



HIGHER HEATH

KNUTSFORD ROAD • CRANAGE • CHESHIRE





Menepark
HOMES[®]



HIGHER HEATH

KNUTSFORD ROAD • CRANAGE • CHESHIRE

An exceptional new development, Higher Heath is a unique collection of three 4 bedroom, 3 bathroom detached homes and five 5 bedroom, 4 bathroom detached homes individually designed to complement their rural setting. Perfectly situated in the tranquil village of Cranage surrounded by picturesque farmland and Cheshire countryside.

Higher Heath provides an attractive variety of quality homes for sale. Built by Merepark Homes to capture the local vernacular, each house type is designed to suit today's modern and environmentally aware lifestyles. Each property provides flexible living accommodation over three floors. The internal finishes including modern bespoke kitchens and Villeroy & Boch bathrooms, are to a very high standard of specification.



HH
HIGHER HEATH
CRANAGE



CRANAGE

Cranage is situated centrally in rural Cheshire surrounded by farmland with many public footpaths through pretty countryside. Only four miles from the M6, a 40 minute drive to Manchester International Airport, and train stations in nearby villages which link Manchester City Centre and Crewe main line stations. Cranage offers the best of both worlds, the perfect rural retreat but with transport links within easy reach.



HH
HIGHER HEATH
DEVELOPMENT

HIGHER HEATH

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Meremanz
HOMES

THE DEVELOPMENT

These beautiful detached homes have been designed to the most exacting specification. Every aspect of living in this most desirable location has been considered. Accommodation includes an entrance hall, separate lounge, large open plan kitchen/dining/family area, ground floor wc, utility, master bedroom with en-suite and remaining bedrooms are served by either an en-suite or family bathroom. Externally each property has a garage and off road parking with gardens that have views over beautiful open countryside.

HIGHER HEATH
HOUSE TYPE ONE





GROUND FLOOR

Kitchen/Family/Dining	5.37m x 5.10m 17'7" x 16'9"
Lounge	4.72m x 4.20m 15'6" x 13'9"
Dining/Study	3.12m x 2.94m 10'3" x 9'8"
Utility	2.00m x 1.53m 6'7" x 5'0"
WC	2.26m x 1.67m 7'5" x 5'6"



FIRST FLOOR

Bedroom 1	5.00m x 3.50m 16'5" x 11'6"
Ensuite (Bed 1)	1.46m x 2.91m 4'9" x 9'7"
Bedroom 2	4.03m x 3.83m 13'3" x 12'7"
Bedroom 3	4.03m x 3.51m 13'3" x 11'6"
Family Bathroom	2.75m x 2.16m 9'0" x 7'1"



SECOND FLOOR

Bedroom 4	5.84m x 3.26m 19'2" x 10'8"
Ensuite (Bed 4)	3.25m x 1.84m 10'8" x 6'0"

All Dimensions taken at widest point.

TYPE ONE

Plots 6, 7, and 8 are four bedroom detached homes offering 167.47m.sq / 1803ft.sq of accommodation over three levels with a separate single garage.

Accommodation includes an entrance hall, lounge, open plan kitchen with family room, utility, down stairs W/C, separate dining room/study. First floor master bedroom with en-suite and two further double bedrooms served by a family bathroom. The second floor has a double bedroom, study/dressing area and shower room, and offers plenty of loft storage space.



HIGHER HEATH
HOUSE TYPE TWO





GROUND FLOOR

Kitchen	3.30m x 2.70m 10'10" x 8'10"
Family/Dining	5.00m x 2.96m 16'5" x 9'9"
Lounge	5.75m x 3.45m 18'10" x 11'4"
Study	3.00m x 2.38m 9'10" x 7'10"
Utility	3.30m x 1.58m 10'10" x 5'2"
WC	1.96m x 1.13m 6'5" x 3'8"



