



ORCHARD
GARDENS

BY EDGEFOLD HOMES

“

Uniquely designed homes in a
perfectly unique location.

”

Nestled within the beautiful Cheshire countryside and sitting on the edge of the much sought after Parish of Dunham Massey.

Orchard Gardens offers a rare opportunity to purchase one of only seven bespoke residences.

Every home at Orchard Gardens has been sympathetically and thoughtfully designed to rest effortlessly within their National Trust surroundings.

This exclusive development offers an abundance of style and space whilst being finished to the highest standard.

Here at Edgefold Homes we love architecture and have a genuine interest in lifestyles and how people live. We want to build communities and watch them grow.

Dunham
Massey Park

Welcome to Orchard Gardens.
Home design has never been
in a better place.



Our experienced team has a simple design ethos; we choose the perfect setting, then thoughtfully evolve our homes designs to reflect the beauty of their surroundings.

We carefully consider the heritage of the environments we build in and are respectful of the local vernacular, reflecting the character of the area while bringing innovative new ideas to your living space.

It's an approach based on our experience gained over many years in the housing sector.

With this experience comes a deeper understanding of your lifestyle needs, which informs every stage of design and construction.

We think about every aspect of your home and the environment in which you will live, planning meticulously, using space intelligently and building to the consistently high standards our homebuyers expect.

At Edgefold Homes we search for outstanding locations and use our insight and experience to build unique homes that are thoughtfully designed in every way.

We apply our shared building knowledge to each new property, focusing on every detail and creating intuitive design solutions to enhance your living experience.



You'll like the way we think about home design.

Explore the local area

Dunham is a traditional Cheshire village situated close to Bowdon, Hale and Altrincham.

The village is surrounded by idyllic countryside and boasts an impressive neighbour in Dunham Massey Park owned by The National Trust.

It is a great place to enjoy a relaxed countryside lifestyle without being too far from the action.



National Trust – Dunham Massey

From Dunham village it's a short stroll along the perimeter wall to the historic Dunham Massey estate, where you may choose to explore the Georgian mansion and gardens, or have a leisurely stroll around the extensive deer park.

Here you'll find a garden for all seasons and a house filled with treasures and stories to explore.



Trans Pennine Trail

Explore the beautiful scenery around Dunham via the Trans Pennine Trail, which offers access to the beautiful countryside and is an exciting route for walkers, cyclists and horse riders.

This trail is off road and takes you alongside rivers, canals and through some of the most historic towns and cities in the North of England.





Key Transport Links

The village of Dunham is around three miles from Altrincham, where the neighbouring city of Manchester and large parts of Greater Manchester are accessible via tram, bus or train.

Dunham is interconnected to the rest of the UK via key motorways including the M6, M62, M56 and M60, ensuring this idyllic location still maintains easy routes to the north, south, east and west. With Manchester Airport less than ten miles away, jetting off on holiday is simple.

If your preferred mode of travel is bicycle then you can travel safely along the Trans Pennine Trail and be in Altrincham or Lymm within 10 to 15 minutes. You may prefer to cycle further afield, taking your time to explore the towns and villages along the route.



Education

In the local area there are a multitude of exceptional schools, including Altrincham Girls and Boys Grammar Schools, plus multiple outstanding local primary schools.



Eat, drink & shop local

1 Dunham Press Cider

Craft Cider from the Cheshire countryside. Producing some of the North's best Cider and Perry, all grown from their lovingly restored orchards on the National Trust Estate at Dunham Massey. Available online and with free local delivery to your door.

2 The Rope and Anchor

With a grand exterior and bright modern refurbishment inside. Boasting an impressive beer garden and a play area complete with its own mini fort, and just along the road from here is an easy access on to the Trans Pennine Trail.

3 Dunham Massey Farm Ice Cream

A mother and daughter partnership producing 20 flavours of ice cream, all hand made with double cream and whole milk. Also available from the farm shop is cheese, butter, preserves, Cheshire honey and Cheshire apple juice.

4 The Vine Inn

A Samuel Smiths pub which promotes the "digital detox" policy where phones and laptops are banned and good old-fashioned conversation is encouraged inside the traditional pub interior. Serving delicious food and fresh drinks daily.

5 Little Heath Farm Shop

Fully stocked with fresh flowers and locally-sourced fruit and vegetables, there is a fridge filled with fresh meats from the farm. There is also a huge crop of sunflowers in their fields, which turns into a pumpkin picking field in the lead up to Halloween.

6 Dunham Massey Brewing

Just down the road from Orchard Gardens, a small family run craft brewery, brewing multi-award winning traditional North Western style real ale. Pop by to pick up some local ales for when you are entertaining your guests.

7 Dunham Barn Cafe

A lovely cafe with outdoor seating area in the tranquil rural setting of Dunham. Accessed via an old cobbled walkway, serving the finest fresh and ethically sourced local produce.

8 Altrincham Market

Housed in a beautiful listed building and is part restaurant, part market, part town square. Weekends host the very popular themed markets covering regional food producers, vintage fashion and furniture, home house and garden and contemporary craft.

