



COPPER
BEECHES

Overlooking the fields and hedgerows of this little corner of Cheshire, Copper Beeches is a bespoke development of just 10 luxurious four-bedroom homes.

This exclusive gated development is set within its own grounds, providing privacy and security for buyers, in the style of a traditional rural farmstead.

A delightful rural setting for collection of contemporary homes with character, High Legh is perfectly located for anyone searching for the tranquillity of country living within easy distance of local village amenities, market town boutiques, major city centres, the motorway network and two international airports.





Surrounded by rolling fields and ancient woodlands, *Copper Beeches* is a charming small development at the northern edge of *High Legh*. Situated between the delightful *Lymm* Village and the market town of *Knutsford*, there are farm shops, a national cycleway and an abundance of country walks right on the doorstep of this unique development.

Visitors will arrive at *Copper Beeches* along a private drive, before entering the secure inner courtyard around which the 10 bespoke homes are arranged. This communal space provides added security for homeowners, and contrasts with the seclusion of the private rear lawned gardens, with communal wild grass and planted grounds beyond.



Finished in a Cheshire red brick with timber and brickwork detailing, *Copper Beeches* draws inspiration from the characteristics of the area's traditional farm buildings, and combines these with the clean modern interior expected of a luxury new build property, to create a handsome collection of rural homes.

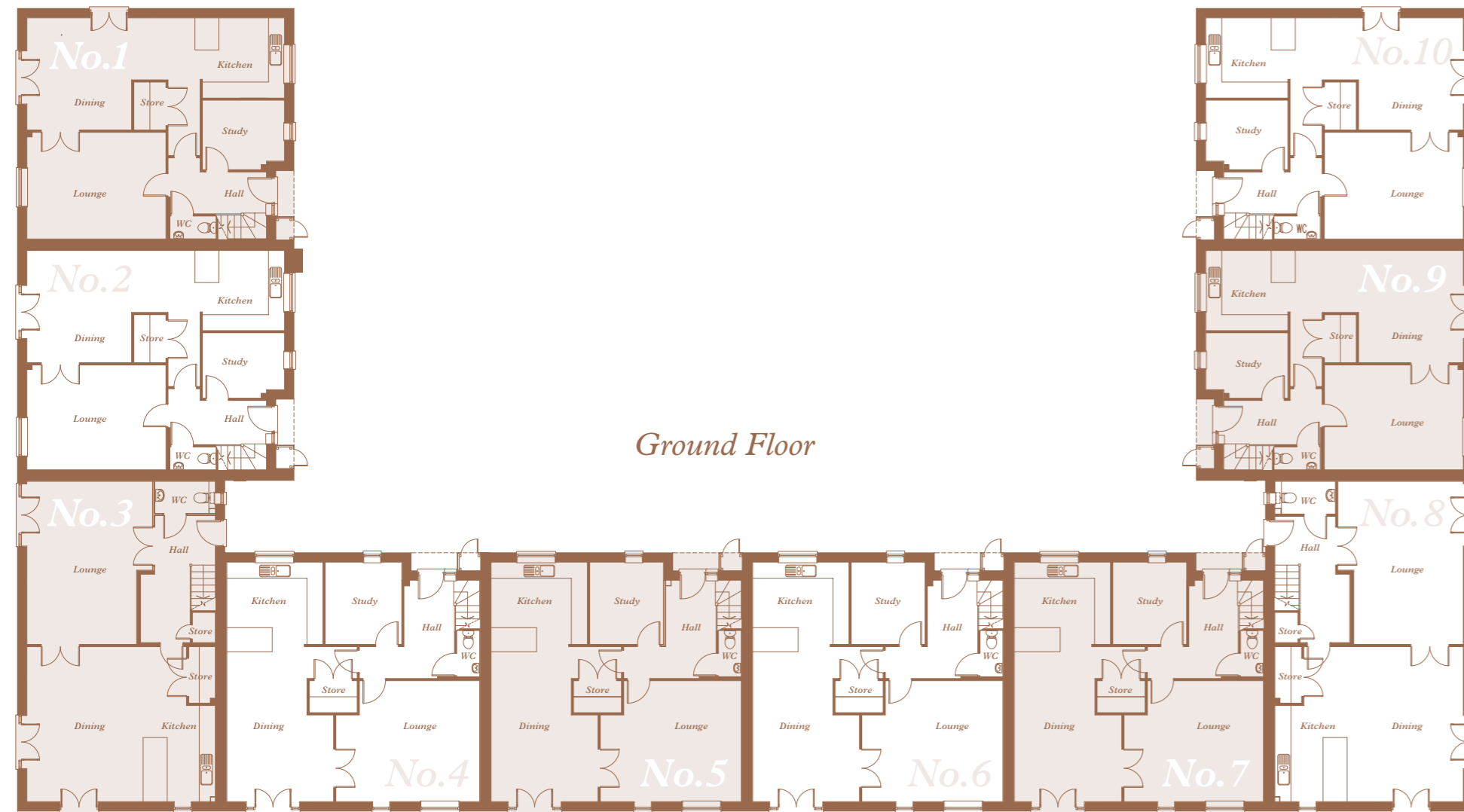
A home to be proud of, a home to enjoy, *Copper Beeches* offers buyers the chance to start afresh with a brand new property in an outstanding rural, but well-connected, location.



