



POWNALL PARK

WILMSLOW



Introduction

Pownall Park is a unique development which offers the opportunity to live within the former walled garden of a country estate.

When you combine such exceptional surroundings with the convenience of having Wilmslow only minutes away, it really is the perfect location. This exclusive residential enclave offers 4 exceptional individually styled brand new homes hidden away in one of the most secure and private residential developments in the area.

Alongside the mature trees and private woodland that adjoin the development, each of the 4 properties have incorporated elements of the surroundings and have been designed with conservation and heritage in mind.

Hugh Developments have engaged with its award-winning design team to ensure every necessary detail is captured in the bespoke design of Pownall Park, including the architecture, interior design, landscape architecture and much more.

It is a unique development that Hugh Developments are not only pleased to bring to the market but are also very proud to be associated with.

Pownall Park History

Pownall Park, Wilmslow is an exclusive residential area of Cheshire that dates back to at least the 13th century.

The area of Pownall dates back to at least the 13th century but the present building and grounds date to the early 19th century (c.1833) when James Pownall of Liverpool acquired the estate and began a number of improvements; including the demolition of the existing house and replacing it with a 'red sandstone Georgian house dressed up in the Tudor style'.

In 1886, the Manchester brewing magnate Henry Boddington acquired Pownall Hall and its estate. The Boddington family are believed to have remained at Pownall Hall until the death of

Henry Boddington in c.1925. The surrounding grounds were subsequently sold to the Council for a large-scale housing development in 1932.

In c.1934, the nearby Wilmslow College relocated to Pownall Hall and 8 acres of the surrounding land. In 1936, the surrounding properties around the hall; the Dower House, Bridle Cottage and Pownall Hall Farm were all sold as private residences. The housing development around Pownall Hall was built out by the mid-20th century and additional outbuildings were constructed around Pownall Hall as part of its use as a school.



“
*The area of Pownall
dates back to at least
the 13th century*
”

- 1. Pownall Hall - 1897
- 2. Pownall Hall - 1936
- 3. Pownall Road - 1936





PLOT 1 - CEDAR



Development Overview

We are proud to bring to market, four brand new, bespoke homes that are situated within the former walled garden of the Pownall Hall Estate.

The new homes are hidden away in possibly the most private and secure, residential development within Wilmslow, and particularly, Pownall Park.

The houses are accessed via a secluded private road, just off Gorsey Road. Access to the properties is through an automated security gate via a tree lined landscaped driveway which opens up to reveal the exclusive development that resides ahead.

The main driveway is carefully positioned to provide for planting and beautifully designed landscaping to enhance the external areas that adjoin the new houses. Each property sits behind its own entrance pillars complete with coping stones supplemented with secure ornate fencing and planting at its extremities thus providing a sense of privacy and true quality. Each property driveway

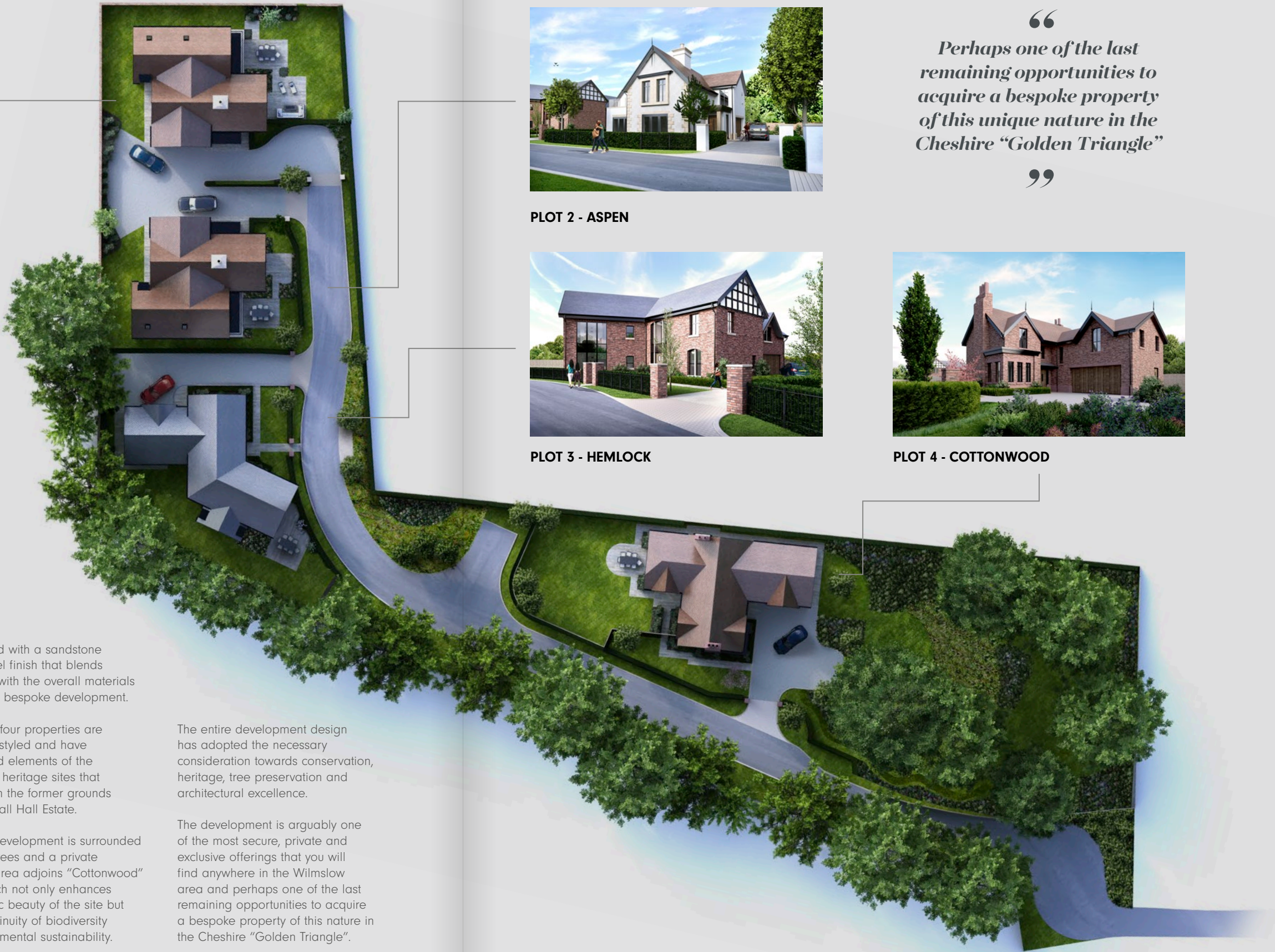
is completed with a sandstone colour gravel finish that blends seamlessly with the overall materials used for the bespoke development.

