



THE ORCHARDS

HAYTON STREET KNUTSFORD



CRANFORD
ESTATES



THE
ORCHARDS



KNUTSFORD

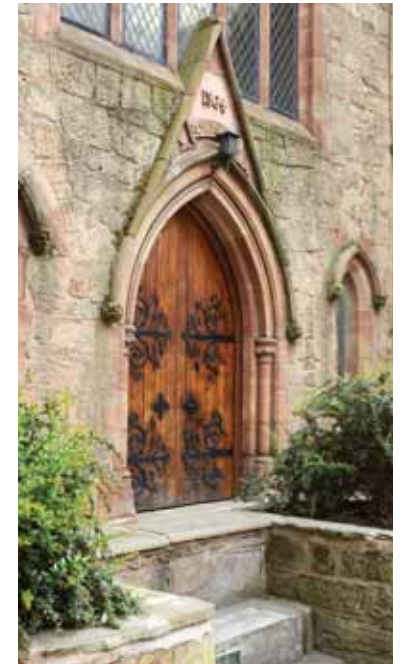
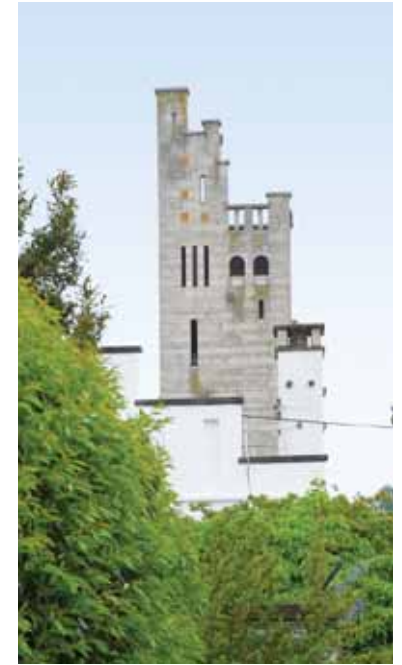
The Orchards is within easy walking distance of the attractive and historic town of Knutsford. An old market town full of character, Knutsford offers several attractions in and around the town. Famous for its many fine bars, pubs and restaurants, it is also home to a variety of retail outlets from art galleries and antique shops to boutiques, gift shops and a selection of high street stores.

Tatton Park's beautiful parkland is just on the edge of Knutsford and Cheshire's Peak District offers stunning walking opportunities and days out.

Knutsford boasts many excellent schools and The Orchards is located within the catchment of the very popular Bexton Primary School, close to Knutsford High School and within easy reach of private schools in the area.

The close proximity to Manchester Airport and the motorway network makes The Orchards a highly accessible and attractive location to live.





THE ORCHARDS

Located on the edge of the conservation area of Knutsford and surrounded by period properties, The Orchards is a development of 4 large five bedroom semi-detached Victorian style properties.

Beautifully designed to the highest of architectural standards, the properties offer spacious living accommodation over three floors.

The properties reflect the architectural characteristics of the surrounding area and feature the highest quality materials externally and internally, from natural slate roofs to beautifully crafted handmade kitchens.



OUTLINE SPECIFICATION

FLOOR FINISHES

- Engineered wood to ground hallway & WC (or porcelain tile to WC)
- Ceramic floor tiles to kitchen (size, colour to be confirmed)
- Porcelain tiles to bathrooms

INTERNAL JOINERY & CORNICES

- Period style 169mm high skirting boards throughout ground floor (excl. bathrooms)
- Period style 117mm high skirting boards throughout upper floors (excl. bathrooms)
- Period style 105mm architraves
- Timber flight staircase with hardwood handrail & feature volute end to ground floor
- Victorian style, 4 panel solid core hardwood doors; painted white
- Moulded cornices to ground floor hallway, lounge and first floor master bedroom

IRONMONGERY

- Brushed steel ironmongery to be fitted throughout

KITCHENS

- Hetherington Newman handcrafted kitchens
- Neff appliances including single oven, microwave combination oven, stainless steel gas hob, integrated dishwasher, integrated fridge freezer, stainless steel sink and extractor

BATHROOMS

- Philippe Starke, Duravit sanitaryware
- Hansgrohe taps

FIREPLACE

- Stone fireplace and gas fire with feature register grate

HEATING

- Wet system underfloor heating throughout ground floor
- Radiators to first and second floor

