

SPRINGBANK FARM  
— POYNTON —





Open Plan Living | Kitchen, Diner and Lounge



## ASPIRATION MEETS INSPIRATION

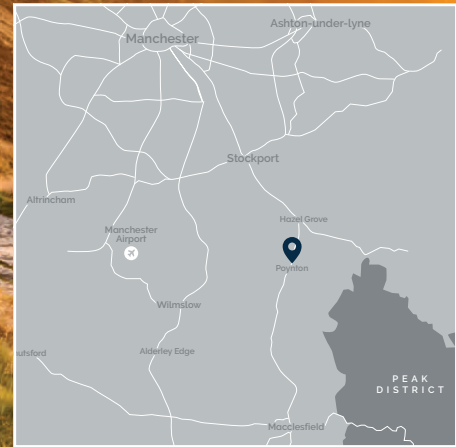
At Gleave Homes, we know that buying a new house is a momentous decision. Moving house is always life-changing to some degree, and we aim to build houses that make the adjustment worth it.

Having established ourselves as a family company in 2004, we have a wealth of experience in building high quality homes. In choosing to work predominantly within Cheshire, we have built up a strong awareness of the local area. We know which areas are the most desirable and so build accordingly. Poynton is a highly sought after area, close to the Peak District and with great transport links into Manchester. It is ideal for families and commuters alike.

We will never sacrifice comfort or functionality for design. We firmly believe that an aesthetically stunning house should also work for those living in it. Our previous work clearly demonstrates that we are capable of striking this fine balance. Furthermore, we are committed to building homes that are sympathetic to their surroundings, and so strive to blend the traditional and the contemporary.

We pride ourselves on being a friendly and approachable team who always have your needs and future enjoyment in mind. By focusing on the details we are able to deliver that all important personal touch.

# COUNTRY LIFE MEETS CITY LIVING





### The Ideal Location

The town has many bars and restaurants and a vibrant community scene



Poynton Village

Poynton is an idyllic East Cheshire town on the edge of the Cheshire Plain. With handy transport links into Manchester and Stockport and the Peak District on your doorstep, this town is perfect for anyone looking to strike a balance between city living and the country life.

An affluent town, there are numerous restaurants and bars as well as a theatre. Combine these with the local nature reserve and ornamental lake, Poynton is an idyllic place to live.

### Schools and Colleges

There are five primary schools in Poynton and students generally attend one of two high schools, of which one is Catholic. Poynton High School is classified as a 'Good' school by Ofsted and specialises in the performing arts. All Hallows Catholic College in nearby Macclesfield received an 'Outstanding' rating at its last inspection, for both the high school and sixth form. Older students can also travel further afield to Stockport for their college studies.



Lyme Park | National Trust

## Shopping and Leisure

Poynton has a wide range of shops, from high street Waitrose to local independents. To make exploring the town a bit easier, there is free parking in the centre.

There is a great sense of community spirit in Poynton which manifests itself every August Bank Holiday at the Poynton Show. Dating back to 1885, this annual agricultural show is hugely popular. Featuring an international stunt team, birds of prey demonstrations, classic cars and more, this is a brilliant event for the whole family.

Smaller events take place throughout the year, including Christmas and summer festivals. For the more fitness conscious, there is the annual Poynton 10km run.

An abandoned railway has also been transformed into a 10 mile footpath and bridleway called the Middlewood Way, perfect for jogging, cycling and horse-riding.

Within the local area there are various things to see and do, including a miniature railway, the Anson Engine Museum and Lyme Park, a National Trust run stately home.

## Transport Links

Poynton is perfectly situated for anyone looking to commute into Manchester. There are nearby junctions for both the M60 and M56, and it is approximately five miles from Manchester Airport. Furthermore, the opening of the **Manchester Airport Relief Road in the autumn of 2017** will further reduce journey times. For those who prefer the train, there is a local service on the West Coast Main Line which runs Manchester, Stockport, Macclesfield, Stoke-on-Trent and London. Buses run regularly to the surrounding villages and towns, including Macclesfield and Stockport.

A unique feature of Poynton is its shared transport space scheme. Designed to reduce congestion and create a more pleasant local environment, this innovative design blurs the line between road and pavement, forcing drivers to be far more aware of pedestrians and drive slower.





# SPRINGBANK FARM

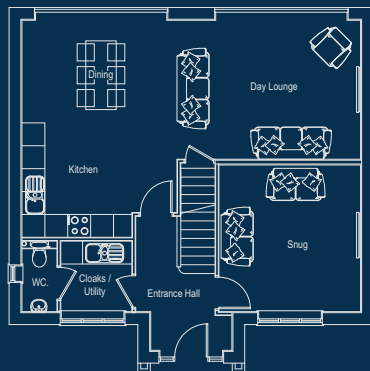
Situated near the Peak District, this exclusive 7 house development boasts traditional architecture with a contemporary feel. Overlooking stunning Cheshire countryside, these houses are spacious both inside and out, with ample parking and landscaped rear gardens, accessible through expansive glass Bifold doors.