Each of the four properties are individually styled and have incorporated elements of the surrounding heritage sites that reside within the former grounds of the Pownall Hall Estate.

The entire development is surrounded by mature trees and a private woodland area adjoins "Cottonwood" (Plot 4) which not only enhances the aesthetic beauty of the site but also its continuity of biodiversity and environmental sustainability.

The entire development design has adopted the necessary consideration towards conservation, heritage, tree preservation and architectural excellence.

The development is arguably one of the most secure, private and exclusive offerings that you will find anywhere in the Wilmslow area and perhaps one of the last remaining opportunities to acquire a bespoke property of this nature in the Cheshire "Golden Triangle".



PLOT 2 - ASPEN



PLOT 3 - HEMLOCK



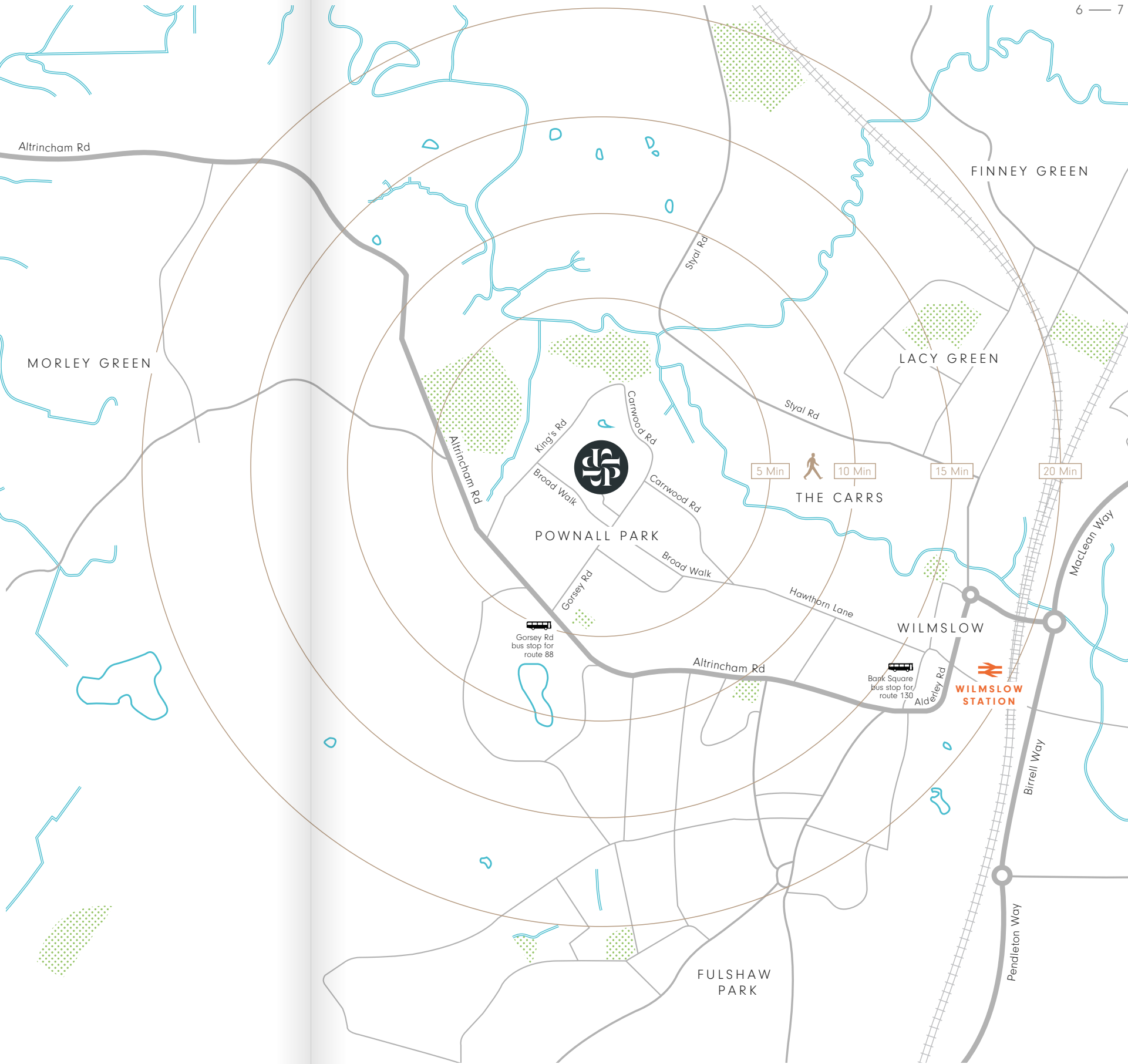
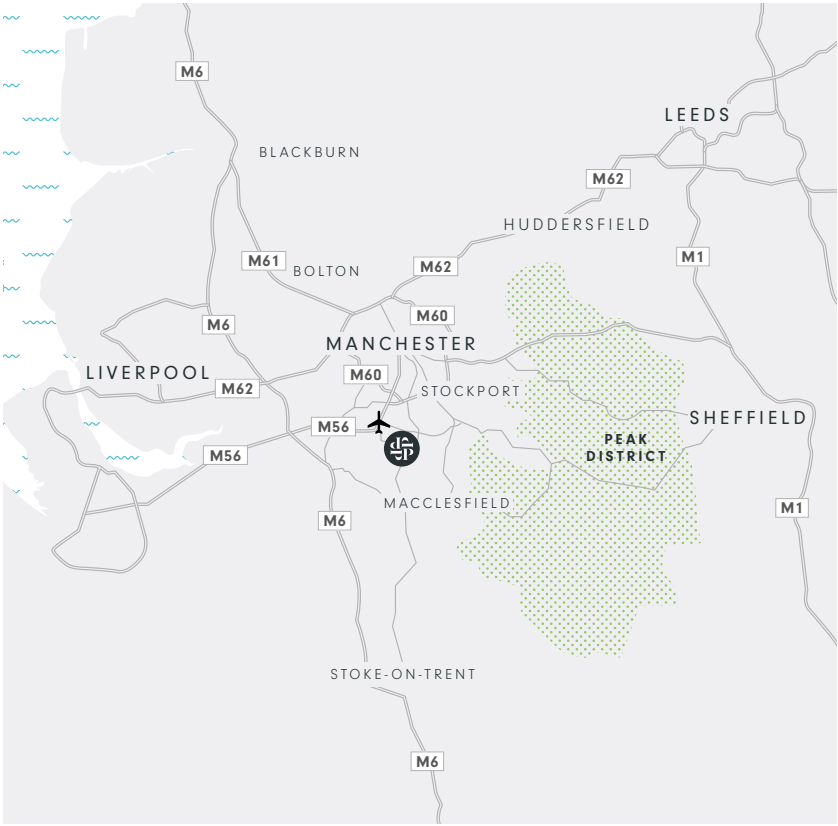
PLOT 4 - COTTONWOOD