LIGHTING

- Spotlights in kitchen and bathrooms
- Pendant and wall lights to ground floor
- Pendant lights to bedrooms
- Lightwell to landing
- Exterior wall light to front

GROUND FLOOR

Plots 2 & 3 Metric

Lounge	3.6m x 4.9m (into bay)
Utility Room	1.7m x 2.0m
WC	0.9m x 2.0m
Kitchen	5.1m x 3.1m
Family/Dining Room	2.9m x 4.1m

Imperial

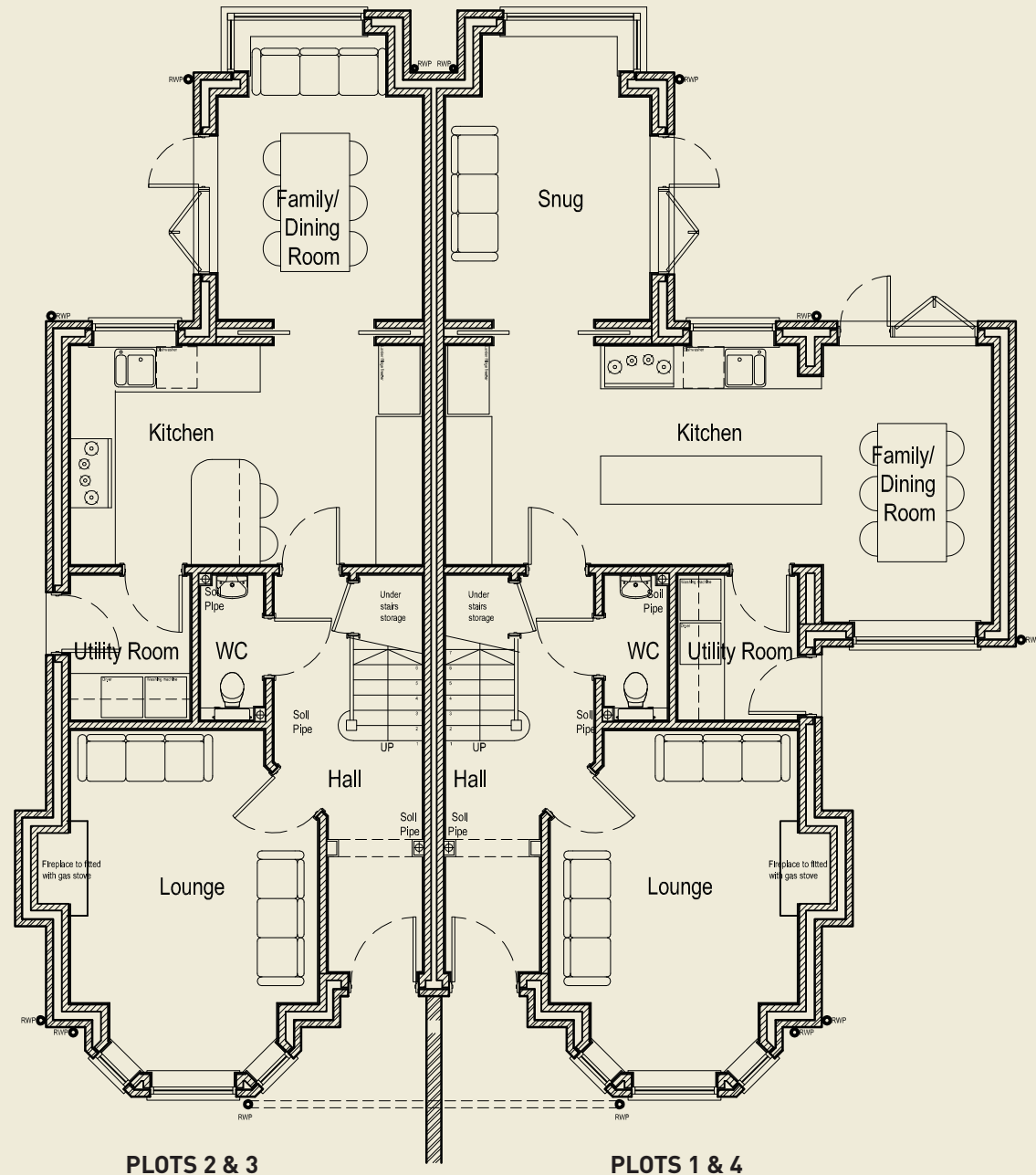
Lounge	11'9" x 16'1" (into bay)
Utility Room	5'6" x 6'6"
WC	2'11" x 6'6"
Kitchen	16'8" x 10'2"
Family/Dining Room	9'6" x 13'5"