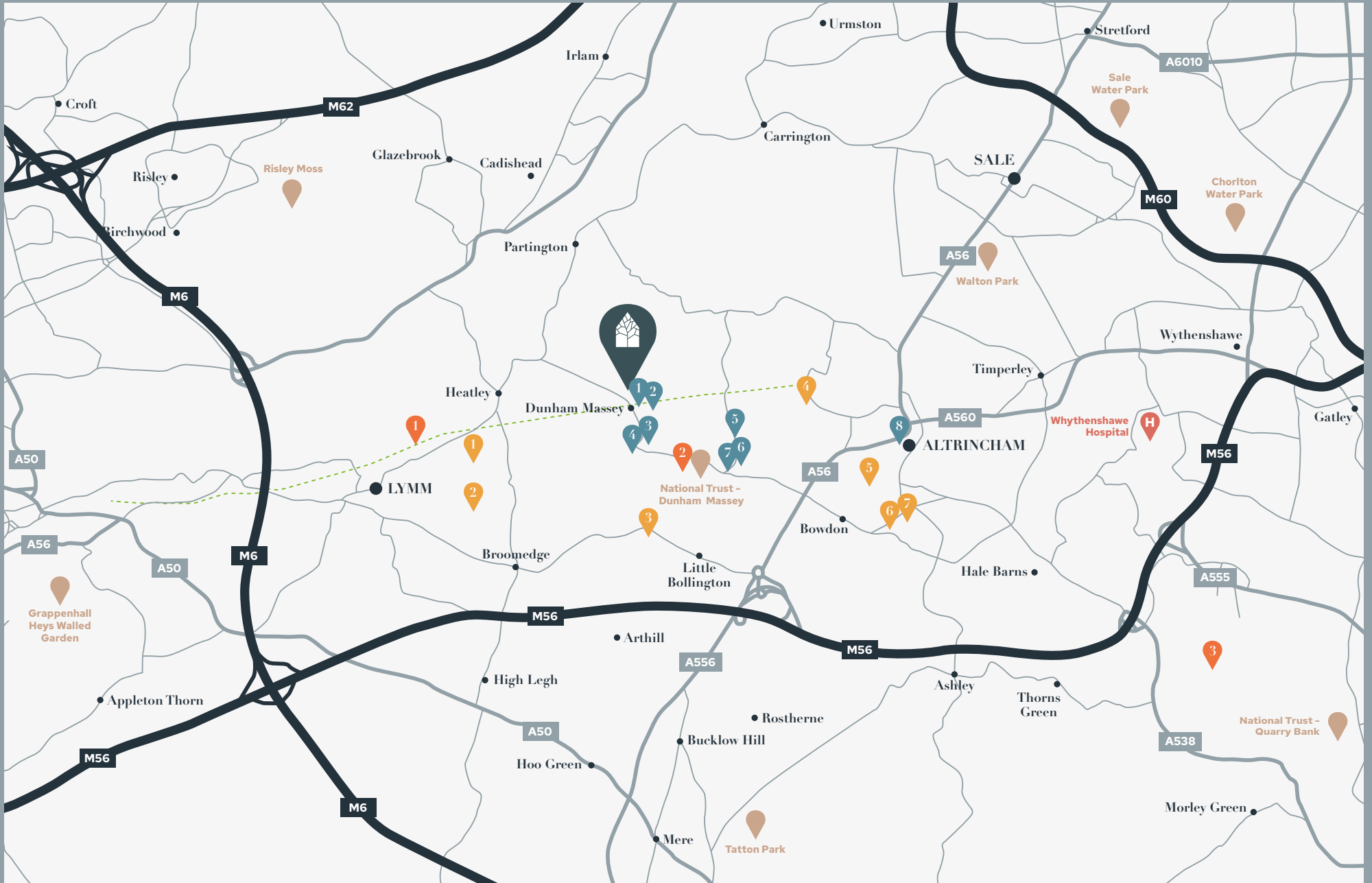
Leisure & Amenities

- 1 Trans Pennine Trail
- 2 Dunham Massey Park
- 3 Manchester Airport

Education

- 1 Oughtrington Primary School
- 2 Lymm High School
- 3 Little Bollington C of E School
- 4 Oldfield Brow Primary School
- 5 Altrincham Girls Grammar School
- 6 Altrincham Preparatory School
- 7 Altrincham Boys Grammar School

