



THE BEECHES

— MALPAS CHESHIRE —

OVERTON

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



Located on the edge of the medieval village of Malpas, Overton is a new luxury family home, 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 views of the picturesque Cheshire countryside this exclusive home offers true living without compromise.

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.

Overton 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, Overton offers country living with city access.





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Quality, style and exclusivity
perfectly blended with
traditional sophistication.



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This five bedroom home incorporates many stunning features and offers true living without compromise.





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

Overton is no exception, with an elegant and stylish blend of contemporary chic and country charm, filled with natural light, teamed with appealing palette of subtle

tones and textures that reflect the refinement of The Beeches development.



Simply beautiful homes.

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



Set in the most sought after surrounding in the original walled garden, Overton is as exclusive as it is beautiful.

A sweeping block-way drive leads to this immensely elegant property. Open plan living, dual aspect windows and spacious rooms all combine to create a beautiful five-bedroom family home.

The Wall Garden House offers ample living space and large front and rear garden with long views and double attached garage.

Luxury en-suites to each bedroom are elegantly designed and feature contemporary sanitary-ware.

Every detail within this house has been considered and specified to ensure you have a house that you are proud to call your home.

It's the attention to detail...

Kitchen

- Professionally designed and fitted German kitchen complete with premium fixtures and fittings:
- Stone or composite work surfaces
- Traditional Belfast sink and mixer tap
- Full range of quality branded integrated appliances including: Range cooker, Combination microwave oven, warming drawer, fridge, freezer & dishwasher

Utility room

- Fitted storage and worktop units with sink and space for two appliances

En-suites & Bathrooms

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

Internal Finishes

- Elegant oak veneer internal doors
- Feature staircase and gallery landing with white painted spindles and oak handrails
- Period detailed skirting board 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
- Underfloor Heating to all rooms
- Intelligent boiler control system including phone app control