“
Perhaps one of the last remaining opportunities to acquire a bespoke property of this unique nature in the Cheshire “Golden Triangle”
”

Location



“
One of the
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Wilmslow

One of the reasons that this part of Wilmslow is such a desirable place to live is its near-perfect location. The surroundings are leafy and green, but you are only a short walk from the town centre, which is accessible by a range of means.



Manchester Airport, Britain’s third largest airport, is a mere 12-minute drive away. Operating direct flights to over 250 destinations, Manchester Airport is an international hub for travel and business, transporting 23.5 million passengers per year to global destinations.



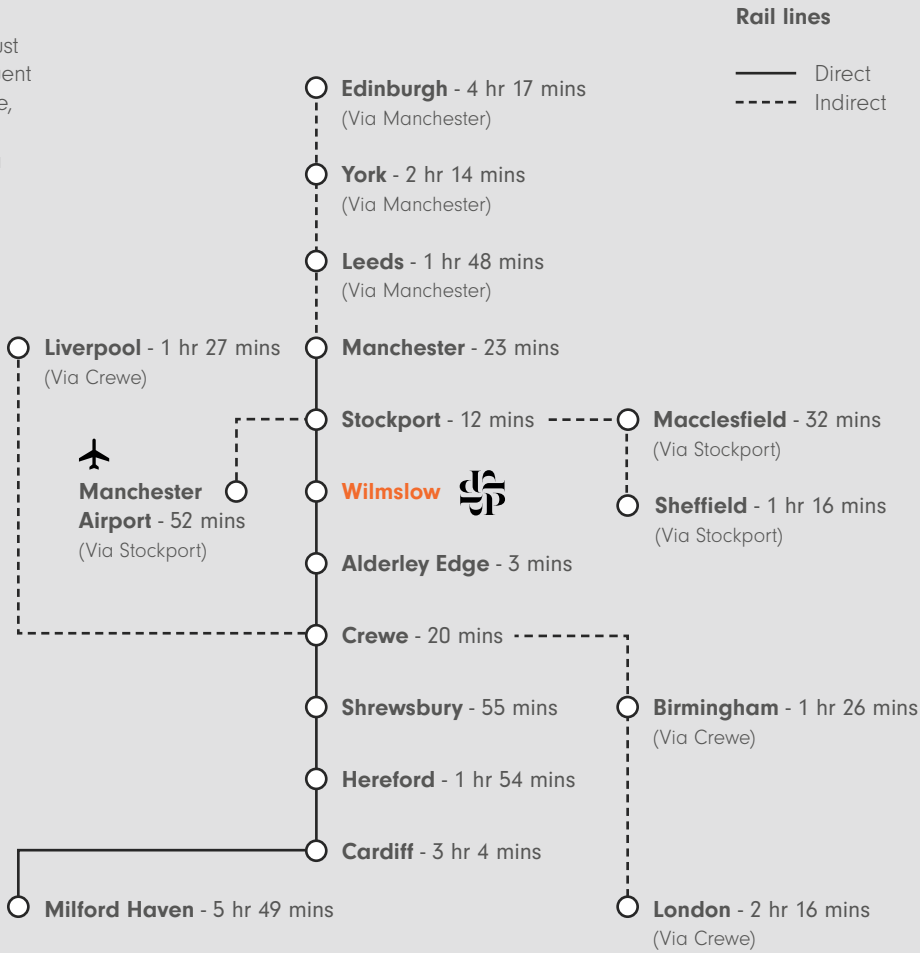
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Wilmslow railway station is situated just 1.5 miles away where there are frequent services to Manchester, Alderley Edge, Crewe, and Manchester Airport, plus a frequent service operated by Arriva Trains Wales to Milford Haven, via Shrewsbury and Cardiff. There is also a regular hourly high-speed service direct to London Euston.



