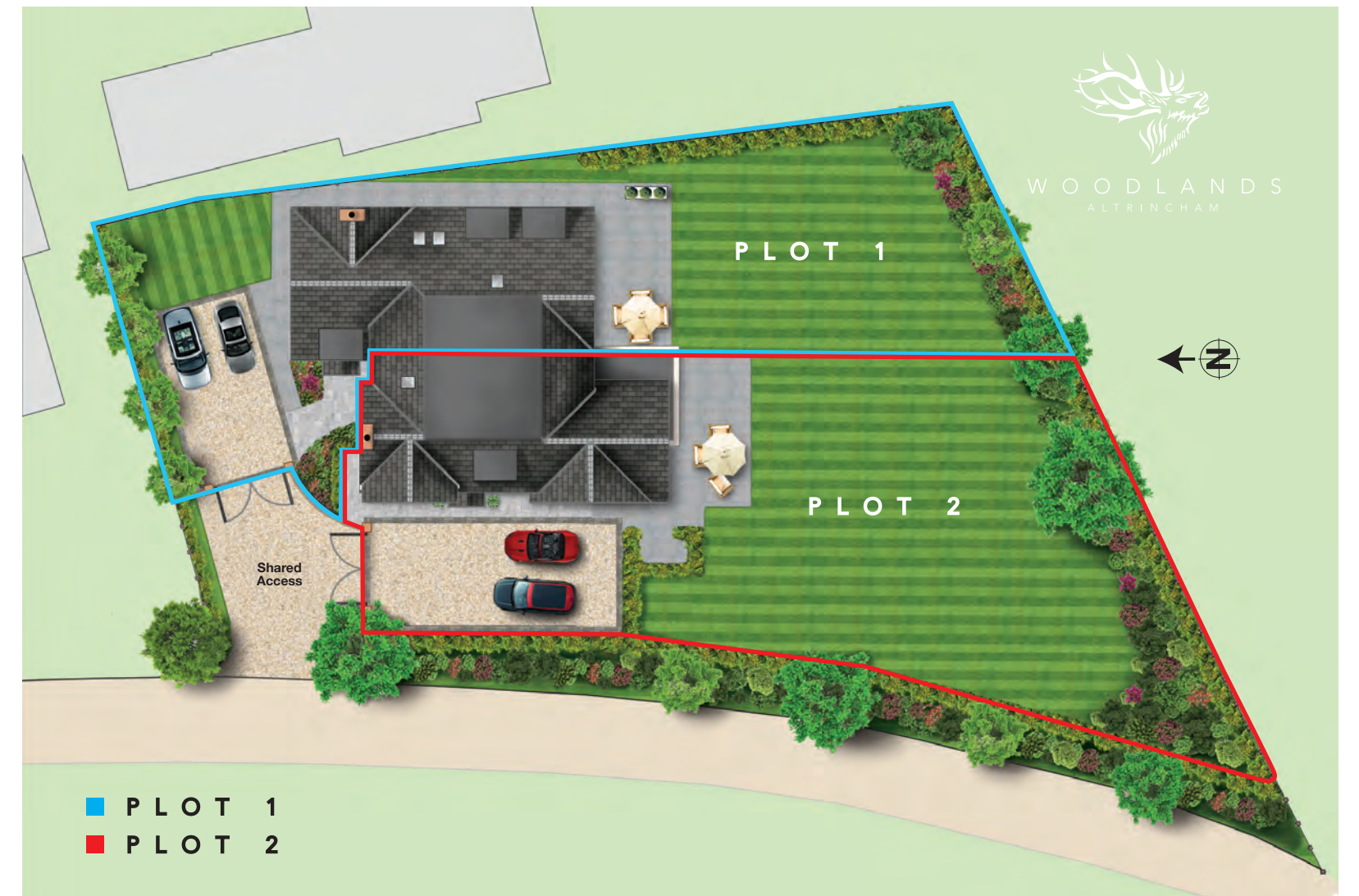
ALTRINCHAM SCHOOLS

Altrincham has some fantastic schools illustrated by a report in the Sunday Times 'The best places to live in the country for schools'. Crowned education capital of Britain, the report highlights Altrincham Grammar School for Girls (Cavendish Road), where 32 students achieved straight A* grades at GCSE last year, and Altrincham Grammar School for Boys (Marlborough Road) where 100% of pupils passed at least five GCSEs at A*-C.

