



Unrivalled Rural Views

Clifton Villas is a select development of two attractive detached homes from award winning Cheshire based homebuilder, Henderson Homes, located on Green Meadows Drive in a desirable and established residential area in the popular town of Marple.

The homes enjoy an elevated position with private countryside views and are within easy walking distance of the town's many amenities and public transport links.

Each of the properties features traditional architecture with contemporary influences and is set within a substantial plot, which includes a detached garage and private drive, as well as a large garden featuring an abundance of mature planting and trees.

To take full advantage of the picturesque outlook, the accommodation has been intelligently designed with the principle living spaces positioned at the rear. This includes a large open plan kitchen and dining room which opens onto an elevated paved terrace through bi-fold doors and extends, down steps, to the garden below creating a perfect entertaining space.

A large lounge is provided at the front of the property along with a study, which could also be used as a snug or playroom, and a ground floor wc/cloakroom. There is also a utility off the kitchen/diner which provides outdoor access to the side of the property.

Up a split-level staircase is a large master bedroom which features a dressing room and en-suite. A second double bedroom also benefits from an en-suite, with two further double bedrooms sharing a substantial family bathroom.

Internally, specification is of a very high standard with designer kitchens featuring energy efficiency integrated appliances and stylish bathrooms and en-suites finished with complementary porcelain tiling. Please contact the sale agents for details on the specification provided.

Location

Clifton Villas is perfectly placed to take full advantage of the wealth of amenities, facilities and leisure pursuits available locally.

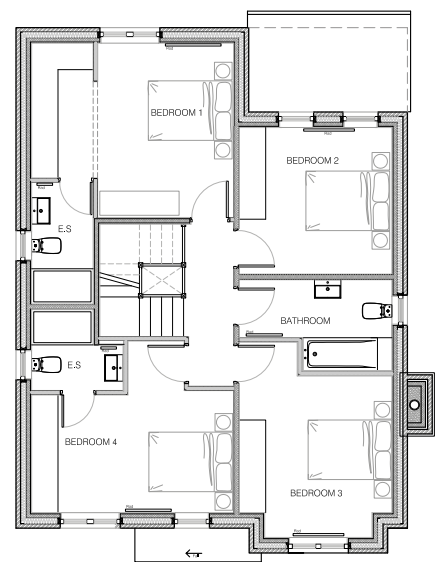
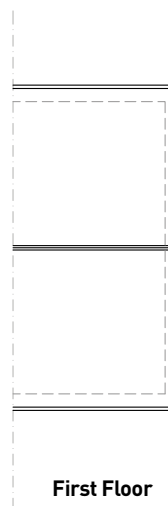
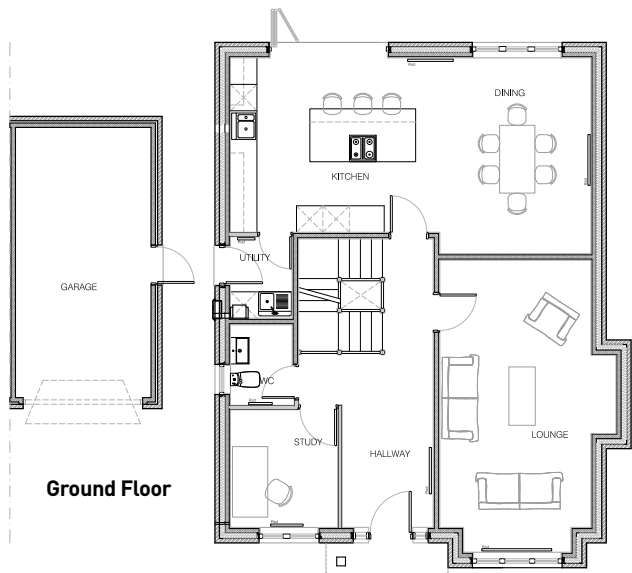
The town of Marple, and neighbouring village of Marple Bridge, provide a range of retail options from both national brands and independent traders as well as pleasant cafes, restaurants and country pubs. There is a wide choice of education providers for children of all ages in addition to doctors, dentists, specialist health practitioners, a library, post office, police station, fire station and leisure centre. The town is also home to an independent cinema, the Regent.

Marple is served by two rail stations offering regular services to Manchester Piccadilly and beyond on the Hope Valley line, and benefits from bus services to Stockport and other local towns.

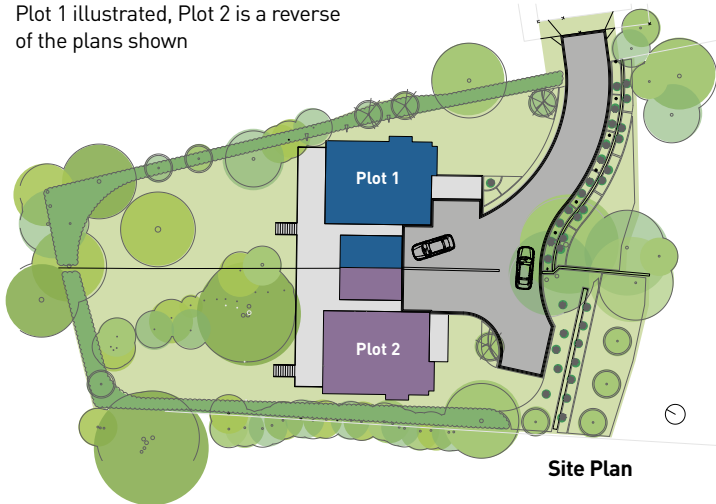
Marple is located on the edge of the Peak District and offers an abundance of pleasant countryside in which to walk, run, bike, boat and fish. The town sits at one end of the Middlewood Way, a 10-mile walking and cycling path, formerly a railway line, that runs through Poynton and Bollington and finishes in Macclesfield. Marple is also known for its network of canals, with a total of 16 locks in the town (the Marple Lock Flight) connecting the Macclesfield Canal and the Peak Forest Canal.

Practically every leisure interest is catered for, with clubs covering tennis, squash, cricket, golf, canoeing, singing and brass bands, plus much more.





Plot 1 illustrated, Plot 2 is a reverse of the plans shown



Dimensions (millimetres)*

Ground Floor

Lounge	3475 x 6670 ^A
Study	2470 x 2700
WC	1440 x 1860
Kitchen/Dining Room	8200 x 4500 ^B
Utility Room	1400 x 1850

^A into bay

^B widest point

First Floor

Bedroom 1	3100 x 4000 ^B
Bedroom 1 Dressing	1575 x 3100
Bedroom 1 En-suite	1450 x 2770
Bedroom 2	3500 x 3350
Bedroom 3	3500 x 4270 ^A
Bedroom 4	4600 x 2800 ^B
Family Bathroom	3500 x 2100 ^B



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Henderson Homes is an award-winning Cheshire based family homebuilder established in 1953. Every home is built to traditional high standards of quality craftsmanship whilst utilising modern materials chosen for their aesthetics, sustainability and energy efficiency.

* 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.
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