

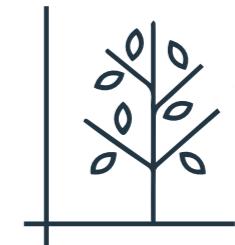


# LONG TREES

12 WELLINGTON ROAD, TIMPERLEY, WA15 7RE

An exclusive development of two  
beautifully crafted detached homes





## LONG TREES

Long Trees is an exclusive and stunning development of 2 beautifully crafted detached homes, situated on Wellington Road, Timperley, arguably Timperley's finest road. Most certainly a highly desirable and sought-after location.

Located less than a 10-minute walk away from the famous and award-winning Altrincham Markets, Long Trees gives you access to a thriving town which benefits from an abundance of stylish restaurants, bars, gyms, golf courses and mainstream shopping facilities.

The stylish and charming village of Hale is less than 3 miles away, whilst the lively and bustling village of Timperley is less than 1 mile away.

12 WELLINGTON ROAD, TIMPERLEY, WA15 7RE



LANDMARK  
LANDMARK PROPERTY GROUP LTD

## A name you can trust

Landmark Living, part of Landmark Property Group Ltd, has an established reputation for delivering highly desirable projects that are beautifully crafted and individually designed. We pride ourselves on producing developments that are unique and luxurious whilst our ethos is driven by the pursuit of perfection and extreme attention to detail.

Our emphasis is placed on architectural value, quality and design whilst creating living spaces that are functional and harmonious. Care and attention is invested at every stage, from concept through to creation, ensuring that each project is completed with an effortless marriage of design and functionality.





Images are computer generated and for reference only



## About the Property

Each property has been meticulously designed to create a stylish, luxurious and unique home in which the owners will enjoy the very highest standard and quality of living. All materials, specifications and finishes have been carefully chosen to give this development a prevailing sense of grandeur and sumptuousness.

The accommodation is arranged over three floors, specially designed for family living. In brief each property has parking for several cars, a large garage, 5 bedrooms, 5 bathrooms, master bedroom with ensuite and large separate dressing area, magnificent open plan kitchen/dining area with family room, living and utility room. Each property has beautiful and private large front and rear gardens, accessed via large bi fold doors for al fresco entertaining.



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## “The best place to live”

The location of Long Trees is both calming and tranquil, built on a large plot and set back from the road. Several large and mature trees of different species provide screening to the front of each plot. Altrincham is on its doorstep, with a reputation as an entertainment hub for this part of Cheshire.

The town of Altrincham has recently won ‘Best Place To Live’ for the last 2 years consecutively. It’s no hard to see why as it provides a vibrant mix of independent and artisan restaurants, stylish bars, gastronomy pubs and coffee shops where you can socialise, whilst twining and dining in style. Altrincham is also home to national retailers such as Tesco, Sainsbury’s, M&S, Next, Waterstones and many more well-known names.



## So much to enjoy

There are several local golf, football, rugby, cricket and lacrosse clubs nearby, whilst Altrincham boasts a number of high-profile gyms and even a leisure centre. There is something for everyone. The area benefits from several beautiful and renowned National Heritage open spaces such as Dunham Park. Cheshire countryside is on your doorstep, so residents can pursue their outdoor activities such as walking and cycling. There are several well-known community playgrounds and large historical parks which are all popular with the surrounding community. Families with children have a wide choice of private and state education establishments on their doorsteps and within walking distance. From Nurseries to primary and secondary schools, the facilities are excellent.





Altrincham Market has been a mainstay of the town for over 700 years, and remains as essential as ever today, winning The Observer's Best Market award in 2015 and was a finalist in the BBC Food & Farming Awards in 2016.

Visit on Tuesdays, Fridays and Saturdays for fresh produce stalls selling great quality, great value fruit & vegetables, fish, meat, cheese & dairy, handmade cakes & biscuits, plants and flowers.

## An award-winning market

On Tuesdays and Saturdays you'll also find hand-picked stalls with an array of specialist and artisan products, including anything from bespoke clothing and accessories to mid-century furniture to artwork & photography, with the emphasis always on local talent and interesting, high quality products. Sundays are special at Altrincham Market, with live music throughout the day and each week of the month themed to bring specialist stall holders to Altrincham, again with an emphasis on regional talent, and products you won't find anywhere else.