This follows last year's glowing Ofsted report which proclaimed that every secondary pupil in the town goes to either a good or outstanding school. The good news also applies to primary schools in the area where 90% of Trafford primary pupils attend good or outstanding schools.



- Altrincham Grammar School for Girls, Cavendish Road, Altrincham, WA14 2NL
- Altrincham Grammar School for Boys, Marlborough Rd, Altrincham, WA14 2RS
- Blessed Thomas Holford Catholic College, Urban Rd, Altrincham, WA15 8HT
- St Ambrose College, Hale Rd, Hale Barns, Altrincham, WA15 0HE
- Loreto Grammar School, Dunham Rd, Altrincham, WA14 4AH
- North Cestrian Grammar School, Dunham Rd, Altrincham, WA14 4AJ



SITE LAYOUT

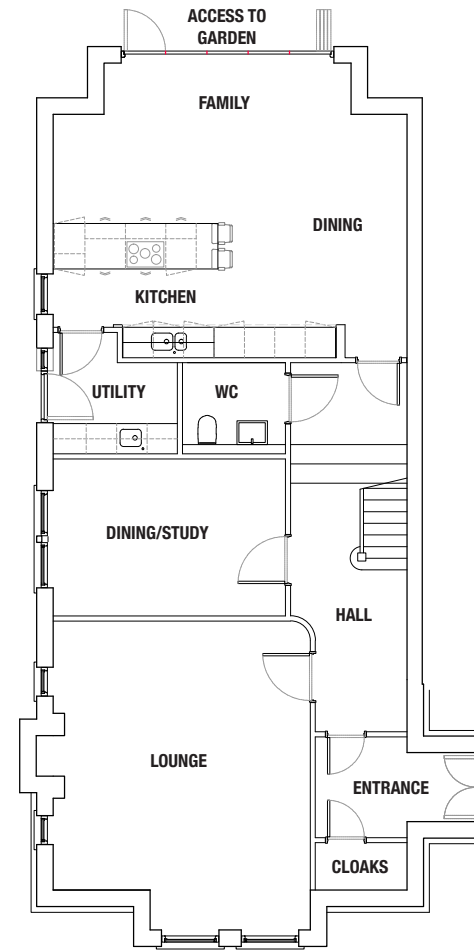


P L O T 1

An impressive five bedroom, 4 bathroom, semi-detached home offering 254m.sq (2,734ft.sq) of accommodation over three floors with large living and entertaining spaces, and a private driveway with electric gates.

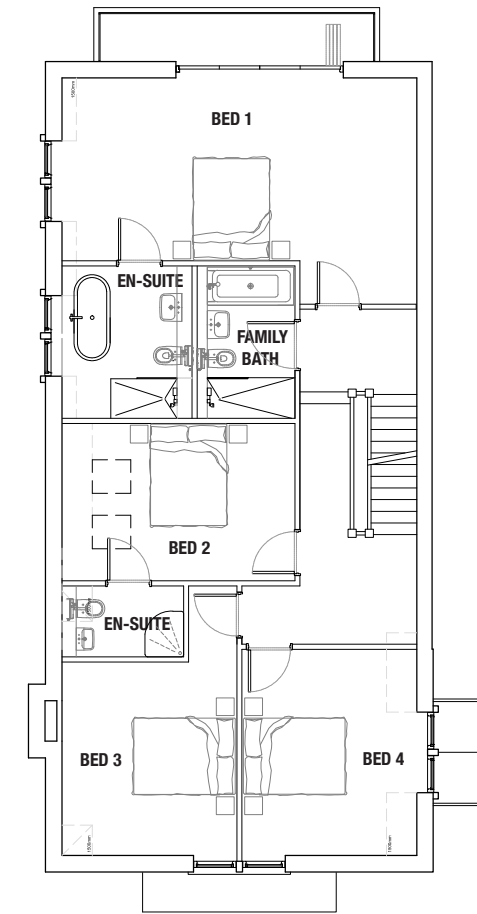
The accommodation includes an entrance porch with cloaks storage, the hall leads to a superb open plan kitchen breakfast family room with underfloor heating, a set of sliding folding doors can be opened to form a dynamic space at one with the garden. A separate lounge, dining/study, downstairs wc, and utility completes the ground floor. The first floor master bedroom with en-suite, has an impressive view of the garden with floor to ceiling windows. There are three further double bedrooms, Bed 2 with en-suite shower room, Beds 3 & 4 are both equal in size and served by a large bathroom with separate bath and walk in shower. On the second floor there is a large double bedroom with en-suite shower room.





