



The Grove and Spencer House
Scott Road, Prestbury



The Grove and Spencer House

Scott Road, Prestbury

Huntsmere's latest luxury development featuring two detached bespoke homes



Prestbury

A PICTURESQUE CHESHIRE VILLAGE

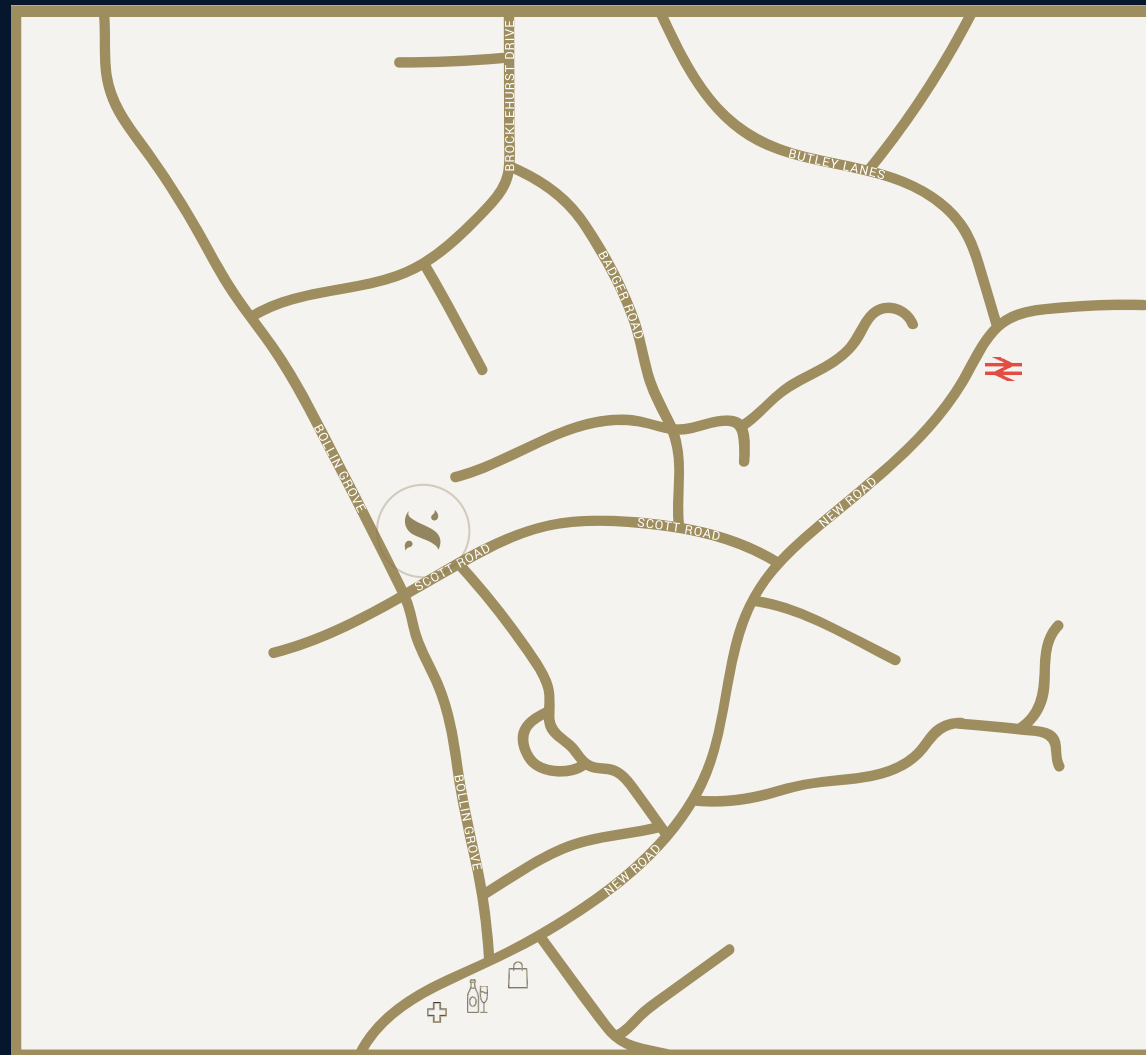
Prestbury is a picturesque Cheshire village resting on the banks of the River Bollin, home to numerous entrepreneurs, celebrities and sporting personalities.

