

MANOR GARDENS



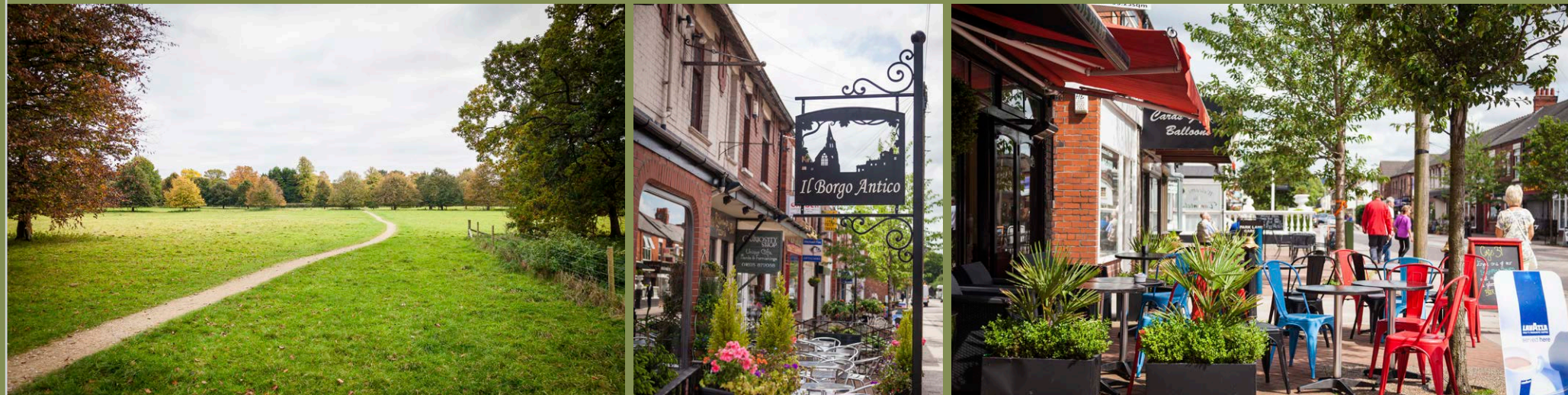


WELCOME

Abode Property Development are dedicated to building exceptional homes across some of the best locations in Cheshire. Abode pride themselves on the architecture of their properties, and always build with fine attention to detail, so their clients can have a house they are proud to call their home.

Previously a private building contractor, Abode re-branded in 2015 and now solely focuses on new build properties. The extensive knowledge and skills of those at Abode Property Development has allowed them to quickly establish a reputation for producing high quality, exceptionally designed homes.

Their latest development - off London Road South - Poynton, is no exception and accommodates four traditional, yet contemporary new-build five bedroom homes. These spacious properties showcase beautiful materials and are thoughtfully designed to suit modern-day living.



POYNTON



Poynton is well served by a wide range of leisure and recreational amenities, including the renowned Lyme Park, a National Trust estate known for its historic architecture, landscaped gardens, and extensive countryside walks. The area also benefits from Middlewood Way, a popular traffic-free route for walking and cycling that connects Poynton to Macclesfield, as well as the scenic towpaths of the Macclesfield Canal, ideal for outdoor and leisure activities. Sporting opportunities are further enhanced by Poynton Sports Club, which offers established facilities for tennis, squash, cricket, and social events, while golf enthusiasts can enjoy nearby options such as Adlington Golf Centre and the prestigious Davenport Golf Club with its private 18-hole course and clubhouse.

Poynton boasts a lively and increasingly desirable village centre, featuring a diverse range of independent cafés, artisan coffee houses, restaurants, and gastro pubs. From casual brunch venues and specialty coffee spots to more sophisticated dining options, the area offers a rich food and social scene that enhances its strong sense of community and overall lifestyle appeal.

The area includes an excellent choice of well-regarded primary and secondary schools, complemented by access to outstanding-rated educational facilities across Stockport and Cheshire East. Poynton is also conveniently located near a number of respected independent schools and sixth-form colleges, all within an easy driving distance.

For travel - Poynton Railway Station provides direct services to Manchester Piccadilly, making it an ideal choice for commuters, with journey times of approximately 20–25 minutes to Manchester city centre. Manchester Airport is conveniently reachable in around 10 minutes by car, while excellent road links via the A523, A6, and the nearby motorway network provide easy connections to Stockport, Wilmslow, and the wider Greater Manchester area.

In summary, Poynton blends a rare balance of semi-rural living, vibrant village amenities and exceptional connectivity to Manchester and beyond - making it an excellent choice of location for your next home.

PLOT ONE

Key Features

Five Double Bedrooms

Principal suite with Juliet Balcony,
spacious Dressing room and
En-suite Bathroom

Kitchen / Family / Dining room
with French doors opening out
onto the garden.

