THE BEECHES

MALPAS CHESHIRE

The Library

An exclusive luxury home in the heart of the idyllic Cheshire countryside

Located on the edge of the medieval village of Malpas, The Library is a beautifully restored 3 bedroom house with private patio area that forms part of The Beeches, an exclusive development of executive homes in the heart of Cheshire.

With an exceptional attention to detail, outstanding specification and stunning period features this exclusive home offers true living without compromise.

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Country Living. City Access.

The medieval village of Malpas with its fine Gothic church and period buildings offers the perfect location for a bespoke collection of homes.

Located within the Malpas conservation area and within walking distance of the superb facilities of Malpas village centre this stunning new home is extremely well placed to be part of this vibrant community.

The Applebarn is also within the catchment area of outstanding primary and secondary schools and a number of leading independent schools are nearby.

With all of this only 15 miles from Chester, and within commuting distance of the region's main district centres, The Applebarn offers country living with city access.

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The Library offers spacious bright spaces with many stunning features as the original Manor house library.

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At The Beeches each property is finished to exacting standards with attention to detail being paramount throughout.

The Library is no exception, with an elegant and stylish blend of contemporary chic and country charm, filled with natural light, teamed with a pleasing palette of subtle tones and textures that reflect the refinement of The Beeches development.

Simply beautiful homes.

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An elegant and stylish blend of contemporary chic and country charm.

Set in the heart of The Beeches development The Library is as exclusive as it is beautiful.

A sweeping block-way drive leads to this elegant period property. Open kitchen, dining , and spacious bedrooms all combine to create a beautiful 3 bedroom period home.

The Library has been sympathetically restored and offers a spacious lounge with tall ceilings and large windows creating a seamless link to the outdoors.

The master bathroom is elegantly designed and features a large En.suite bathroom with contemporary sanitary-ware that provide a tranquil space to relax and unwind.

Every aspect within The Library has been considered and specified to ensure you have a house you are proud to call your home.

It's the attention to detail...

Kitchen
- Bespoke professionally designed and fitted German kitchen complete with premium fixtures and fittings:
- Stone or composite work surfaces
- Contemporary sink and mixer tap
- Full range of quality branded integrated appliances including: integrated oven, Induction hob, fridge, freezer & dishwasher

Master Bathroom
- Contemporary sanitary-ware and brass-ware by: Roca, Crosswater, simpsons
- Fully tiled
- Large recessed mirrors
- Chrome heated towel rail and underfloor heating

Internal Finishes
- Elegant oak veneer internal doors
- Feature staircase with white painted spindles and oak handrails
- Period detail skirting and architraves

Electrical and Lighting
- Recessed matt satin down-lights throughout
- Zoned lighting to principal rooms
- Energy efficient LED lighting throughout

Heating & Hot Water
- Gas boiler with 7 year guarantee
- Radiator Heating to all rooms
- Intelligent boiler control system including phone app control

Safety & Security
- Multi zone intruder alarm system
- Multi point locking to all external doors and windows
- External lighting to front and rear of property
- Mains powered smoke detectors

Floor Finishes
- High quality floor finishes throughout including ceramic/porcelain tiling or wood laminate to entrance hall, kitchen/diner, utility, WC.
- Porcelain tiling to bathroom
- Quality fitted carpets to the rest of the home

Please note that choices and options relating to certain specification items is only available subject to the stage of construction.

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Media/ Communications

- Fully wired for TV & telephone distribution to all principal rooms and bedrooms
- Integrated HDMI cables & sockets for wall mounting TVs (where appropriate)

External Details

- Solidor composite entrance door
- Timber alternative flush casement windows with period ironmongery
- Roofed in natural slate with traditional lead detailing

Landscaping

- High quality block paving setts to front driveway & garden
- Landscaped front garden

Parking

- 2 Parking spaces

Environmental Details

- Energy efficient A-rated gas boiler
- Dual flush mechanism to toilets
- A significant proportion of low energy light fittings to all homes
- High levels of insulation to roof & external walls

Purchase Details

- 999 Leasehold
- 10 year insurance backed structural warranty (CML Approved)
- 2 Year guarantee period
- Mains, Gas, Water, and Electric

...that signifies true luxury.

Perfectly located.

