



LoWood
WILMSLOW

WELCOME TO LOWOOD



Nestling in a private enclave off Moor Lane in Wilmslow and surrounded by green belt, is an exclusive development of fourteen detached homes. Each has been designed to offer unparalleled standards of luxury living and allows its occupants to enjoy the privacy, peace and tranquillity of the countryside whilst remaining within easy reach of modern amenities and transport connections.



COMMUNITY

The homes are crafted in four small clusters, each cluster centred around a shared landscaped courtyard and divided by open grassland. As well as creating a sense of community within the site, this promotes natural surveillance and a sense of security.



DESIGN

Four different styles of home are offered providing a choice of 4 or 5 bedrooms. The homes are part white render and part charred larch timber, connecting them to the attractive woodland setting whilst preserving their contemporary aesthetics.



LONGEVITY

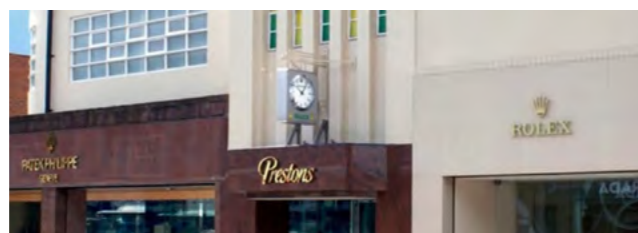
The homes at Lowood have been created to stand the test of time offering proven renewable energy devices, future-proof technology systems and versatile living spaces that accommodate growing families and multi-generational living.



UNRIVALLED LOCATION

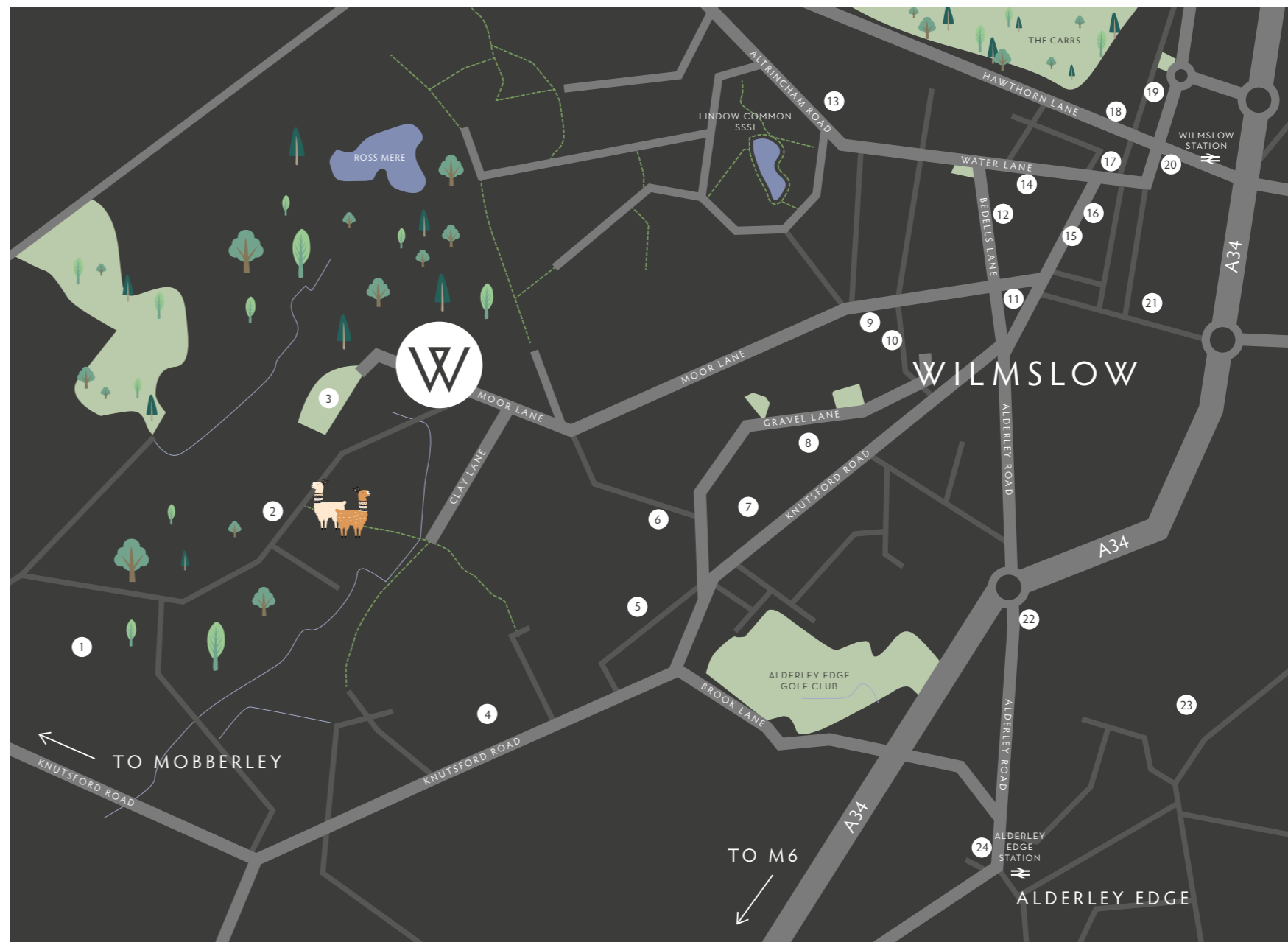
Lowood enjoys a peaceful location between Wilmslow, the largest and liveliest corner of Cheshire's famed 'Golden Triangle', and Mobberley, a small village surrounded by acres of attractive green belt.