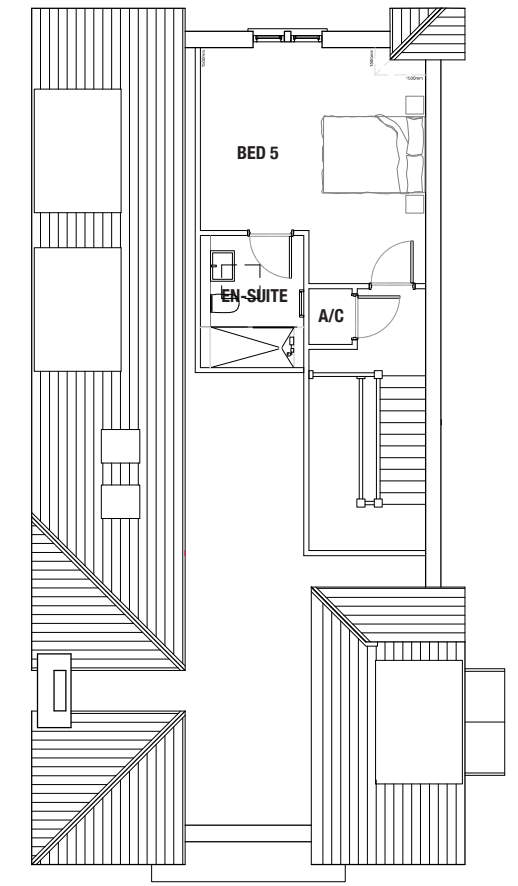
GROUND FLOOR

Kitchen/Family/Dining	6.99m x 5.82m 22'11" x 19'1"
Lounge	6.10m x 5.08m 20'0" x 16'8"
Dining/Study	4.59m x 3.10m 15'1" x 10'2"
Utility	2.50m x 2.45m 8'2" x 8'1"
WC	2.04m x 1.80m 6'8" x 5'11"



FIRST FLOOR

Bedroom 1	6.99m x 4.46m 22'11" x 14'7"
En-suite (Bed 1)	3.00m x 2.56m 9'10" x 8'5"
Bedroom 2	4.59m x 3.10m 15'1" x 10'2"
En-suite (Bed 2)	2.56m x 1.58m 8'5" x 5'2"
Bedroom 3	3.81m x 3.44m 12'6" x 11'4"
Bedroom 4	4.06m x 3.44m 13'4" x 11'4"
Family Bathroom	3.00m x 1.93m 9'10" x 6'4"



SECOND FLOOR

Bedroom 5	4.65m x 4.44m 15'3" x 14'7"
En-suite (Bed 5)	2.60m x 2.04m 8'6" x 6'8"

All Dimensions taken at widest point.

Plans show super king bed in Bed 1 and king size beds in all other bedrooms.



A fully fitted bespoke kitchen complete with a comprehensive range of integrated appliances, sliding folding doors and underfloor heating ensures this space for entertaining is as practical as it is beautiful.