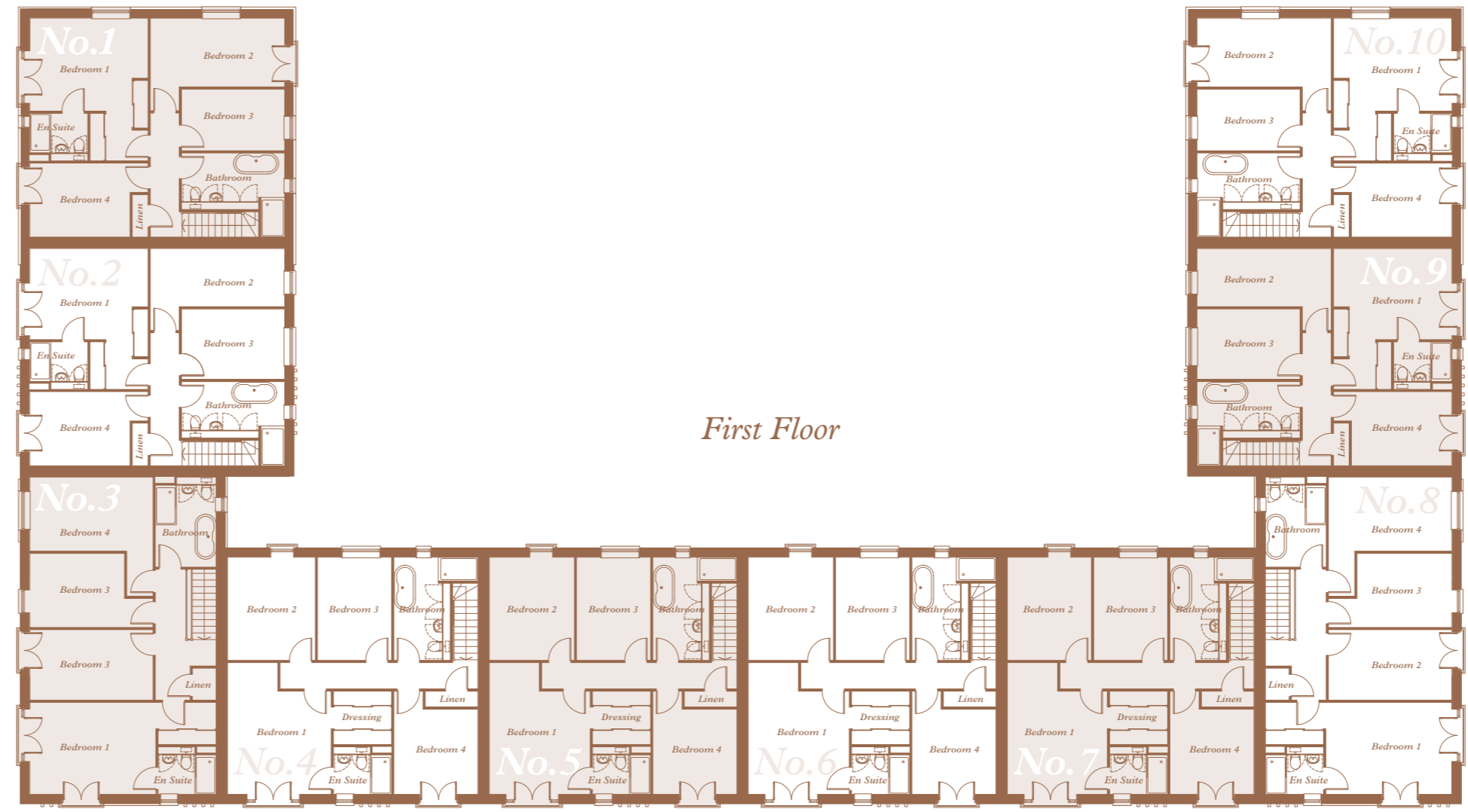
Copper Beeches brings together considered interior styling and high quality materials, along with the technology and modern conveniences that make a house a home.