This unrivalled location – puts the best of both worlds right on Lowood's doorstep. In one direction you can enjoy picturesque countryside perfect for cycling, running or long walks with a stop-off at a welcoming country pub. In the other direction, you'll find a thriving modern town with a wide choice of shops, eateries, leisure attractions and essential amenities.



Wilmslow is a highly desirable location for living. The area boasts excellent nurseries and schools, a busy community events calendar and a wealth of sports and leisure clubs appealing to all ages and interests.

There is a library, leisure centre, independent cinema and a choice of banks, building societies, post offices, dentists and doctors, including a private hospital.



- 1 Clay Lane Fishery
- 2 The Plough & Flail
- 3 Lindow Court Park
- 4 Chorley Village Hall
- 5 Lindow Cricket Club
- 6 Lindow Lawn Tennis Club
- 7 Croftside Tennis Club
- 8 Ashdene Primary
- 9 The Farmers Arms
- 10 St Anne's Fulshaw Primary
- 11 Wilmslow Medical Centre
- 12 The Old Garages
- 13 Gorsey Bank Primary
- 14 Aston Martin
- 15 Sainsbury's
- 16 Hoopers
- 17 Cibo
- 18 Buzzy Bee Bakery
- 19 Waitrose
- 20 Wilmslow Leisure Centre
- 21 Wilmslow High
- 22 The Merlin
- 23 Heyes Lane Tennis Club
- 24 Luciano's



BY FOOT

Wilmslow Town Centre	1.4 miles	28 mins
The Plough & Flail	0.7 miles	13 mins
Wilmslow Station	1.8 miles	35 mins
The Carrs	2.2 miles	44 mins
Styal Woods	2.9 miles	58 mins
Alderley Edge	2.1 miles	41 mins
Quarry Bank Mill	2.9 miles	58 mins
Wilmslow Golf Club	1.6 miles	31 mins
The Frozen Mop	2.4 miles	47 mins
The Church Inn	2.9 miles	57 mins



BY CAR

Wilmslow Town Centre	1.4 miles	5 mins
Knutsford	6.9 miles	18 mins
Alderley Edge	2.1 miles	6 mins
Altrincham	8 miles	23 mins
M6	13 miles	28 mins
M56	5 miles	11 mins
M60	7.8 miles	20 mins
Stockport	14 miles	27 mins
Hale	7.7 miles	19 mins
Manchester City Centre	16 miles	37 mins