THE PERFECT LOCATION

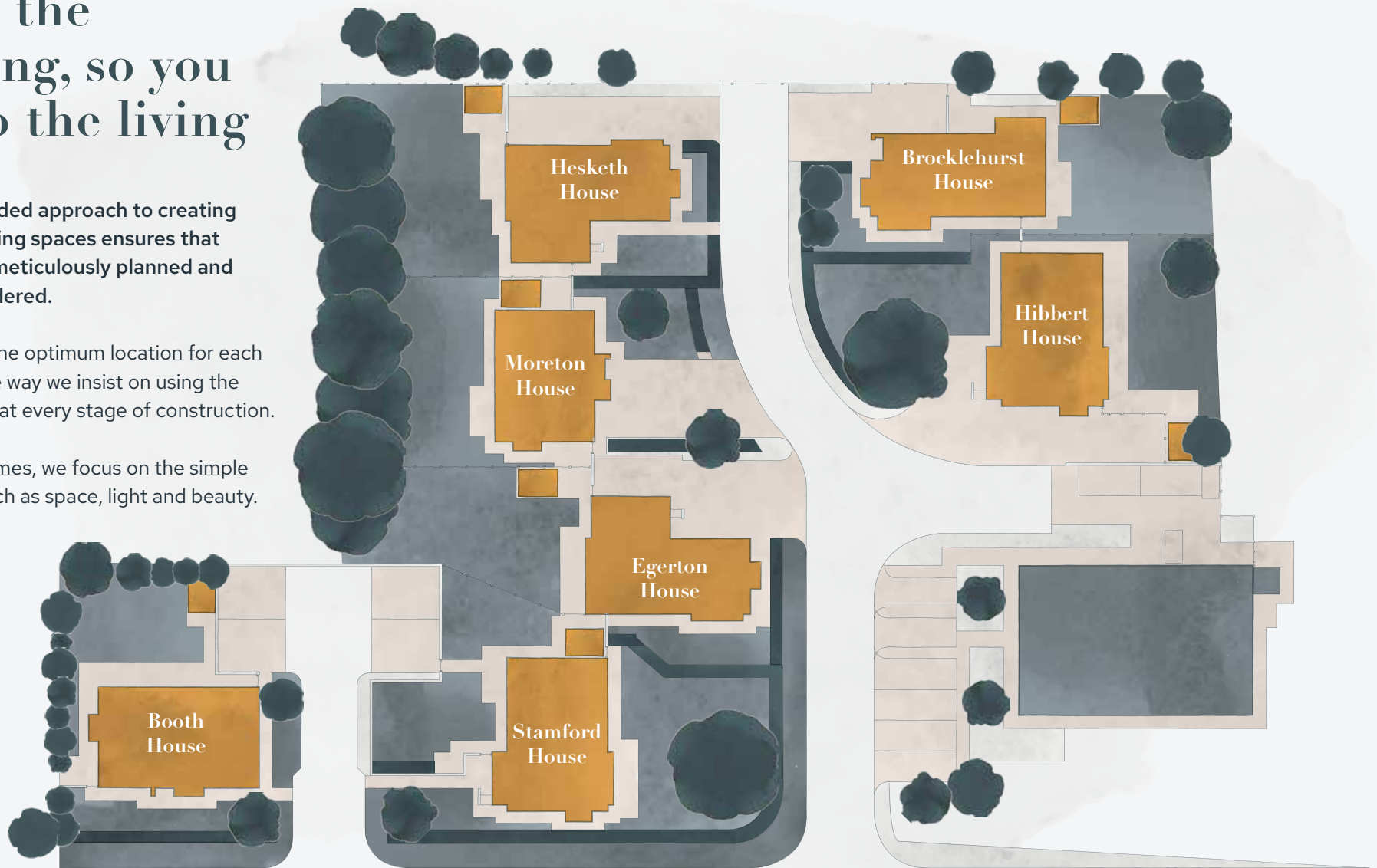


We do the thinking, so you can do the living

Our single-minded approach to creating outstanding living spaces ensures that every detail is meticulously planned and carefully considered.

From planning the optimum location for each residence to the way we insist on using the finest materials at every stage of construction.

At Edgefold Homes, we focus on the simple things in life, such as space, light and beauty.



Disclaimer: Whilst every attempt has been made to ensure the accuracy of the site plan contained here, this plan is for illustrative purposes only and should only be used as such.



We believe in creating unique homes that preserve and reflect the beauty of village life through sympathetic construction, contemporary thinking and smart design.

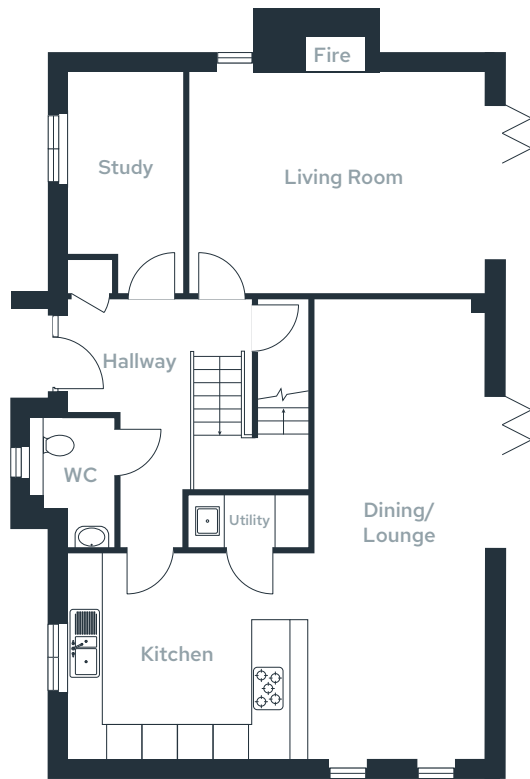
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Booth House

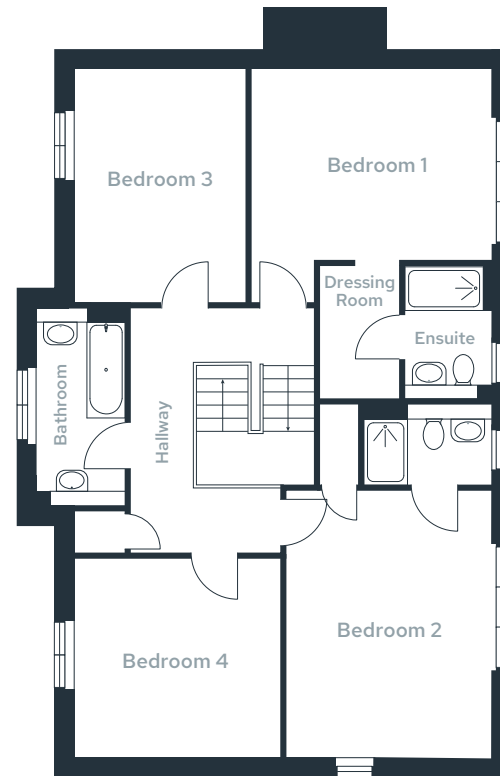
Located on Barns Lane and overlooking the Orchard, Booth House has been built with precision, attention to detail and designed to sit perfectly within its beautiful surroundings.



Connection and flow of rooms creates harmonious living



Ground Floor



First Floor

Booth House is impeccably designed for modern living with a sleek and contemporary kitchen at the front of the house connecting to the dining/living area that wraps around the back of the property, offering a versatile and well-proportioned entertaining space.

The dual aspect bi-fold doors on the rear elevation open onto the private and secluded garden linking the separate living room; cleverly connecting spaces to create flow.

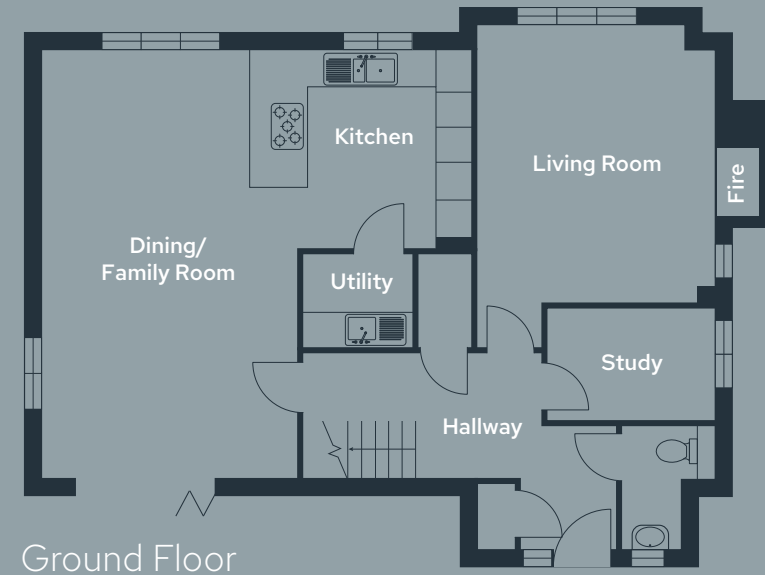
Upstairs Booth House offers, four bedrooms, two of which are ensuite, with the master bedroom having the added advantage of a dressing room. A family bathroom completes the first floor of this perfectly proportioned home.

