



Country Living

Mayfields is a select development of two stunning new detached family homes with large gardens and enjoying a mature private setting within the pretty farming village of Goostrey in Cheshire.

Each of the new homes has been designed to provide around 2,000 sq ft of spacious and modern styled living accommodation comprising an open plan kitchen, dining and family room, a separate dining room, large lounge with fireplace, utility room, ground floor cloakroom/wc, four double bedrooms, including two with en-suite shower rooms, and a large family bathroom. Externally, there is an integrated garage with electric 'up and over' door and gardens to the front and rear.

Idyllic Location

Goostrey is an attractive rural village in Cheshire just a short drive from the popular towns and villages of Knutsford, Alderley Edge, Wilmslow and Macclesfield to the north, and Holmes Chapel and Congleton to the south, all offering an abundance of amenities, including shops, cafés, restaurants, bars and leisure and entertainment outlets.

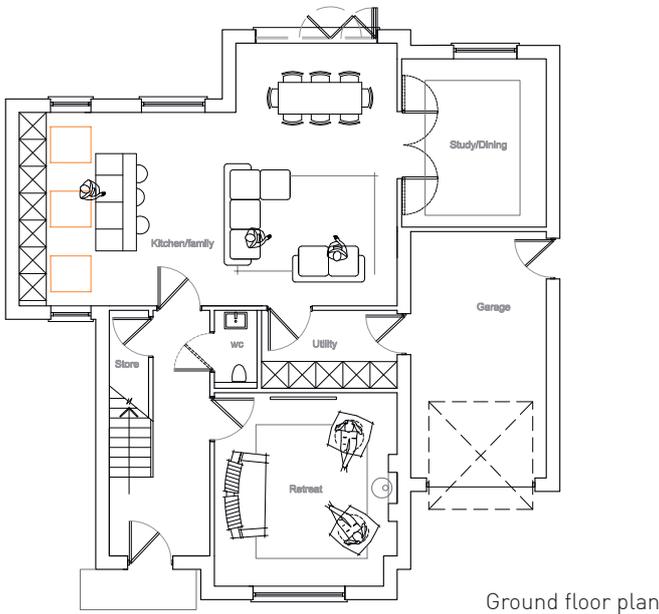
Goostrey benefits from it's own post office and village store as well as a main line train station with frequent direct services to Manchester and Crewe putting London, Edinburgh and the rest of the UK within easy reach. It also lies four miles east of J18 of the M6 for commuting by car.

Surrounded by acres of glorious fields and countryside, Goostrey village has charm, character and a strong community spirit making it a delightful place to live and to raise a family.

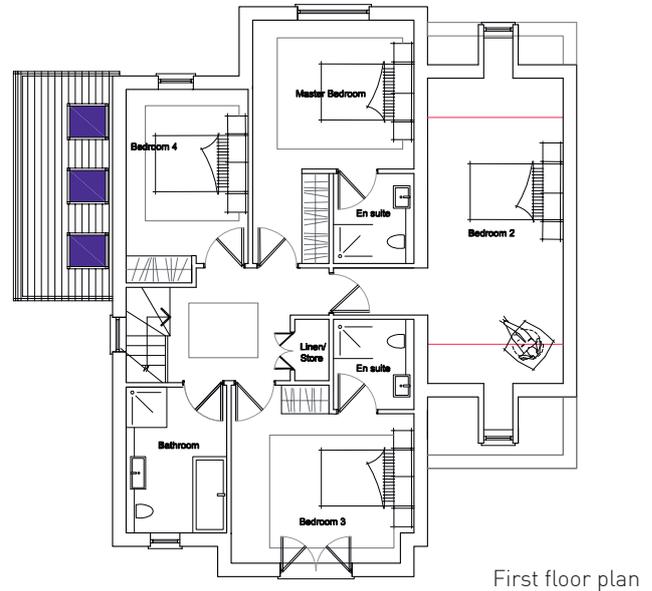
About Henderson Homes

Henderson Homes is an award winning Cheshire based family homebuilder with over 60 years of experience. Every home is built to traditional high standards of quality craftsmanship whilst utilising modern materials chosen for their aesthetics, sustainability and energy efficiency.





