

THE PAVILION

WA14 | ALTRINCHAM



ABOUT THE DEVELOPER



Landmark Living, part of Landmark Property Group Ltd, has an established reputation for delivering highly desirable projects that are beautifully crafted and individually designed. We pride ourselves on producing developments that are unique and luxurious whilst our ethos is driven by the pursuit of perfection and extreme attention to detail.

Our emphasis is placed on architectural value, quality and design whilst creating living spaces that are functional and harmonious. Care and attention is invested at every stage, from concept through to creation, ensuring that each project is completed with an effortless marriage of design and functionality.



ABOUT THE DEVELOPMENT

The Pavilion is an exclusive and stunning development of 5 beautifully crafted homes, situated on Church Walk, Altrincham, a highly desirable and sought-after location. Positioned only 362 yards away from the famous and award-winning Altrincham Markets, The Pavilion gives you access to a thriving town which benefits from an abundance of stylish restaurants, bars, gyms, golf courses and mainstream shopping facilities. The stylish and charming village of Hale is less than 3 miles away.

Each property has been meticulously designed to create a stylish, luxurious and unique home in which the owners will enjoy the very highest standard and quality of living. All materials, specifications and finishes have been carefully chosen to give this development a prevailing sense of grandeur and sumptuousness. Plots 1-4, the accommodation is arranged over three floors, specially designed for family living. In brief each property has 2 parking spaces, four bedrooms, 2 bathrooms, master bedroom with ensuite and dressing area, magnificent open plan kitchen/dining area with family room, living and utility room. Each property has a beautiful and private rear garden, accessed via large bi fold doors for al fresco entertaining.

Plot 5 consists of the old Pavilion, which we have sympathetically restored, renovated and extended to make a beautiful 2 bed bungalow. The Pavilion belonged to the original Bowling Green and was approximately built in 1875. Surrounded by enchanting front and side gardens, as well as off road parking and its own private entrance through a stunning walled garden, The Pavilion is a very unique home in the centre of Altrincham. The area benefits from excellent transport links with the M56, M6, M60 and M62 less than 10 minutes drive away. The nearest Metrolink Station is less than 5 minutes walk which can take you directly into Manchester City Centre.



Stylish, Luxurious & Unique



LIFESTYLE & LOCATION

The setting of The Pavilion is both calming and tranquil, set on the grounds of the Old Bowling Green, dating back to 1300. Yet, it is a two-minute walk away from the bustling markets of Altrincham and it's fashionable hot spots, with a reputation as an entertainment hub for this part of Cheshire. Altrincham has recently undergone a renaissance and has become one of the most popular destinations to live in South Manchester.

You'll find an eclectic mix of restaurants, stylish bars, pubs and coffee shops where you can socialise, and wine & dine in style. The high street has a wide range of independent and artisan retailers, giving you a diverse choice of places to shop. Altrincham is also home to the national retailers such as Tesco, Sainsburys, M&S, Next, Waterstones and many more well-known names.



There are several local golf, football, rugby, crickets and lacrosse clubs nearby, whilst Altrincham boasts a number of high profile gyms and even a leisure centre. There is something for everyone. The area benefits from several beautiful and renowned National Heritage open spaces such as Dunham Park. Cheshire countryside is on your doorstep, so residents can pursue their outdoor activities such as walking and cycling.

There are several well-known community playgrounds and large historical parks which are all popular with the surrounding community. Families with children have a wide choice of private and state education establishments on their doorsteps and within walking distance. From Nurseries to primary and secondary schools, the facilities are excellent.



“ Socialise, and wine & dine with a wide and diverse choice of restaurants, stylish bars and artisan retailers ”



AWARD WINNING ALTRINCHAM MARKETS

Altrincham Market has been a mainstay of the town for over 700 years, and remains as essential as ever today, winning The Observer's Best Market award in 2015 and was a finalist in the BBC Food & Farming Awards in 2016.