Characterised by its mix of black and white, Cheshire brick and rendered buildings, Prestbury is quintessentially English and can trace its roots back to 1220 when construction began on the Parish Church of St Peter.

The high street offers a variety of useful local amenities and suppliers, in addition to numerous bars, restaurants and hotels.

Prestbury is able to draw from the neighbouring Wilmslow and Macclesfield for more comprehensive shopping facilities.





Location

A PICTURESQUE CHESHIRE VILLAGE

Located only a stone's throw away from the heart of the village and Prestbury high street.

The village boasts excellent road and rail links with Manchester International Airport and Manchester city centre being easy commuting distances.

Please use postcode SK10 4DN for directions.





This impressive four bedroom family home is accessed off Scott Road via private gates leading up to the elevated property.

With large panelled glazing, the double height entrance hall is flooded by natural light that extends throughout the ground floor into the open plan living, kitchen and dining space. Bi-folding doors open out into the garden connecting indoor and outdoor spaces.

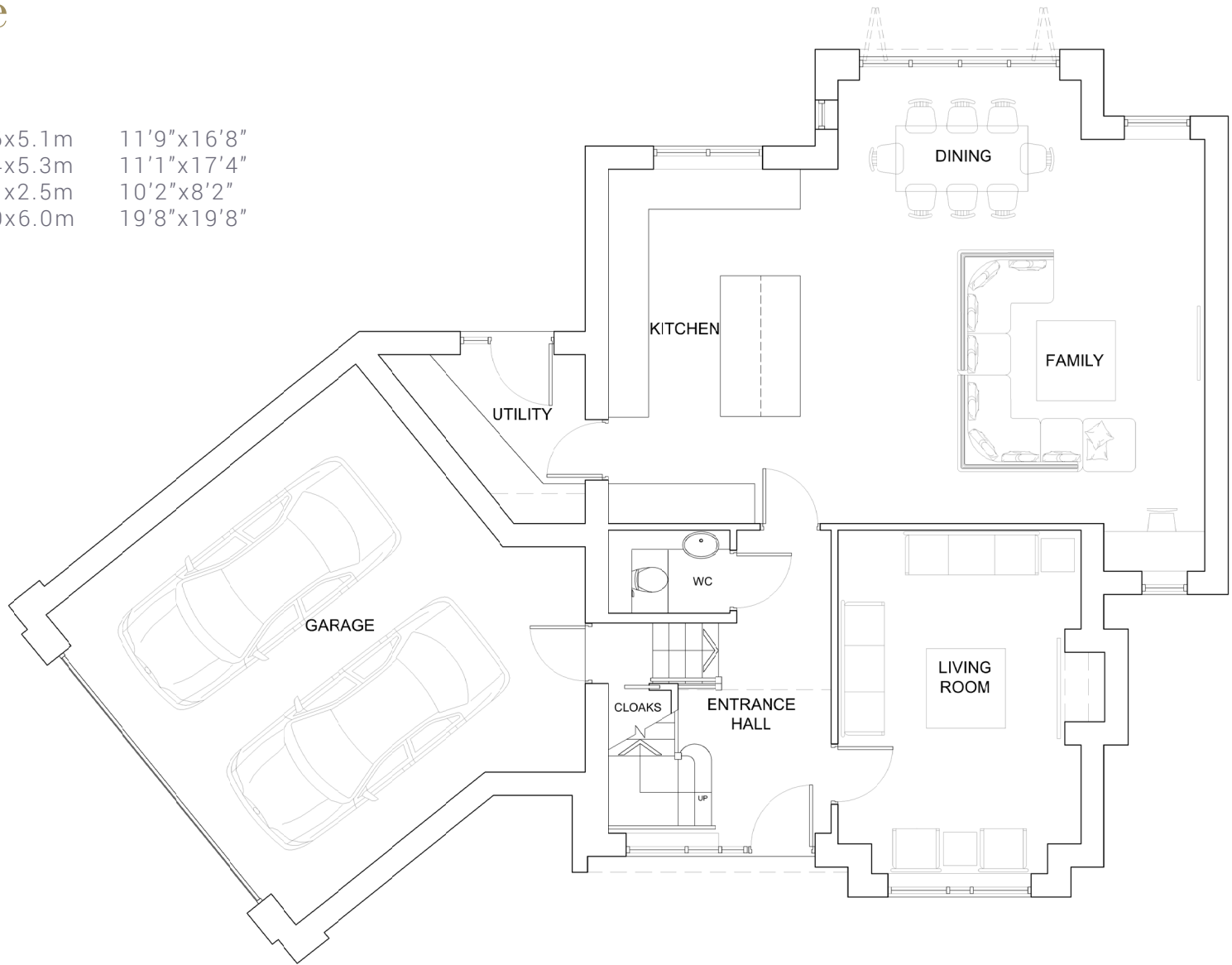
There is an additional formal living room, utility and WC. The second floor is occupied by three large double bedrooms each with their own ensuite bath or shower rooms in addition to the impressive master bedroom suite with separate bedroom, dressing room and ensuite bathroom.