Our commitment to unique and inspired design is clearly evident, with details such as the oak timber porch and lead dormer windows truly elevating the building. The cul-de-sac arrangement is perfect for families or anyone who wants to be away from traffic.



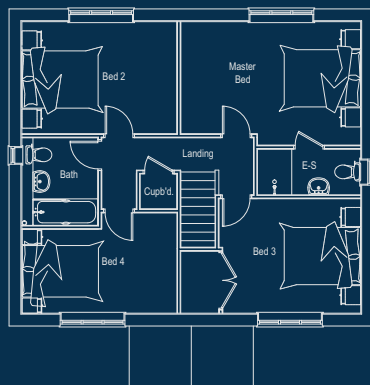
Springbank Farm | Coppice Road, Poynton, SK12 1SP





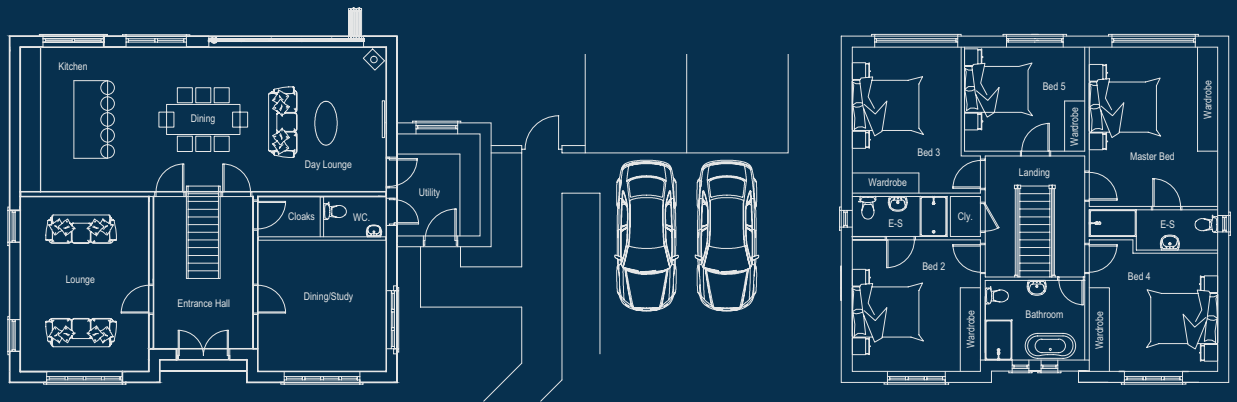
#### Ground Floor

- Open Plan Living - Kitchen, Diner and Lounge 9m long by 3.7m in Lounge to 5.7m in Kitchen Diner
- Snug 3.9m x 3.75m
- Entrance Hall
- Utility Room 1.87m x 1.85m
- WC 0.92m x 1.85m



#### First Floor

- Master Bedroom 4.8m x 3.3m with en-suite 2.7m x 1.2m
- Bedroom 2 4.1m x 2.98m
- Bedroom 3 3.05m x 3.75m reaching to 4.75m in the dressing area
- Bedroom 4 4.1m x 2.25m reaching to 2.68m in the dressing area
- Bathroom 2m x 2.4m



## Ground Floor

- Open Plan Living - Kitchen, Diner and Day Lounge 10.97m long by 4.34m in Lounge through to Kitchen Diner
- Dining/Study 3.88m x 3.93m
- Lounge 3.88m x 5.25m
- Utility Room 2.51m x 3.09m
- WC 1.94m x 1.24m

## First Floor

- Master Bedroom 3.88m x 4.79m with en-suite 3.88m x 1.23m
- Bedroom 2 3.88m x 3.93m
- Bedroom 3 3.92m x 4.34m
- Bedroom 4 3.88m x 3.96m
- Bedroom 5 3.61m x 3.16m
- Bathroom 2.95m x 2.37m

## IT'S IN THE DETAILS

These 4 and 5 bedroom spacious homes have been finished to our customary high specification. Notable features include:

- Natural Oak timber frame porch (4 bed)
- Bifold doors across the rear of the house
- Rationale Kitchen with Neff appliances, finished off with a quartz worktop
- Laufen and Hansgrohe bathrooms suites with porcelain tiles
- Marble effect tiles and luxury carpets with underfloor heating
- Master bedroom suite with window over the garden (4 bed) and overlooking open countryside (5 bed)
- Guest bedroom suite with window over the garden (5 bed)
- 3 additional double rooms with master bathroom and downstairs WC
- Landscape gardens
- Private parking (4 bed) and Garaging (5 bed)
- Cat5 cabling throughout

The policy of Gleave Homes is one of continuous improvement and we reserve the right to change details and specification as the development progresses without notice. Please confirm the specification with our team.





[www.gleavehomes.co.uk](http://www.gleavehomes.co.uk)  
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