Visit on Tuesdays, Fridays and Saturdays for fresh produce stalls selling great quality, great value fruit & vegetables, fish, meat, cheese & dairy, handmade cakes & biscuits, plants and flowers.

On Tuesdays and Saturdays you'll also find hand-picked stalls with an array of specialist and artisan products, including anything from bespoke clothing and accessories to mid-century furniture to artwork & photography, with the emphasis always on local talent and interesting, high quality products.

Sundays are special at Altrincham Market, with live music throughout the day and each week of the month themed to bring specialist stall holders to Altrincham, again with an emphasis on regional talent, and products you won't find anywhere else.

“Award winning
Food & Farming
market with regional
talent and diverse
products”



A LOCATION STEEPED IN HERITAGE



The Pavilion is located on The Bowling Green, within the Old Market Place Conservation area. The Old Market place is thought to stand on the site of the original Saxon settlement, whilst The Buttermarket stood here from the seventeenth to the late nineteenth century. The Orange Tree Inn dates from the 1679 and is reputedly haunted! The restored stocks and whipping post, where floggings and whippings were administered until the early 19th century still remain. The Bowling Green was built between 1835-1852, whilst the Pavilion was erected circa 1875.

In 1814 Thomas de Quincey described the Old Market Place in his *Confessions of an English Opium Eater* while travelling from Manchester to Chester. He noted how little the place had changed since his visit 14 years earlier at the age of three, and that "fruits, such as can be had in July, and flowers were scattered about in profusion: even the stalls of the butchers, from their brilliant cleanliness, appeared attractive: and bonny young women of Altrincham were all tripping about in caps and aprons coquettishly disposed". The area is soaked in old-timey ambiance and rich in heritage.

Old Market Town Ambiance



“ flowers were scattered about in profusion: even the stalls of the butchers, from their brilliant cleanliness, appeared attractive ”

Thomas de Quincey

GENERAL SPECIFICATION

- Utility room providing worktop space, large storage units & space for washer & dryer
- Underfloor heating throughout the Ground Floor
- Solid 44mm large timber featured panelled doors throughout internally
- Brushed chrome door furniture
- Contemporary solid timber stairs with glass balustrade
- Attractive skirting boards and deep moulded architraves
- Brushed chrome light switches & sockets throughout
- Mains powered smoke detectors
- Pre-wired for Sky, HD, 3D & Multiroom
- Gas central heating
- Master bedroom with en-suite
- High quality anodised aluminium windows and large anodised aluminium bi fold rear doors
- Triple glazing to provide precise thermal and acoustic control

EXTERNAL SPECIFICATION

- 2 parking spaces per house
- Landscaped gardens to front & rear
- Natural grey slate contemporary roof tiles
- High quality aluminium windows
- High quality aluminium rear bi fold doors
- Up & down lighting to front & rear
- Full security system including PIRs & shock sensors
- Natural stone features to front and rear elevation
- Fully paved front drive & entrance
- Indian stone paving

If you purchase your new home off plan, then you will be given the opportunity to personalise your property and choose from a wide variety of options to create a perfect luxury home. We can tailor your requirements built around your specifications and our team will offer expertise advise to ensure that we deliver a home that is truly built for you. Whether it's altering the layout of your bespoke and luxury kitchen, choosing a light fitting or discussing floor coverings, we will work closely with you to bring your vision to life.



DISCLAIMER: images within this brochure are for illustrative purposes and give an indication of the quality that can be expected at The Pavilion. The details contained therein are for guidance only and do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. Landmark Living reserves the right to alter layouts and specifications at any time.