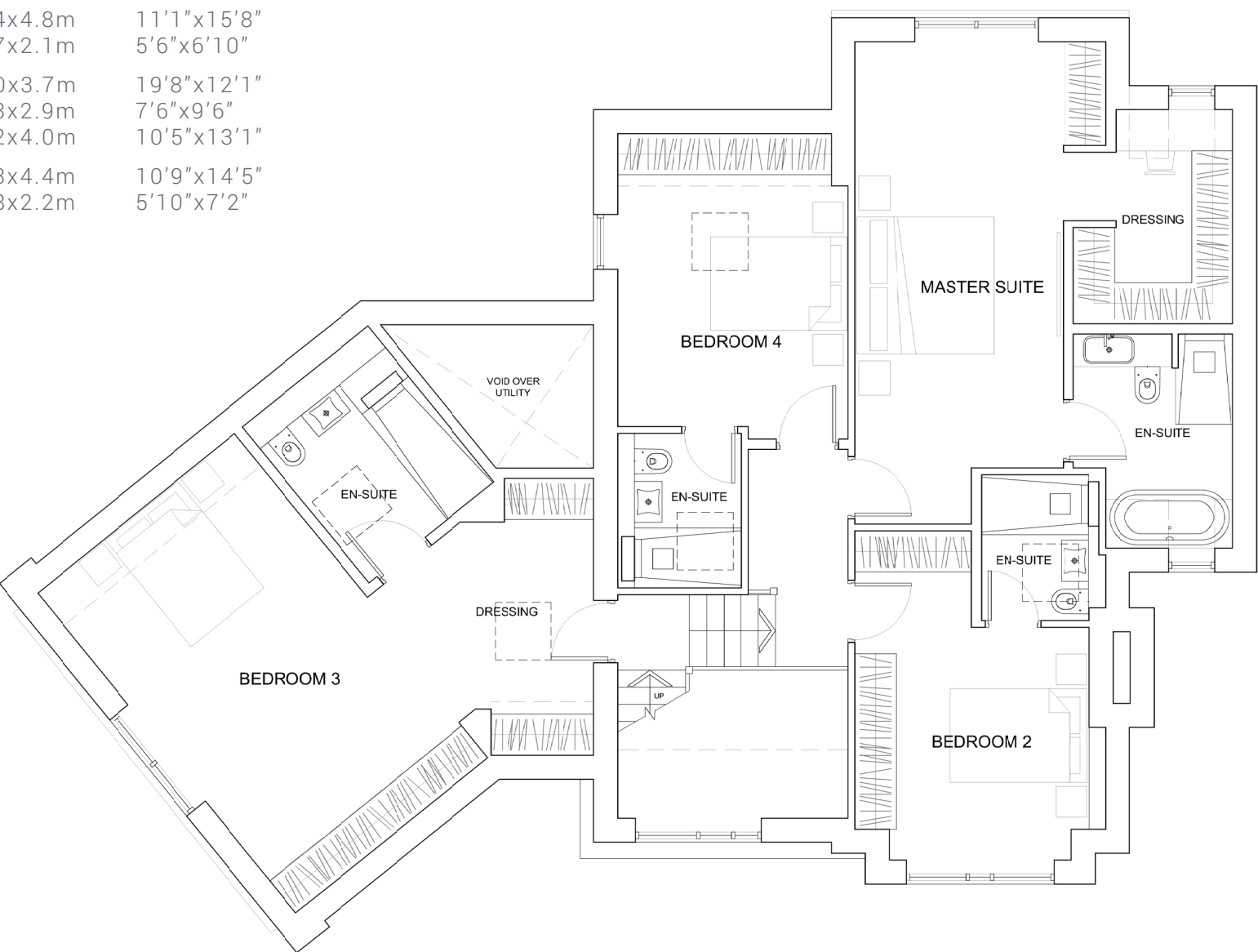
The Grove

Floorplan

Living room	3.6x5.1m	11'9"x16'8"
Kitchen	3.4x5.3m	11'1"x17'4"
Utility	3.1x2.5m	10'2"x8'2"
Garage	6.0x6.0m	19'8"x19'8"



Master bedroom	3.0x7.0m	9'10"x22'11"
Master ensuite	2.3x3.1m	7'6"x10'2"
Dressing room	2.3x3.1m	7'6"x10'2"
Bedroom 2	3.4x4.8m	11'1"x15'8"
Bedroom 2 ensuite	1.7x2.1m	5'6"x6'10"
Bedroom 3	6.0x3.7m	19'8"x12'1"
Bedroom 3 ensuite	2.3x2.9m	7'6"x9'6"
Dressing room	3.2x4.0m	10'5"x13'1"
Bedroom 4	3.3x4.4m	10'9"x14'5"
Bedroom 4 ensuite	1.8x2.2m	5'10"x7'2"



Spencer House

Excellence is in the details



Situated in its own private and gated plot, this luxury property boasts just under 3000sqft of high specification internal finishes and architectural symmetry.