Plots 1 & 4 Metric

Lounge	3.6m x 4.9m (into bay)
Utility Room	1.7m x 2.0m
WC	0.9m x 2.0m
Kitchen	5.4m x 3.1m
Family/Dining Room	2.4m x 4.0m
Snug	2.9m x 4.1m

Imperial

Lounge	11'8" x 16'1" (into bay)
Utility Room	5'6" x 6'5"
WC	2'9" x 6'5"
Kitchen	17'8" x 10'2"
Family/Dining Room	7'10" x 13'1"
Snug	9'5" x 13'4"



FIRST FLOOR

Plots 2 & 3 Metric

Master Bedroom	3.6m x 4.9m (into bay)
En Suite	1.3m x 2.1m
Family Bathroom	2.8m x 2.1m
Bedroom 2	3.1m x 3.8m (reducing to 2.8m)
Bedroom 3	2.9m x 4.8m (reducing to 3.2m)

Imperial

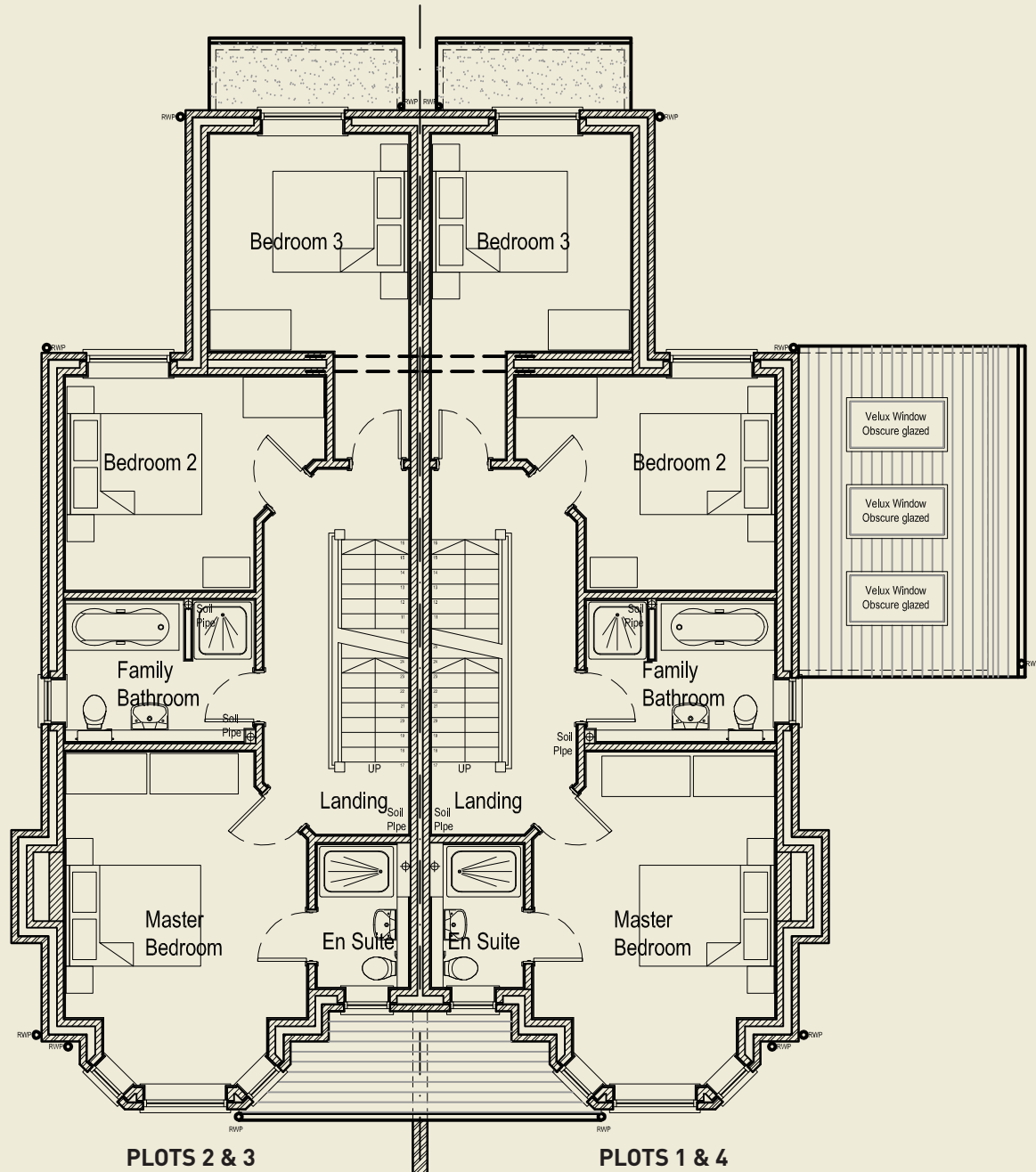
Master Bedroom	11'9" x 16'0"
En Suite	4'3" x 6'10"
Family Bathroom	9'2" x 6'10"
Bedroom 2	10'2" x 12'5" (reducing to 9'2")
Bedroom 3	9'6" x 15'8" (reducing to 10'5")