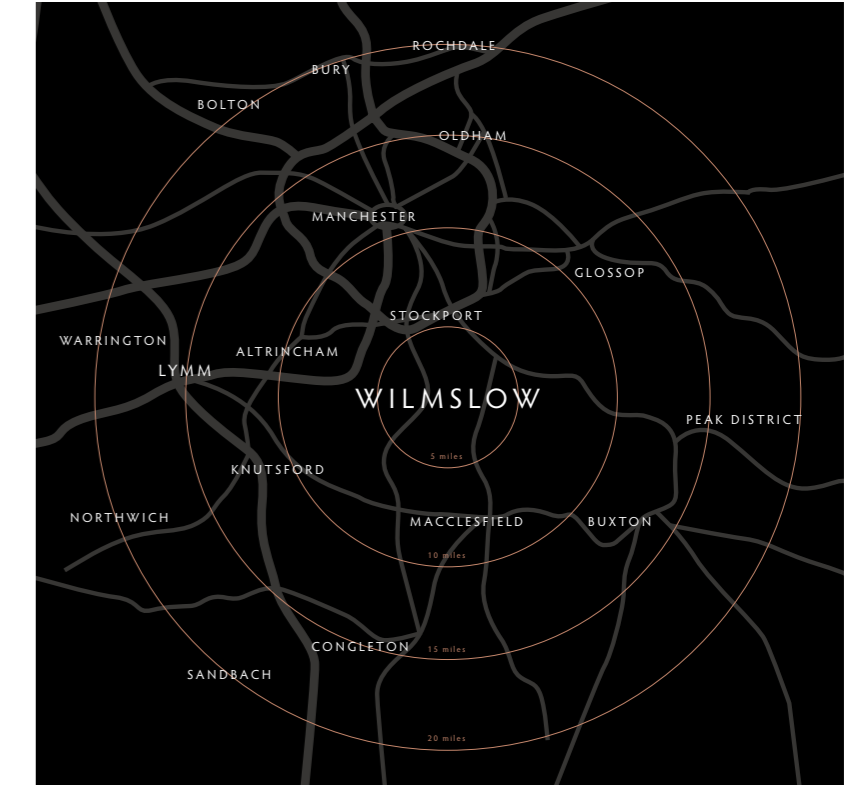
BY TRAIN

Stockport	8.4 miles	10 mins
Manchester Airport	3.5 miles	12 mins
Manchester City Centre	13.4 miles	24 mins
Alderley Edge	2.5 miles	4 mins
Macclesfield	8.6 miles	32 mins
Crewe	23 miles	20 mins
Leeds	61 miles	1hr 40
Liverpool	39 miles	1hr 2
London Euston	186 miles	1hr 47
Edinburgh	228 miles	4hr



The A34 by-pass and M56 motorway offer fast access to neighbouring towns and cities, including Stockport and Manchester and to nearby retail centres such as Handforth Dean, Stanley Green, Cheadle Royal and the Trafford Centre.

Wilmslow benefits from a main rail station with regular direct services to major cities and destinations, including Manchester and Manchester Airport, Crewe, Birmingham, Cardiff and London Euston, amongst many others.





Homes at Lowood will be constructed by Domis Construction. Their proven track record of excellence means they consistently deliver to the highest standard.