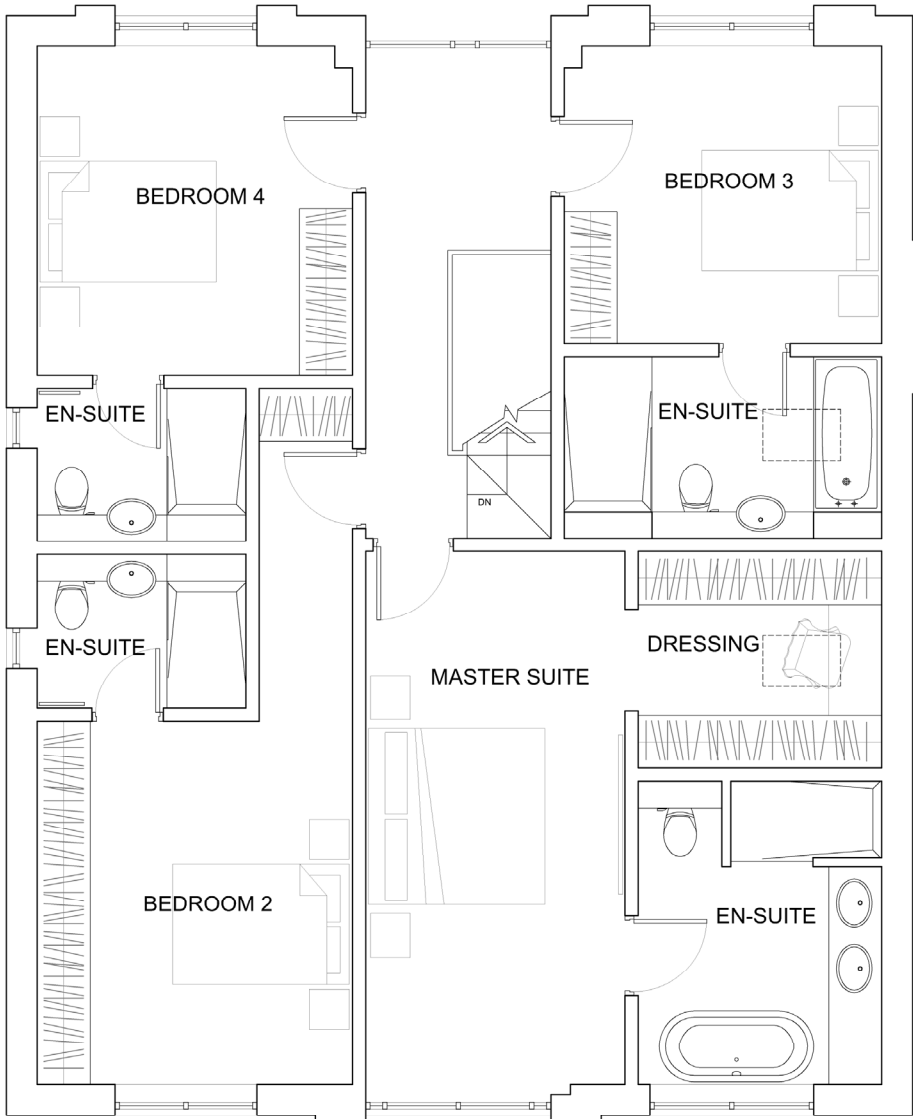
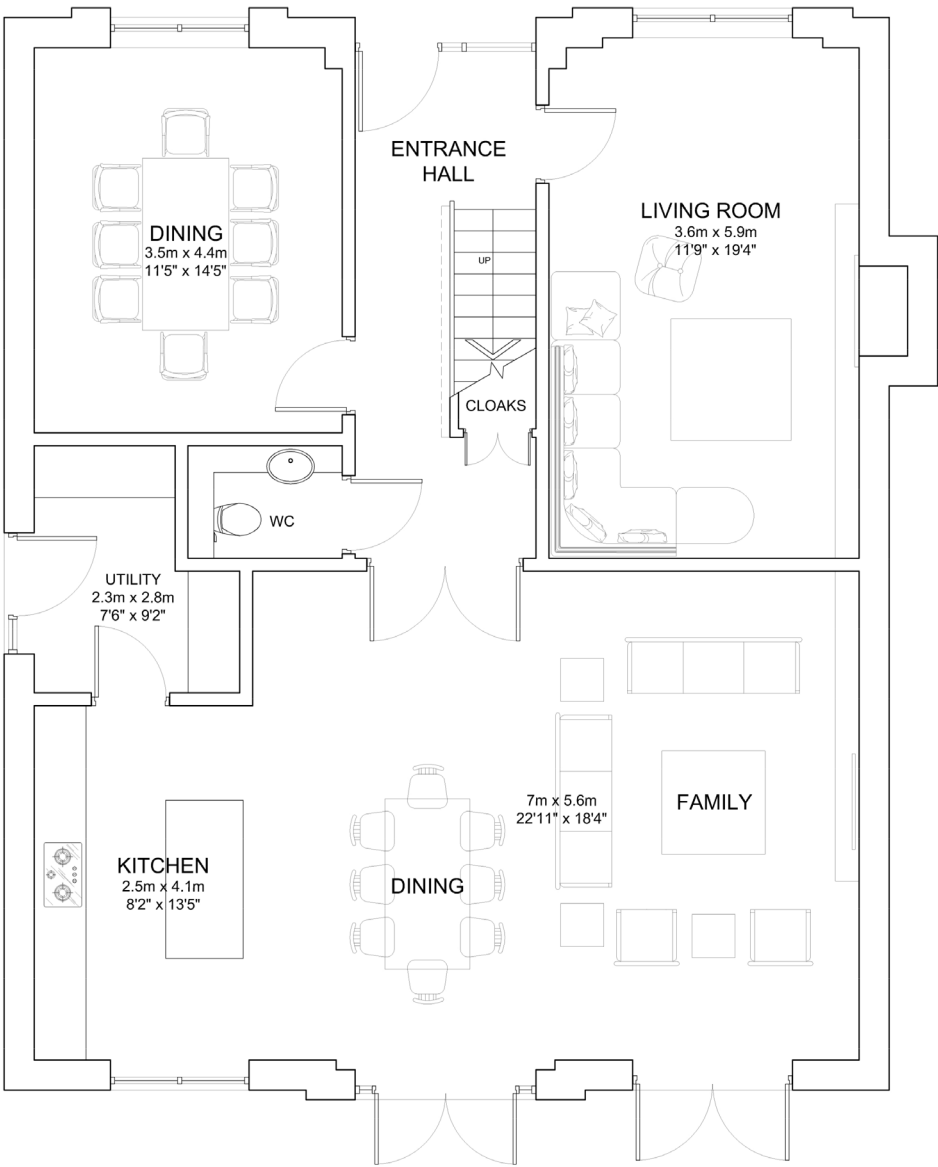
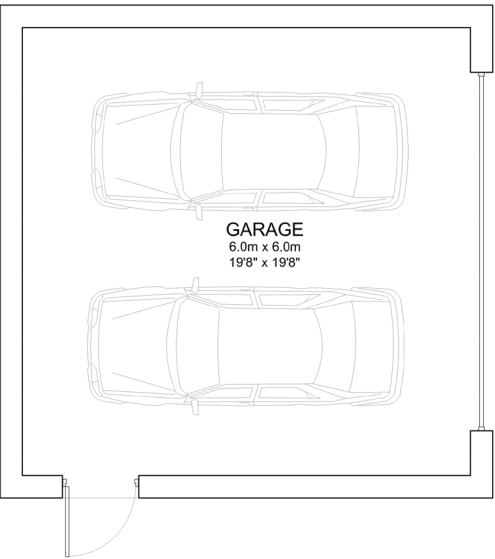
Much like most of Huntsmere's properties, Spencer House features a large open plan kitchen/living/dining area plus a separate formal living and dining room, utility and WC.