20 mins walk
to the rail station
from Pownall Park.

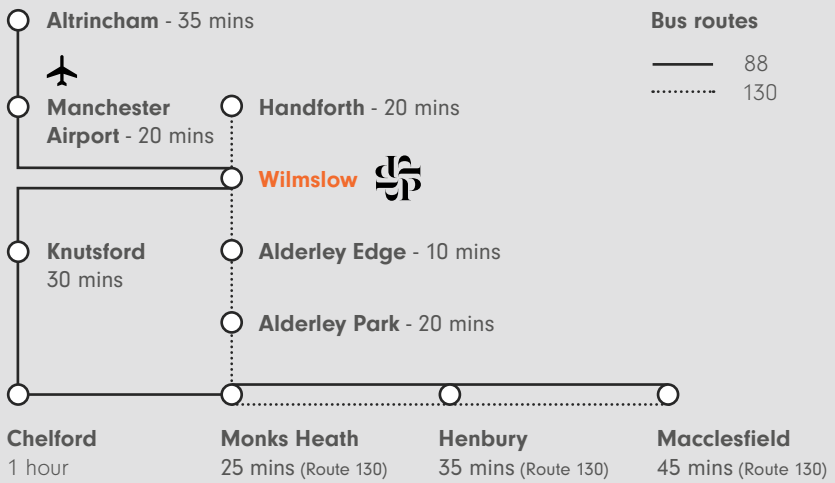


Regular bus services run through Wilmslow, linking it to Alderley Edge, Macclesfield, Knutsford, and Manchester. The main bus interchange, Bank Square, is just under 1 mile from the development.



3 mins walk
to Altringham Rd bus
stop for route 88.

16 mins walk
to Bank Square bus
stop for route 130.



Education

Perhaps one of the most attractive aspects of Pownall Park for families is the outstanding choice of schools nearby.

The area provides a superb range of public and private education options, catering for all age groups and giving parents plenty of choice, including several options within walking distance.

Whatever your child’s aspirations or abilities, there is a school to match their needs.

Pownall Hall School

www.pownallhallschool.co.uk
Carrwood Rd, Wilmslow, SK9 5DW
Tel: 01625 523141

Gorsey Bank Primary School

www.gorseybank.org.uk
Altrincham Rd, Wilmslow SK9 5NQ
Tel: 01625 468040

Wilmslow Preparatory School

www.wilmslowprep.co.uk
7 Grove Avenue, Wilmslow, SK9 5EG
Tel: 01625 524246

Wilmslow High School

www.wilmslowhigh.com
Holly Rd, Wilmslow, SK9 1LZ
Tel: 01625 526191

Alderley Edge School for Girls

www.aesg.co.uk
Wilmslow Rd, Alderley Edge, SK9 7QE
Tel: 01625 583028

The Ryleys Preparatory School

www.theryleys.com
Ryleys Lane, Alderley Edge, SK9 7UY
Tel: 01625 583241

Terra Nova School

www.tnschool.co.uk
Jodrell Bank, Holmes Chapel, CW4 8BT
Tel: 01477 571251

The King’s School

www.kingsmac.co.uk
Alderley Rd, Prestbury, SK10 4SP
Tel: 01625 260000

Stockport Grammar School

www.stockportgrammar.co.uk
Buxton Rd, Stockport, SK2 7AF
Tel: 0161 4569000

Cheadle Hulme School

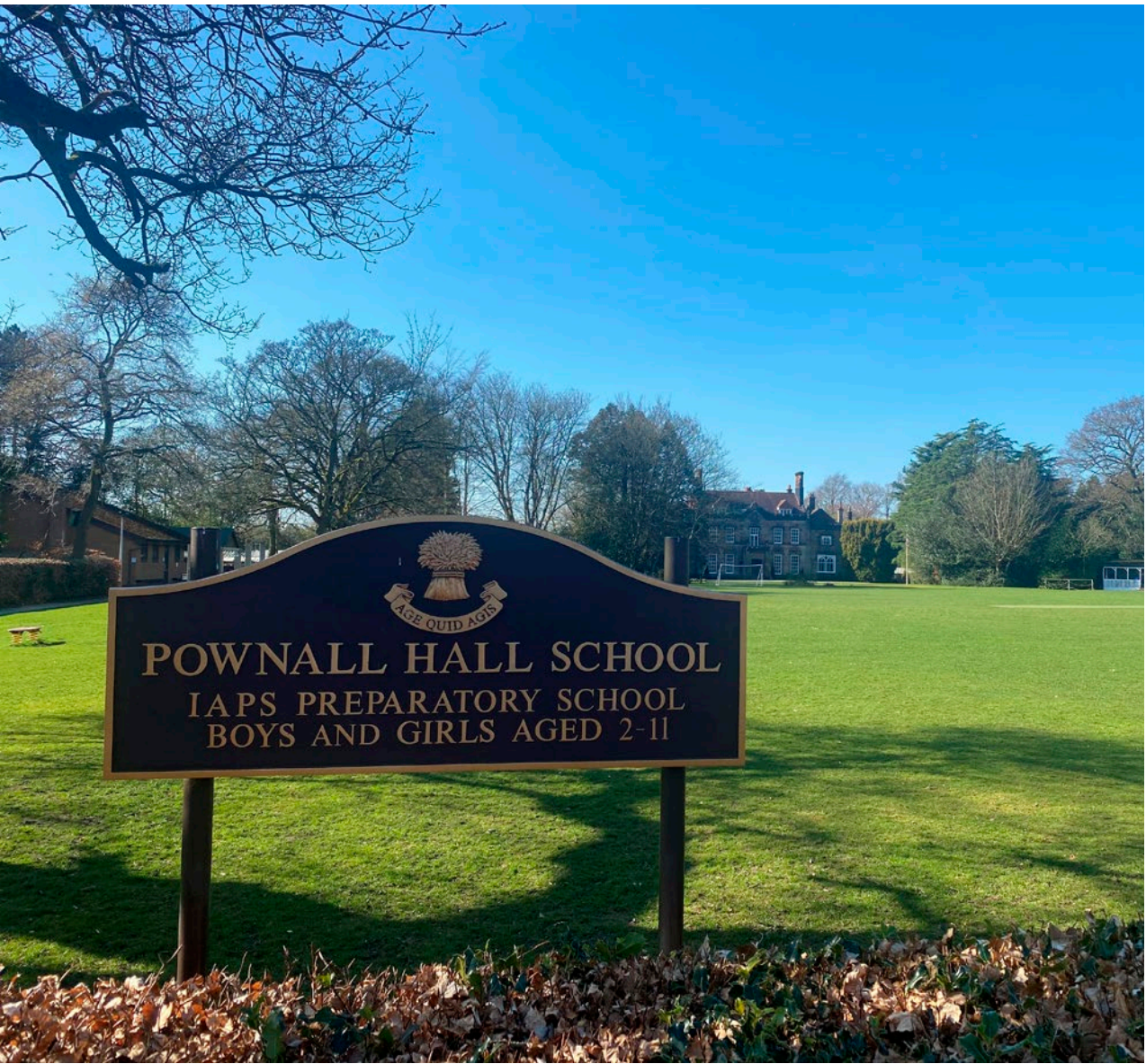
www.cheadlehulmeschool.co.uk
Claremont Rd, Cheadle Hulme, SK8 6EF
Tel: 0161 4883330

