

THE LAWNS



The Lawns, Brookside Close, Cheadle

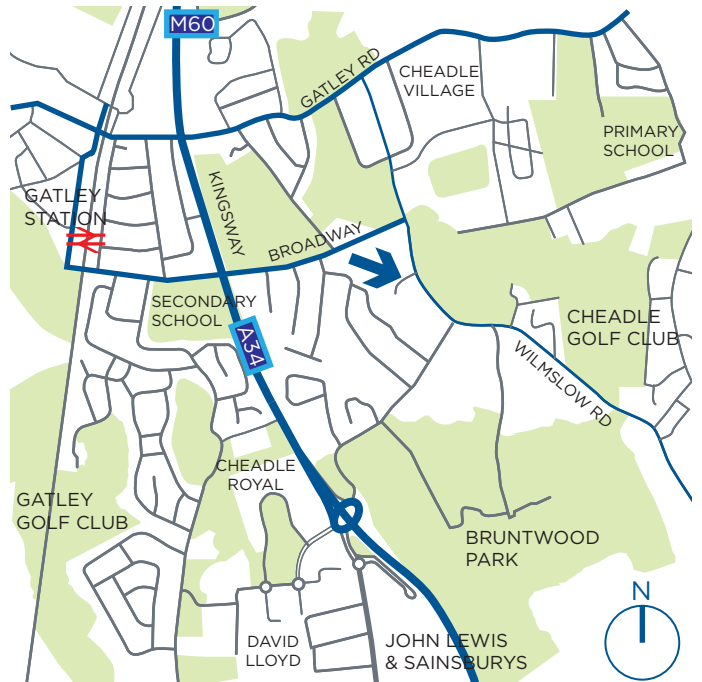
The Lawns is a select development of five modern family homes enjoying a private location off Brookside Close, Cheadle. One detached and four semi-detached homes have been crafted by Henderson Homes, a family run developer with over 60 years experience. Each home is spacious, modern, energy efficient and built to traditional standards of high quality craftsmanship. Offered is an open plan kitchen with casual dining bar, day room and formal dining area plus oversized bedrooms and a master suite incorporating a lounge area, dressing room and en-suite bathroom.

Location

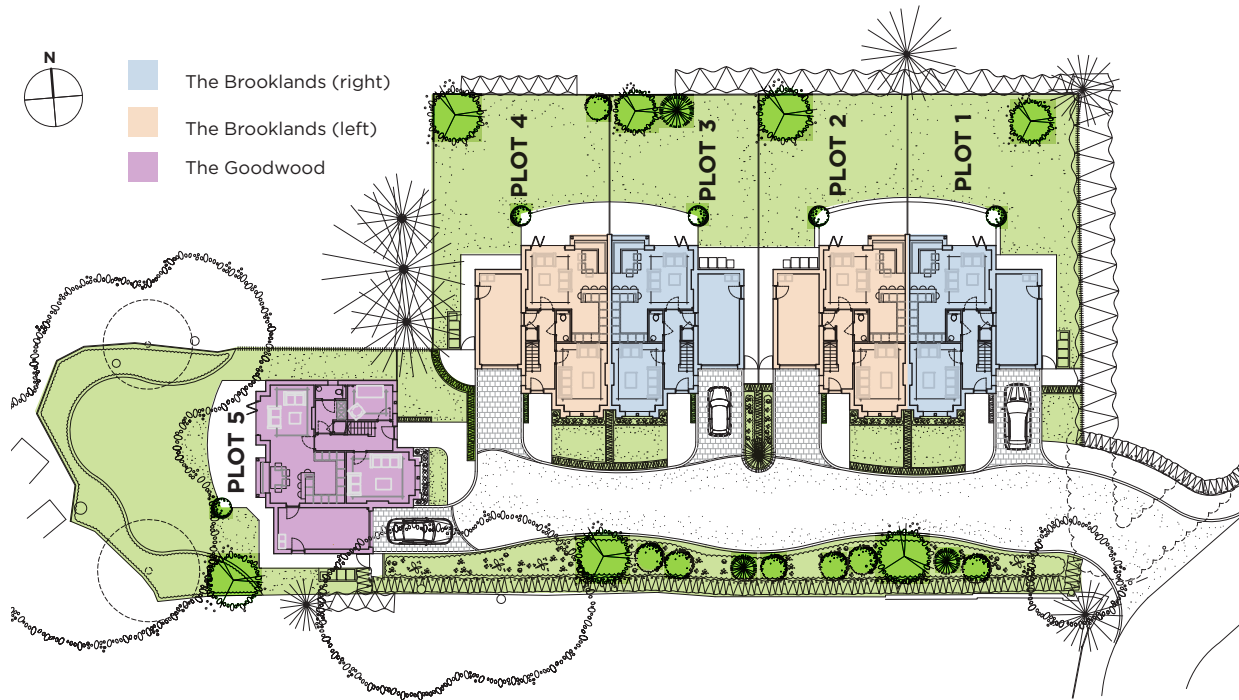
The Lawns occupies an enviable residential position being within walking distance of the thriving Cheadle village centre, boasting both specialist and main brand convenience stores, as well as a varied choice of coffee shops, restaurants and bars. Also nearby is Cheadle Royal, home to John Lewis, Sainsburys, TGI Fridays and David Lloyd Health and Fitness centre. In addition the Village hotel and leisure complex is a short stroll away. Within a few miles you will find the neighbouring villages of Cheadle Hulme, Bramhall and Gatley providing a further range of amenities including both main line and commuter railway stations. Within the area you will find a number of well respected state and private schools catering for children of all ages. For the sports enthusiast you will find numerous clubs including Golf, Tennis, Cricket and Lacrosse to mention but a few. Nearby Bruntwood and Brookfield Parks are great for walking the dog, nature walks and even the chance to feed the ducks on the pond.

