



# THE BEECHES

— MALPAS CHESHIRE —

THE MANOR

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



Located on the edge of the medieval village of Malpas, The Manor comprises of 9 luxury apartments set within a Victoria country manor house and gardens at The Beeches, an exclusive development of executive homes in the heart of Cheshire.

With an exceptional attention to detail and outstanding specification The Manor 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 these stunning new homes are extremely well placed to be part of this vibrant community.

The Monor apartments are 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 Beeches offers country living with city access.





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Quality, style and exclusivity perfectly blended with traditional sophistication.



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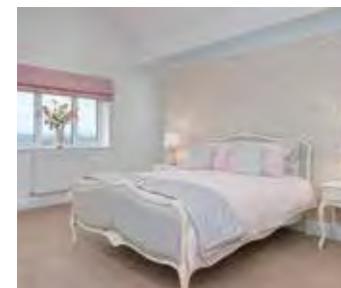




THE BEECHES  
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Each beautiful apartment offers spacious rooms & incorporates many stunning period features.





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

The Manor 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.

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



**Set in the heart of The Beeches, The Manor is as exclusive as it is beautiful.**

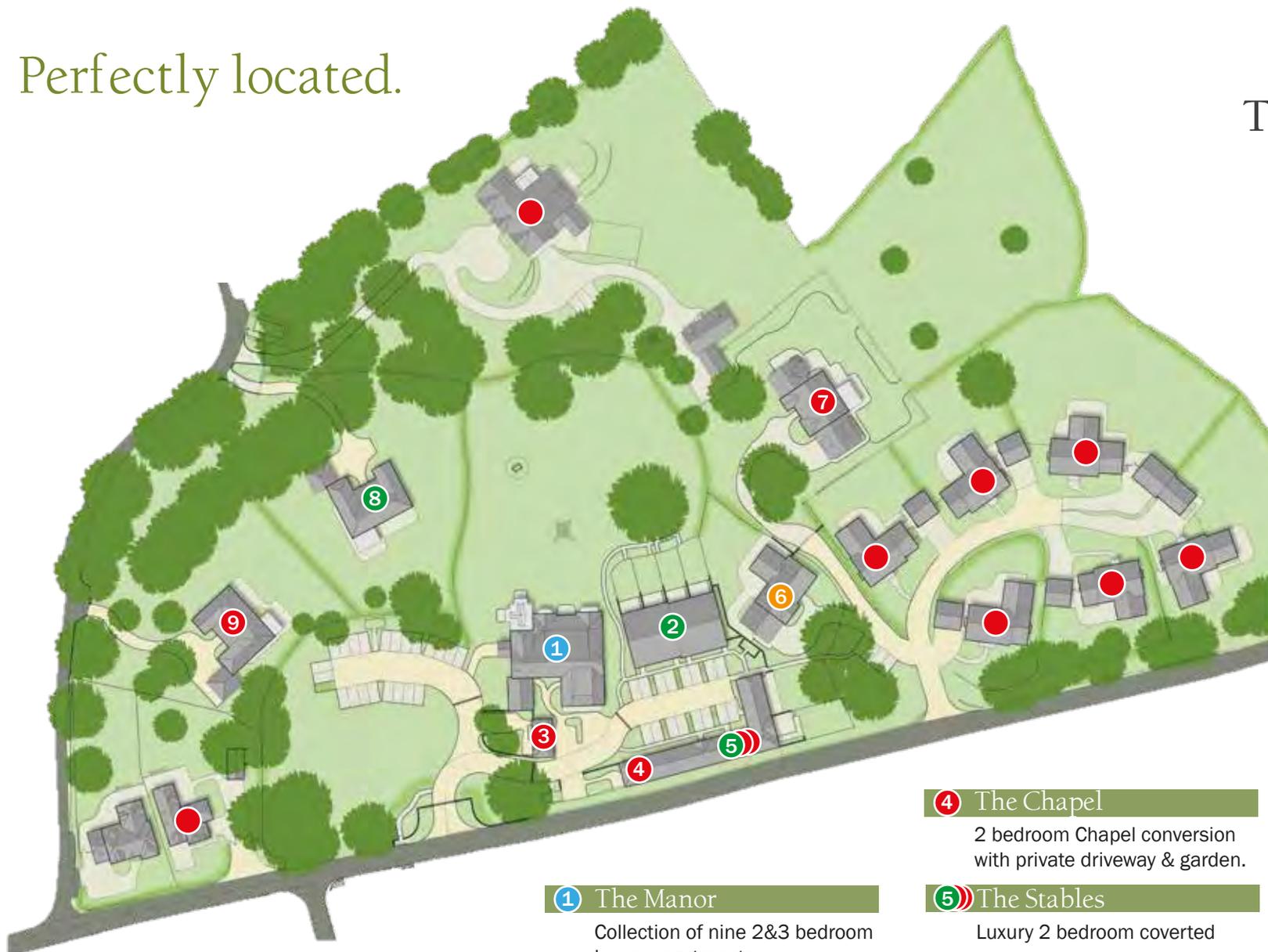
The corner piece of the development, the elegant Manor House has been sympathetically restored to create 9, 2-3 bedroom luxury apartments.

