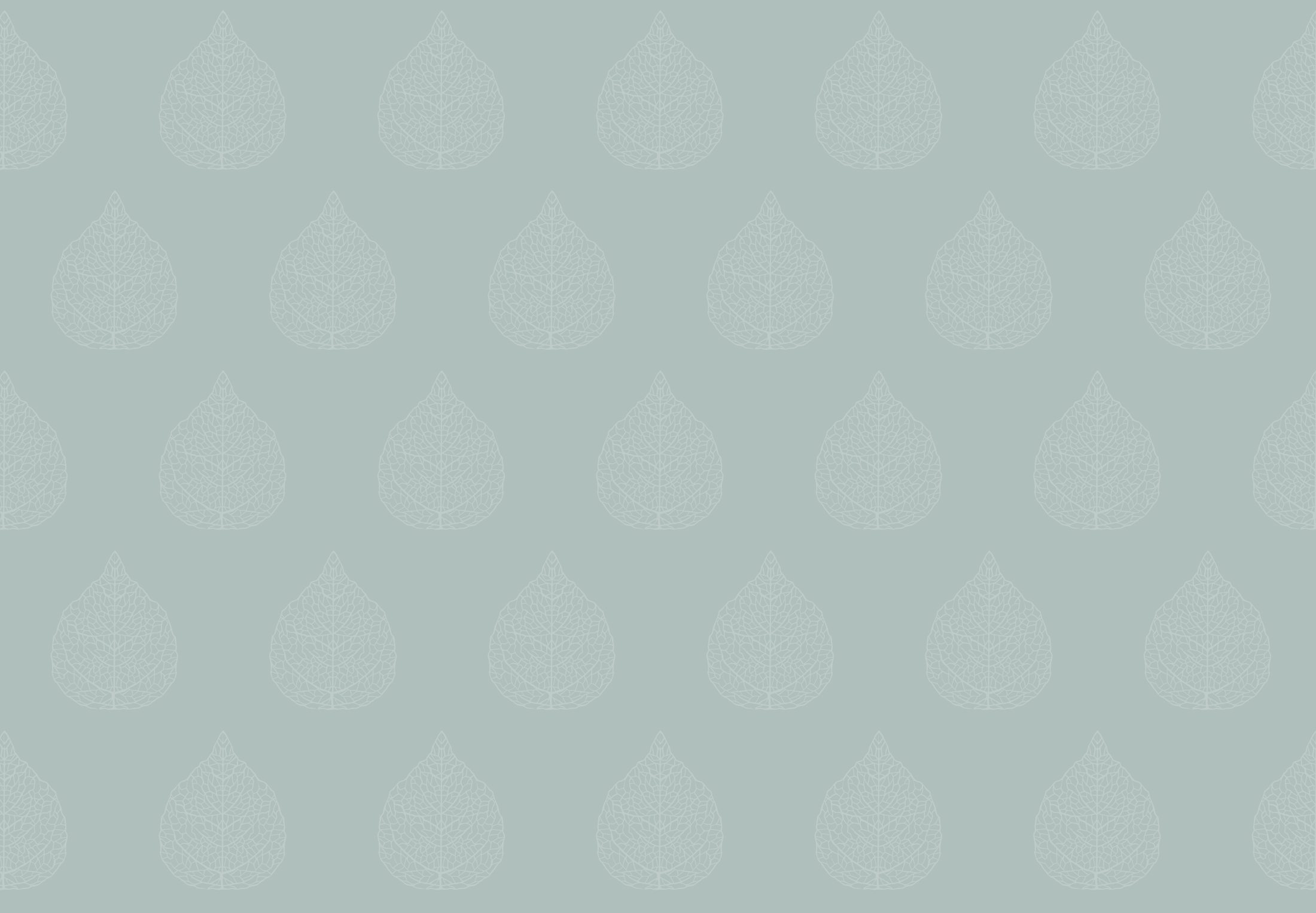




STRETTON GREEN
— CHESHIRE —



INSPIRATIONAL VISION

The vision for Stretton Green was to create a collection of individually architect-designed luxury country homes. The architects have taken inspiration from impressive manor houses in the surrounding area and introduced details in keeping with the rural context. Within Stretton Green each home is set within gated grounds providing security and seclusion.



Chester Cathedral

AN ENVIABLE LIFESTYLE CLOSE TO A QUINTESSENTIAL ROMAN CITY

Straddling the Roman road from Whitchurch to Chester, the tranquil location of Stretton (its name means “settlement on a Roman road”) offers the best of both worlds.



Chester Racecourse



Cock O' Barton



Contained within its own ancient city walls, Chester gives ample opportunity to explore including the stunning cathedral, fascinating museum, open-air theatre, Roman heritage, the world-famous zoo and the superb racecourse.