- Corian work surface
- Corian one and a half bowl sink
- Soft action hinges and drawers
- Wooden cutlery insert tray
- Rubber drawer lining mats
- Pull out waste bin
- Miele single oven
- Miele combi microwave oven
- Miele four zone induction hob
- Miele warming drawer
- Integrated fridge/freezer
- Integrated dishwasher
- Wine cabinet





SPECIFICATION

- Underfloor heating - kitchen/family room
- Villeroy & Boch sanitary ware, furniture with Hansgrohe fittings
- A mixture of luxury carpet, engineered wood floors, Porcelanosa tiles to floors
- Modern four panel internal doors
- Polished chrome ironmongery
- Double glazed timber sliding sash windows
- Deep moulded timber skirting boards
- Hardwood principal staircase with sturdy oak handrails
- Feature fire place to lounge
- Polished chrome light switches and sockets throughout
- LED lighting in kitchen and bathrooms
- Security Alarm
- Mains powered smoke alarms
- Gas 'A' rated boiler
- Remote control electronically operated entrance gate
- 10 year new home warranty

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P L O T 2

An imposing five bedroom, four bathroom, semi-detached home offering 330m.sq (3,552ft.sq) of accommodation over three floors with large living and entertaining spaces, and a private driveway with electric gates.

The accommodation includes a separate entrance porch, hall leading to the lounge, dining/study, downstairs wc, and a substantial open plan kitchen/dining/family room with underfloor heating and sliding folding doors accessing the garden. There is a utility room off the kitchen. The focal point of the first floor is the opulent master bedroom suite with dressing area and a beautifully appointed en-suite bathroom with separate bath, walk in shower and feature basins. Bed 2 with en-suite shower room, Bed 3 with en-suite shower room and dressing area. On the second floor there are two further double bedrooms served by a family bathroom. In addition a useful landing area separates both bedrooms and could be used as a relaxation or study area.

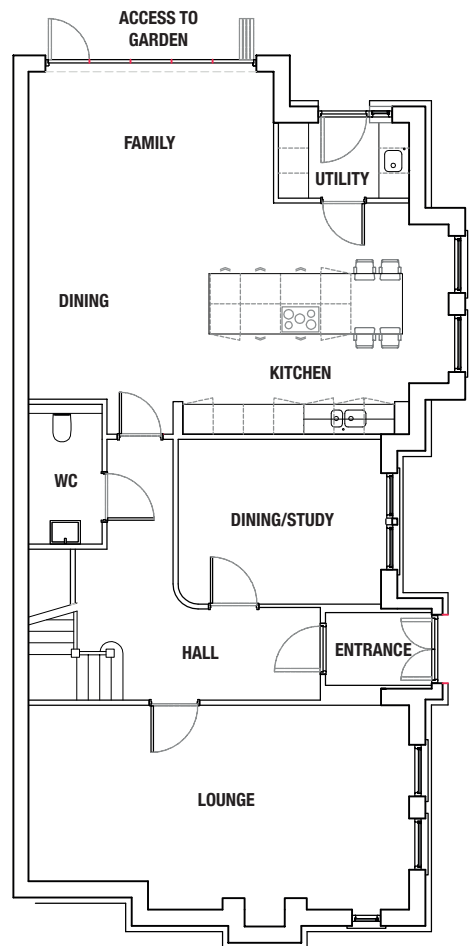
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W O O D L A N D S - P L O T 2