Each of The Manor apartments has been designed to complement the existing interior of the Victorian building with large open plan living areas and beautiful garden views.

Luxury en-suites and master bathrooms are elegantly designed and feature contemporary sanitary-ware creating a place to relax and unwind.

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

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  
Luxury 2 bedroom covered Stables cottage.

**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 Manor - Apartment One



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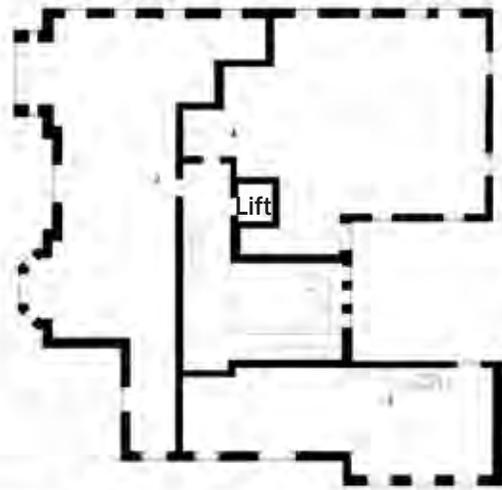


① The Manor - Apartment 1  
Spacious 2 bedroom apartment, with open plan living

# The Manor - Apartment One



THE BEECHES  
— MALPAS CHESHIRE —



FIRST FLOOR



SECOND FLOOR



Lower Ground Floor



GROUND FLOOR



THIRD FLOOR

# The Manor - Apartment One



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## Ground Floor

Entrance Hall	2m	x	6.8m	6'7"	x	22'4"
WC	2m	x	0.9m	6'7"	x	2'11"
Utility	0.8m	x	1.8m	2'7"	x	5'11"
Cupboard	0.8m	x	1.4m	2'7"	x	4'7"
Bedroom 1	3.4m	x	4.4m	11'2"	x	14'5"
Ens 1	1.9m	x	2.4m	6'3"	x	7'10"
Bedroom 2	5m	x	3.7m	16'5"	x	12'2"
Ens 2	2.3m	x	1.4m	7'7"	x	4'7"
Kitchen/Living/Dining	10.4m	x	6.5m	34'1"	x	21'4"