DOMIS



THE WOODLAND

Plots 6, 8, 10
 3409 sq ft
 4 Bedrooms
 4 Baths + WC
 Detached

THE FERN

Plots 3, 9
 3399 sq ft
 4 Bedrooms
 4 Baths + WC
 Detached

THE WILLOW

Plots 1, 4, 11, 14
 3582 sq ft
 5 Bedrooms
 4 Baths + WC
 Detached

THE MAPLE

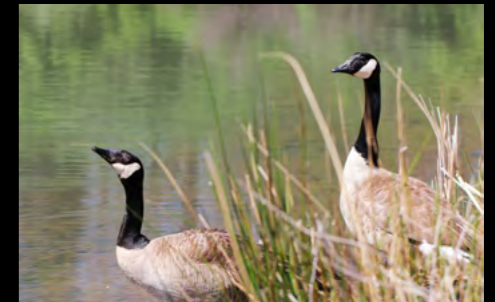
Plots 2, 5, 7, 12, 13
 3411 sq ft
 4 Bedrooms
 4 Baths + WC
 Detached

CLOSE TO NATURE

Lowood benefits from a wonderful position adjacent to Lindow Moss, one of the largest wetland landscapes in Cheshire. This 60-acre area of natural beauty is currently undergoing extensive restoration to encourage the continued growth of nationally scarce peatland habitats.

The area provides a peaceful and protected natural haven for wildlife and a pleasant place for local residents to walk and connect with nature.

Over time, the restored peat-forming vegetation will start to absorb carbon from the atmosphere, offering an even better quality of life for those in the immediate area.

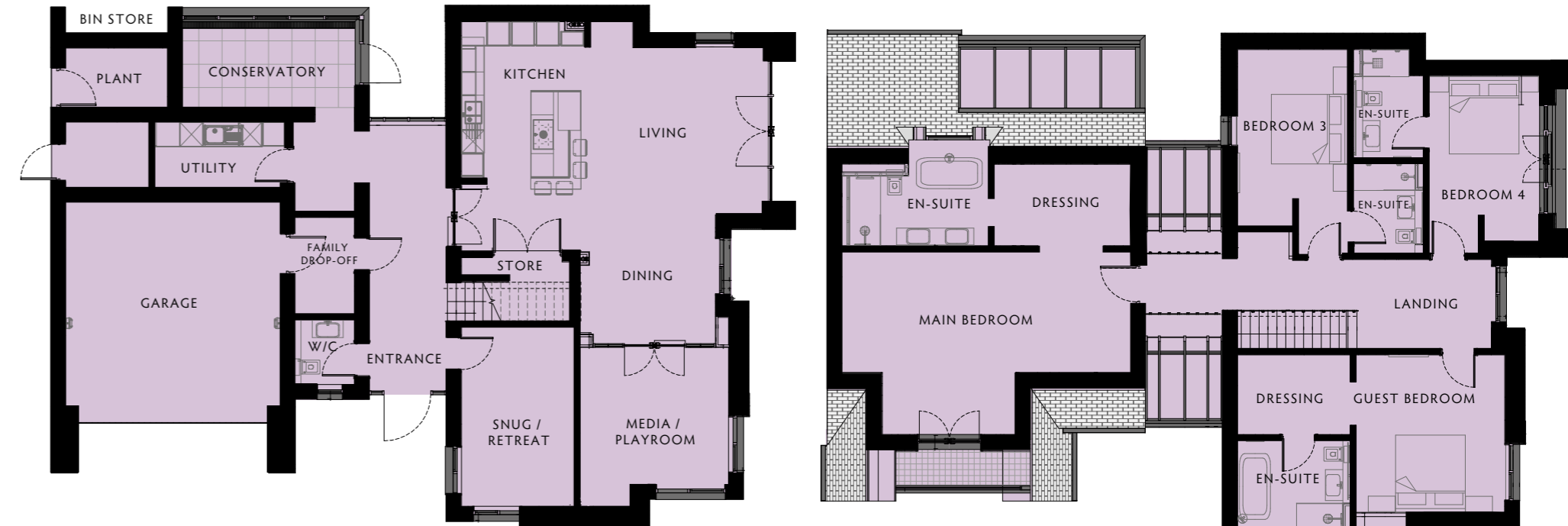
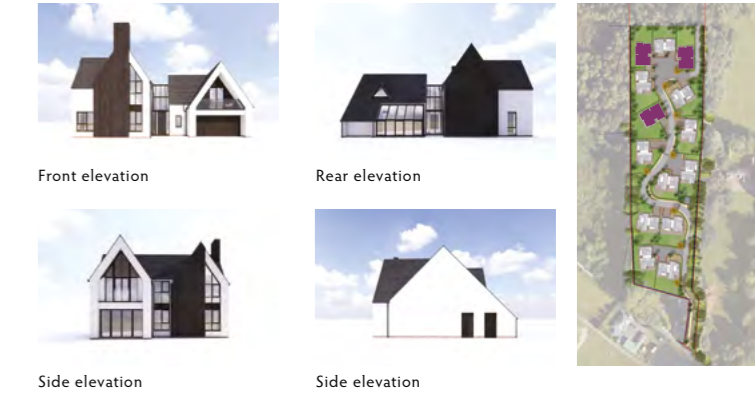