## TIMPERLEY VILLAGE

### ALTRINCHAM

John Leigh Park



Loreto Grammar School



Altrincham Market



Everyman Cinema



Planet Ice Altrincham



Goose Green

Ashley Road

### HALE

Wellington School



LONG TREES



Altrincham Golf Course



Delahays Road

Langham Road

Hale Road



Hale Country Spa



Goose Green



Dunham Massey Park



Victors, Hale



Altrincham Golf Course

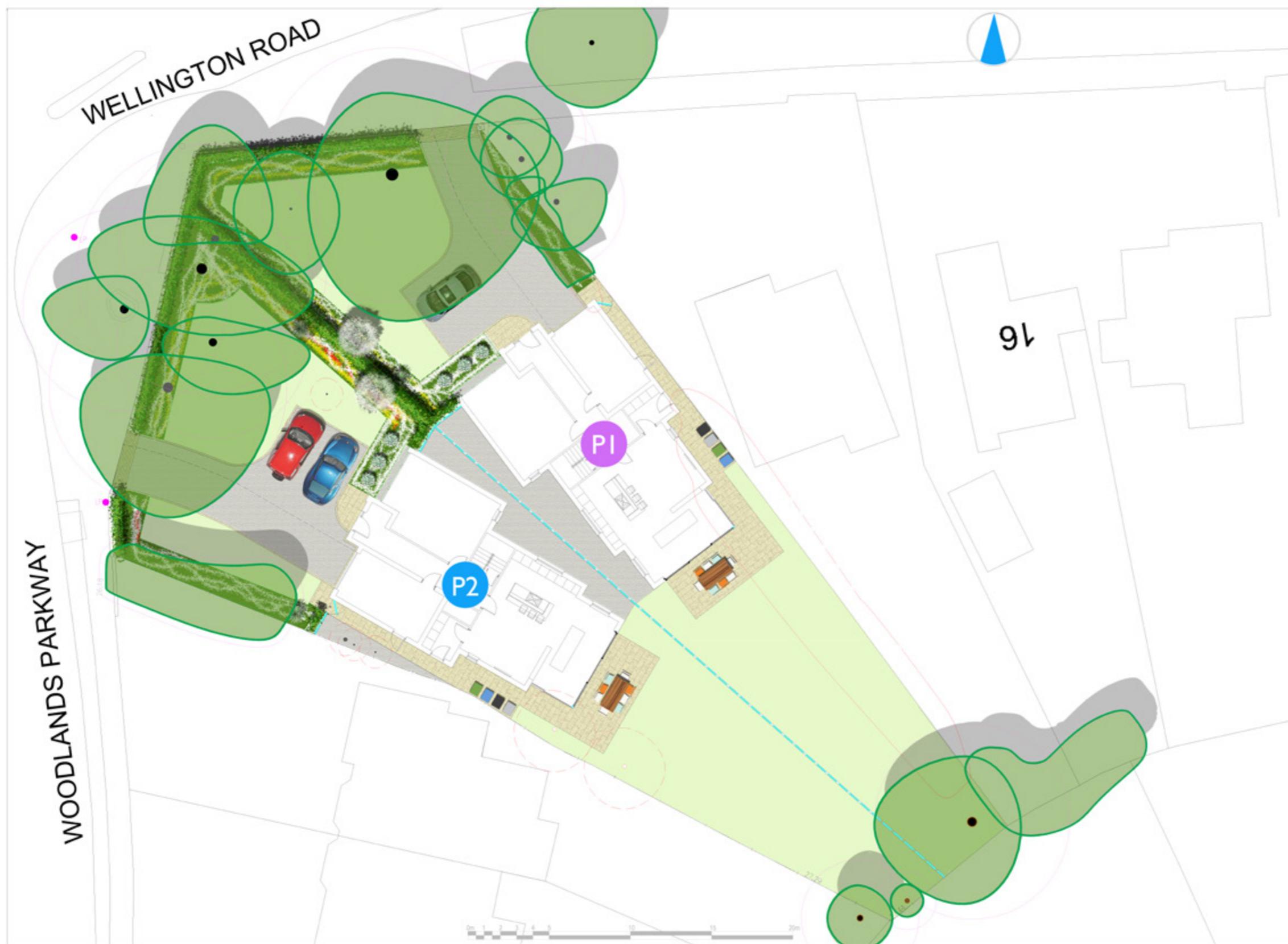


The Con Club

There's something  
for everyone

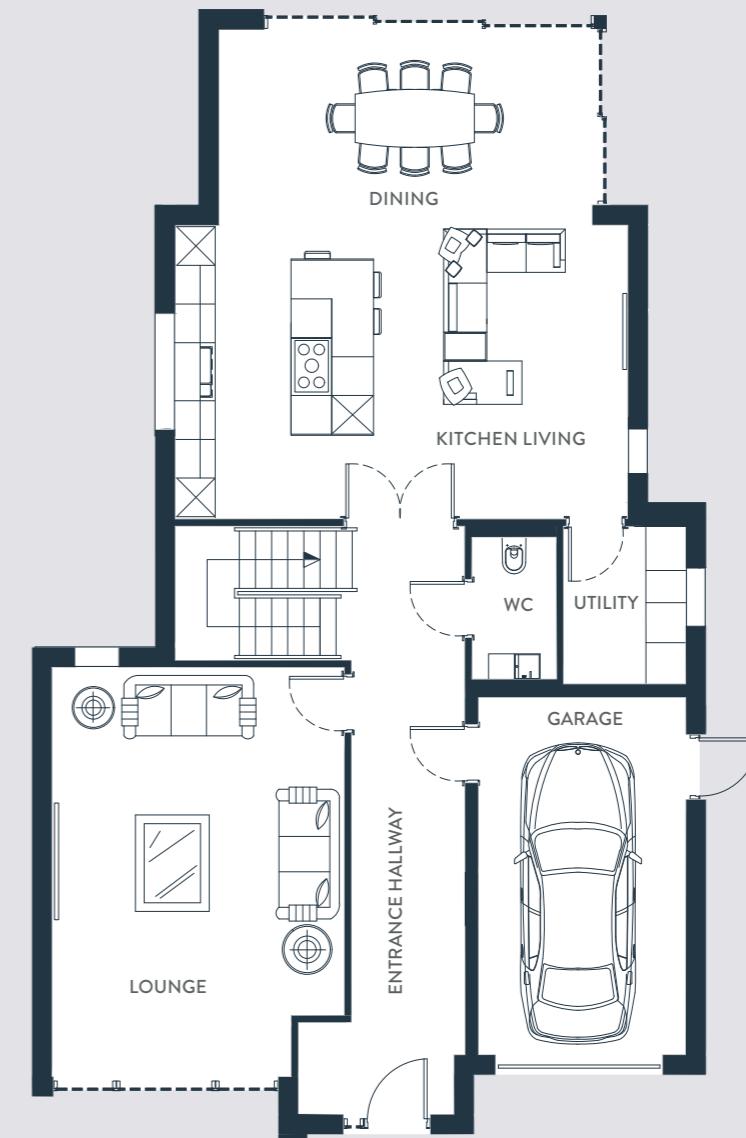