Study

Integral Garage

Air Source Heat Pump



PLOT ONE FLOOR PLANS

GROUND



Kitchen / Family / Dining
10400 x 6700 (34'1 x 22'0) o/all
Living
3700 x 5500 (12'2 x 18'1) o/all
Study
3800 x 3300 (12'6 x 10'10)
Utility
3200 x 1700 (10'6 x 5'7)
Cloaks
2190 x 1670 (7'2 x 5'6)
WC
1445 x 1670 (4'9 x 5'6)
Garage
3200 x 5950 (10'6 x 19'6)

FIRST



Principal Bedroom
3700 x 4100 (12'2 x 13'5)
Dressing
3700 x 4850 (12'2 x 15'11) o/all
En-suite Bathroom
2700 x 4100 (8'10 x 13'5)
Bedroom 2
3700 x 3600 (12'2 x 11'10) o/all
En-suite
3700 x 1600 (12'2 x 5'3) o/all
Bedroom 3
3800 x 3700 (12'6 x 12'2) o/all
Bathroom
3700 x 2720 (12'2 x 8'11) o/all

SECOND



Bedroom 4
3700 x 4900 (12'2 x 16'1)
Bedroom 5
3700 x 4900 (12'2 x 16'1)

Customers should note the floor plans show the structural layout of each house type and all furniture / kitchen cupboard layouts and fitted wardrobes shown on floor plans are for illustration purposes only.





PLOT TWO

Key Features

Five Double Bedrooms

Principal suite with Juliet Balcony,
spacious Dressing room and
En-suite Bathroom

Kitchen / Family / Dining room
with French doors opening out
onto the garden.

Study

Detached Single Garage

Air Source Heat Pump

CGI shows a detached Garage building. Housing a single
Garage for Plot 2 and a single Garage for Plot 3.





PLOT TWO FLOOR PLANS

GROUND



Kitchen / Family / Dining
10400 x 6000 (34'1 x 22'0) o/all
Living
3700 x 5500 (12'2 x 18'1) o/all
Study
3800 x 2800 (12'6 x 9'2)
Utility
3800 x 1800 (12'6 x 5'11) o/all
Cloaks
1900 x 1700 (6'3 x 5'7)
WC
1800 x 1100 (5'11 x 3'7)

FIRST



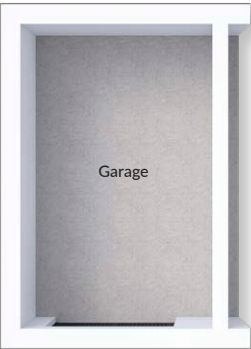
Principal Bedroom
3700 x 4100 (12'2 x 13'5)
Dressing
3700 x 4850 (12'2 x 15'11) o/all
En-suite Bathroom
2700 x 4100 (8'10 x 13'5)
Bedroom 2
3700 x 4100 (12'2 x 11'10) o/all
En-suite
3700 x 1600 (12'2 x 5'3) o/all
Bedroom 3
3800 x 3700 (12'6 x 12'2) o/all
Bathroom
3700 x 2720 (12'2 x 8'11) o/all

SECOND



Bedroom 4
3700 x 4900 (12'2 x 16'1)
Bedroom 5
3700 x 4900 (12'2 x 16'1)

GARAGE



Garage
3700 x 5900 (12'2 x 19'4)

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PLOT THREE

Key Features

Five Double Bedrooms

Principal suite with Juliet Balcony,
spacious Dressing room and
En-suite Bathroom

Kitchen / Family / Dining room
with French doors opening out
onto the garden.

Study

Detached Single Garage

Air Source Heat Pump

CGI shows a detached Garage building. Housing a single
Garage for Plot 2 and a single Garage for Plot 3.



PLOT THREE FLOOR PLANS

GROUND



Kitchen / Family / Dining
10400 x 6000 (34'1 x 22'0) o/all
Living
3700 x 5100 (12'2 x 18'1) o/all
Study
3800 x 2800 (12'6 x 9'2)
Utility
3800 x 1800 (12'6 x 5'11) o/all
Cloaks
1900 x 1700 (6'3 x 5'7)
WC
1800 x 1100 (5'11 x 3'7)

FIRST



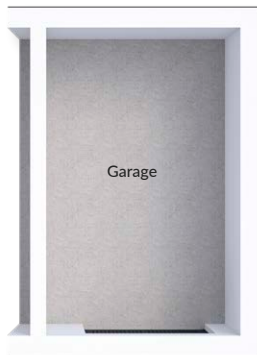
Principal Bedroom
3700 x 4100 (12'2 x 13'5)
Dressing
3700 x 4850 (12'2 x 15'10) o/all
En-suite Bathroom
2700 x 4100 (8'10 x 13'5)
Bedroom 2
3700 x 3600 (12'2 x 11'10) o/all
En-suite
3700 x 1600 (12'2 x 5'3) o/all
Bedroom 3
3800 x 3700 (12'6 x 12'2) o/all
Bathroom
3700 x 2720 (12'2 x 8'11) o/all

SECOND



Bedroom 4
3700 x 4900 (12'2 x 16'1)
Bedroom 5
3700 x 4900 (12'2 x 16'1)

GARAGE



Garage
3700 x 5900 (12'2 x 19'4)

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PLOT FOUR

Key Features

Five Double Bedrooms

Principal suite with Juliet Balcony,
spacious Dressing room and
En-suite Bathroom

Kitchen / Family / Dining room
with French doors opening out
onto the garden.