Outside, Booth House benefits from a beautiful oak framed double car barn, designed and executed using traditional carpentry techniques, which adds additional charm to this beautiful countryside residence.

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Stamford House

There is a practicality to the flow at Stamford House which offers flexible living for the whole family, whether that be sharing the large open space of the Kitchen/Dining/Family room or retreating to the peace of the study overlooking the Orchard.



Ground Floor



First Floor

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**Progressive design
for modern day living**

From its beautifully crafted brickwork, to its engaging position and outlook, Stamford House exhibits effortless charm.

Each room is smoothly connected to one of the several garden spaces; including a private cloister accessed through bi-fold doors and a view of the generous garden from the full-length dual aspect windows of the lounge. Stamford House has been designed with skill and flair, to create a life enriching design.

The first floor provides flexibility and a warm and welcoming family feel; enjoy the luxury of five bedrooms, two of which are ensuite and an additional family bathroom.

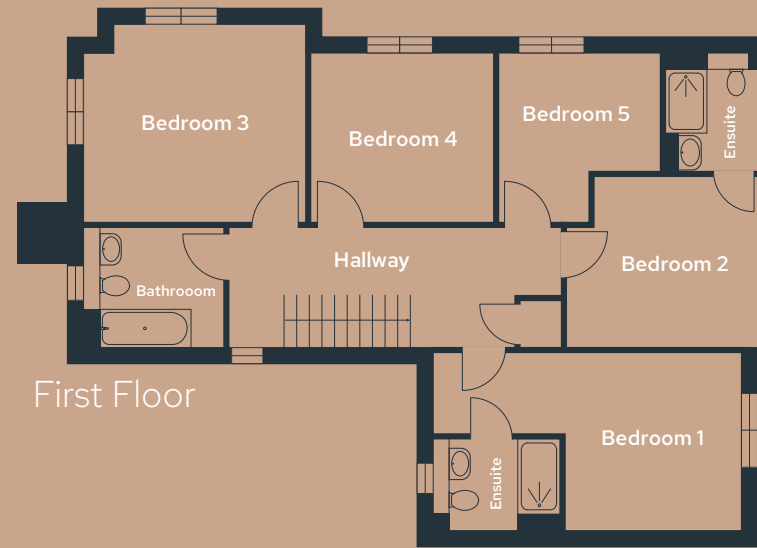
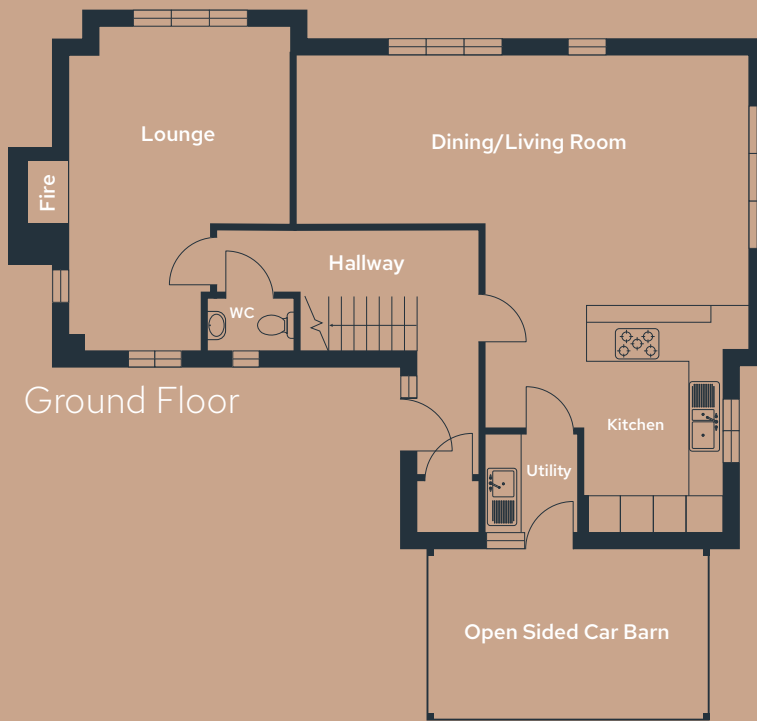
Outside, Stamford House benefits from a beautiful oak framed double car barn made from traditional oak, which adds additional charm and character to this property.

Egerton House

Egerton House stands proudly at the entrance of Orchard Gardens championing local heritage design.



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With its cottage brickwork paired with Pebble Grey solid timber windows, this beautiful home sits effortlessly within its National Trust surroundings.

Internally the unique design of Egerton House has been thoughtfully considered; by intentionally dedicating a large proportion of the ground floor space to open plan living and realising the best use of the private gardens, this home brings the outside in, making it perfect for entertaining.

Upstairs there is plenty of scope to use your imagination on how this residence might work for you. There are five bedrooms, two of which are ensuite, and an additional family bathroom.

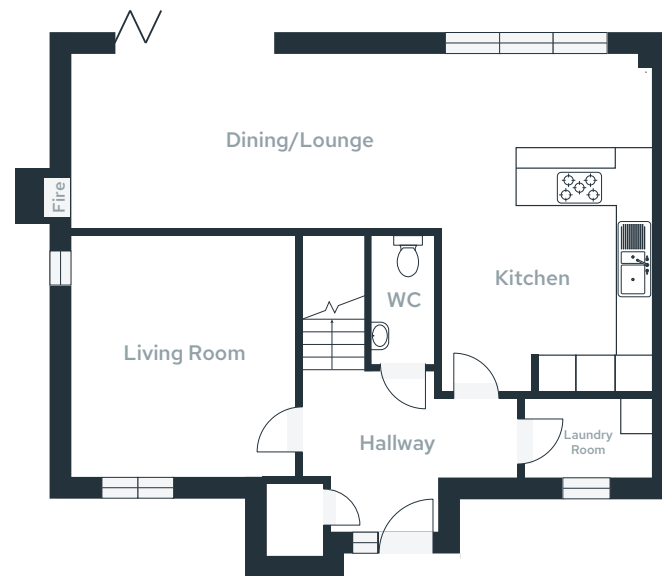
Outside there is a signature oak framed car barn and a handy garden store. Extensive hard landscaping and a generous garden means that Egerton House blends perfectly into the surrounding landscape.