# Floorplans

# Siteplan

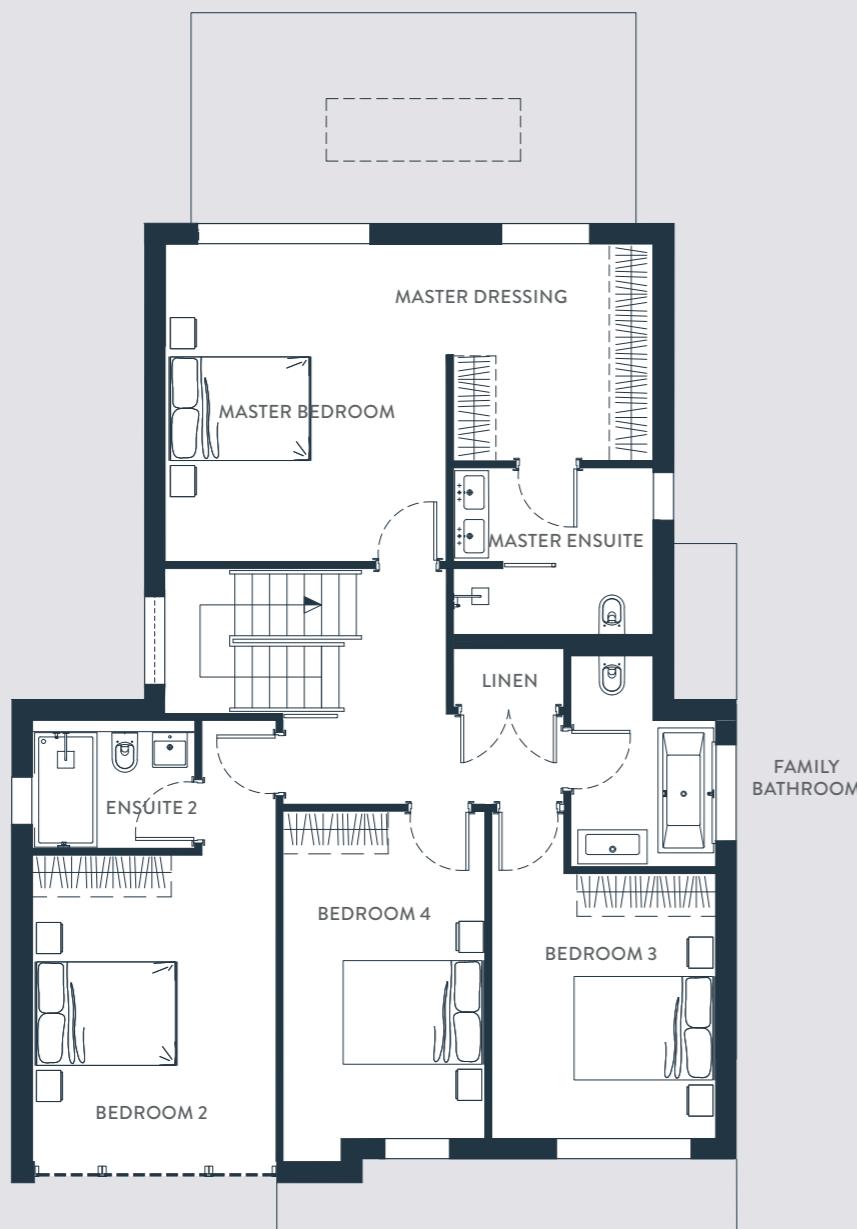


# Plot 1

## GROUND FLOOR



GARAGE	5.55 x 3.23 meters
ENTRANCE HALLWAY	2.55 x 9.08 meters
LOUNGE	4.48 x 6.31 meters
WC	2.18 x 1.28 meters
UTILITY	2.42 x 1.86 meters
KITCHEN LIVING	4.52 x 6.98 meters
DINING:	5.76 x 3.04 meters