Ground floor plan



First floor plan

Perfect Finish

Kitchen

- Modern German designer kitchens with granite or silestone work surfaces and floor tiling from an approved range.
- A range of integrated kitchen appliances, including stainless steel ovens and hobs, fridge/freezer, dishwasher and a microwave.
- Stainless steel sink with complementary brassware.
- Plumbing for washing machine and dryer in the utility room.

Electrical

- Generous supply of power points and pendant light fittings throughout
- Energy efficient LED down lighters to kitchen, bathroom and en-suite
- Prewired for audio and visual to accommodate emerging technologies

Heating

- Energy efficient gas central heating system with condensing boiler
- Underfloor heating throughout the ground floor
- Thermostatic valves to all radiators on the first floor
- Heated towel rails in bathrooms
- Large domestic hot water cylinder in airing cupboard

Bathrooms, En-suites and Ground floor Cloakroom

- White suites with contemporary chrome taps and fittings
- Shower and glass panel over bath in the main bathroom
- Choice of wall and floor tiling to all bathrooms/en-suites from an approved range (depending on the stage of construction)

Doors and Woodwork

- Oak faced front door with security locks
- Oak faced internal doors
- Profiled skirting and architrave throughout
- Square chamfered spindles to staircase

Decoration

- Woodwork finished in white satinwood
- Internal walls in neutral shade of emulsion
- Ceilings smooth finished and painted in white emulsion

Safety and Security

- House alarm with PIR detectors and door contacts
- External lighting with PIR (passive infra-red) sensors to front and rear
- Mains connected smoke detectors
- Multipoint locking windows

External Areas

- Paved patio area at the rear of the property
- Turf to front and rear
- Block paved driveways
- Outside tap

Energy Saving Features

- Double glazed, high performance uPVC windows with a contemporary grey finish
- High efficiency gas boilers with underfloor heating on ground floor
- High levels of insulation throughout
- LED lighting

Warranty

- This Henderson home is protected by an LABC 10 year warranty and the knowledge you are buying from an established building company with over sixty years experience

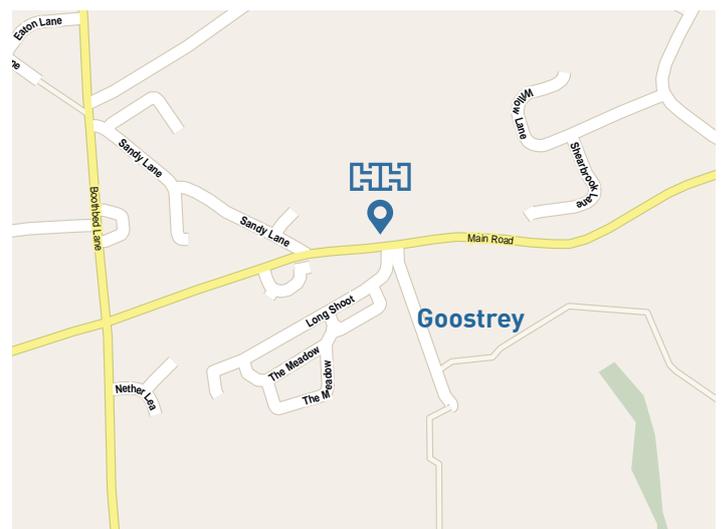
Floor Dimensions*

Ground Floor

| | |
|------------------|-------------|
| Hall | 5.4m x 2.2m |
| Retreat | 4.3m x 4.0m |
| WC | 1.7m x 0.9m |
| Utility | 3.0m x 1.7m |
| Kitchen / family | 8.3m x 5.8m |
| Study / dining | 3.7m x 3.2m |
| Garage | 5.5m x 3.0m |

First Floor

| | |
|----------------|-------------|
| Master bedroom | 5.4m x 3.5m |
| MB ensuite | 2.0m x 1.7m |
| Bedroom 2 | 6.8m x 3.0m |
| Bedroom | 3.4m x 3.9m |
| B3 ensuite | 2.0m x 1.7m |
| Bedroom | 4.4m x 2.7m |
| Bathroom | 3.2m x 2.2m |



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* All dimensions are taken from structure not plastered finish. Dimensions may not reflect that constructed on site. All dimensions may be subject to change and are not to be relied upon for contractual purposes