On the upper floor, there is a luxurious master suite, with a large master bedroom plus a beautifully appointed ensuite bath and shower room and separate dressing room. There are three further double bedrooms, each with their own ensuite bath or shower rooms.

Spencer House

Floorplan

Living room	3.6x5.9m	11'9"x19'4"
Kitchen	2.5x4.1m	8'2"x13'5"
Family area	7.0x5.6m	22'11"x18'4"
Utility	2.3x2.8m	7'6"x9'2"
Dining	3.5x4.4m	11'5"x14'5"
Garage	6.0x6.0m	19'8"x 19'8"



Master bedroom	2.9x6.1m	9'6"x20'0"
Master ensuite	2.7x3.4m	8'10"x11'1"
Dressing room	2.7x2.4m	8'10"x7'10"
Bedroom 2	3.5x4.1m	11'5"x13'5"
Bedroom 2 ensuite	2.3x1.7m	7'6"x5'6"
Bedroom 3	3.6x3.3m	11'9"x10'9"
Bedroom 3 ensuite	3.6x2.0m	11'9"x6'6"
Bedroom 4	3.5x3.7m	11'5"x12'1"
Bedroom 4 ensuite	2.3x1.7m	7'6"x5'6"

Why buy with Huntsmere?

"It takes hands to build a house but only hearts can build a home"

A Huntsmere property is unique. Whether its a property we build speculatively, or one we build bespoke for one of our private clients, we approach the project in precisely the same way, with the same extraordinary level of detail and highest of specifications.

By blending the specialist skills of our award-winning team of architects, space planners, interior designers and landscapers, our aim is to achieve excellence in every area.

Each aspect of the property is considered in immense detail, from the general interior spaces and features, to the choice of fixtures and fittings. Even those unseen details, such as the levels of insulation, acoustic features and thermal properties receive the same approach - because they all make an important contribution to your completed home and your quality of life.

But we are never content simply building to our designs. We know that the finest homes are those crafted with a specific family in mind and therefore, we always welcome the opportunity to understand your every need, so that we can work with you to create exciting, stylish and practical solutions - carefully blended so as to make the resulting home as unique to you as your fingerprints.

This is not just about worktops and doors, tiles and floors - its a philosophy, a total approach and is truly the difference between buying a house and crafting a home!