Manchester Grammar School

www.mgs.org
Old Hall Lane, Manchester, M13 0XT
Tel: 0161 2247201

Manchester High School for Girls

www.manchesterhigh.co.uk
Grangethorpe Rd, Manchester, M14 6HS
Tel: 0161 2240447



Lifestyle

Wilmslow is home to a number of picturesque parks, walks and green spaces.

The Carrs Park, which is within Pownall Park itself, where the River Bollin meanders through picturesque parkland with footpath links into Styal Country Park and the Dean Valley.

A short trip from Wilmslow you will find both Tatton Park and Dunham Massey estates, ideal for a leisurely stroll around its beautifully kept gardens, or perhaps a visit to the main houses themselves.



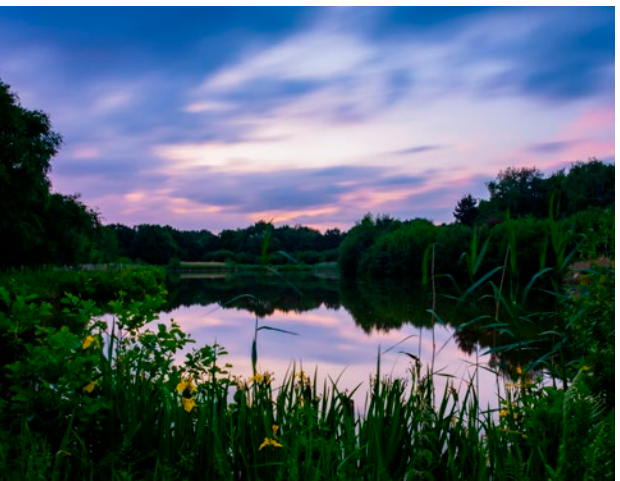
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Also situated within Pownall Park you will find Pownall Park Tennis Club, Wilmslow Rugby Club and Fitism gym. Locally there are a number of good gym options including Hale Country Club & Spa and David Lloyd Health Club only a short drive away at Cheadle Royal Retail Park.

Redesmere Sailing Club, just 8 miles away, is a family friendly orientated club providing a wide range of activities to suit all ages and all levels of skill, and for the horse lover, a range of livery services and riding schools nearby means you can work on your technique or take a relaxing hack in the Cheshire countryside.



Prestigious private golf clubs, Wilmslow, Prestbury, Mottram Hall, Mere and Ringway provide a variety of challenges even for the most accomplished golfer.



Food & Drink

The town of Wilmslow – only a short walk from Pownall Park – has a lot to offer.

The town is well-known as one of the main social spots in Cheshire – known as part of the ‘Golden Triangle’ alongside Prestbury and Alderley Edge, with a number of fashionable bars and restaurants to choose from.

There are several cafe’s and coffees shops for daytime socialising too, while the town is home to a range of independent retailers alongside national chains such as Waitrose, Sainsbury’s and Tesco – an ideal mix providing everything you may need

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The town is also surrounded by rural Cheshire countryside villages, home to a number of fantastic country pubs, ideal for a traditional Sunday roast or a well-earned drink after a walk.



Cedar

Cedar is a beautifully designed spacious 5-bedroom property.

Externally the property consists of a mixture of quality materials such as stone, render and bespoke glazing systems. The landscape has been designed by award winning Landscape Architects to compliment the inside/outside living of the Cedar property. There is a double Garage and sufficient external space for guest parking.