# The Manor - Apartment Two



THE BEECHES  
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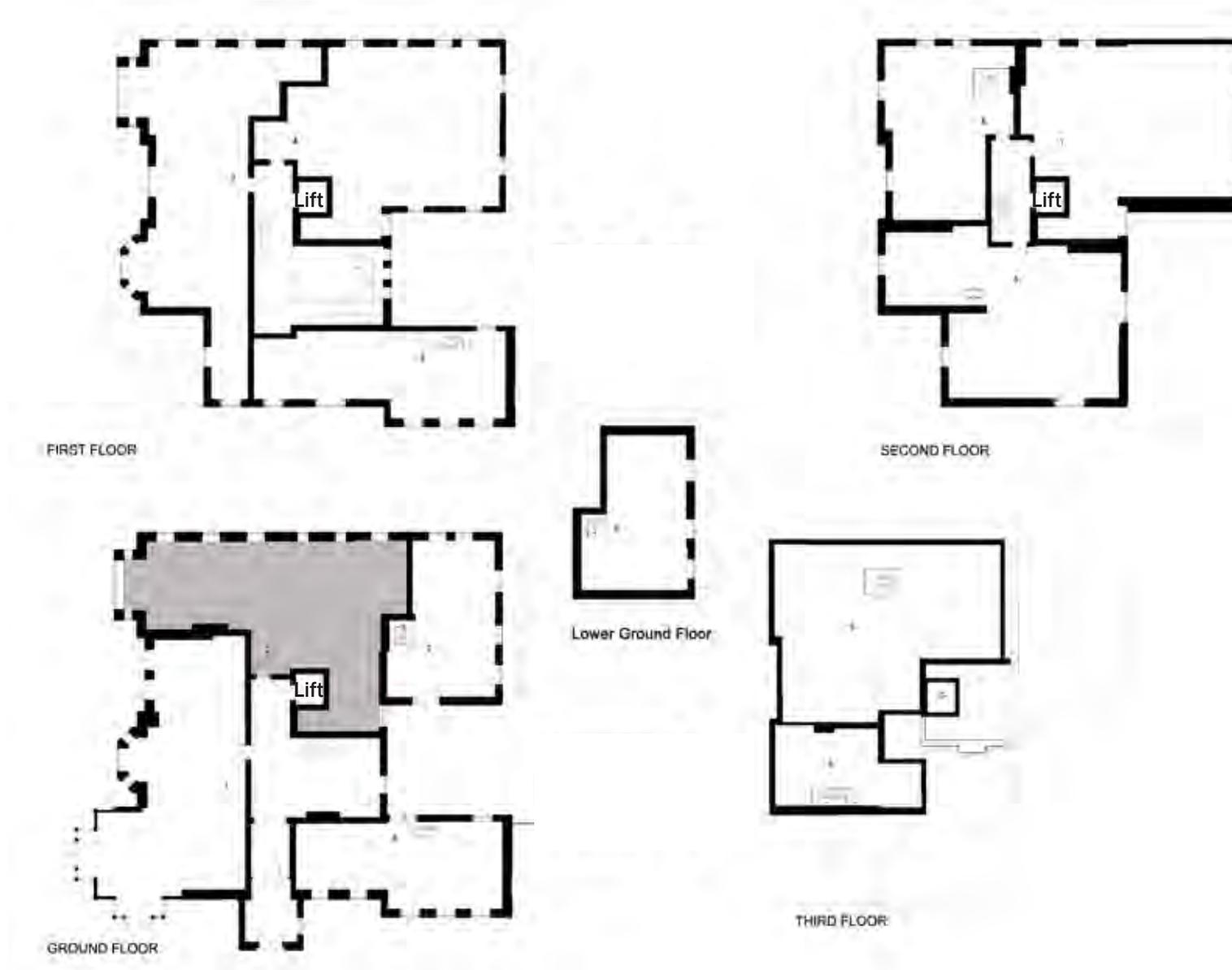


① The Manor - Apartment 2  
Spacious 2 bedroom apartment,  
with open plan living

# The Manor - Apartment Two



THE BEECHES  
— MALPAS CHESHIRE —



# The Manor - Apartment Two



THE BEECHES  
— MALPAS CHESHIRE —



## Ground Floor

Entrance Hall	6m	x	2m	19'8"	x	6'7"
WC	2m	x	0.9m	6'7"	x	2'11"
Utility	2.4m	x	2m	7'10"	x	6'7"
Bedroom 1	5m	x	4.5m	16'5"	x	14'9"
Ens 1	2.4m	x	3.1m	7'10"	x	10'2"
Bedroom 2	3m	x	4.5m	9'10"	x	14'9"
Ens 2	1.6m	x	2m	5'3"	x	6'7"
Kitchen/Living/Dining	9.3m	x	5.3m	30'6"	x	17'5"

# The Manor - Apartment Three



THE BEECHES  
— MALPAS CHESHIRE —



① The Manor - Apartment 3  
Spacious 2 bedroom apartment,  
with open plan living