THE WOODLAND - Plots 6, 8, 10

This four-bedroom detached home provides over 3409 sq ft of living accommodation including a grand entrance hall with glazed roof. On the right side of the hall is a large open plan kitchen, living and dining room with vast glazed full height windows and doors that open onto the garden. From this space, a set of double doors lead into a media room/playroom and there is a large store room. A versatile snug/retreat off the hall could also be used as a home office. On the left side of the hall is a secondary kitchen, conservatory and ground floor WC. A plant room and store room are accessible externally. A large integrated double garage includes internal access enabling a family to arrive at/depart from the home without having to brave the elements.

On the first floor is an extensive main bedroom with dressing room and En suite bathroom. There is also a guest suite also with dressing room and En suite bathroom, and the two further double bedrooms are both En suite.



GROUND	M	FT
Living/dining	4.5 x 7.0	14.7 x 22.9
Kitchen	3.2 x 4.1	10.4 x 13.4
Media	3.8 x 4.1	12.4 x 13.4
Snug	4.7 x 2.3	15.4 x 7.5
Garage	5.6 x 5.4	18.3 x 17.7
Utility	1.8 x 3.0	5.9 x 9.8
Conservatory	4.5 x 2.3	14.7 x 7.5
WC	1.6 x 1.7	5.2 x 5.5

FIRST	M	FT
Main bed	7.5 x 4.8	24.6 x 15.7
En suite	3.8 x 2.7	12.4 x 8.8
Bed 2	4.1 x 3.9	13.4 x 12.7
En suite	3.0 x 3.2	9.8 x 10.4
Bed 3	4.7 x 3.0	15.4 x 9.8
En suite	2.4 x 1.9	7.8 x 6.2
Bed 4	4.7 x 3.0	15.4 x 9.8
En suite	2.9 x 1.9	9.5 x 6.2

THE FERN - PLOTS 3, 9

This four-bedroom detached home is similar to the The Woodland but offers 3399 sq ft of accommodation and a handed or reversed layout, with the main family accommodation lying to the left of the hall as you enter. There is a vast open plan kitchen, dining room and living room with glazed full height windows and doors to the garden, and double doors to a media room/playroom. There is a secondary kitchen, conservatory and ground floor WC, plus a plant room and store room with external access. An integrated garage is connected to the interior accommodation via a cloakroom/boot room. On the first floor is a vast main bedroom with dressing room and En suite bathroom. There are three further bedrooms with En suites, two of which also have dressing rooms.



GROUND	M	FT
Living/kitchen	8.1 x 6.0	26.5 x 19.6
Snug	4.4 x 3.0	14.4 x 9.8
Media	4.1 x 4.3	13.4 x 14.1
Conservatory	4.8 x 2.3	15.7 x 7.5
Garage	5.6 x 5.4	18.3 x 17.7
WC	1.7 x 1.6	5.5 x 5.2
Utility	1.8 x 3.0	5.9 x 9.8