The development provides the perfect balance of elegance and environmental awareness, as each home has premium kitchen appliances, water-saving bathroom technology, a top-rated heating system with air source heatpump, all of which help reduce energy use and emissions, which is good for the environment and in bringing down the bills.

Buyers purchasing their home off-plan, before the development is complete, will be invited to add their own touch with the selection of optional extras. This includes the opportunity to specify a three-bedroom home if requested, with the first floor layout reconfigured to create a vast master suite with en-suite and walk-in closet.



Ground Floor



First Floor

With views in every direction from the first floor windows and Juliet balconies, each of the 10 houses at *Copper Beeches* has its own unique outlook over the Cheshire countryside. Large glazed panels makethe most of the landscaped grounds and surrounding views, flooding the internal space with natural daylight.

The properties have been thoughtfully designed and superbly finished to an exacting specification, featuring high quality materials such as natural woods, brushed chrome and aluminium windows.

A considered layout in the shaker-style kitchens provides ample workspace, with inclusion of an oversized sink, integrated Neff appliances and in-built USB sockets ensuring ease of use. The bathrooms are fitted with carefully selected sanitaryware and designer tiles, and emulate the clean, contemporary style exemplified throughout. The modern interior design continues in the open-plan kitchen diner, perfect for entertaining. For a little peace and quiet, buyers can retreat to the separate lounge or study. Upstairs are four spacious double bedrooms. A Juliet balcony frames the view

from the master suite, which comprises an en-suite bathroom and dressing area, and the three remaining bedrooms provide options for storage and guest accommodation.

All properties have two parking spaces within the private inner courtyard – which is accessed by electronic keypad and automatic gates – and access to the secure bike locker, bin store and private storage sheds. And peace of mind is assured with the inclusion of integral fire and security systems, and external security lighting.



SPECIFICATION

Kitchen

- Contemporary shaker style units, with solid wood doors & under cupboard lighting
- Free standing island with dual USB plug socket
- Silestone solid quartz work surfaces
- Integrated Neff four zone induction hob & stainless steel extractor
- Neff multi-function electric oven & combi microwave
- Glass splash back & tiled as standard
- Integrated fridge freezer & dishwasher
- Oversize inset sink, with monobloc mixer tap

Bathrooms

- Designer white Vitra bathroom suites & Hansgrohe fittings
- Mandarin Stone tiles
- Chrome heated towel rails
- Humidity extractor fans in the WC, bathroom & en-suites

Services

- Thermostatic controlled radiators
- Combination boiler powered by air-source heat pumps
- Integral intruder alarm & smoke detector
- Satellite TV & telephone points in the lounge, kitchen & master bedroom

Internal finishes

- Timber staircase, handrails & detailing
- Satin stainless steel door handles throughout
- Veneered oak floor in the entrance hall
- Brushed chrome electrical switches & sockets
- Solid wood oak veneered doors
- Recessed LED spotlights throughout, with feature down-lighters in the dining room, lounge & bedrooms

External

- Solid core hardwood painted front door with vision panel & toughened glass
- Security lights
- Landscaped private rear gardens
- Communal wild flower gardens
- Paved pathways & bonded gravel driveways
- Individual storage shed with external water & drainage
- Communal bike store



From fresh eggs to designer clothes, this little corner of Cheshire has a wide array of shops and boutiques for all of the essentials and some of life's luxuries. The rural community of High Legh has a number of farm shops, a small school, church and a couple of pubs. It is also home to High Legh Garden Centre and High Legh Golf Club, and near to the renowned Mere Country Club, complete with 18-hole golf course and spa.