FIRST FLOOR

Bedroom 1	5.20m x 3.68m 17'1" x 12'1"
Ensuite (Bed 1)	2.73m x 2.03m 8'11" x 6'8"
Bedroom 2	4.25m x 3.56m 13'11" x 11'8"
Ensuite (Bed 2)	2.74m x 1.20m 8'12" x 3'11"
Bedroom 3	4.20m x 2.98m 13'9" x 9'9"
Family Bathroom	2.74m x 1.96m 8'12" x 6'5"



SECOND FLOOR

Bedroom 4	4.13m x 3.00m 13'7" x 9'10"
Bedroom 5	4.13m x 2.80m 13'7" x 9'2"
Bathroom	3.10m x 1.70m 10'2" x 5'7"
Landing/Snug	3.10m x 2.10m 10'2" x 6'11"

All Dimensions taken at widest point.

TYPE TWO

Plots 4, 5, 9, and 11 are five bedroom detached homes offering 188.9m.sq / 2033ft.sq of accommodation over three levels. (exc attached garage 16.85m.sq)

Accommodation includes an entrance hall, lounge, open plan kitchen with dining and family areas, study, utility room with access to garage. First floor master bedroom with en-suite, second en-suite double bedroom and one further bedroom served by a family bath/shower room. The second floor offers two further bedrooms both served by a bathroom and large landing area.



HIGHER HEATH
HOUSE TYPE THREE





GROUND FLOOR

Kitchen	3.30m x 2.70m 10'10" x 8'10"
Family/Dining	5.00m x 3.95m 16'5" x 12'12"
Lounge	5.75m x 3.88m 18'10" x 12'9"
Dining	3.53m x 2.94m 11'7" x 9'8"
Utility	3.30m x 1.58m 10'10" x 5'2"
WC	1.76m x 1.43m 5'5" x 4'8"



FIRST FLOOR

Bedroom 1	6.20m x 3.68m 20'4" x 12'1"
Ensuite (Bed 1)	2.73m x 2.03m 8'11" x 6'8"
Bedroom 2	4.53m x 3.56m 14'10" x 11'8"
Ensuite (Bed 2)	2.74m x 1.20m 8'12" x 3'11"
Bedroom 3	4.20m x 3.70m 13'9" x 12'2"
Family Bathroom	2.74m x 1.96m 8'12" x 6'5"



SECOND FLOOR

Bedroom 4	4.31m x 3.00m 14'2" x 9'10"
Bedroom 5	4.31m x 2.80m 14'2" x 9'2"
Bathroom	3.10m x 1.70m 10'2" x 5'7"
Landing/Snug	3.91m x 2.10m 12'10" x 6'11"

All Dimensions taken at widest point.

TYPE THREE

Plot 10 is an individual five bedroom detached home offering 214.8m.sq / 2312ft.sq of accommodation over three levels with a separate double garage.

Accommodation includes an entrance hall, lounge, open plan kitchen with dining area and family room, separate dining room, ground floor wc, and utility room. First floor master bedroom with en-suite, one en-suite double bedroom and one further double bedroom served by a family bath/shower room. There are two further bedrooms on the second floor both served by a bath/shower room and a large landing area.



**HIGHER HEATH**
KITCHENS



THE KITCHEN

Superb contemporary design with integrated appliances to satisfy the style connoisseur. Ingenious touches and high gloss finishes provide the ultimate design experience. Fully fitted bespoke kitchen furniture in a selection of finishes to suit all tastes. Stainless steel sink and drainer with chrome tap fitting. Integrated appliances consisting of stainless steel hob, oven and extractor hood. Stainless steel microwave, built in fridge-freezer and dishwasher. Separate utility with plumbing for washer/dryer.



**HIGHER HEATH**
BATHROOMS



B THE BATHROOM

A bathroom that fits your lifestyle. We've integrated the latest thinking in bathroom design to bring you a calming and relaxing environment. Fitted with white sanitary ware by Villeroy & Boch, consisting wc, wash hand basin and semi-pedestal with chrome fittings. Bath with chrome pop up waste. Chrome shower head and controls. Walls and floors are finished with Porcelanosa ceramic tiling.