FIRST	M	FT
Main bed	7.5 x 4.7	24.6 x 15.4
En suite	3.8 x 2.8	12.4 x 9.1
Bed 2	3.8 x 4.1	12.4 x 13.4
En suite	3.0 x 2.5	9.8 x 8.2
Bed 3	2.7 x 5.3	8.8 x 17.3
En suite	2.4 x 1.8	7.8 x 5.9
Bed 4	4.7 x 3.5	15.4 x 11.4
En suite	2.9 x 1.8	9.5 x 5.9



All dimensions are approximate

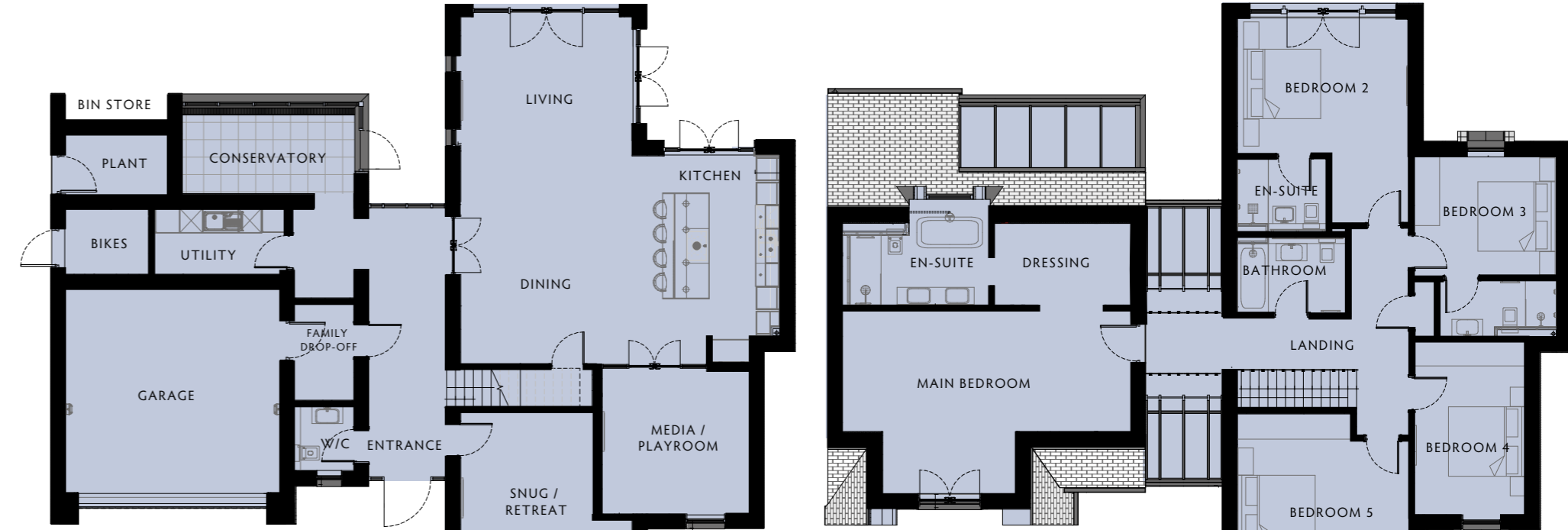




THE WILLOW - Plots 1, 4, 11, 14

The Willow is a five-bedroom detached home providing 3582 sq ft of accommodation. Off a main central hall way lies a large open plan kitchen, dining and living room with access to the garden through three sets of glazed double doors. Leading from this central space is a media room/playroom. Off the hall is a snug or home office, a ground floor WC and a secondary kitchen and conservatory. An integrated double garage includes private family access to and from the home via a cloakroom/boot room. Outside, there is an integrated plant room and store.

Upstairs offers a large main bedroom with glazed French doors onto a glazed Juliet balcony, a dressing room and En suite bathroom. There are two further double En suite bedrooms, one also with French glazed doors and Juliet balcony and two double bedrooms, each served by a main family bathroom.