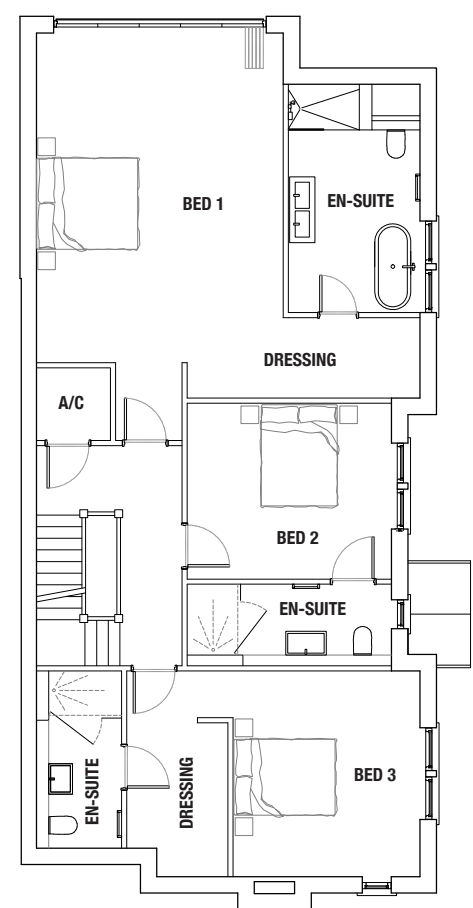


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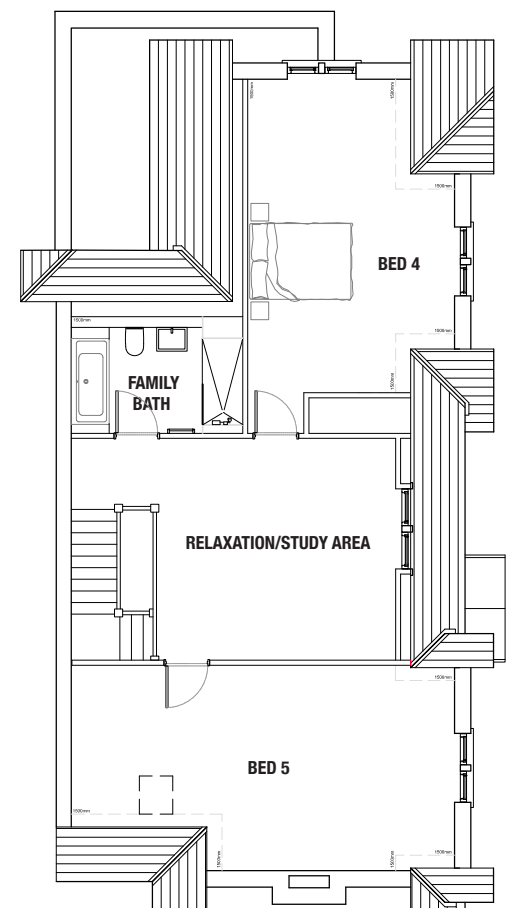
G R O U N D F L O O R

Kitchen/Family/Dining	8.36m x 7.21m 27'5" x 23'8"
Lounge	7.58m x 4.06m 24'10" x 13'4"
Dining/Study	4.04m x 3.28m 13'3" x 10'9"
Utility	2.60m x 1.50m 8'6" x 4'11"
WC	2.78m x 1.46m 9'1" x 4'10"



F I R S T F L O O R

Bedroom 1	6.51m x 4.88m 21'4" x 15'12"
Dressing (Bed 1)	4.60m x 1.59m 15'1" x 5'3"
En-suite (Bed 1)	4.51m x 2.60m 14'9" x 8'6"
Bedroom 2	4.04m x 3.43m 13'3" x 11'3"
En-suite (Bed 2)	4.04m x 1.61m 13'3" x 5'4"
Bedroom 3	4.06m x 3.69m 13'4" x 12'1"
Dressing (Bed 3)	3.04m x 2.00m 9'12" x 6'7"
En-suite (Bed 3)	3.50m x 1.68m 11'6" x 5'6"



S E C O N D F L O O R

Bedroom 4	7.00m x 4.09m 22'12" x 13'5"
Bedroom 5	7.57m x 4.06m 24'10" x 13'4"
Relaxation/Study Area	6.41m x 4.39m 21'0" x 14'5"
Family Bathroom	3.39m x 2.31m 11'1" x 7'7"

All Dimensions taken at widest point.
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Mansion House
PROJECT MANAGEMENT

Mansion House Group Limited is a specialist developer of unique residential properties created to meet the exacting specification and lifestyle of the enlightened house buyer. Our continuing aim is to build homes of quality in desirable locations throughout the region. With an emphasis on high standards of design and build quality, we develop homes for today's needs which have proven to be positive investments.

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ENQUIRIES

John N
Hilditch & Co

162/164 Ashley Road, Hale, Cheshire WA15 9SF
Tel: 0161 929 6363 Fax: 0161 929 6333
Web: www.jhilditch.com
Email: sales@jhilditch.com



Gascoigne Halman
26 The Downs
Altrincham
WA14 2PU

Sales Tel: 0161 929 1500

Email: altrincham@gascoignehalman.co.uk

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