KITCHEN

- Siematic/German kitchen
- Silestone worktops
- Siemens/Neff integrated dishwasher
- Siemens/Neff integrated microwave
- Siemens/Neff integrated multifunction oven with grill
- Fully Integrated larder fridge
- Fully Integrated no frost freezer
- Siemens/Neff 4 zone induction hob
- Soft motion hinges and drawers
- Cutlery insert tray
- Pull out waste bins
- Brushed steel mixer tap and inset sink
- Air Uno built in ceiling extractor
- Kitchen bar suitable for bar seating
- Stunning contemporary bi fold rear doors leading into private rear garden
- Natural stone flooring
- Underfloor heating throughout

UTILITY ROOM

- 40mm laminate worktop
- Laminate doors
- Large cupboards for storage
- High length cupboards for storage of hoovers, mop or like
- Plumbing fully installed for washer and dryer

BATHROOMS

- Duravit sanitary ware to all en-suites and bathrooms
- Duravit soft closing toilet seat
- Polished chrome dual flush plate
- Designer range heated towel warmers
- Luxury large format tiles to floors
- Separate walk in shower with framed glass to masterbed en-suite
- Polished chrome flush fitting shaver socket

SECURITY AND HOME PROTECTION

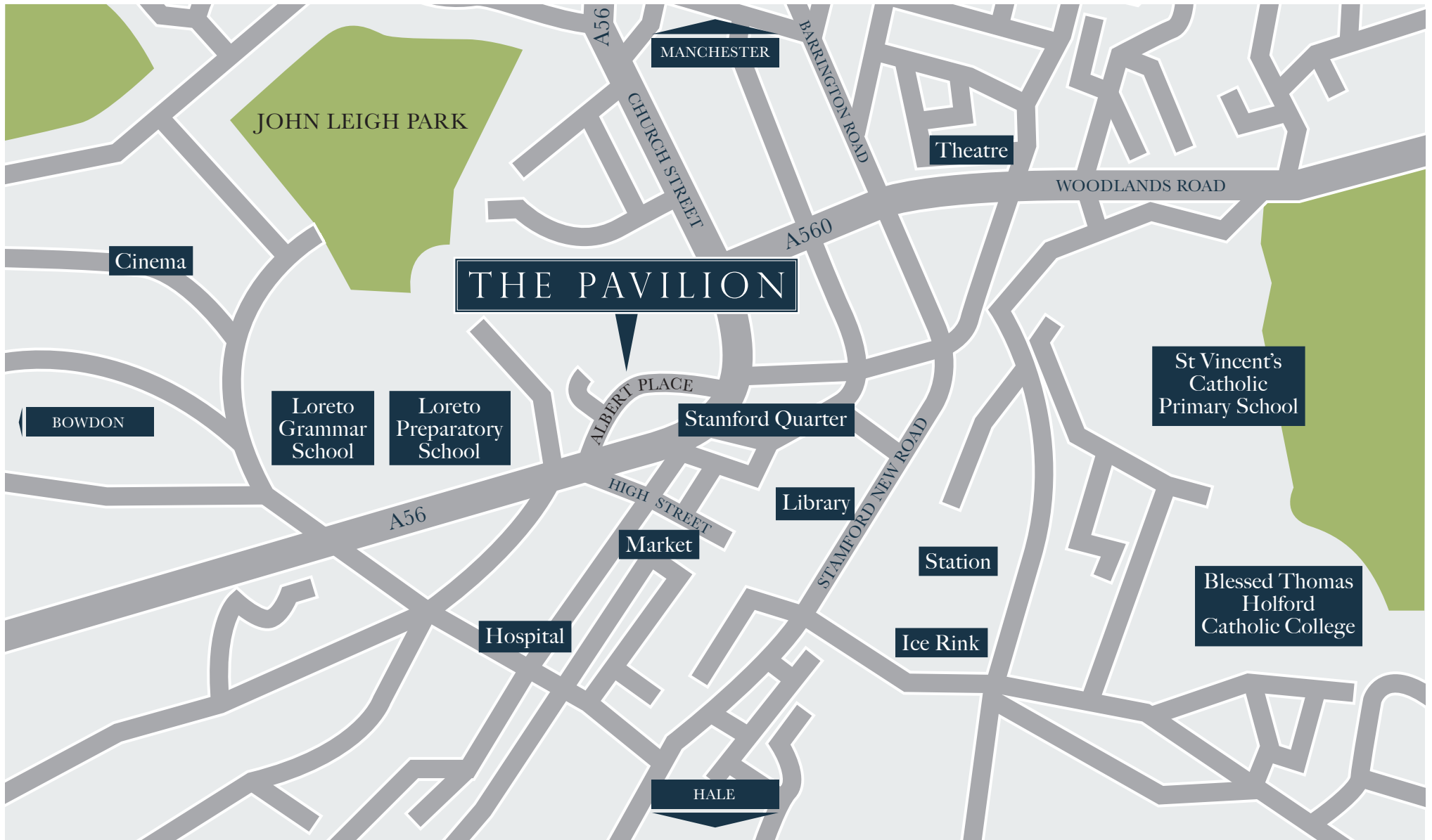
- Intruder alarm system
- PIR detection
- Alarm keypads adjacent to front door
- Ultra secure 5 point locking system to front door
- Alarm is capable of connecting to 3rd party monitoring
- View hole to front door
- Mains fed smoke detectors
- CO Detector
- 10 Year New Home Warranty