# The Manor - Apartment Three



THE BEECHES  
— MALPAS CHESHIRE —



FIRST FLOOR



SECOND FLOOR



Lower Ground Floor



GROUND FLOOR



THIRD FLOOR

# The Manor - Apartment Three



THE BEECHES  
— MALPAS CHESHIRE —

## First Floor

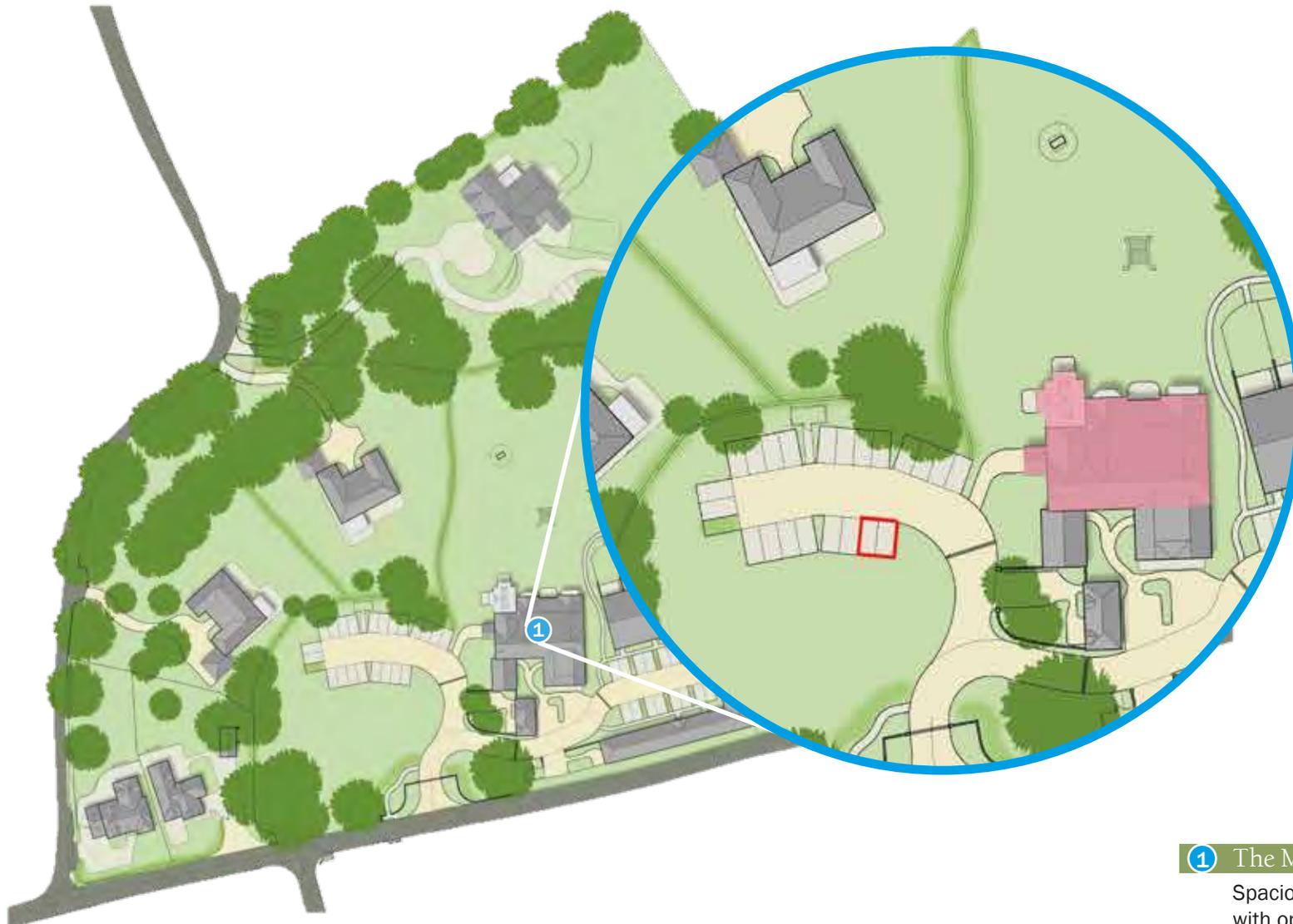
Entrance Hall	1.6m	x	4.9m	5'3"	x	16'1"
WC	1.3m	x	0.9m	4'3"	x	2'11"
Bedroom 1	7.3	x	4.8m	23'11"	x	15'9"
Ens 1	2.2m	x	4.4m	7'3"	x	14'5"
Bedroom 2	3.9m	x	3.5m	12'10"	x	11'6"
Ens 2	2.3m	x	1.2m	7'7"	x	3'11"
Kitchen/Living/Dining	9.3m	x	5m	30'6"	x	16'5"
Utility	1.8m	x	2m	5'11"	x	6'7"