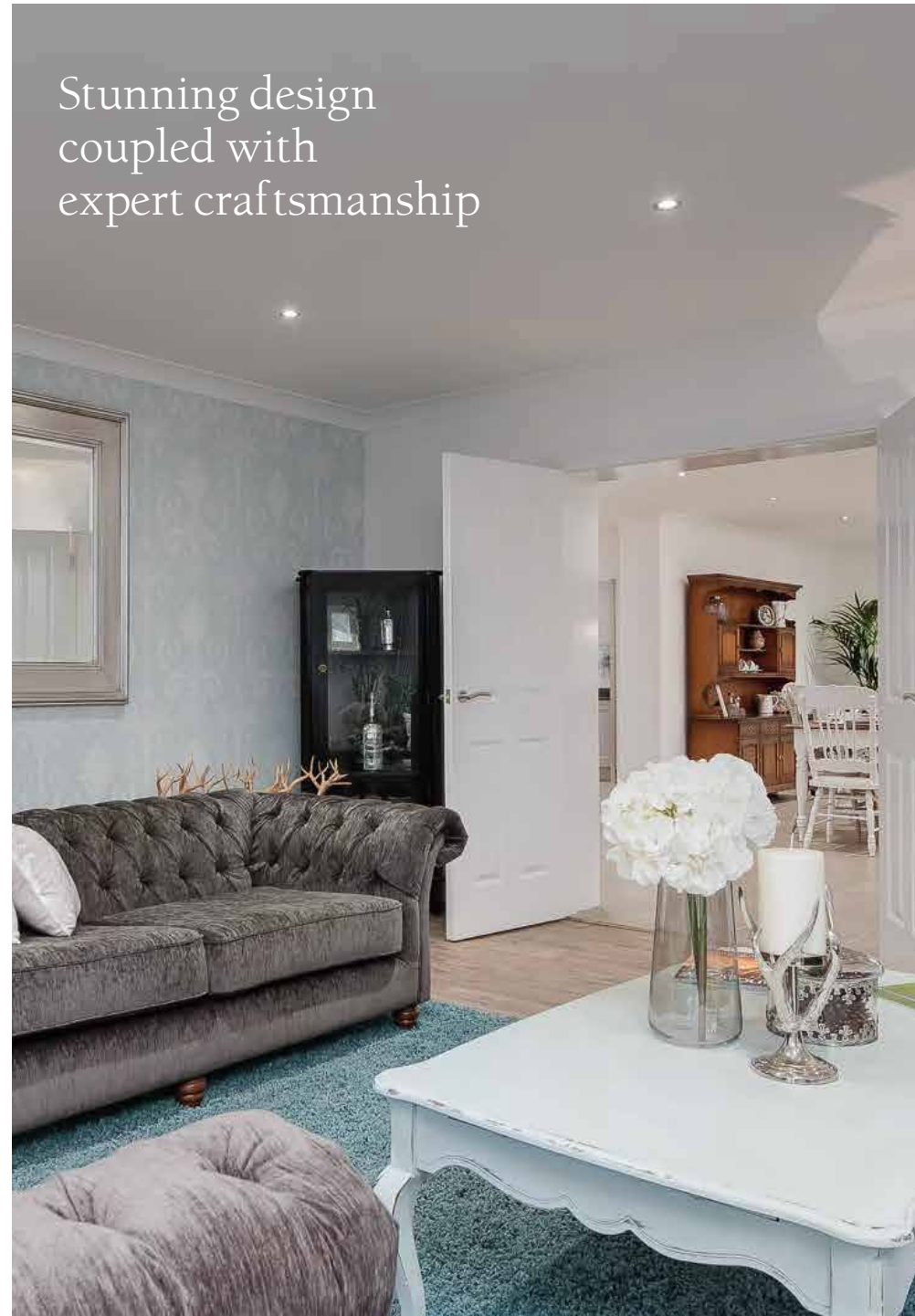
Safety & Security

- 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 & en-suites.
- Quality fitted carpets to the rest of the home

Stunning design
coupled with
expert craftsmanship





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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

- Feature timber 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
- Fully landscaped front garden
- Fully lawned rear garden

Parking

- Attached Double Garage

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

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

...that signifies true luxury.



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7 Overton

Executive 5 bedroom home with extensive grounds.

Perfectly located.



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 Applebarn**
2 bedroom detached house with private driveway & garden.

- 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



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Ground Floor

Hall	6.8m x 3.5m	22'4" x 11'6"
WC	1.6m x 1.1m	5'3" x 3'7"
Sitting Room	5.7m x 7.2m	18'8" x 23'7"
Study	4.0m x 5.1m	13'1" x 16'9"
Kitchen/Dining/Family Room	10.9m x 6.1m	35'9" x 20'0"
Utility	4.4m x 2.2m	14'5" x 7'3"