SITE LAYOUT



LOCATION

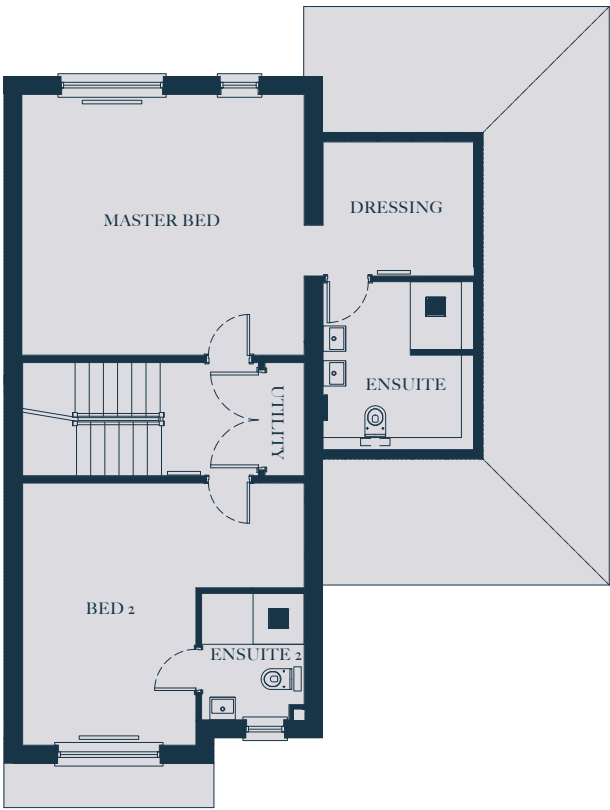


THE AINSLEY Plot 1



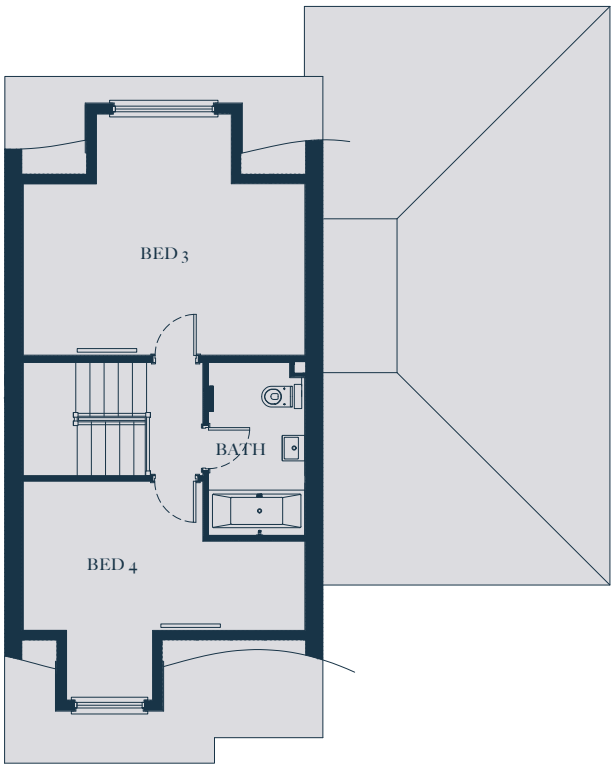
GROUND FLOOR

LIVING ROOM	5.43m x 3.33m	17'10" x 10'11"
KITCHEN/DINING	4.6m x 6.36m	15'1" x 20'87"
DAY ROOM	4.76m x 3.50m	10'5" x 11'50"
CLOAKS	1.67m x 0.85m	5'47" x 2'79"
PANTRY	1.26m x 1.05m	4'13" x 3'44"
GARAGE	5.90m x 3.42m	19'36" x 11'3"



FIRST FLOOR

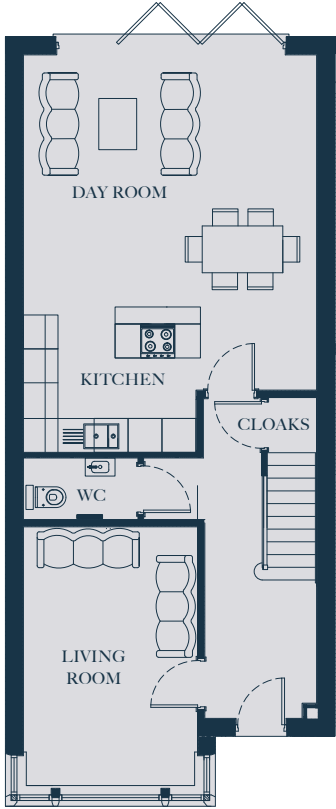
MASTER BEDROOM	4.61m x 4.94m	15'1" x 16'2"
DRESSING ROOM	2.37m x 2.65m	7'10" x 8'8"
MASTER ENSUITE	2.99m x 2.65m	9'10" x 8'8"