Property specification

- Double glazed windows
- Hardwood veneered doors
- Feature fireplace to living room
- Gas fired underfloor heating throughout
- Deep moulded timber skirting boards and architraves
- Comprehensive alarm systems, capable of third party monitoring
- Flush mounted polished chrome light switches and sockets
- Comprehensive structured wiring installation including pre-wired for Sky HD, 3D and Multiroom with communal satellite dish
- Polished chrome ironmongery
- Mains powered smoke detectors





Kitchen specification

At Huntsmere, we firmly believe that the kitchen is the hub of the home. It needs to be as practical as it is glamorous which is why we use kitchens by leading contemporary designer SieMatic (or equivalent).

The kitchens are available in a choice of finishes with either Corian or quartz worktops, inset sink and half bowl. Integrated appliances are by Neff and Liebherr featuring induction hob and wine cooler.

Large format porcelain floor tiles will complete 'the look', ensuring both beauty and practicality.

Siematic features include :-

- Recessed plinths
- LED feature lighting
- Soft close hinges and drawers
- Cutlery insert storage
- Integrated waste bins
- Integrated fridge freezer
- Combined single oven and steam oven
- Built in compact oven/microwave
- Five zone flex induction hob
- Warming drawer
- Integrated dishwasher
- Built under wine cooler
- Extractor hood

Bathroom specification

Our design philosophy with bathrooms is to incorporate a wide variety of different fittings, so as to give each space its individual 'look' and 'feel'.

There is an opportunity for the purchaser to choose from the following designer ranges:

Tiles by PORCELANOSA
Bathroom fittings by DURAVIT
Brassware by HANSGROHE

Wardrobe specification

The specification includes integrated wardrobes from specialist Italian designer, Sangiacomo in the master dressing room. Our design team will work with you to create a bespoke solution that meet both your practical and aesthetic requirements.



“Excellence is in the details.
Give attention to the details and
excellence will come”



Interior design

We have included within our package the services of our multi-award winning interior design company, Hunter and Belle.

We are pleased to offer a complete interior design service, giving the purchaser full access to our in-house architects and designers who have delivered detailed solutions for a variety of high profile and high net worth clients.

We recognise that purchasing and fitting out a new property can be a demanding process for anybody and our aim is to simplify the process, so as to make the journey a pleasurable one. From concept through to installation, you will benefit from our unique service, which will truly bring the various spaces to life.

Our talented team will hold your hand through each key stage. They will tune in to your tastes and your lifestyle and by working with our extensive library of products, materials and artisans, help you to create a tailored luxury interior that will exceed your expectations.



Huntsmere

On spec, on time, and on budget

Huntsmere is a visionary, forward-thinking and multi-award winning company. Our combined skills, hands-on-approach and in-house expertise and experience allows us to provide our clients with an exceptional end result.

We have delivered more than £20m of completed homes to our customers in the last eighteen months alone, and have pipeline projects exceeding a further £60m.

Our philosophy is to remain lean and flexible in order to respond to market conditions. We have strong and long-standing partnerships and relationships with our investors, architects, contractors and craftsmen.

Together, with our knowledge and project management skills, we are well placed to deliver creatively considered homes, with a relentless focus on the finished detail.

For further enquiries, please contact either:

HOLMES~NADEN
INDEPENDENT ESTATE AGENTS



Prestbury Office
The Village, Prestbury,
Cheshire, SK10 4DG
Tel: 01625 828 254
Email: prestbury@holmesnaden.com

Huntsmere
50 Alderley Road,
Middle Suite, Wilmslow,
Cheshire, SK9 1NY
Tel: 0161 940 2103
Email: sales@huntsmere.co.uk



SEE OUR LATEST DEVELOPMENTS
ON OUR WEBSITE

www.huntsmere.co.uk



This brochure is intended to give a general indication of the proposed development and floor layouts. The company reserves the right to alter any part of the development, specification or floor layouts at any time. The contents herein shall not form part of any contract or of a representation inducing any such contract. The interior images shown are not of Scott Road development but have been shown to give an indication of the quality you can expect at Scott Road and are therefore for illustrative purposes only.