**Expertly built
using local
design features
to fit in with the
local vernacular**

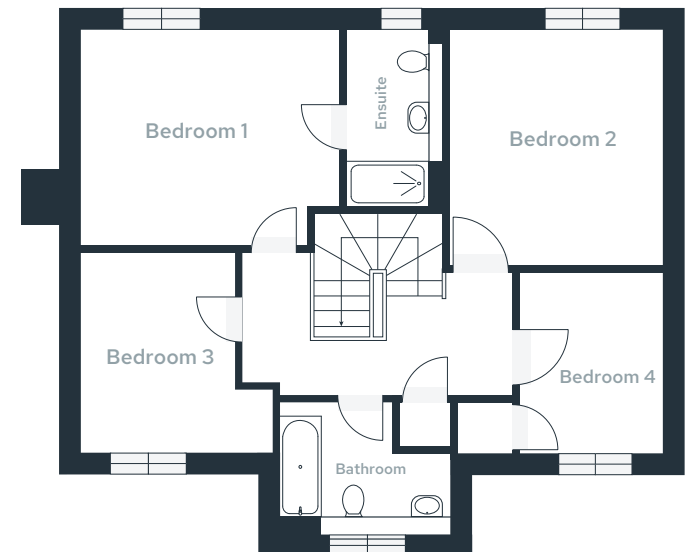
Moreton House

Form follows beauty at the stylish Moreton House. Pairing traditional materials with modern design principles with its central apexed gable entrance and beautiful detailed brickwork.

**Contemporary
sophistication
meets timeless
appeal**



Ground Floor



First Floor

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Moreton House is an impressive and versatile home where design brings clarity and order to family living.

A generous kitchen/living/dining space overlooks the tranquil garden and the separate living room is a perfect space to sit back and relax.

Upstairs, the four well-proportioned double bedrooms and family bathroom are cleverly arranged around a central staircase with the master having an ensuite.

Outside there is block paved parking for several vehicles and a generous garden store.

Hesketh House

Family means something different to everyone; that is why Hesketh House has been designed with a progressive and flexible approach. So let your personality unfold within this modern home and choose how you want to live.



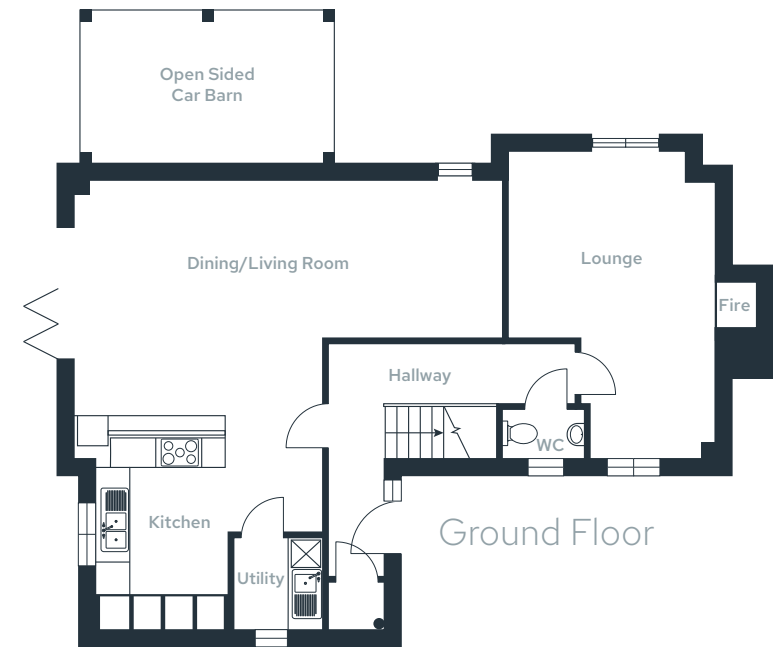
Special settings demand thoughtful design

Located on a generous plot and tucked away on this exclusive development; Hesketh House has a high proportion of ground floor space is open plan with bi-fold doors opening on to the private garden.

The luxury of a separate lounge affords privacy and optimum versatility within this beautiful family residence.

To the first floor, two of the five bedrooms have been prudently designed with ensuite bathrooms and floor to ceiling windows allowing light to flood in and giving way to views over the private rear garden.

Outside, attached to the house bringing additional charm and character, there is a feature oak framed car barn and a useful garden store.



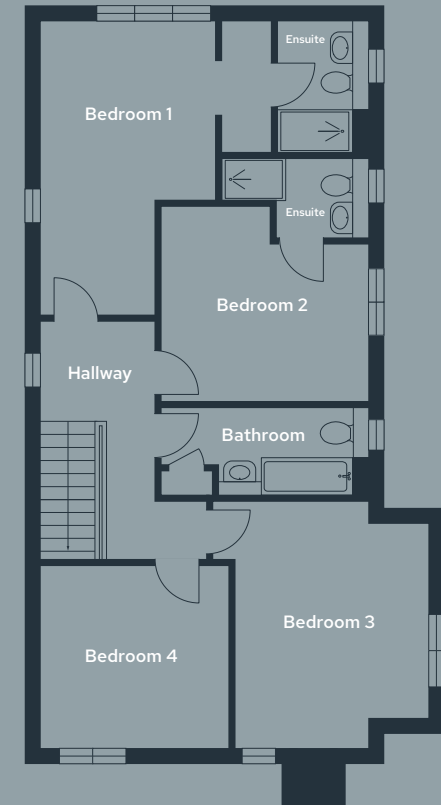
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Brocklehurst House

The Charming Brocklehurst House stands on a sizeable plot and naturally rests within its picturesque countryside location.