Study

Integral Double Garage

Air Source Heat Pump



PLOT FOUR FLOOR PLANS

GROUND



Kitchen / Family / Dining
10400 x 6000 (34'1 x 22'0) o/all
Living
3700 x 5100 (12'2 x 18'1)
Study
2600 x 3400 (8'6 x 11'2)
Utility
3700 x 1800 (12'2 x 5'11)
WC
1800 x 1200 (5'11 x 3'11)
Garage
5600 x 5200 (18'4 x 17'1) o/all

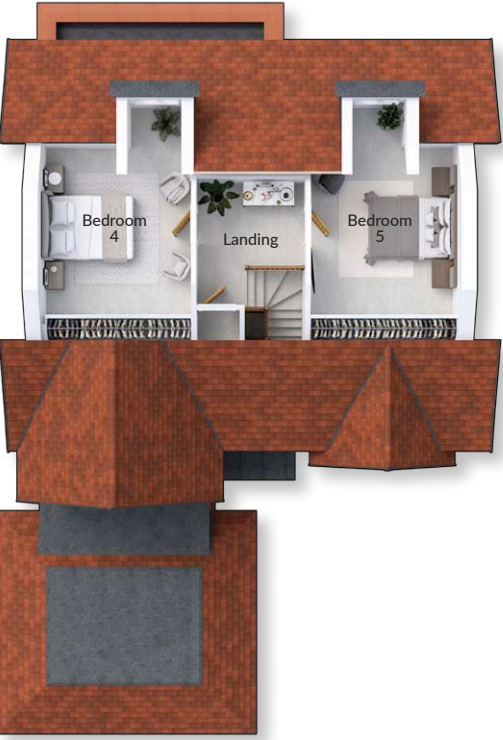
FIRST



Principal Bedroom
3700 x 4100 (12'2 x 13'5)
Dressing
3700 x 5020 (12'2 x 16'6) o/all
En-suite Bathroom
2700 x 4100 (8'10 x 13'5)

Bedroom 2
3700 x 3600 (12'2 x 11'10) o/all
En-suite
3700 x 1600 (12'2 x 5'3) o/all
Bedroom 3
3800 x 3700 (12'6 x 12'2) o/all
Bathroom
3800 x 2700 (12'2 x 8'10) o/all

SECOND



Bedroom 4
3700 x 4900 (12'2 x 16'1)
Bedroom 5
3700 x 4900 (12'2 x 16'1)

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3D AERIAL SITE PLAN



SPECIFICATION

GENERAL SPECIFICATION

- 10 year warranty
- Traditional Brick Structure
- Slate roof coverings
- Timber Casement Windows
- Timber front door
- Fully landscaped gardens
- Flagged paths and patios
- Block paved driveways
- CCTV system
- Smoke and heat detection system
- Comprehensive alarm system

INTERIOR FINISHES

- Amtico and carpet floor finishes
- Hardwood veneered doors
- Polished chrome ironmongery
- Polished chrome sockets and switches
- Fully tiled bathrooms
- High ground floor ceilings
- Fully painted throughout
- Linen Storage Cupboards
- Staircase with painted hardwood newel posts, handrail and spindles

ELECTRICAL & HEATING

- Internal audio system
- Air source heat pump
- Underfloor heating to ground floor
- Conventional radiators to first and second floor
- Ring doorbell
- Exterior lighting to all sides of property
- Electric vehicle charging point
- Phone Application to control heating and CCTV
- Towel radiators to all bathrooms

CLIENT PERSONALISATION

- Kitchen colour and handles
- Kitchen worktops
- Floor finishes
- Wall paint colours
- Internal door style
- Internal door colours and handles
- Electrical finishes
- Additions of sockets and light switches
- Alterations to kitchen design

KITCHEN SPECIFICATION

- Hand-built shaker style kitchen
- Hand painted finish
- Quartz worktops and upstands
- Quooker Taps
- Oak drawer and cupboard linings
- Oak lined cutlery insert
- Soft closing drawers
- Pull out waste bins
- Neff appliances
- Slide and Hide electric oven
- Single oven with microwave
- Induction hob
- Freestanding fridge freezer
- Integrated dishwasher
- Separate utility room

AUDIO VISUAL & INTERNET

- TV points to all reception and bedrooms
- Wired data points to each room
- Wireless access points
- Ultra fast fibre broadband

WHY CHOOSE ABODE?

Abode Property Development was founded in 2015, and is establishing a brand and reputation for building quality homes throughout Cheshire. The company is based in Poynton, which serves as an excellent base as many projects are within the local area.

Abode's brand is evident throughout all their builds, and their reputation for building with no expense spared is constantly expanding. Abode's developments invest in high specification materials, to provide a luxurious home for their customers.

Abode's directors have worked together on various projects for over 10 years from small renovations to large new build sites. Abode was formed as it owners have a shared vision of a company that creates stunning family homes with a traditional style build.

*Please note all of the above is subject to change and will be discussed during the sale.

FOR MORE INFORMATION ABOUT
MANOR GARDENS



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