Specification

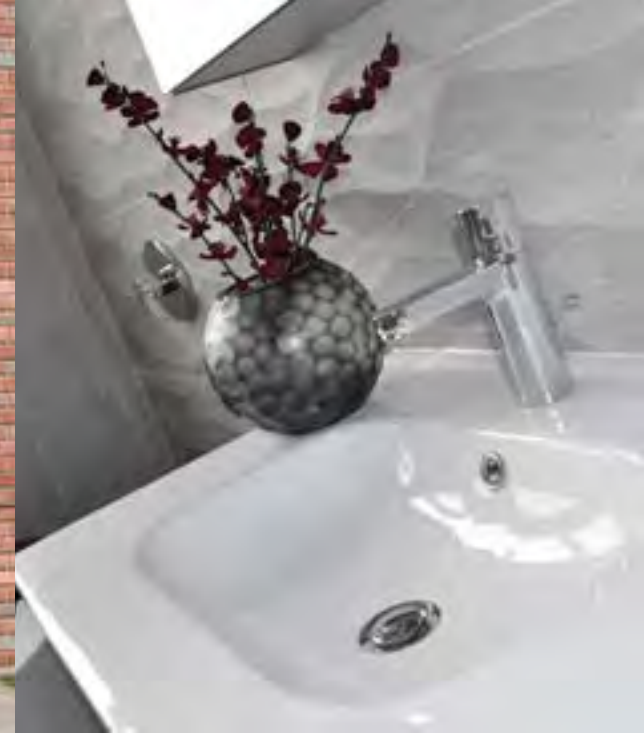
STYLE IS A MATTER OF UNLIMITED CHOICE.
MEREPAK HOMES COME WITH
STYLE BUILT IN.

- Exclusive courtyard development
- Thermally insulated to a high standard
- 10 Year new build warranty
- Gas 'A' rated condensing boiler supplying thermostatically controlled heating
- Fully fitted modern kitchen with integrated appliances and quartz work surface
- Villeroy & Boch sanitary ware and furniture with Hansgrohe fittings
- A mixture of luxury carpet, engineered wood floors, Porcelanosa tiles to floor and walls
- Oak veneered solid core internal doors and chrome ironmongery
- Hardwood finishing to principal staircase including sturdy oak handrails
- Feature fireplace or wood burning stove
- Security Alarm
- Secure window locks and multi-point door locking

CHOICES

Merepark Homes offer a range of choices to personalise your home, subject to build schedule. Please ask a member of staff for more details when you make your reservation.





THE SPECIFICATION

Every single detail of a Merepark Home is measured against our continuing goal; to enhance the lives of our home owners. This is reflected in everything we do, nothing is insignificant. We have always strived for the best standards, the highest in the industry. Only the finest materials are selected and hand finished by skilled artisans. From the largest to the smallest of detail; this is our philosophy.