GROUND	M	FT
Kitchen	4.7 x 3.5	15.4 x 11.4
Living/dining	9.2 x 4.4	30.1 x 14.4
Media	3.9 x 3.7	12.7 x 12.1
Snug	4.2 x 3.6	13.7 x 11.8
Conservatory	4.5 x 2.0	14.7 x 6.5
Garage	5.6 x 5.4	18.3 x 17.7
Utility	3.4 x 1.7	11.1 x 5.5
WC	1.7 x 1.6	5.5 x 5.2

FIRST	M	FT
Main bed	7.5 x 3.2	24.6 x 10.4
En suite	3.8 x 1.8	12.4 x 5.9
Bed 2	3.8 x 3.4	12.4 x 11.1
En suite 2	8.0 x 1.8	26.2 x 5.9
Bed 3	3.1 x 3.7	10.1 x 12.1
En suite 3	1.5 x 3.0	4.9 x 9.8
Bed 4	4.2 x 2.9	13.7 x 9.5
Bed 5	4.4 x 4.2	14.4 x 13.7
Main bathroom	2.2 x 2.9	7.2 x 9.5



All dimensions are approximate

THE MAPLE - Plots 2, 5, 7, 12, 13

The Maple is a four-bedroom detached home with 3411 sq ft of modern living accommodation. Off a central glazed entrance hall lies an open plan kitchen, living and dining room which opens onto a media room/playroom through double doors. There is also a useful store room off the kitchen area. Glazed double doors link this main living space to the garden. A snug off the hall could alternatively be used as a home office, and there is also a ground floor WC, secondary kitchen and conservatory. An integrated double garage is accessed via a cloakroom/boot room. A store and plant room are accessed externally make it easy for servicing.

On the first floor is a large main bedroom with a dressing room and En suite bathroom. There are three further en suite double bedrooms, one boasting a dressing room and another with glazed French doors onto a private terrace.



GROUND	M	FT
Kitchen	3.2 x 5.7	10.4 x 18.7
Living/dining	3.3 x 7.0	10.8 x 22.9
Media	3.9 x 4.0	12.7 x 13.1
Snug	4.7 x 3.0	15.4 x 9.8
Conservatory	4.5 x 2.3	14.7 x 7.5
Utility	1.7 x 3.0	5.5 x 9.8
WC	1.7 x 1.6	5.5 x 5.2
Garage	5.6 x 5.4	18.3 x 17.7

FIRST	M	FT
Main bed	7.5 x 3.2	24.6 x 10.4
En suite	2.7 x 3.8	8.8 x 12.4
Bed 2	3.8 x 4.1	12.4 x 13.4
En suite 2	3.0 x 3.0	9.8 x 9.8
Bed 3	4.6 x 3.3	15.0 x 10.8
En suite 3	2.8 x 1.8	9.1 x 5.9
Bed 4	4.7 x 3.3	15.4 x 10.8
En suite 4	2.8 x 1.8	9.1 x 5.9





SPECIFICATION

KITCHENS

The kitchens and utility rooms in each of the homes have been designed by Stuart Frazer with the main kitchen furniture from Siematic's "Pure" handleless collection. Integrated into the kitchen scheme are a range of high quality appliances including oven, combination micro & oven, warming drawer, full height fridge and freezer, integrated dishwasher and Bora vented induction hob.

Kitchens feature multomatic tracking to the rear of useable doors, on which a whole host of interior accessories can be fitted. Work surfaces are topped with one of the highest quality quartz tops available.

The utility room has also been designed by Stuart Frazer and features matt laminate doors, HPL laminate worktops, 1810k sink and tap and space for a washer and dryer.

Floors are finished in porcelain tiles with underfloor heating.

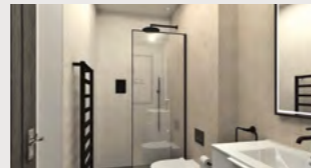
Subject to the stage of build at the time of purchase, customers may be offered the opportunity to personalise their new home by selecting their kitchen style, visiting Stuart Frazer's showroom to make their own colour choices, and to upgrade or alter plan and specification where required.