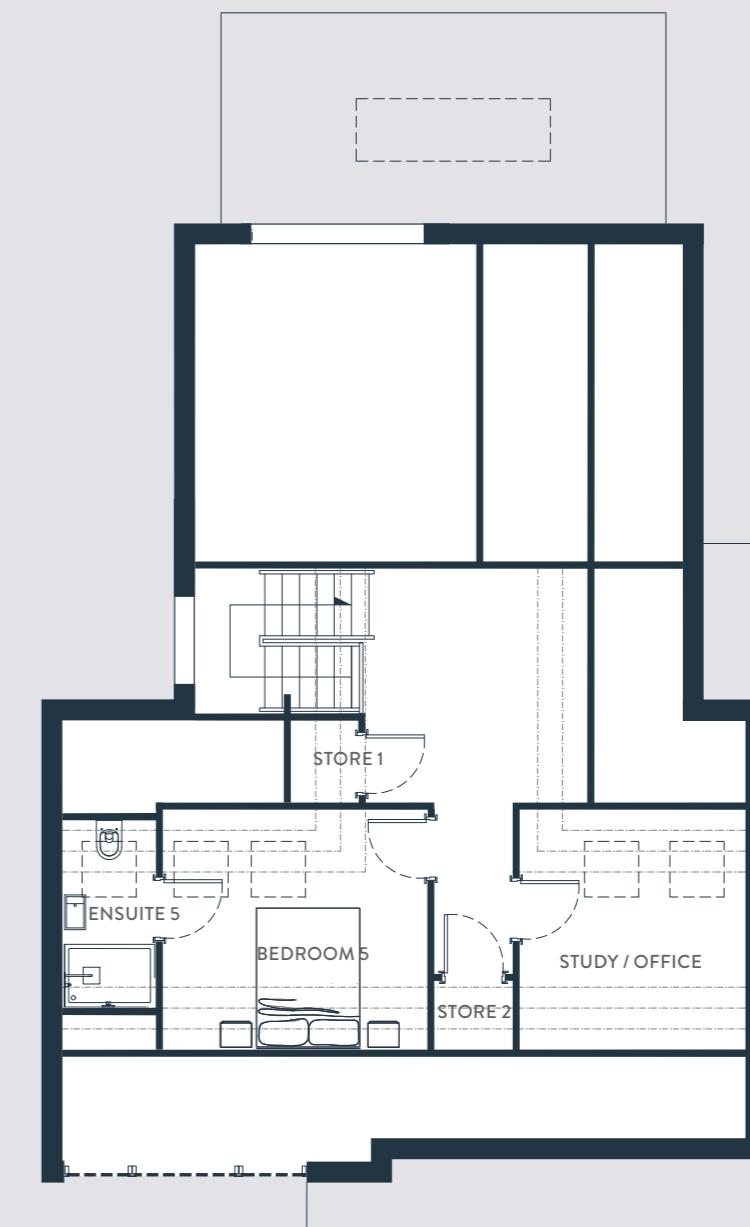


## FIRST FLOOR

MASTER BEDROOM	4.03 x 4.52 meters
MASTER DRESSING	3.08 x 2.84 meters
MASTER ENSUITE	2.83 x 2.37 meters
BEDROOM 2	4.38 x 3.47 meters
ENSUITE 2	2.3 x 1.65 meters
BEDROOM 3	3.18 x 3.78 meters
BEDROOM 4	4.67 x 2.89 meters
FAMILY BATHROOM	2.05 x 3.01 meters
LANDING	4.02 x 3.36 meters
LINEN CABINET	1.56 x 0.81 meters

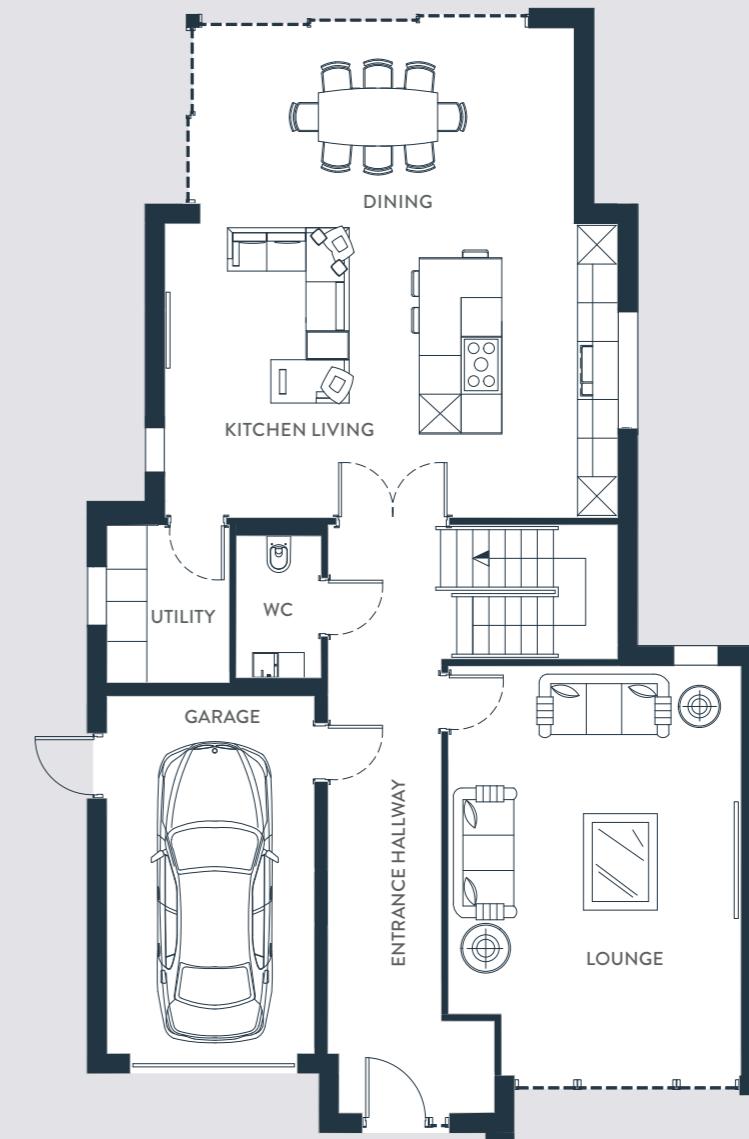
## SECOND FLOOR

BEDROOM 5	3.78 x 3.42 meters
ENSUITE 5	2.68 x 1.31 meters
STUDY	3.22 x 3.43 meters
STORE 1	1.1 x 0.96 meters
STORE 2	1.15 x 0.95 meters
LANDING	5.45 x 3.17 meters