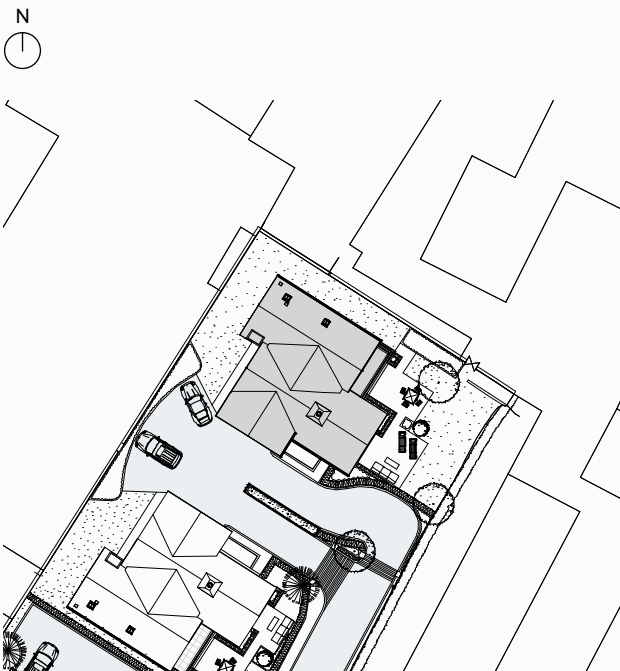




Cedar
5 Bedrooms

G
Ground Floor

On the ground floor the property consists of a linear entrance hall and stairs leading to the main living area consisting of a wonderful open plan Kitchen, Dining and Informal Lounge space which provides access to the beautifully landscape garden areas. In addition to this space, the ground floor also includes a separate Utility Room, Cloak Room, WC and Formal Lounge that also provides access to the outside spaces.



1
First Floor

On the upper floor there is an 'L' shaped corridor that services 5 bedrooms, a Family Bathroom and a Laundry Room. The Master Suite encompasses his and hers walk in closet areas and a beautifully finished En-suite Bathroom. The Guest Bedrooms 2 & 3 also have beautifully finished En-suite Bathrooms and Bedrooms 4 & 5 Enjoy a spacious Family Bathroom boasting a separate bath and shower area within.



All internal materials have been carefully chosen for absolute quality and have been carefully designed by award winning Interior Designers.

Aspen

Aspen is a beautifully designed spacious 5-bedroom property.

Externally the property consists of a mixture of quality materials such as stone, render and bespoke glazing systems. The landscape has been designed by award winning Landscape Architects to compliment the inside/outside living of the Aspen property. There is a double Garage and sufficient external space for guest parking.



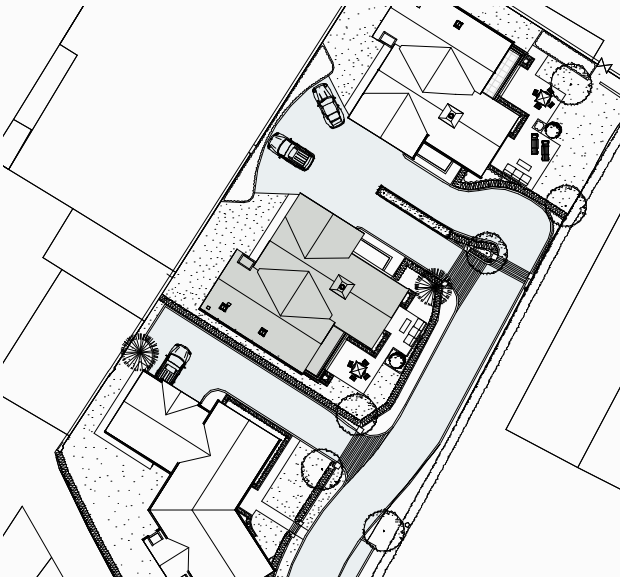




Aspen
5 Bedrooms

G
Ground Floor

On the ground floor the property consists of a linear entrance hall and stairs leading to the main living area consisting of a wonderful open plan Kitchen, Dining and Informal Lounge space which provides access to the beautifully landscape garden areas. In addition to this space, the ground floor also includes a separate Utility Room, Cloak Room, WC and Formal Lounge that also provides access to the outside spaces.



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Hemlock

Hemlock is a beautifully designed spacious 5-bedroom property.

Externally the property consists of a mixture of quality materials such as 'Olde' Cheshire brick, timber and bespoke glazing systems. The landscape has been designed by award winning Landscape Architects to compliment the inside/outside living of the Hemlock property. There is a double Garage and sufficient external space for guest parking.