# The Manor - Apartment Four



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— MALPAS CHESHIRE —

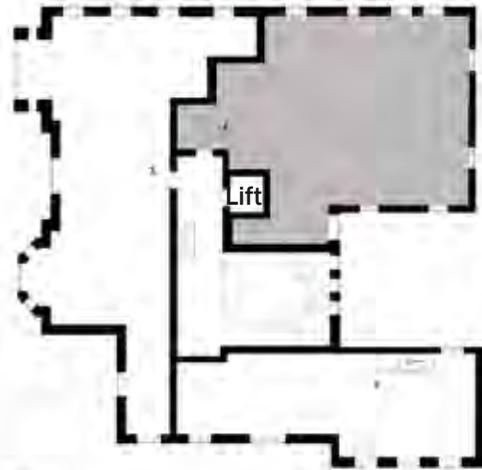


① The Manor - Apartment 4  
Spacious 2 bedroom apartment,  
with open plan living

# The Manor - Apartment Four



THE BEECHES  
— MALPAS CHESHIRE —



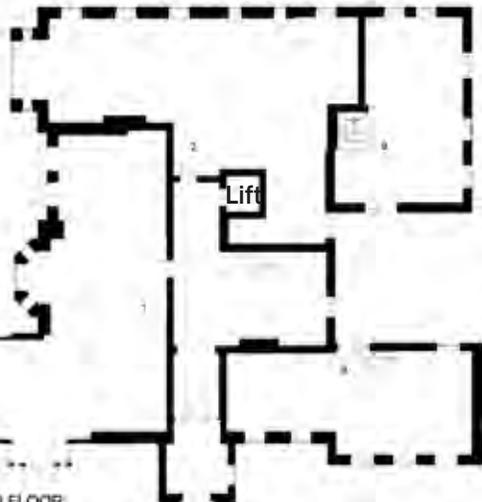
FIRST FLOOR



SECOND FLOOR



Lower Ground Floor



GROUND FLOOR



THIRD FLOOR

# The Manor - Apartment Four



## First Floor

Entrance Hall	7.5m	x	2.1m	24'7"	x	6'11"
WC	1.3m	x	1.1m	4'3"	x	3'7"
Utility	2.2m	x	1.8m	7'3"	x	5'11"
Cupboard	0.6m	x	1m	1'12"	x	3'3"
Bedroom 1	3.4m	x	4.8m	11'2"	x	15'9"
Ens 1	3.2m	x	2.7m	10'6"	x	8'10"
Bedroom 2	3m	x	4.7m	9'10"	x	15'5"
Ens 2	2.6m	x	1.3m	8'6"	x	4'3"
Kitchen/Living/Dining	0.5m	x	4.5m	34'5"	x	14'9"