UTILITY ROOM	1.99m x 0.69m	6'52" x 2'26"
BEDROOM 2	4.64m x 4.94m	15'3" x 16'2"
ENSUITE	2.25m x 1.81m	7'5" x 5'11"



SECOND FLOOR

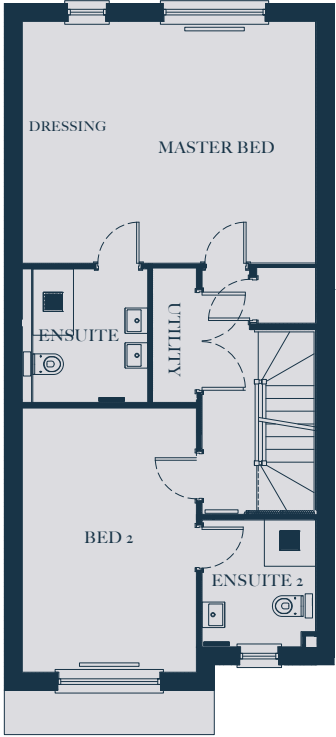
BEDROOM 3	4.28m x 4.94m	14'1" x 16'2"
BEDROOM 4	3.87m x 4.94m	12'8" x 16'2"
FAMILY BATHROOM	3.06m x 1.70m	10'0" x 5'7"

THE CROMWELL Plot 2



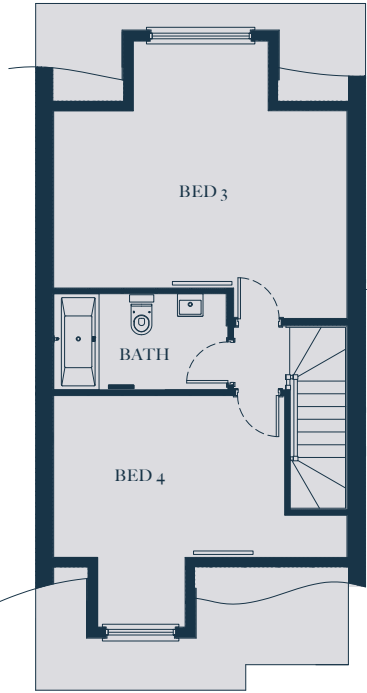
GROUND FLOOR

LIVING ROOM	4.62m x 3.07m	15'2" x 10'1"
KITCHEN/DINING	7.01m x 5.17m	23' x 16'12"
WC	2.28m x 1.09m	7'48" x 3'58"
CLOAKS	1.09m x 2.02m	3'7" x 6'8"