# Plot 2

## GROUND FLOOR



GARAGE	5.55 x 3.23 meters
ENTRANCE HALLWAY	2.55 x 9.08 meters
LOUNGE	4.48 x 6.31 meters
WC	2.18 x 1.28 meters
UTILITY	2.42 x 1.86 meters
KITCHEN LIVING	4.52 x 6.98 meters
DINING:	5.76 x 3.04 meters

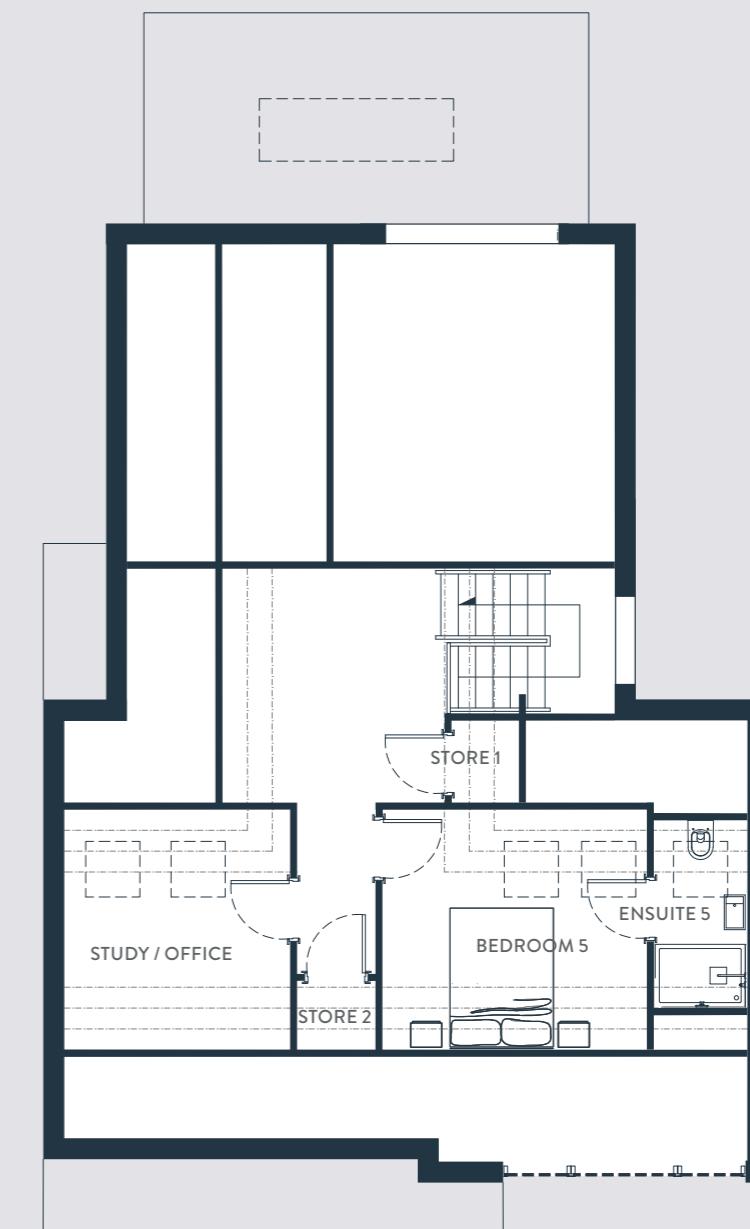


## FIRST FLOOR

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LANDING	5.45 x 3.17 meters



# Specification

## GENERAL SPECIFICATION

- Utility room providing worktop space, large storage units & space for washer & dryer
- Underfloor heating throughout the Ground Floor
- Solid 44mm large timber doors throughout internally
- Brushed Metal door furniture
- Open plan contemporary solid timber stairs with glass balustrade
- Attractive skirting boards and deep moulded architraves
- Flush plate, brushed metal light switches & sockets throughout
- Mains powered smoke detectors
- Pre-wired for Sky & HD
- Gas central heating
- Master bedroom with en-suite
- Master bedroom with large separate dressing area
- High quality anodised aluminium windows
- Large anodised aluminium sliding doors to the rear
- Triple glazing to provide precise thermal and acoustic control