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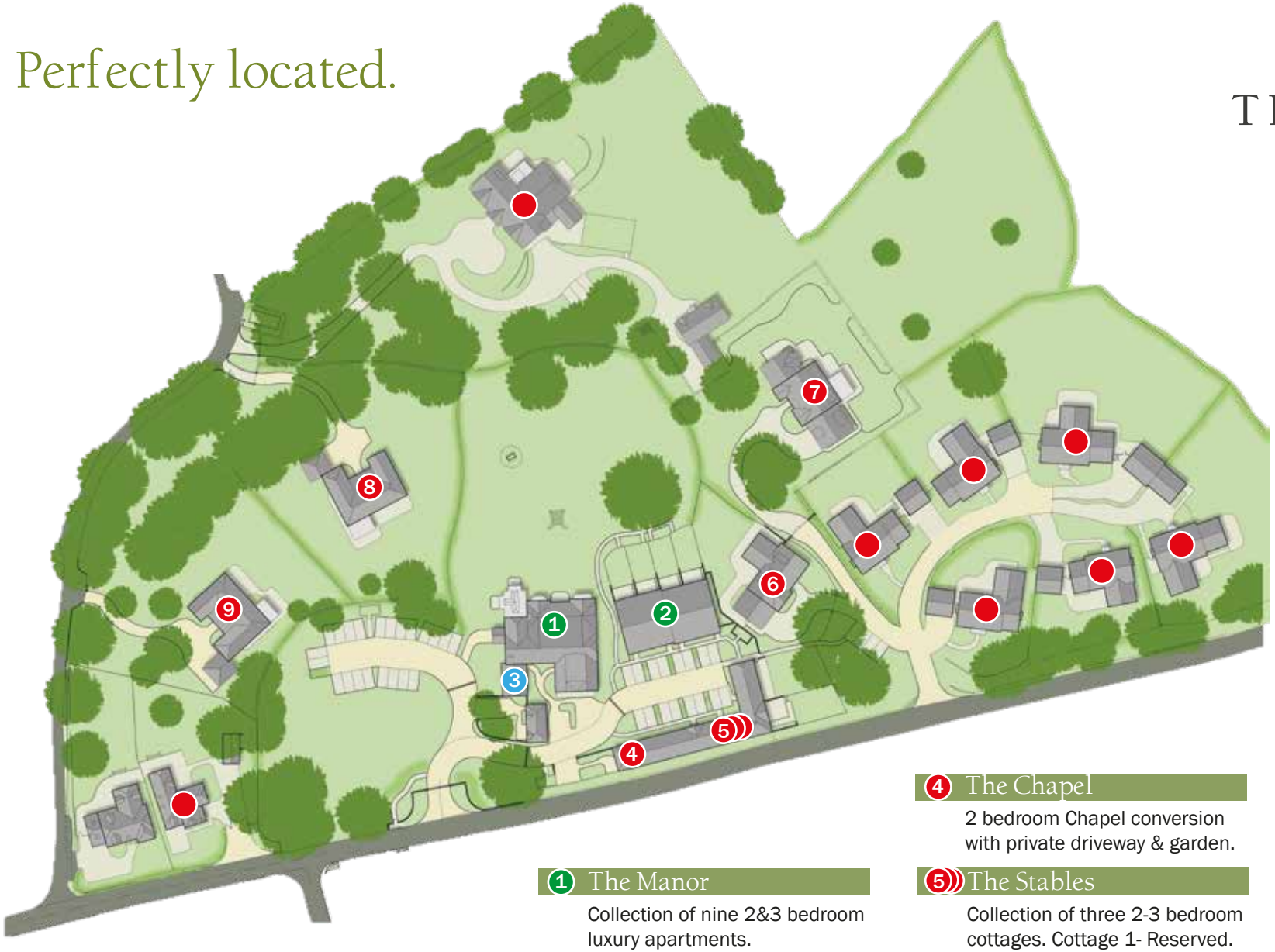
MALPAS CHESHIRE