Ground Floor



First Floor

Intelligently
designed
family living

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With family living at the core of its design, Brocklehurst House is as beautiful as it is functional giving way to effortless charm with its feature brickwork and timber framed windows.

Conceptualised design puts the magnificent kitchen/living/dining space at the heart of the house, a precision SieMatic kitchen with separate island opens up to the dining/living space and into the garden through the perfectly placed bi-fold doors. A separate private lounge with feature floor length window is the perfect haven to sit and relax in the evenings.

Upstairs there are four beautifully proportioned double bedrooms, two of which are ensuite, with the master bedroom having the added feature of a dressing area.

Outside Brocklehurst House offers a private garden to the rear with a feature oak framed car barn and cycle store.

Hibbert House

Traditional crafting with modern innovative design makes Hibbert House an ideal canvas for those personal touches that will make this your perfect countryside home.

Considered design allows for flexible living

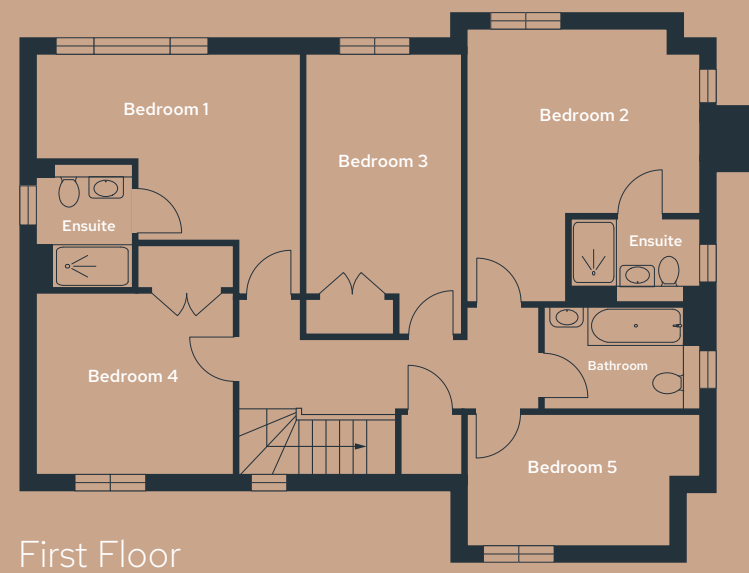
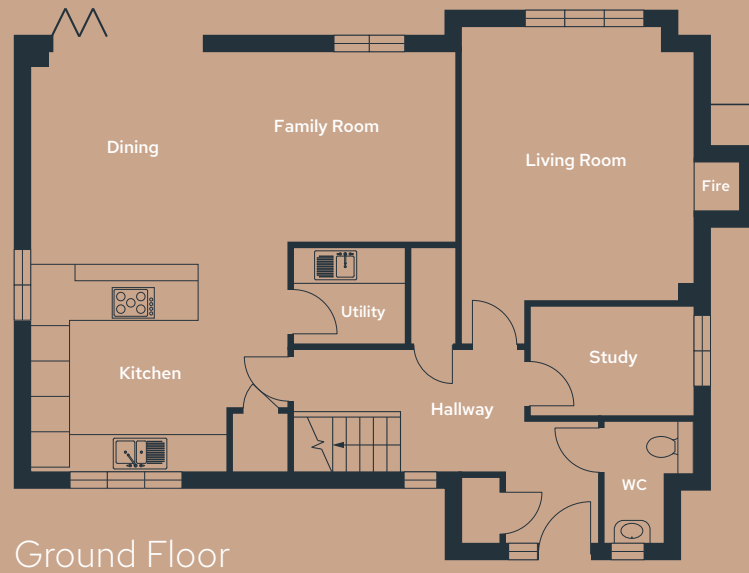


As you enter Hibbert House you will find a handy hallway store, private study and separate private lounge with feature full length window.

Undoubtedly the heart of the home is the kitchen/dining/family room with bi-fold doors opening onto the garden - perfect for day to day living and entertaining.

The first floor has five bedrooms, two of which are ensuite and a family bathroom. The three largest bedrooms overlook the rear garden, affording optimum privacy.

Outside; as well as beautifully proportioned gardens, the exterior design uses heritage estate fencing, brick wall partitions and beautiful block paved private driveways, all in keeping with the local vernacular. To ensure your outside space remains neat and tidy, there is a sizeable garden store.



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A garden for all seasons,
an ancient deer park
and a house filled with
treasures and stories,
all on your doorstep.





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An inspirational studio for living and working



The kitchen is the place where your personality can unfold. A place where you spend time with your own thoughts, but also inspirational hours with friends. A place where you come home and embark on new creative adventures.

Here at Edgefold Homes we like to work with people who think the way we do, that is why we have teamed up with Stuart Fraser the UK's largest provider of SieMatic kitchens. We know that our customers will be in safe hands; working with the most experienced and talented designers, Stuart Fraser will provide you with a kitchen you could only ever dream of.