FIRST FLOOR

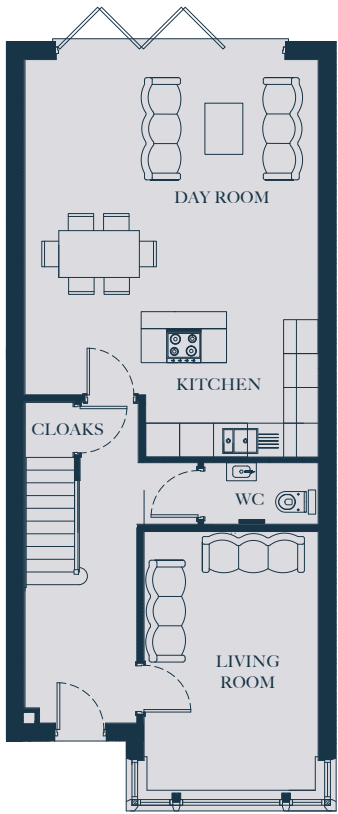
MASTER BEDROOM	5.19m x 4.06m	17'03" x 13'32"
DRESSING ROOM	4.09m x 1.60m	13'5" x 5'3"
MASTER ENSUITE	2.40m x 2.00m	7'11" x 6'7"
UTILITY ROOM	2.37m x 0.69m	7'78" x 2'26"
BEDROOM 2	4.62m x 3.07m	15'2" x 10'1"
ENSUITE	2.32m x 1.96m	7'7" x 6'5"



SECOND FLOOR

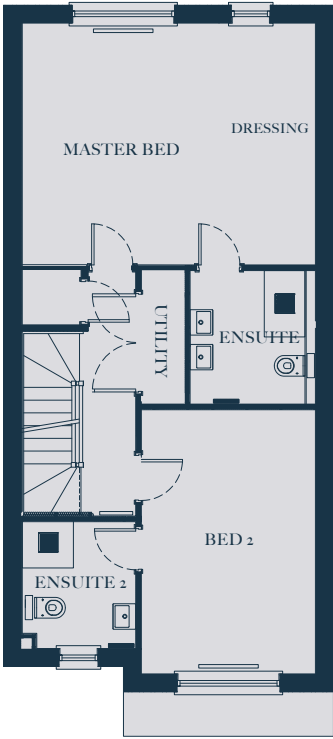
BEDROOM 3	4.92m x 5.17m	16'2" x 16'12"
BEDROOM 4	4.09m x 5.17m	13'5" x 16'12"
FAMILY BATHROOM	1.70m x 3.07m	5'7" x 10'1"

THE LANGLEY Plot 3



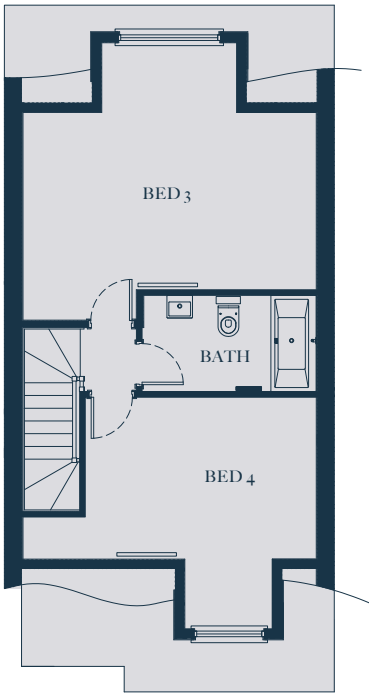
GROUND FLOOR

LIVING ROOM	4.62m x 3.07m	15'2" x 10'1"
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FIRST FLOOR