## KITCHEN

- Siematic/German kitchen
- Silestone worktops
- Siemans/Neff integrated dishwasher
- Siemans/Neff integrated microwave
- Siemans/Neff integrated multifunction oven with grill
- Fully Integrated larder fridge Fully Integrated no frost freezer
- Siemans/Neff 4 zone induction hob
- Soft motion hinges and drawers
- Cutlery insert tray
- Pull out waste bins
- Brushed steel mixer tap and inset sink
- Built in ceiling extractor
- Kitchen bar suitable for bar seating
- Stunning contemporary sliding rear doors leading into private rear garden
- Designer large format Porcelain tiles
- Underfloor heating throughout



## UTILITY ROOM

- Worktop surface area
- Laminate doors
- Large cupboards for storage
- High length cupboards for storage of hoovers, mop or like
- Plumbing for washer and dryer

# Specification

## BATHROOMS

- Duravit sanitary ware to en-suites and bathrooms
- Duravit soft closing toilet seat
- Dual flush plate
- Designer range heated towel warmers
- Luxury large format tiles to floors
- Separate walk-in shower with framed glass to master en-suite

## SECURITY AND HOME PROTECTION

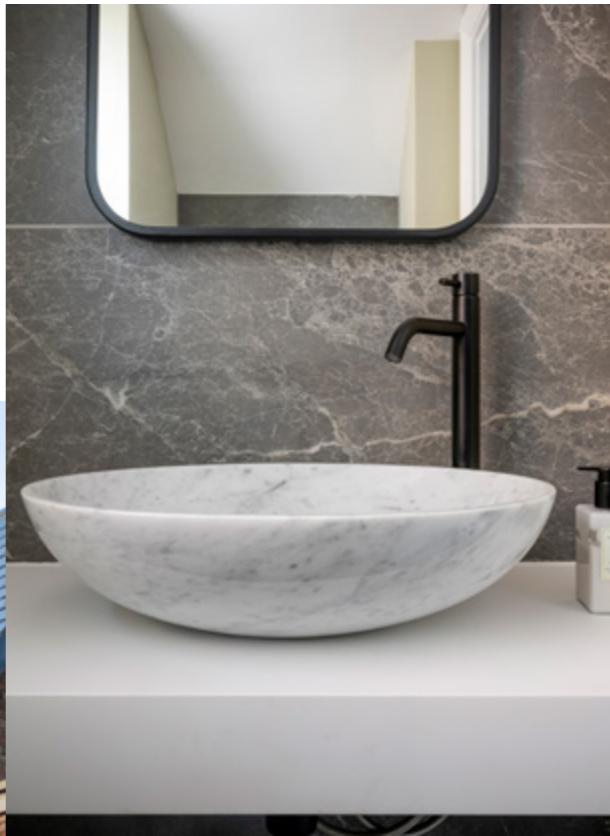
- Intruder alarm system
- PIR detection
- Alarm keypads adjacent to front door
- Ultra secure 5 point locking system to front door
- Alarm is capable of connecting to 3rd party monitoring
- Mains fed smoke detectors
- 10 Year New Home Warranty

## EXTERNAL SPECIFICATION

- Several parking spaces per house on private driveway
- Landscaped gardens to front & rear. Designed by an award winning practice
- Natural grey slate contemporary roof tiles
- High quality aluminium windows
- High quality aluminium rear sliding doors
- Up & down lighting to front & rear
- Programmable full security system including PIRs & shock sensors
- Fully paved front drive & entrance paving

## CAN I CUSTOMISE MY NEW HOME?

If you purchase your new home off plan, then you will be given the opportunity to personalise your property and choose from a wide variety of options to create a perfect luxury home. We can tailor your requirements built around your specifications and our team will offer expertise advise to ensure that we deliver a home that is truly built for you. Whether it's altering the layout of your bespoke and luxury kitchen, choosing a light fitting or discussing floor coverings, we will work closely with you to bring your vision to life.



DISCLAIMER: images within this brochure are for illustrative purposes and give an indication of the quality that can be expected at Long Trees. The details contained therein are for guidance only and do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. Landmark Property Group reserves the right to alter layouts and specifications at any time. Designed by Shaka Studio [www.shakastudio.co.uk](http://www.shakastudio.co.uk)



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