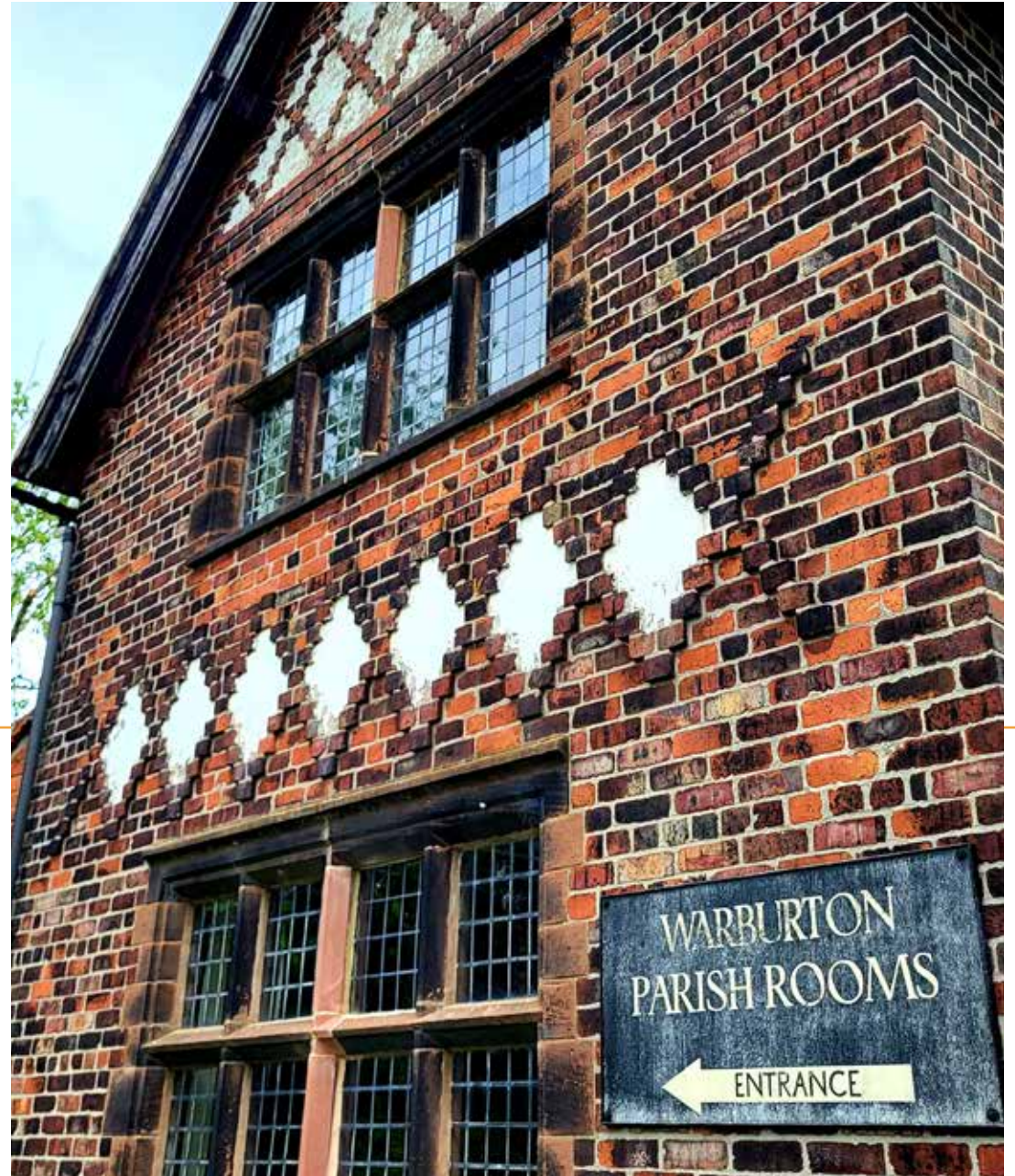
As part of the overall design the architects have referenced the best aspects of the historic traditional estate housing found in the Dunham and Warburton areas.

The new homes will blend traditional design elements with contemporary internal spaces to create a truly special combination of classic looks with modern amenities.



Traditional Brickwork

All of the properties at Orchard Gardens will benefit from traditional brickwork detailing which was included to reflect the local vernacular.



Specification

At Orchard Gardens we offer a high specification as standard, making our homes beautiful places to live.



Kitchen

A sleek handleless SieMatic kitchen with a comprehensive range of integrated appliances is the embodiment of contemporary style.

Key Features

- SieMatic handleless kitchen in choice of colours and finishes
- Soft motion hinges and drawers
- Cutlery insert storage
- 20mm quartz worktops with 100mm upstands
- LED feature lighting
- Bora PURU 4 zone induction hob with integrated recirculating extraction
- Wine Cooler
- Neff appliances including:
 - Single oven
 - Combination microwave
 - Warming drawer
 - Integrated fridge freezer
 - Fully integrated dishwasher
- Blanco Subline Silgranit one and a half bowl under mounted sink
- Blanco Ambassador single lever monobloc mixer tap
- Provision for triple pendant lights over breakfast bar. (Light fittings not included)

Safety and Security

- Intruder alarm system with mains wired PIR detection
- Mains powered smoke and heat detectors with battery backup
- Mains powered CO detector
- Mains operated doorbell with chrome bell push
- External doors feature multi-point locking system
- 10 Year Build-Zone New Home Warranty



Bathroom, Ensuites and Cloaks

Every curve and edge has been considered – from the position of each tile to the high quality sanitaryware and minimalist glass screens.

Key Features

- Grohe wall mounted WCs with concealed cistern and soft close seat
- Chrome dual flush plate
- Grohe basin and monobloc mixer tap
- Grohe SmartControl thermostatic showers
- Tissino premium double ended bath with exo fill and wall mounted control
- Merlyn shower trays with sliding shower screens
- Chrome shaver socket
- Chrome heated towel rail
- Roper Rhodes vanity unit (where applicable)



Interior Finishes

- Solid core Oak Mexicano veneered doors (glazed in strategic locations)
- Chrome ironmongery
- Porcelanosa full height tiling to ensuites and bathrooms with choice of tiles (choice subject to build programme)
- Timber staircase with oak handrail, contemporary oak chamfered spindles, oak newel posts and caps.
- Walls and ceilings finished in white emulsion
- Internal woodwork painted white
- Chrome light switches and sockets

Utility Room/Laundry Room/Kitchen

- SieMatic handleless kitchen in choice of colours and finishes
- Soft motion hinges and drawers
- 20mm laminate worktop with 100mm upstand
- Blanco stainless steel single bowl sink
- Blanco Daras single lever monobloc mixer tap
- Plumbing for washer/dryer