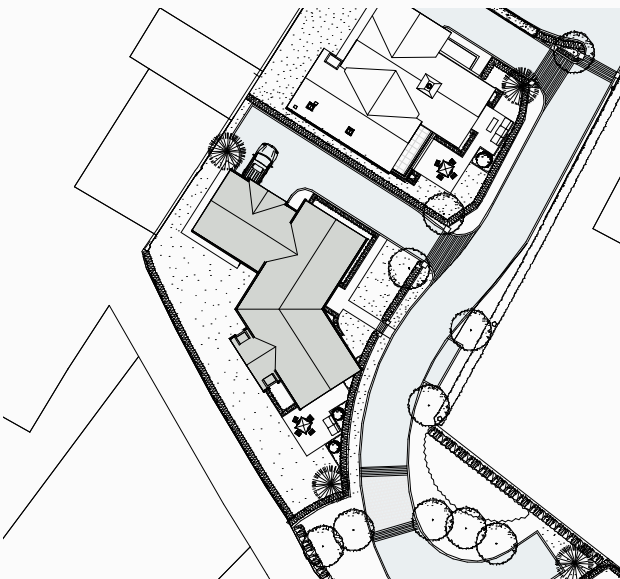
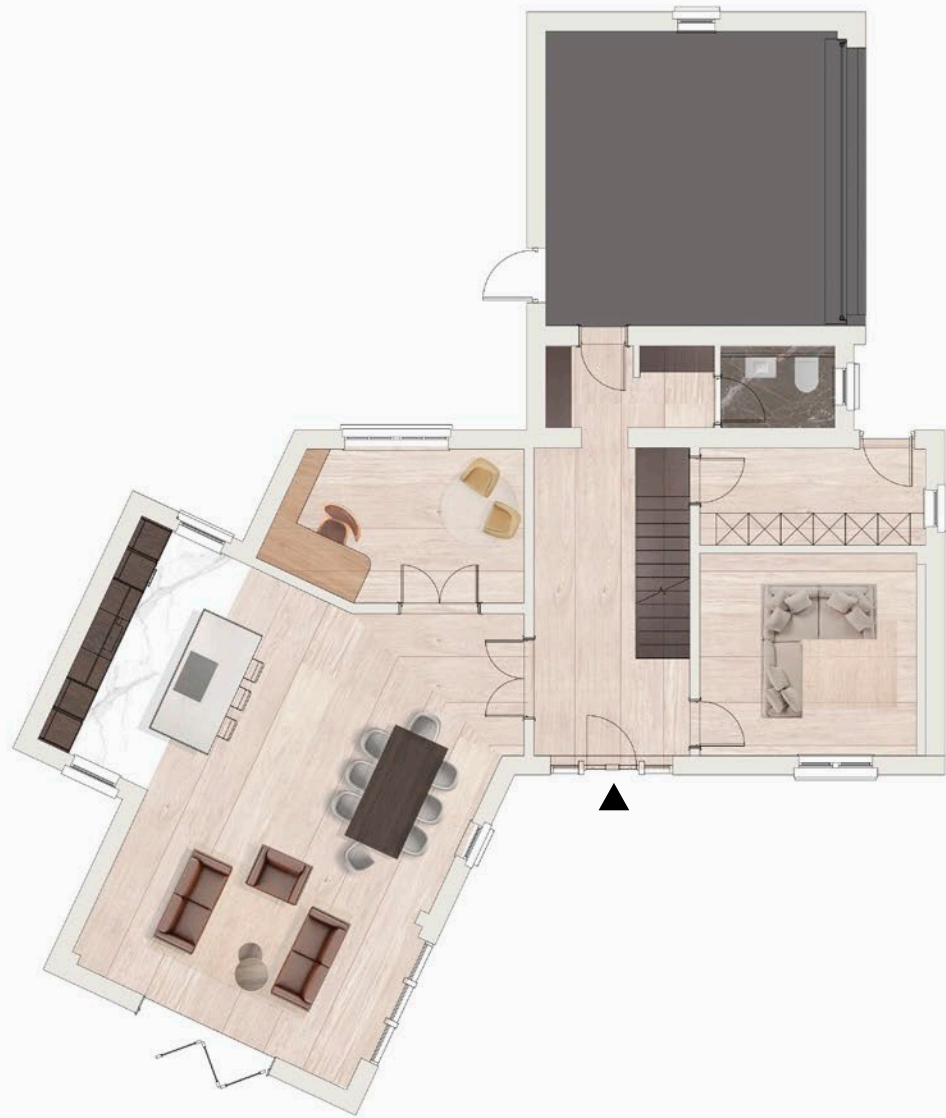






Hemlock
5 Bedrooms

G
Ground Floor



On the ground floor the property consists of a linear entrance hall and stairs leading to the main living area consisting of a wonderfully large open plan Kitchen, Dining and Informal Lounge space which provides access to the beautifully landscape garden areas. In addition to this space, the ground floor also includes a separate Utility Room, Cloak Room, WC, Office/Media/Playroom and separate Formal Lounge that also provides access to the outside spaces.

All internal materials have been carefully chosen for absolute quality and have been carefully designed by award winning Interior Designers.

1
First Floor



On the upper floor there is a spacious corridor that services 5 bedrooms, a Family Bathroom and a Laundry space. The Master Suite encompasses a walk-in closet area and a beautifully finished En-suite Bathroom. The Guest Bedrooms 2 & 3 also have beautifully finished En-suite Bathrooms and Bedrooms 4 & 5 Enjoy a spacious Family Bathroom boasting a separate bath and shower area within.

Cottonwood

Cottonwood is a beautifully designed spacious 5-bedroom property.

Externally the property consists of a mixture of quality materials such as 'Olde' Cheshire brick, timber and bespoke glazing systems. The landscape has been designed by award winning Landscape Architects to compliment the inside/ outside living of the Hemlock property. The property includes a double garage and sufficient external space for guest parking. The Cottonwood property also adjoins a large private woodland area that has been beautifully preserved containing a mixture of mature trees, plants and native flowers.





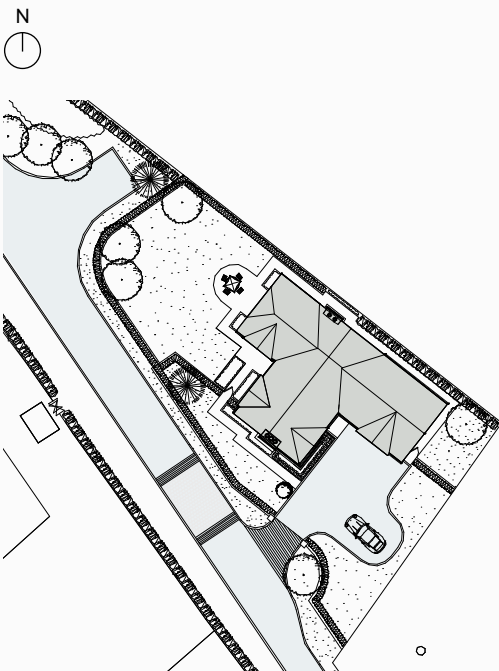




Cottonwood
5 Bedrooms

G
Ground Floor

On the ground floor the property consists of a 2 storey Foyer, which services the Hall and Stairs, Formal Lounge, Study/Media/Playroom and the main living area consisting of a wonderfully large open plan Kitchen, Dining and Informal Lounge space which provides access to the beautifully landscape garden areas. In addition to this space, the ground floor also includes a separate Utility Room, Cloak Room and WC.