Siematic

BATHROOMS & EN SUITES

Bathrooms and En suites are by Italian inspired designers Tissino, featuring a range of premium matt black finishes to create an overall contemporary yet timeless look and feel. These high specification bathrooms feature walk-in shower enclosures, stone-resin freestanding baths and countertop solid surface basins.

Floors are finished in porcelain tiles with underfloor heating.



HEATING

Heating and hot water is provided by an Air Source Heat Pump. Using air as a renewable energy source together with a more environmentally friendly R32 refrigerant, air-to water heat pumps provide large energy savings with a low environmental impact.

Homes also benefit from a Vent Axia Mechanical Ventilation Heat Recovery unit - a whole dwelling ventilation system that supplies and extracts air continuously at a lower rate allowing your home to be boosted as required

SAFETY AND SECURITY

There is a security alarm to each of the properties. Data points to the lounge / bedrooms will be wired in Cat6.

GARAGE DOOR

Garage doors are electric up and over, flush finished and clad in charred larch, so they seamlessly blend into the front elevation.

EV CHARGER

All homes benefit from an electric vehicle charge point from Wallpod:EV Homesmart - designed to provide an easy charging experience using smartphone technology, whilst also having the ability to monitor their consumption data.

INTERNAL DÉCOR

The interior of each home has been professionally designed in a neutral colour palette that complements the natural setting of the homes.

Porcelain tiling has been incorporated into the whole of the ground floor and is warmed by underfloor heating.

WINDOWS & DOORS

Windows and doors from Reynaers Aluminium are engineered to offer uncompromising performance and low maintenance, and are styled to optimise natural light. Both windows and doors are 'Secure by Design' accredited and are fully compliant to current PAS24 and Part L legislation.

Frames are powder coated to ensure a robust and long-lasting finish, which is complimented by the efficiencies of the double glazing.

EXTERNAL

Each of the homes sits within a meticulously planned landscaping scheme that connects the properties to their woodland environment with private access to a 60 acre wetland reserve. Charred larch along with white render has been chosen to complement the surrounding woodland.

The planting at Lowood will provide lush texture throughout the summer with beautiful autumnal/winter colour and structure. Along the central spine of the site will run large swathes of ornamental grasses.

The planting will reference the natural qualities of the surrounding woodland context, and the character of Lindow Moss. Feature trees run throughout the site and at the front of each dwelling, proving a striking colour which will contrast against the architectural facade.

Hard landscaping will consist of gravel cellular driveways and porcelain paving surrounding each individual plot, a rumble strip will separate each driveway from the tarchip buff courtyards and road. The entrance to the development will also be a buff tarchip surface with York stone settings.

WARRANTY

All homes at Lowood are protected by a ten year Homeowner Warranty from International Construction Warranties (ICW).





Previously completed house in Hale



ABOUT BOWDON HOMES

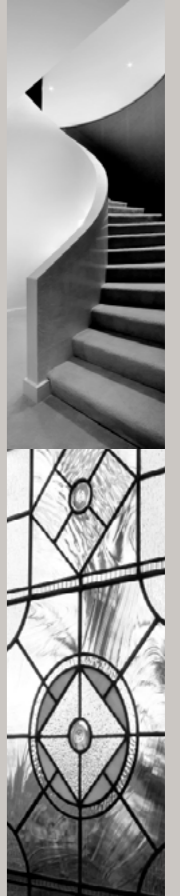


BOWDON HOMES crafts exceptional bespoke homes in highly desirable locations across Cheshire and the north west.

Every project is unique; imaginatively crafted to enhance the natural location and to offer the most discerning purchasers pioneering residential design, the highest quality materials and ground-breaking technologies.

Bowdon Homes maintains long standing relationships with time-served tradesmen, architects and interior designers and boasts a hand-picked team, chosen for their commitment to delivering a first-class service that goes beyond what's expected. Together, they ensure every Bowdon home delivers its owners the very highest standards of 21st century luxury living.

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