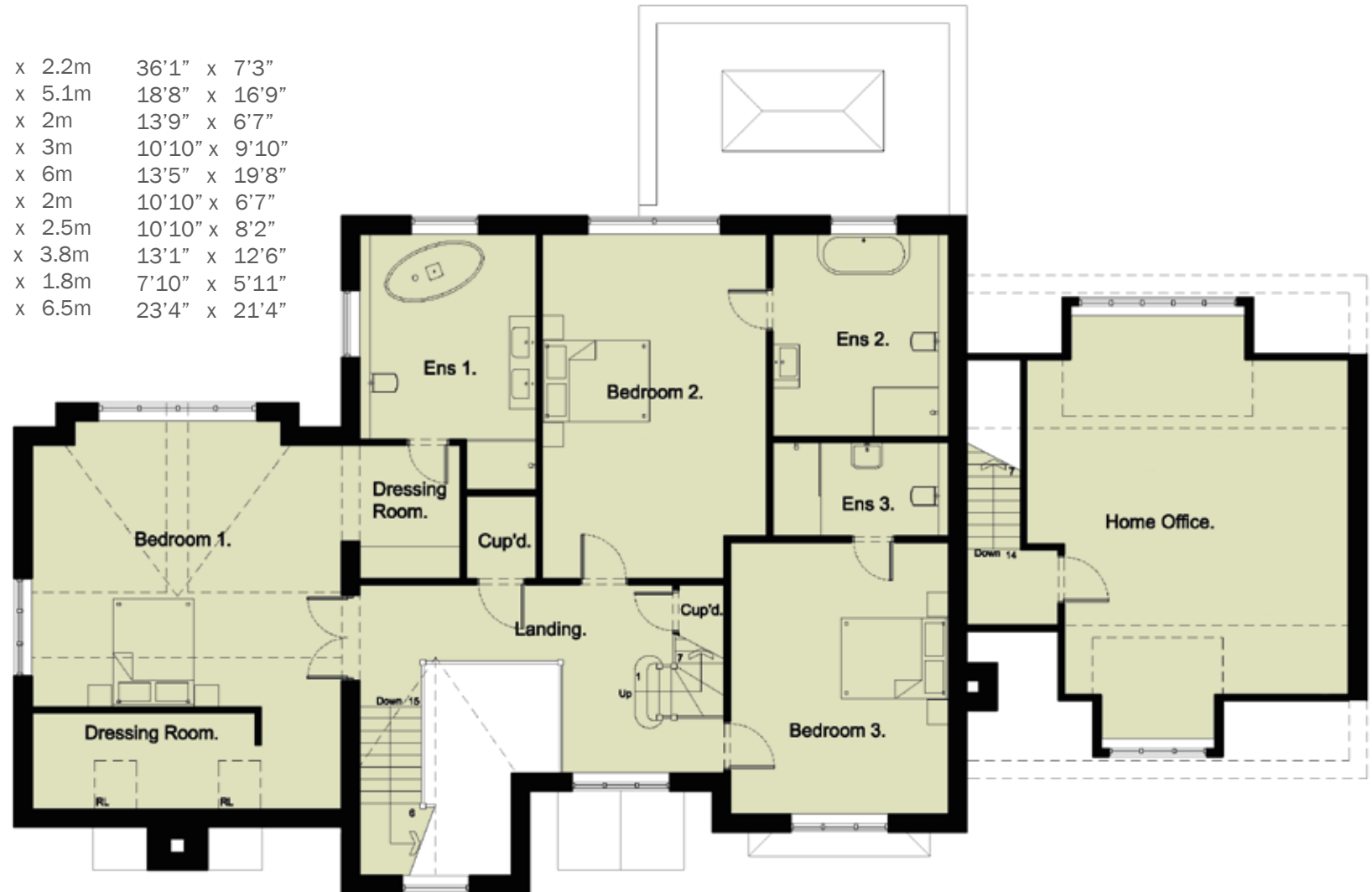


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First Floor

Landing	11m x 2.2m	36'1" x 7'3"
Bedroom 1	5.7m x 5.1m	18'8" x 16'9"
Bedroom Dressing Room	4.2m x 2m	13'9" x 6'7"
Ens 1	3.3m x 3m	10'10" x 9'10"
Bedroom 2	4.1m x 6m	13'5" x 19'8"
Bedroom 2 Dressing Room	3.3m x 2m	10'10" x 6'7"
Ens 2	3.3m x 2.5m	10'10" x 8'2"
Bedroom 4	4m x 3.8m	13'1" x 12'6"
Ens 4	2.4m x 1.8m	7'10" x 5'11"
Home Office	7.1m x 6.5m	23'4" x 21'4"





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Second Floor

Landing	4m	x	1.5m	13'1"	x	4'11"
Bedroom 2	4.2m	x	7.2m	13'9"	x	23'7"
Bedroom 2 Dressing Room	3.2m	x	3m	10'6"	x	9'10"
Ens 3	3.2m	x	3.4m	10'6"	x	11'2"
Bedroom 5	3.3m	x	6.5m	10'10"	x	21'4"
Store	1.5m	x	1.5m	4'11"	x	4'11"



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 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.

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



Creating
contemporary
spaces designed to
exceed
expectations.

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



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.

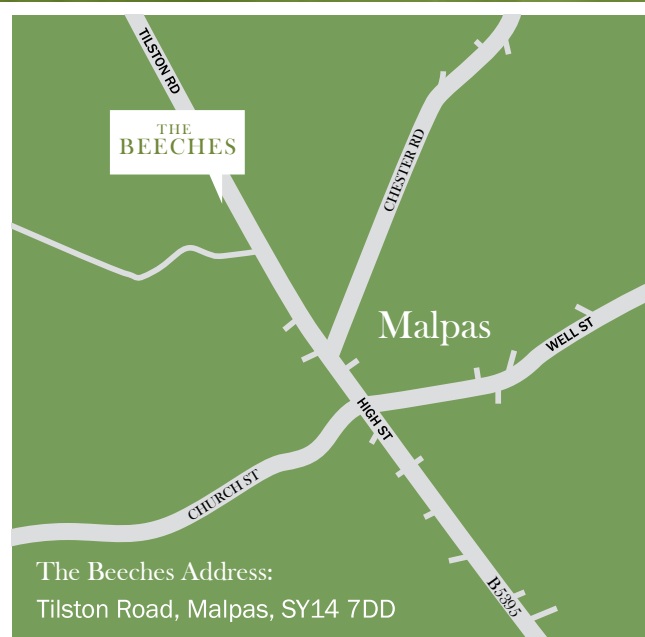
Our award winning team successfully deliver high quality residential developments that offer true living without compromise.

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

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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:

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w: savills.co.uk



thebeechesmalpas.co.uk