All internal materials have been carefully chosen for absolute quality which have been carefully designed by award winning Interior Designers.

Cottonwood is a must-see experience.

1
First Floor

On the upper floor there is a spacious Landing and corridor that services 5 bedrooms, a Family Bathroom and a Laundry Room. The Master Suite encompasses a large walk-in closet area and a beautifully finished En-suite Bathroom. The Guest Bedrooms 2 also has a beautifully finished En-suite Bathroom and Bedrooms 3, 4 & 5 Enjoy a spacious Family Bathroom boasting a separate bath and shower area within.



Specification

Our award-winning team is vastly experienced in ensuring that our property design meets all aspects of modern living.

At Pownall Park we have gone to great lengths to encapsulate the very nature of the historic relevance of Pownall Park in the materials that have been chosen for the external facades of each property. The Landscape Architecture has been designed to complement the existing mature surroundings and the new planting has been meticulously considered to reflect the natural setting of Pownall Park.



Internally, each plot has been individually designed using materials chosen from around the world. Materials such as timber, stone, tiling and colour palate have been carefully considered by our Interior Designers. The bathroom furniture is high quality Duravit with Hans Grohe brassware and the Kitchens and Utility units are by Siematic, complimented by Siemens Appliances. Every minute detail has been considered to provide a lifestyle living experience that a development such as Pownall Park must incorporate

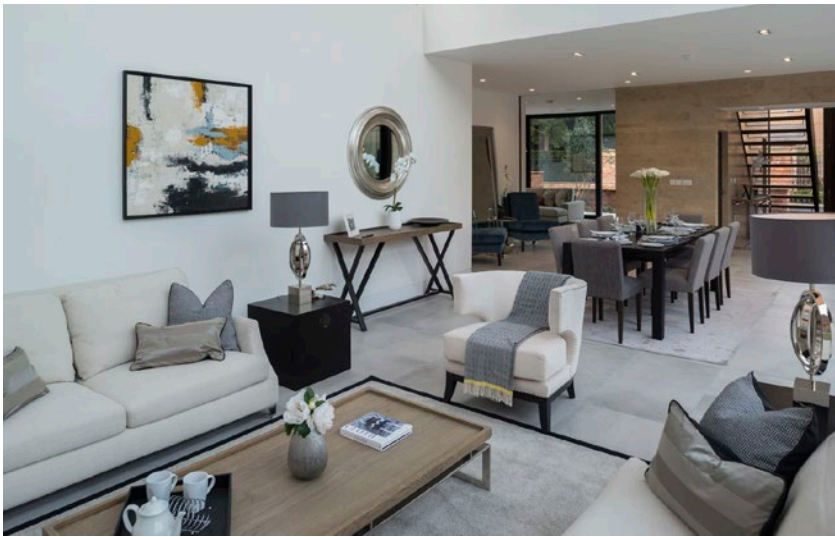
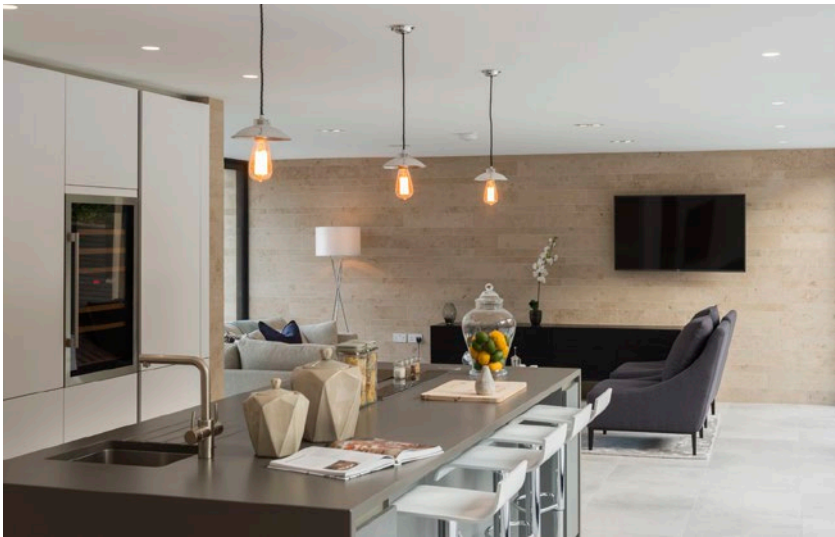
Images are indicative to assist as a guide towards the overall quality of the Development. The images and computer generated images may not be exact representations of the products installed in each property.



Hugh Developments

Hugh Developments specialise solely in high end luxury housing.

To date the Company and its Management has produced some of the finest bespoke houses ranging from 3,000 square feet to 25,000 square feet within the North West. The Pownall Park development is a continuation of this quality offering and extensive knowledge base.



The company has engaged with its award-winning design team to ensure every necessary detail is captured in the bespoke design of Pownall Park, including the architecture, interior design, landscape architecture and much more. This development is a unique development that Hugh Developments are not only pleased to bring to the market but are also very proud to be associated with.

Pownall Park

Get in touch

**Our dedicated sales team
are waiting your call.
All enquires will be dealt
with in strictest confidence.**

**We look forward to
receiving your call.**

Contact a member of our
dedicated Sales Team now on:

T: 0345 646 1441
E: sales@hughdevelopments.co.uk

Disclaimer

The particulars herein should be treated as general guidance only
and are not to be used as a contract or warranty of any sort.