The development is just minutes by car from the picturesque Lymm Village, with its selection of grocery stores, bars, restaurants and boutique shops, along with a Post Office, banks, library and weekly market. The larger market town of Knutsford is a short car ride away, with plenty more shops and restaurants, the entrance to Tatton Park and a mainline train station. Manchester city centre is half an hour and

Liverpool an hour by car, and drivers can be at the M6 / M56 interchange in less than 10 minutes, and Manchester International Airport in 15.

Copper Beeches is a new development from Alliance Homes, part of the award-winning Property Alliance Group, the leading property developer, investor and asset manager with more than 30 years' experience in delivering buildings of the highest standard.

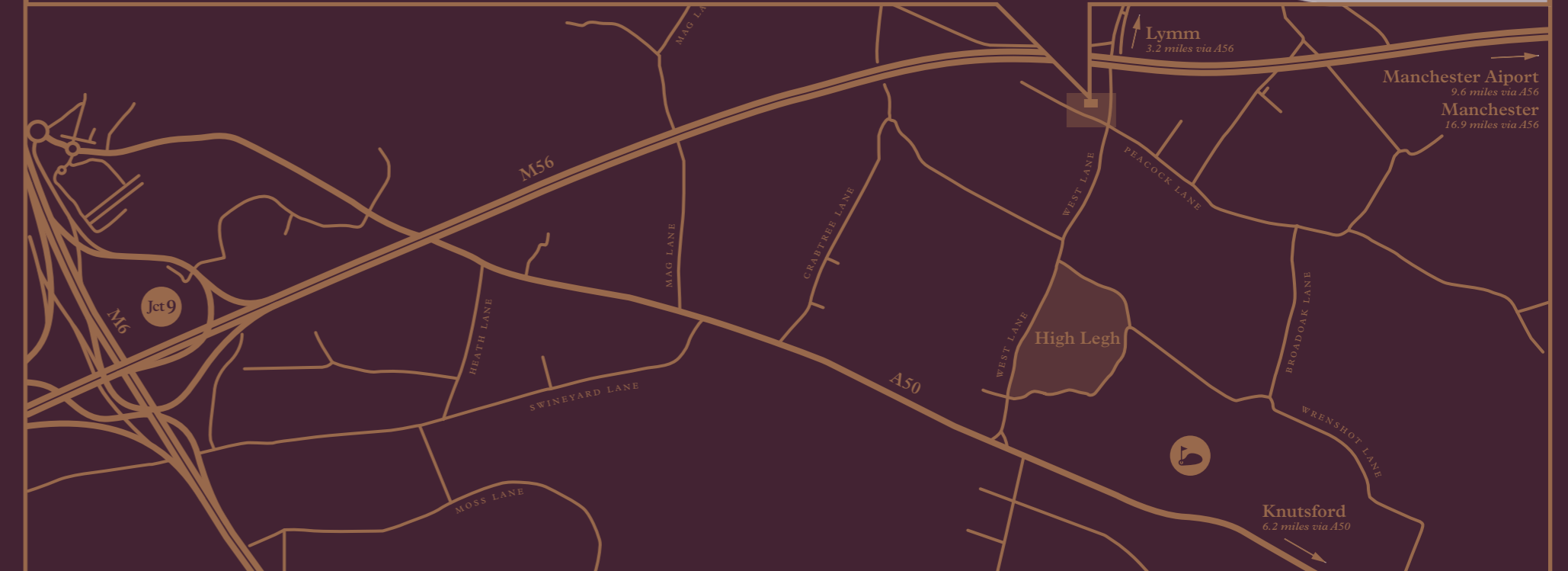
When purchasing an Alliance home, buyers can be confident that are investing in a meticulously-designed bespoke property. An exacting approach is adopted in the design and specification. The choice of materials and finishes is carefully considered to ensure that each property is delivered with the discerning buyer in mind.



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