Located just 10 miles from Stretton Green, Chester boasts the oldest shop front in the country and the unique two tier galleries “The Rows”. Historic Watergate Street is full of chic independent stores, while the Grosvenor shopping centre hosts around 70 stores within a cosmopolitan covered mall, and the Cheshire Oaks Designer Outlet Village draws crowds from across the UK. But residents of Stretton Green are just as likely to visit Chester for its wide range of chic bistros and sophisticated restaurants up to Michelin star level, offering an outstanding array of temptations from every corner of the globe.

Chester is also home to some of the most prestigious schools in the county, including the King’s School, the Queen’s School and Abbeygate College, to name but a few.

Very close to the development, the charming villages of Tilston with its attractive Grade II listed St. Mary’s Church, and Farndon with its quaint high street, both offer local essentials and excellent pub fayre.



Chester Town Centre



The Chester Grosvenor Hotel

The local area creates a charming and vibrant living environment.




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Stretton Green Aerial View



Carden Park Golf Course



Carden Park Gym



Carden Park Golf Course



Carden Park Spa



Carden Park Golf Course

THE ULTIMATE COUNTRY CLUB EXPERIENCE

With two championship golf courses on the doorstep, plus a host of other luxurious pastimes, residents at Stretton Green are positively encouraged to enjoy the facilities at Carden Park.

Carden Park's two stunning courses are both challenging and beautiful, often playing host to celebrity events. The Nicklaus course, designed by the great Jack Nicklaus and his son Steve, stretches to 7,045 yards and has double option fairways, offering a real dilemma for even the most talented players. The 6,824 yard, par 72 Cheshire course is equally challenging, hiking through the lush wooded fells behind the clubhouse.

With this magnificent hotel and country club just next door, Stretton Green's private entrance to Carden Park brings all its attractions even closer to home.

"Stretton Green residents will benefit from a complimentary two year bespoke leisure package, which includes membership of the golf club as well as extensive use of the spa facilities at Carden Park."

...an exclusive enclave of bespoke luxury homes



Computer generated image of Chartwell Dean.



This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves. For specific details, other than general site layout, please liaise directly with our site sales consultant.

MORE THAN A HOME: WHERE MEMORIES ARE MADE

Enhanced by country gates, each home can be glimpsed over tall hedgerows and between mature trees.

Every one a modern masterpiece – yet affecting the patina of age – these new homes are a testament to all the advances in modern building practice. Inviting hallways open onto impressive open plan reception rooms and family areas, while stylish bi-fold doors blur the lines between inside and out, opening onto broad terraces and secluded gardens. Superb kitchens and bathrooms are the hallmark of these exceptional homes, while fully fitted boot rooms encourage residents to embrace country living.

"Each of these superb houses is distinctive in its own right."



Computer generated image of Radcliffe.

A TRULY BESPOKE SETTING

Within Stretton Green, every home is individual, varying in shape, size and detailing and set amidst its own private grounds. Yet the quality of their design enables them all to knit together as a harmonious group, harnessing the heritage of the local area to create a unique and inspired living environment.

Demonstrating exceptional attention to detail, Stretton Green is a collection of unique homes designed to create a legacy befitting the enviable location.

With stunning brick detailing, high quality sandstone plinths, headers and cills, wide barge boards, decorative ridgework and ornate finials, every home has been built to an individual specification.



Computer generated image of Highclere House.

AN EXCEPTIONAL MATERIAL, DESIGNED TO STAND THE TEST OF TIME

Situated close to Cheshire's famous Sandstone Trail, it is only natural for the homes at Stretton Green to incorporate sandstone into their fabric.

With only the finest materials employed at Stretton Green, the architects turned to Locharbriggs Quarry, near Dumfries – one of the oldest and largest actively worked red sandstone quarries in Scotland today – for a stone that is "unrivalled for its adaptability, its smooth texture and its enduring quality".

This distinctive pink, entirely fossil-free stone has a long and venerable history, having been used by architects and developers all over the world for the past two and a half centuries. From the late 1700s, Locharbriggs sandstone was the stone of choice for many of the UK's most prestigious landmark buildings.

Quarried by expert stonemasons who take a personal pride in this age-old rural industry, its use in stone dressings across Stretton Green adds a whole new level of heritage and prestige to these extraordinary properties.



LUXURY LIVING

High ceilings and superb quality workmanship throughout are the hallmark of these exceptional homes, while modern country kitchens and elegant bathrooms add to their appeal.