Plots 1 & 4 Metric

Master Bedroom	3.6m x 4.9m (into bay)
En Suite	1.3m x 2.1m
Family Bathroom	2.8m x 2.1m
Bedroom 2	3.1m x 3.8m (reducing to 2.8m)
Bedroom 3	2.9m x 4.8m (reducing to 3.2m)

Imperial

Master Bedroom	11'9" x 16'0" (into bay)
En Suite	4'2" x 6'10"
Family Bathroom	9'2" x 6'10"
Bedroom 2	10'1" x 12'4" (reducing to 9'2")
Bedroom 3	9'6" x 15'7" (reducing to 10'5")



SECOND FLOOR

Plots 2 & 3 Metric

Bedroom 4	2.6m x 3.3m (reducing to 2.3m)
Bedroom 5	4.6m (reducing to 2.3m) x 3.4m (reducing to 1.6m)
Shower Room	2.0m x 2.1m
Store	1.1m x 1.2m

* Second floor measurements to 1.5m headroom

Imperial

Bedroom 4	8'6" x 10'9" (reducing to 7'6")
Bedroom 5	15'1" (reducing to 7'5") x 11'1" (reducing to 5'2")
Shower Room	6'6" x 6'10"
Store	3'7" x 3'11"

* Second floor measurements to 4'11" headroom

Plots 1 & 4 Metric

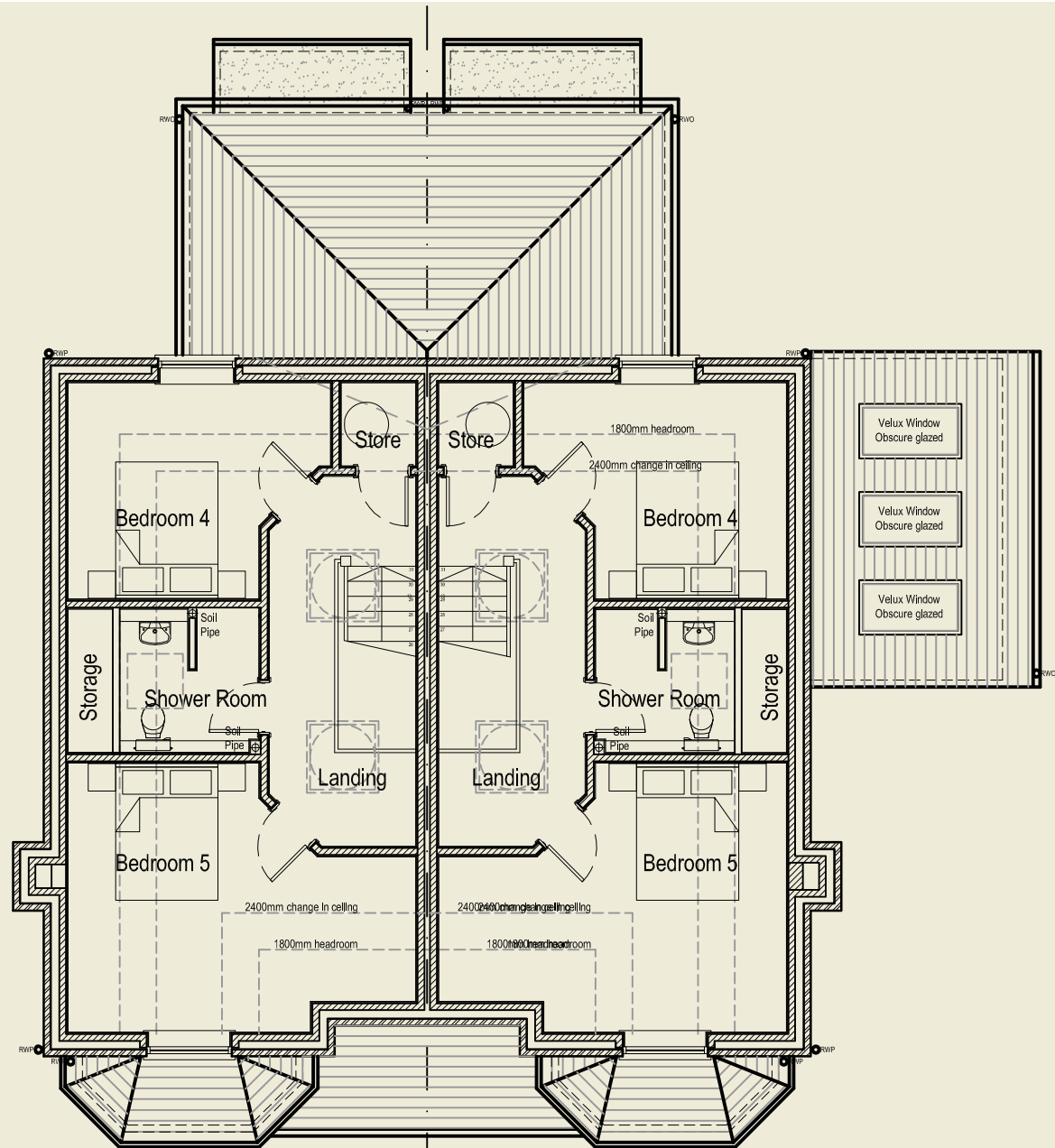
Bedroom 4	2.6m x 3.3m (reducing to 2.3m)
Bedroom 5	4.6m (reducing to 2.3m) x 3.4m (reducing to 1.6m)
Shower Room	2.0m x 2.1m
Store	1.1m x 1.2m

* Second floor measurements to 1.5m headroom

Imperial

Bedroom 4	8'6" x 10'9" (reducing to 7'5")
Bedroom 5	15'1" (reducing to 7'5") x 11'1" (reducing to 5'2")
Shower Room	6'6" x 6'10"
Store	3'7" x 3'11"