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SECOND FLOOR

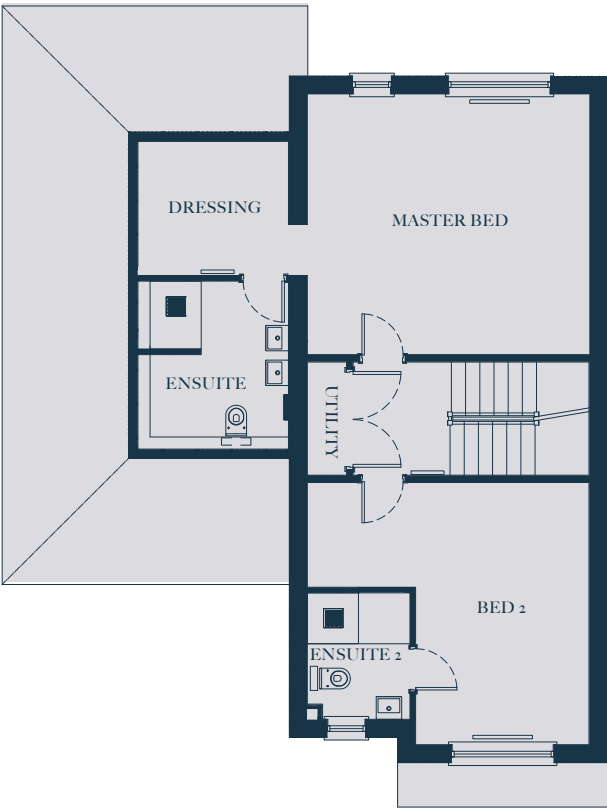
BEDROOM 3	4.92m x 5.17m	16'2" x 16'12"
BEDROOM 4	4.09m x 5.17m	13'5" x 16'12"
FAMILY BATHROOM	1.70m x 3.07m	5'7" x 10'1"