DOORS AND JOINERY

- Bespoke timber front and rear doors, front with side lights
- Hardwood 2 panel 7ft high internal doors to main rooms on ground floor with antique brass ironmongery, doors finished to match staircase
- Built-in wardrobes by Hammonds to master suite and all bedrooms in a range of finishes, dresser or walk-in wardrobe with built in hanging rails, shelves and storage
- White Oak hardwood staircase with matching handrails and square newels

DECORATION AND FINISH

- Smooth plaster finish on internal walls painted in off white, with the complimentary option of customer selection from our palette of heritage colours to feature walls
- Flat skimmed ceilings throughout with plaster ceiling rose in hall and drawing room
- Cornice coving fitted in drawing room, media/study room, dining room, family room, hall stairs and landing
- Large format tiles to kitchen, utility and boot room and a choice of floor finishes to family and dining room

KITCHEN AND UTILITY ROOM

- Comprehensive range of painted and lacquered oak floor and wall mounted cabinets by Omega kitchens; cabinet inserts and accessories included
- Silestone or granite work surfaces and upstands in a choice of colours

- Undermounted stainless steel sink with mono block tap in kitchen and utility
- Rangemaster oven and induction hob, further appliances by Siemens including dual integrated fridge-freezer and additional under mounted fridge, dishwasher, microwave, coffee machine, spacious warming drawer and wine cooler
- Utility room with Belfast sink, mono block mixer tap and washing machine and tumble dryer
- Boot room where applicable – additional storage for coats, hats, wellies and dogs (not supplied!)
- Large format ceramic tiles fitted as standard throughout

BATHROOM EN-SUITE AND CLOAKROOMS

- White Villeroy and Boch sanitaryware with contemporary Vado Chrome taps
- The master en-suite incorporates Villeroy and Boch Hommage range washbasins with Vado chrome taps, Squaro bath, Vado thermostatic shower with drench head and hand rinse and 8mm thick glazed shower screen and marble or travertine floor and wall tiles
- Family bathroom with Villeroy and Boch subway dual washbasin with Vado chrome taps, Squaro bath and Aqualisa shower with ceramic floor and wall tiling
- Remaining en-suites with Villeroy and Boch subway wash basins Vado chrome taps and optional vanity units and mirrors, Aqualisa showers and ceramic wall and floor tiling
- Chrome towel rails and shaver sockets in bathrooms and en-suites

- Cloakroom with Villeroy and Boch Hommage range pedestal washbasin and WC with marble or travertine floor tiles as standard

ELECTRICS

- Comprehensive electrical system including white rimmed low voltage downlights and low energy light fittings
- External lighting with dusk to dawn sensors
- Smoke and heat detectors fitted in accordance with current building regulations
- Comprehensive range of television and telephone points to match electrical accessories. Telephone points in the drawing room, hall, study, family area and all bedrooms
- Television points in the drawing room, study, gym, family room and all bedrooms
- Media points in the drawing room and family room to enable purchaser connection and subscription to satellite TV subject to availability of service provider

SECURITY

- Hard wired alarm system with PIR's

CENTRAL HEATING

- LPG (Liquid Petroleum Gas) central heating with energy efficient wall mounted boiler
- Underfloor heating also delivering hot water throughout

WINDOWS

- Sealed unit timber frame double glazed windows fitted throughout with leaded lights or glazing bars as required and including period style ironmongery
- Bi-fold sliding folding doors fitted to specific rooms (refer to floor plans)

FIREPLACE

- Chesney Beaumont woodburner in a choice of colours with complementary hearth and surround

EXTERNALS

- Terraces and pathways finished with Marshalls saxon paving, driveway finished with a gravel surface and steel edging
- Lawns turfed front and rear with dense hedging to boundaries
- Cold water tap mounted externally

GARAGE

- The garaging to each Stretton Green home comprises electrically operated remote controlled garage doors as standard
- All garages incorporate light and power
- Triple garages are provided with external staircases leading to expandable space above

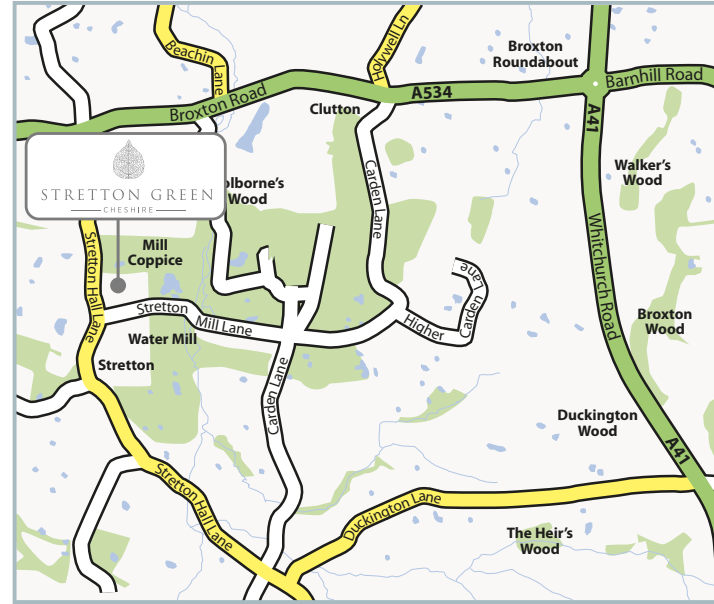
OPTIONAL EXTRAS

- It is possible to purchase additional items from a range of carefully selected optional extras, which can be discussed by appointment