Electrical, Heating and Lighting

- Mains gas central heating with Baxi system boiler and cylinder
- Programmable wet system underfloor heating to ground floor with thermostats
- Radiators with thermostatic valves to first floor
- Chrome LED downlighters to kitchens, bathrooms and ensuites
- High speed Fibre Broadband connected directly to each home
- Data points to living room, lounge, study (if applicable) and main bedrooms
- TV points to living room, lounge, study (if applicable) and main bedrooms
- Gas feed provision to fireplace
- Mechanical extraction to all bathrooms, ensuites, kitchen and utility rooms (if applicable)



Exterior Finishes

- Traditional cottage blend brickwork with feature detailing
- Marley Edgemere Anthracite roof tiles
- Feature exposed eaves detail
- Feature timber front door in Pebble Grey (RAL 7032)
- High quality bespoke timber flush casement windows in Pebble Grey (RAL 7032)
- Multi locking aluminium bi-fold doors
- Oak framed car barns with tiled roof (excluding Moreton House and Hibbert House)
- Marshalls Drivesett Savanna block paving in Autumn to private driveways
- Marshalls Drivesys Original Cobble in Iron Grey to shared private driveways
- Textured buff flag paving flags to pathways and patios
- Front and rear gardens turfed
- Shrubs and planting in accordance with site approved scheme
- Combination of estate railings, brickwork garden walls and fencing to plot boundaries (in accordance with external works layout)
- Private bollard lighting to driveways
- External tap
- External feature light fitting to front door and bi-fold doors
- Electric vehicle charging point



Your Build Zone
new home
warranty.

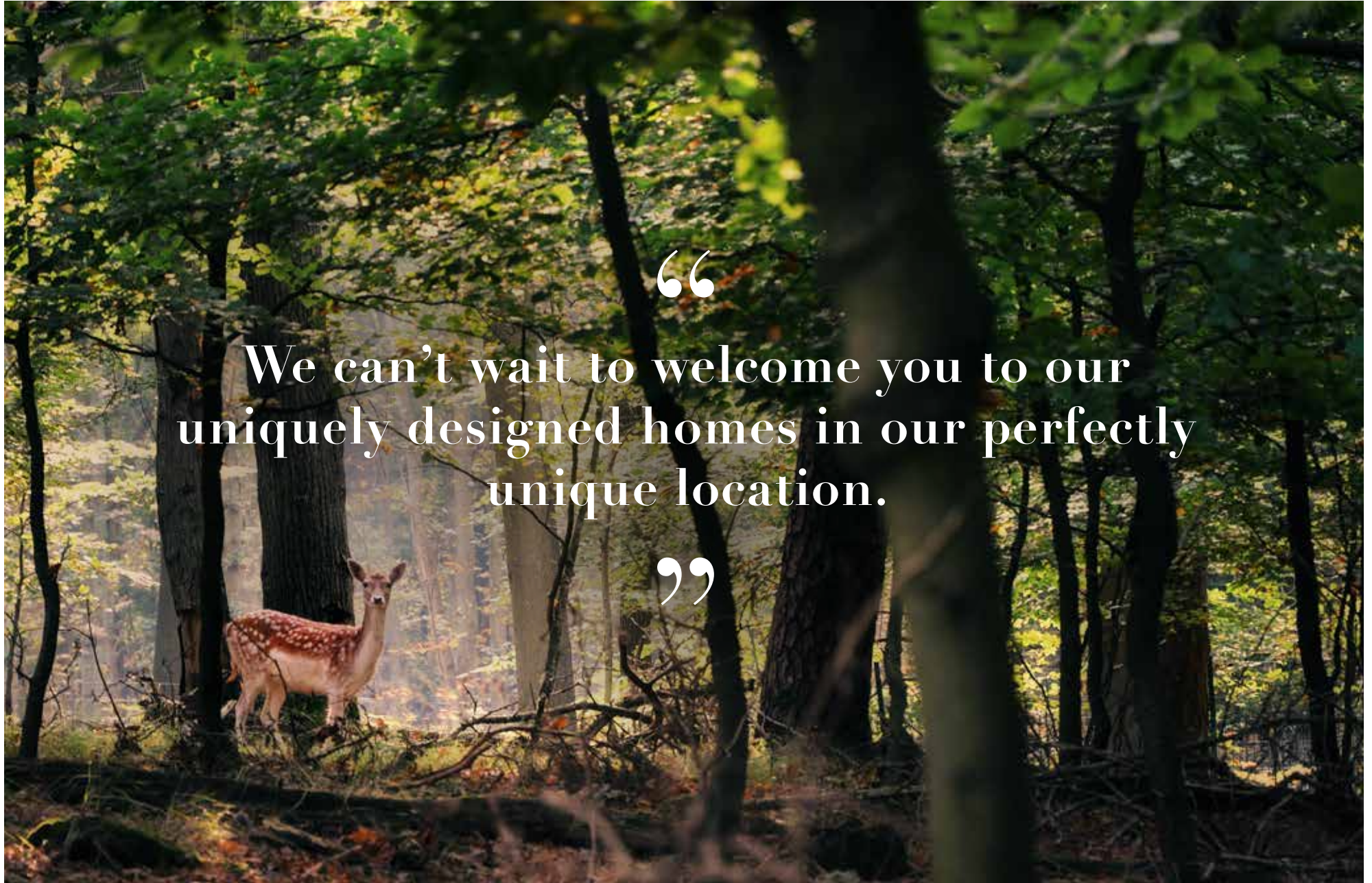
As a thoughtful builder, the quality of our homes is matched by the quality of our service.

That's why we provide the added reassurance of a 10-year Build Zone New Home Warranty, which insures your home against a wide range of structural issues for 10 years after construction.

During the first two years of cover for New Homes (known as the Defects Insurance Period), it will be Edgefold Homes' responsibility to put things right and arrange for any repairs to be carried out. From years three to 10, Build Zone will resolve any issues that you may have. For more information, and a list of what's covered, please visit their website: build-zone.com/new-home-warranty.

At Edgefold Homes, it's all part of our outstanding commitment to you.

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“

We can't wait to welcome you to our uniquely designed homes in our perfectly unique location.

”

ORCHARD GARDENS

BARNS LANE
WARBURTON
LYMM
CHESHIRE
WA13 9UG



EDGEFOLDHOMES.CO.UK

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