For the commuter, the Lawns is ideally situated being only 1/2 a mile from the A34 Kingsway which gives easy access to the North West motorway network and Manchester centre. Manchester international Airport is approximately 4 miles away.

Location Plan



Site Plan



Perfect Finish

Kitchen

- Top of the range kitchen appliances including Stainless Steel Ovens and hobs with 2 year guarantees on all products
- Modern stainless steel single electric cooker with gas hob and extractor hood
- Designer white goods with contemporary fixtures and fittings.
- Plumbing for washing machine

Electrical

- Generous supply of power points and pendant light fittings
- Energy efficient down lights to kitchen, bathroom and en-suites
- Shaver points to main bathroom and en-suite

Heating

- Energy efficient gas central heating system with condensing boiler
- Thermostatic valves to all radiators

Bathrooms, En-suites and Groundfloor Cloakroom

- White designer suites with contemporary chrome taps and fittings
- Heated chrome towel warmer
- Shower and glass panel over bath in the main bathroom
- Wall & floor tiling to all bathrooms which can be individually specified by the client during construction

Doors and Woodwork

- Front door painted with Farrow & Ball Exterior Eggshell
- White moulded panel internal doors and chrome handles
- White torus skirting and architrave throughout
- Square chamfered spindles to staircase

Decoration

- Woodwork finished in Farrow & Ball eggshell
- Internal walls in neutral shade of emulsion
- Ceilings smooth finished and painted in white emulsion

Safety and Security

- Property is alarmed
- External lighting with PIR (passive infra-red) sensor activation
- Mains connected smoke detectors in strategic areas
- Lockable windows
- Front door with high security multi-point locking system

External Areas

- Paved patio area at the rear of the property
- Turfed lawn to front and rear garden
- Outside tap

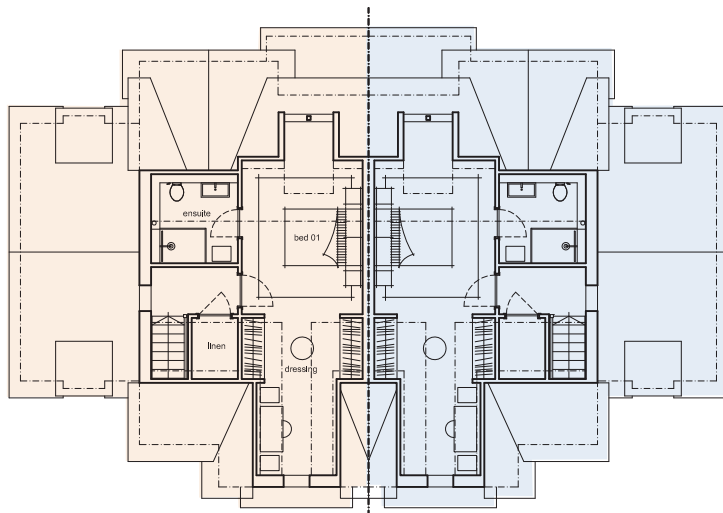
Energy Saving Features

- Double glazed, high performance PVCu windows and doors with acoustic glass.
- Exceeds all current building regulations, saving up to 50% on future heating bills*

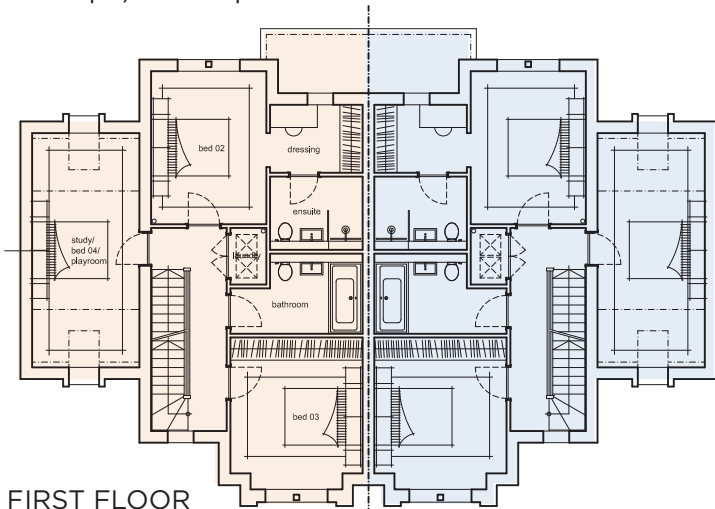
Warranty

- Every Henderson home is protected by an NHBC 10 year Buildmark Warranty and the knowledge that you are buying from an established building company with sixty years experience.