THE WENTWORTH Plot 4



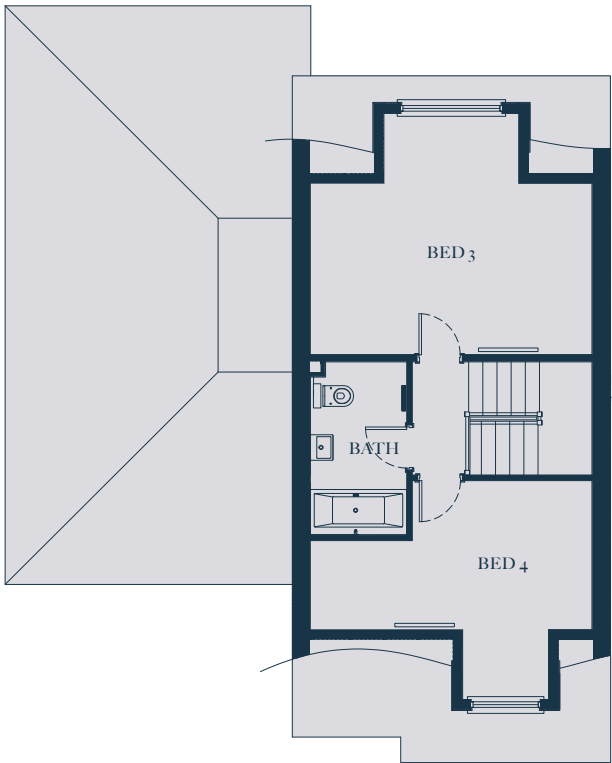
GROUND FLOOR

LIVING ROOM	5.43m x 3.33m	17'10" x 10'11"
KITCHEN/DINING	4.6m x 6.36m	15'1" x 20'8"
DAY ROOM	4.76m x 3.50m	10'5" x 11'50"
CLOAKS	1.67m x 0.85m	5'47" x 2'79"
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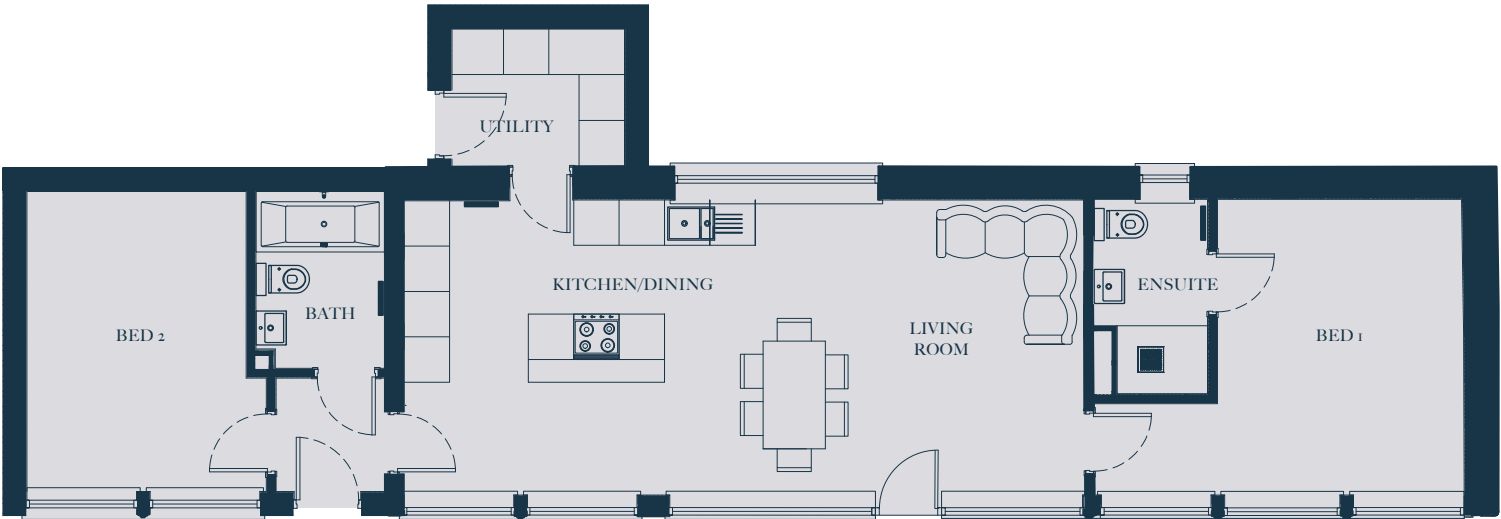


SECOND FLOOR

BEDROOM 3	4.28m x 4.94m	14'1" x 16'2"
BEDROOM 4	3.87m x 4.94m	12'8" x 16'2"
FAMILY BATHROOM	3.06m x 1.70m	10'0" x 5'7"

THE PAVILION Plot 5

The Pavilion, originally built in 1875, has been carefully restored, converted and extended to create a beautiful 857 square foot 2 bedroom, 2 bathroom ground floor bungalow with private gardens and 2 parking spaces.



GROUND FLOOR

KITCHEN/LIVING	3.99m x 8.99m	13'1" x 29'6"	ENSUITE	2.57m x 1.50m	8'5" x 4'11"
UTILITY	1.81m x 2.28m	5'11" x 7'6"	BEDROOM 2	3.97m x 3.17m	13'0" x 10'5"
BEDROOM	1 3.9m x 4.88m	12'10" x 16'0"	BATHROOM	2.34m x 1.70m	7'8" x 5'7"





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WWW.LANDMARKLIVING.CO.UK

For further details please contact



www.jhilditch.com

HALE OFFICE

John N Hilditch & Co, 162/164 Ashley Road, Hale, Cheshire WA15 9SF
T: 0161 929 6363 E: sales@jhilditch.com