* Second floor measurements to 4'11" headroom



PLOTS 2 & 3

PLOTS 1 & 4



PLOT 1

PLOT 2

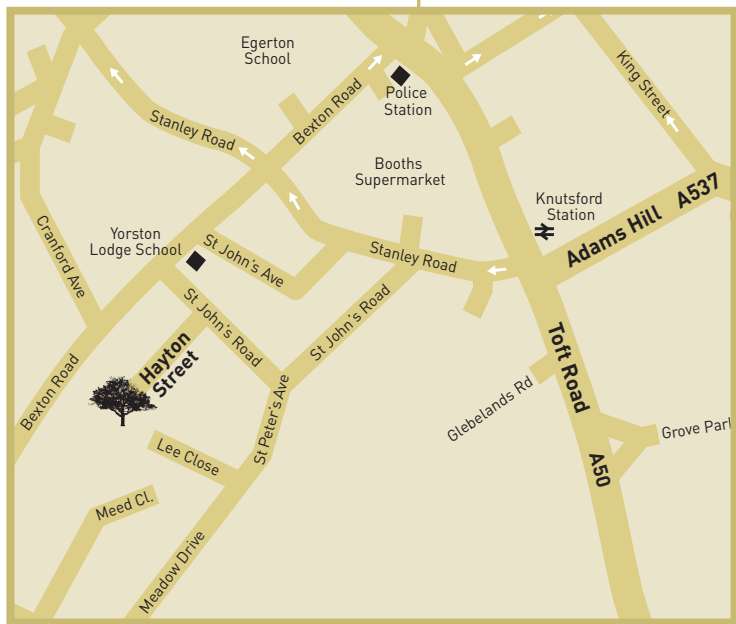
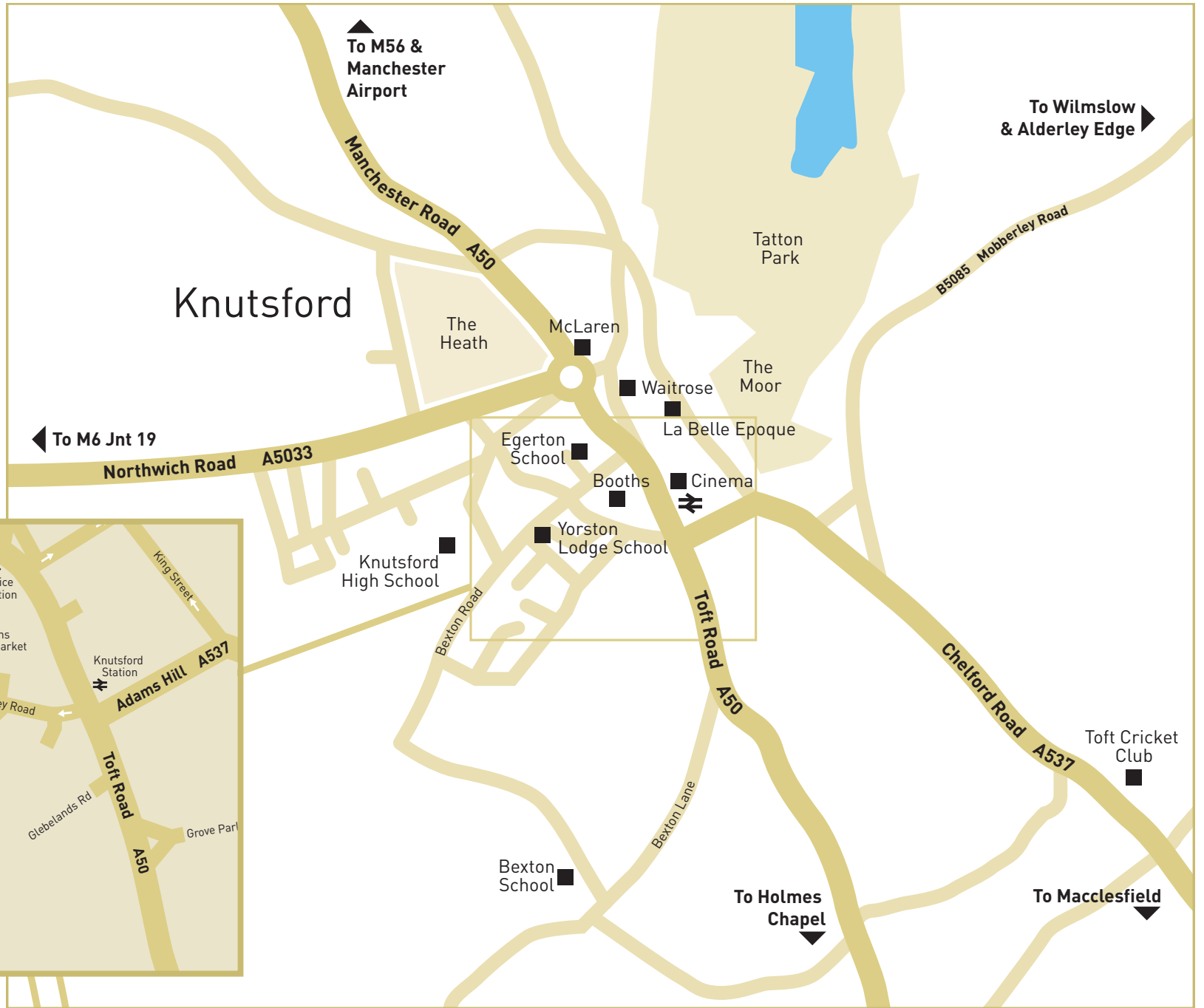
PLOT 3

PLOT 4

THE
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HAYTON STREET

LOCATION







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