Site Map

1 The Manor
Collection of nine 2&3 bedroom luxury apartments.

2 Cedar Mews
Four elegant townhouses with 4 bedrooms and private garden.

3 The Library
3 bedroom period property with private patio area.

4 The Chapel
2 bedroom Chapel conversion with private driveway & garden.

5 The Stables
Collection of three 2-3 bedroom cottages. Cottage 1- Reserved.

6 Longcroft
Executive 4 bedroom family home with private grounds.

7 Overton
Executive 5 bedroom home with extensive private grounds.

8 Brooklea
Executive 5 bedroom home with extensive private grounds.

9 Dovedale
Executive 5 bedroom home with extensive private grounds.

KEY
- Sold
- Reserved
- Available
- Property currently viewing

The Library

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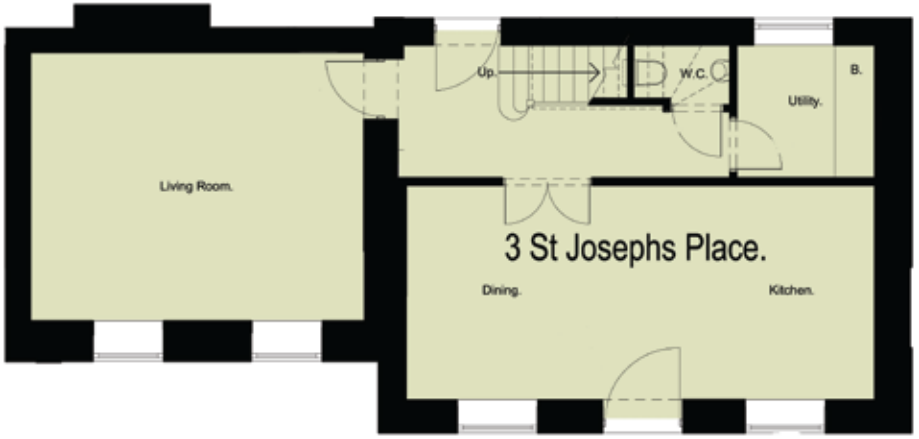

Ground Floor

Entrance Hall	2m	x	5m	6'7"	x	16'5"
Utility	2m	x	2m	6'7"	x	6'7"
WC	1.5m	x	0.8m	4'11"	x	2'7"
Kitchen/Dining	7m	x	3.2m	22'12"	x	10'6"
Lounge	4.6m	x	4m	15'1"	x	13'1"

First Floor

Landing	2m	x	5m	6'7"	x	16'5"
Bathroom	2m	x	2m	6'7"	x	6'7"
Bedroom 1	4.9m	x	4.1m	16'1"	x	13'5"
En. 1	2.3m	x	3.6m	7'7"	x	11'10"
Bedroom 2	4.4m	x	3.2m	14'5"		10'6"
Bedroom 3	2.5m	x	3.2m	8'2"		10'6"

The Advantage Collection

The Advantage Collection is a range of goods and services which have been assembled to help you personalise your new home.

Your home already includes a high level of specification, but we understand that you may want to tailor your new home to be the perfect fit and we will work with you to achieve this.

We work with a selected a range of specialist suppliers and contractors to provide you with your selected choice of optional extras.

The Advantage Collection items can be arranged for you directly by your Sales Advisor who can work with you to cost and specify the services you require but is be dependant upon the level of completion of the property.

Please note that choices and options relating to certain specification items is only available subject to the stage of construction.

About Appletree Estates

Appletree Estates is a leading property development company specialising in the delivery of high quality, luxury & bespoke projects across the North West.

Our award winning team successfully deliver high quality residential developments that offer true living without compromise.

With an exceptional attention to detail and unrivalled workmanship Appletree Estates create properties of distinction that embody Quality, Style and Exclusivity.

Important Notice: Savills, their clients and any joint agents give notice that: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars.
These particulars 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. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.
These particulars were prepared from preliminary plans and specifications before the completion of the properties. These particulars, together with any images that they contain, are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

For all sales enquiries please contact our appointed sales agent: Savills Chester:

t: 01244 323 232
e: chester@savills.com
w: savills.co.uk

thebeechesmalpas.co.uk

THE BEECHES

MALPAS CHESHIRE

3 The Library

Spacious 3 bedroom restored house with private patio area.

Service Charge

Residents of The Beeches are able to enjoy unrivalled freedom, safety and security in an exclusive private community.

All properties include high specification intruder alarm systems and smoke detectors as standard and the external communal grounds are covered by CCTV.

In addition to these security measures residents will benefit from a comprehensive range of services from St Joseph's Place Management Company Ltd, an organisation that will be owned and controlled by residents of The Beeches.

Each property will benefit from estate services that ensure the communal grounds around each home are an attractive and well maintained environment. The Manor House residents will also enjoy a comprehensive range of property management services design to make life at The Beeches even more relaxing.

Included within the management and estate charges are a wide range of services including:

- Maintenance of the communal gardens and grounds
- External Lighting
- CCTV coverage of communal areas
- Road and footpath maintenance
- Drainage system maintenance
- Communal area wall and boundary maintenance
- External window cleaning*
- All external building maintenance*
- Housekeeping & maintenance of internal communal areas*

Full details of individual property service charges are available from our appointed sales agent: Savills Chester.

* The Manor House only