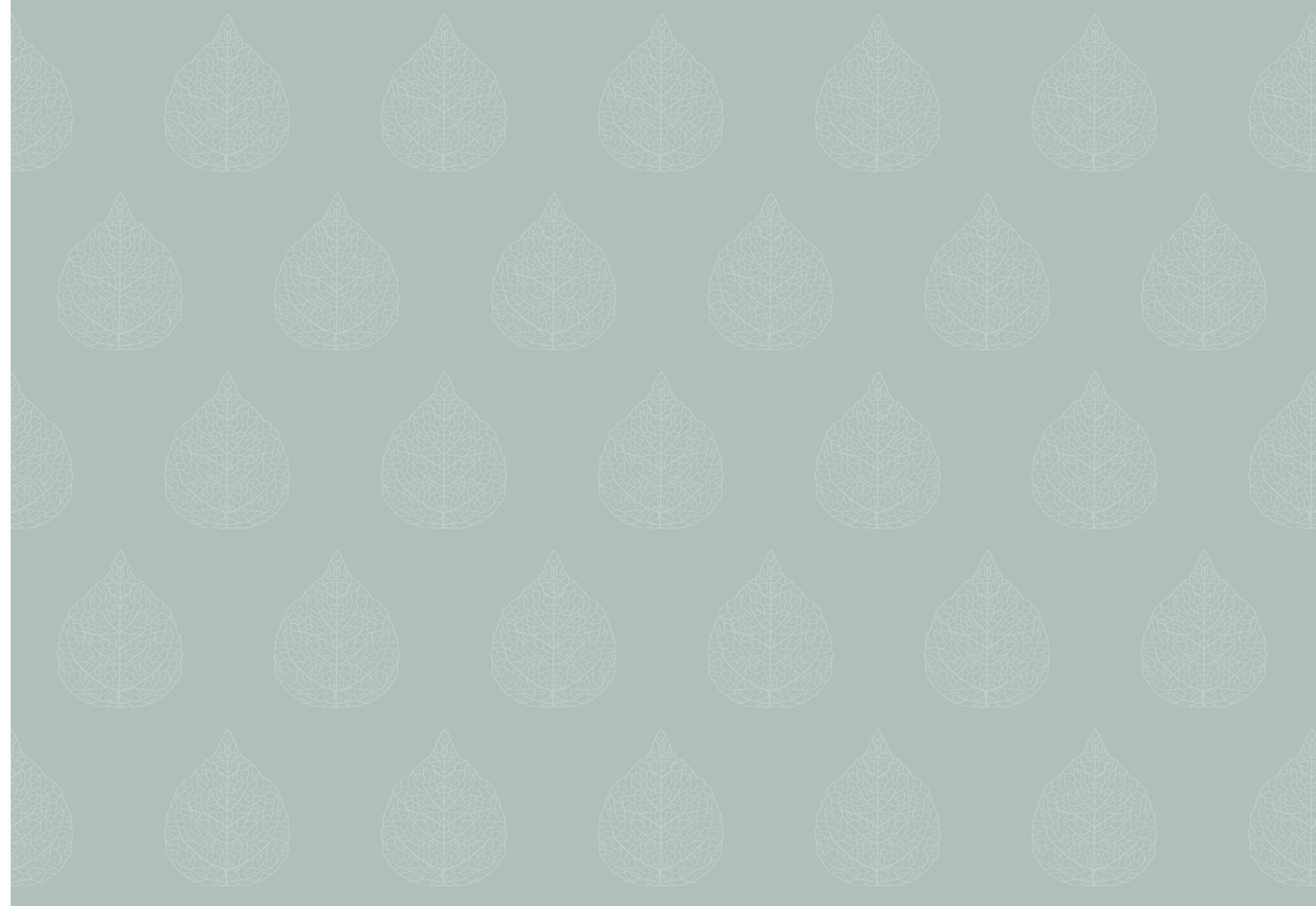
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STRETTON HALL LANE, STRETTON, CHESTER, CHESHIRE SY14 7JA



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