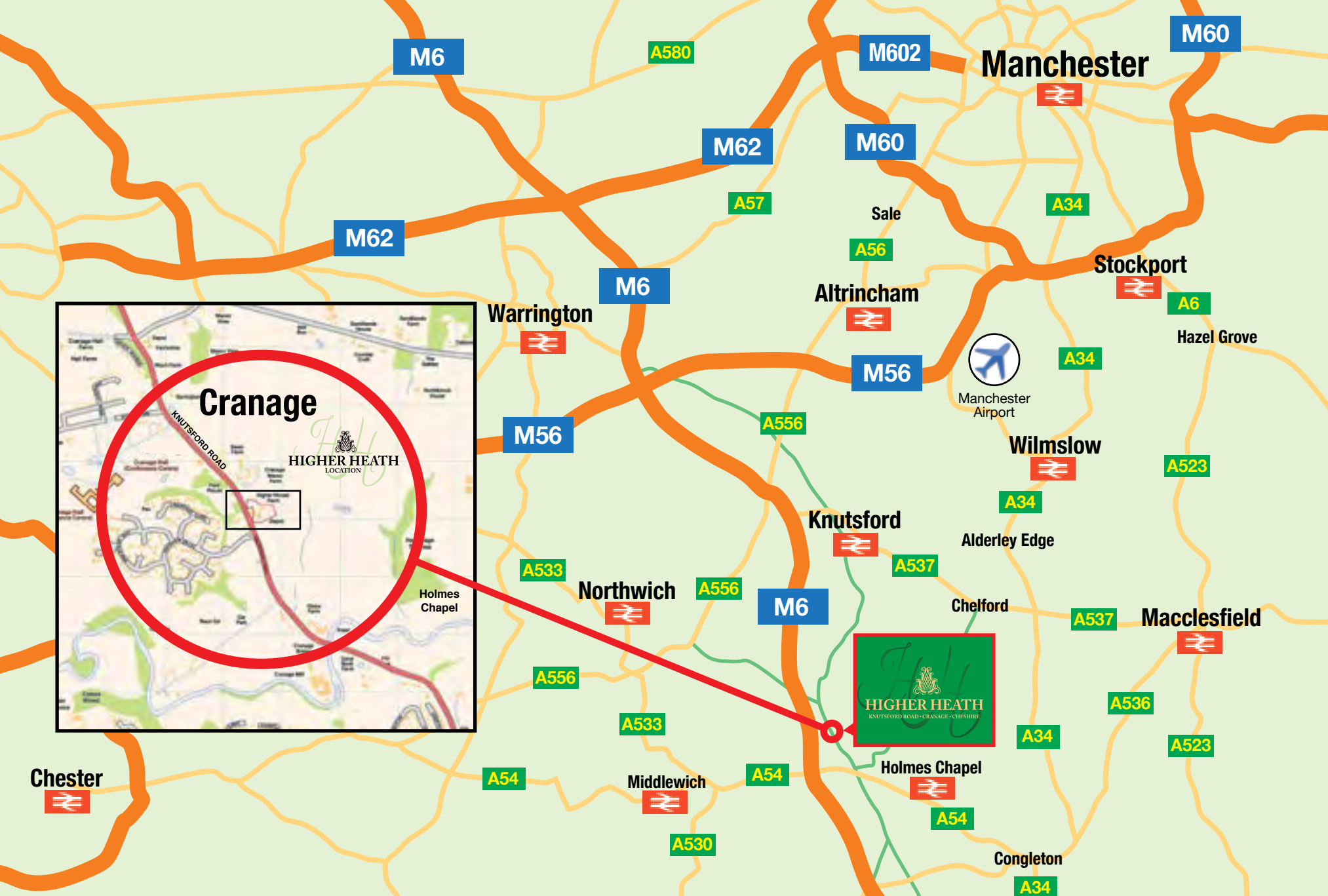


Meritage
HOMES®



Merepark Homes is a specialist developer of unique residential properties created to meet the exacting specification and lifestyle of the enlightened house buyer. Successfully delivering high quality homes for modern living since 1993.

Our continuing aim is to build homes of quality in desirable locations throughout the region. With an emphasis on high standards of design and build quality, we develop homes for today's needs which have proved to be positive investments for the future. View the completed Merepark Homes portfolio at mereparkhomes.com



THE LOCATION

A Merepark Home is about being in the right location as well as the high quality of the property itself. Higher Heath in Cranage has been thoughtfully positioned to bring everything you need within a short distance, leaving you with plenty of time to enjoy your home and the beautiful surroundings.



Health & Safety Notice

Due to strict Health and Safety guidelines Merepark Homes and their contractors follow, NO visitors are allowed on site unless accompanied by a representative from Merepark Homes. No admittance will be given to unauthorised visitors. To view the development please make an appointment by contacting Merepark Homes or the sales agent acting for us.

Thank you

sales@mereparkhomes.com

- 0.6 miles - Holmes Chapel Train Station
- 0.7 miles - Cranage Hall
- 7.4 miles - Knutsford Train Station
- 21.1 miles - Manchester Airport
- 28 miles - Manchester City Centre

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