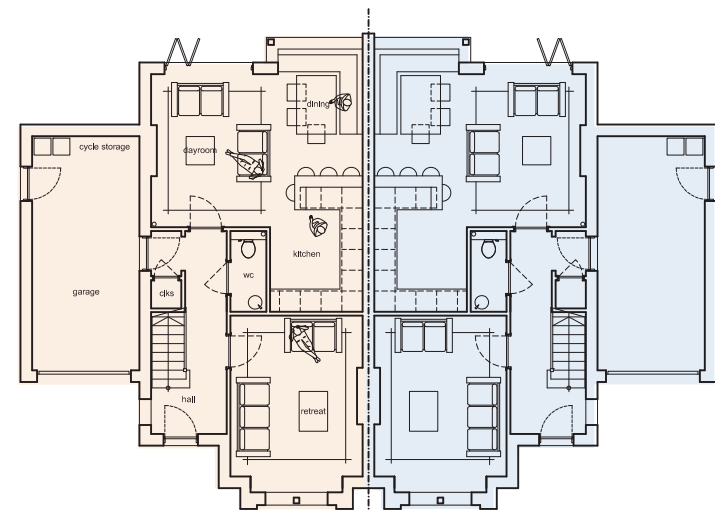
THE BROOKLANDS



SECOND FLOOR
395 sqft / 36.5 sqm

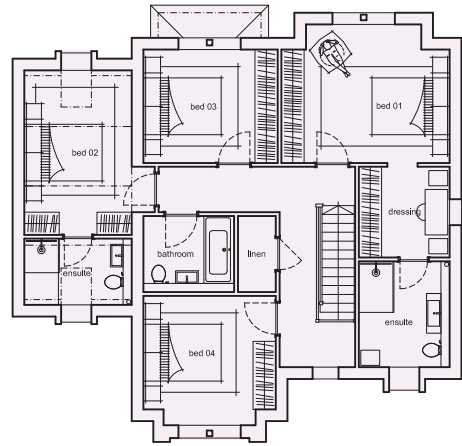


FIRST FLOOR
810 sqft / 75 sqm

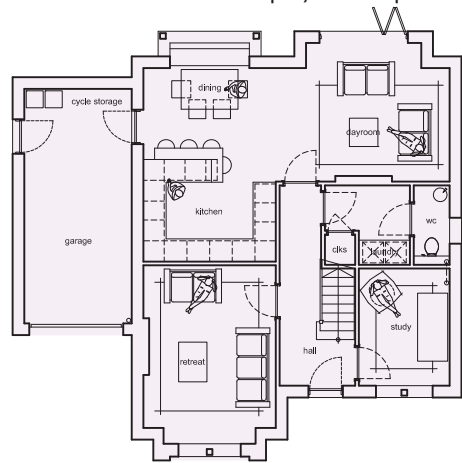


GROUND FLOOR
645 sqft / 60m sqm
GARAGE = 190 sqft / 17.6 sqm

THE GOODWOOD



FIRST FLOOR 1017 sqft / 94 sqm



GROUND FLOOR 821 sqft / 76 sqm
GARAGE - 190 sqft / 17.6 sqm

THE BROOKLANDS (SEMI DETACHED)

TOTAL GROSS INTERNAL FLOOR AREA
2030 sqft / 188 sqm

Living Room	4.68m x 3.5m
Kitchen Diner	6.95 x 5.60m
Day Room	4.05m x 3.36m
Bedroom 2	4.05m x 3.05m
Bedroom 3	4.02m x 3.5m
Bedroom 4 / study	6.20m x 2.84m
Master Bedroom	4.07m x 3.20m

THE GOODWOOD (DETACHED)

TOTAL GROSS INTERNAL FLOOR AREA
2040 sqft / 190 sqm

Living Room	4.72m x 3.5m
Kitchen	3.50m x 3.00m
Dining Room	3.55m x 2.11m
Day Room	4.55m x 3.66m
Master Bedroom	4.45m x 3.66m
Bedroom 2	4.35m x 2.84m
Bedroom 3	3.55m x 3.0m
Bedroom 4	3.50m x 3.42m



ARTISTS IMPRESSION : VIEW FROM REAR



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Disclaimer:

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NHBC Registration Number: 95357

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