# The Manor - Apartment Five



THE BEECHES  
— MALPAS CHESHIRE —

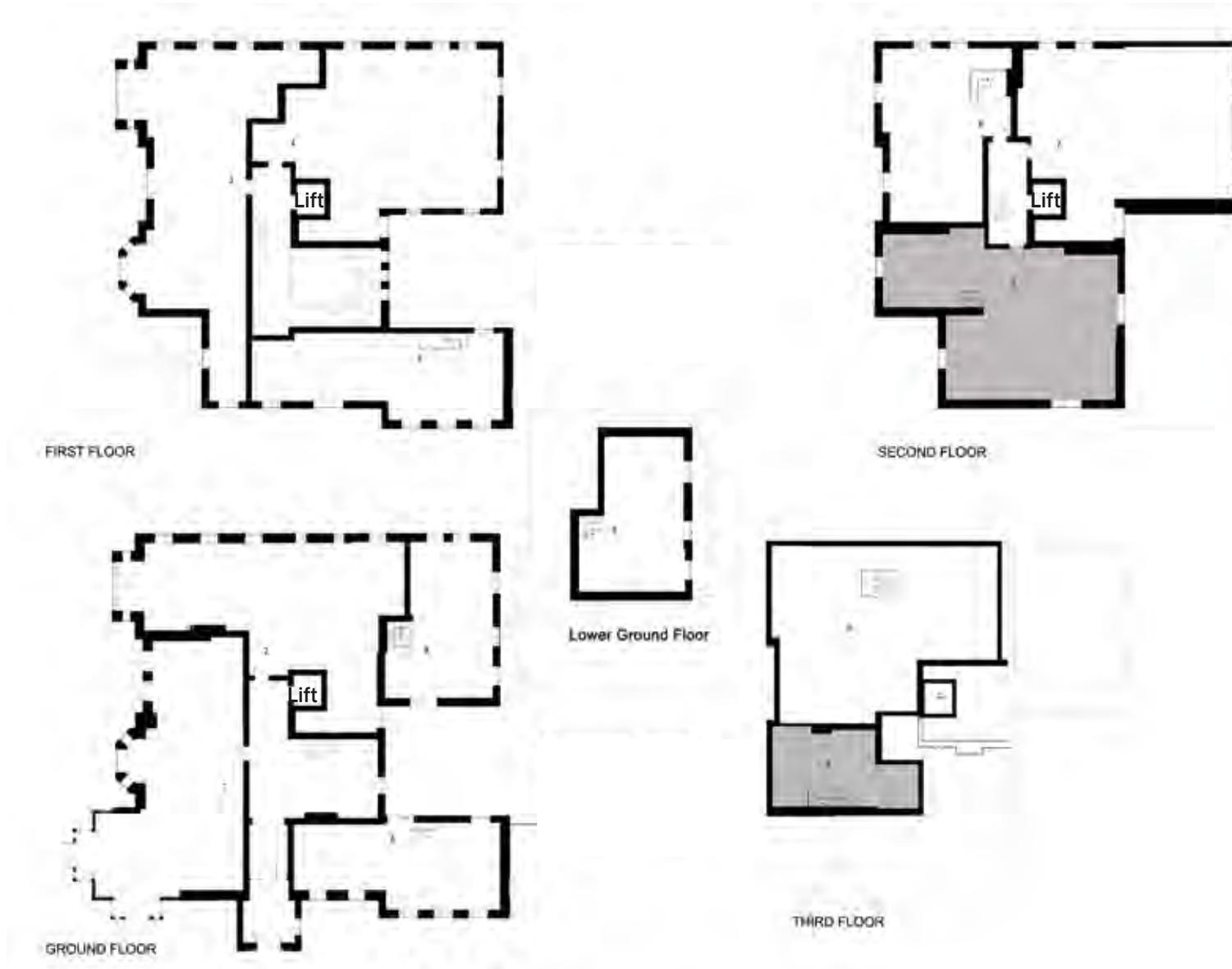


- ① The Manor - Apartment 5  
Spacious 3 bedroom apartment,  
with open plan living

# The Manor - Apartment Five



THE BEECHES  
— MALPAS CHESHIRE —





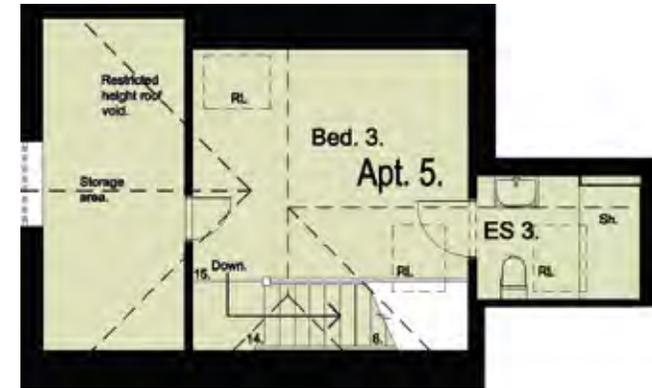
# The Manor - Apartment Five



Second Floor

## Second Floor

Entrance Hall	2.4m	x	4.4m	7'10"	x	14'5"
WC	1m	x	1.8m	3'3"	x	5'11"
Bedroom 1	3.6m	x	4.5m	11'10"	x	14'9"
Ens 1	2.4m	x	2.5m	7'10"	x	8'2"
Bedroom 2	5m	x	3.4m	16'5"	x	11'2"
Ens 2	2.4m	x	1.6m	7'10"	x	5'3"
Kitchen/Living/Dining	5.2m	x	8.8m	17'1"	x	28'10"
Utility	1.2m	x	1.8m	3'11"	x	5'11"



Third Floor

## Third Floor

Bedroom 3	4.1	x	3.4	13'5"	x	11'2"
Ens 3	2.5	x	1.8	8'2"	x	5'11"

# The Manor - Apartment Six



THE BEECHES  
— MALPAS CHESHIRE —

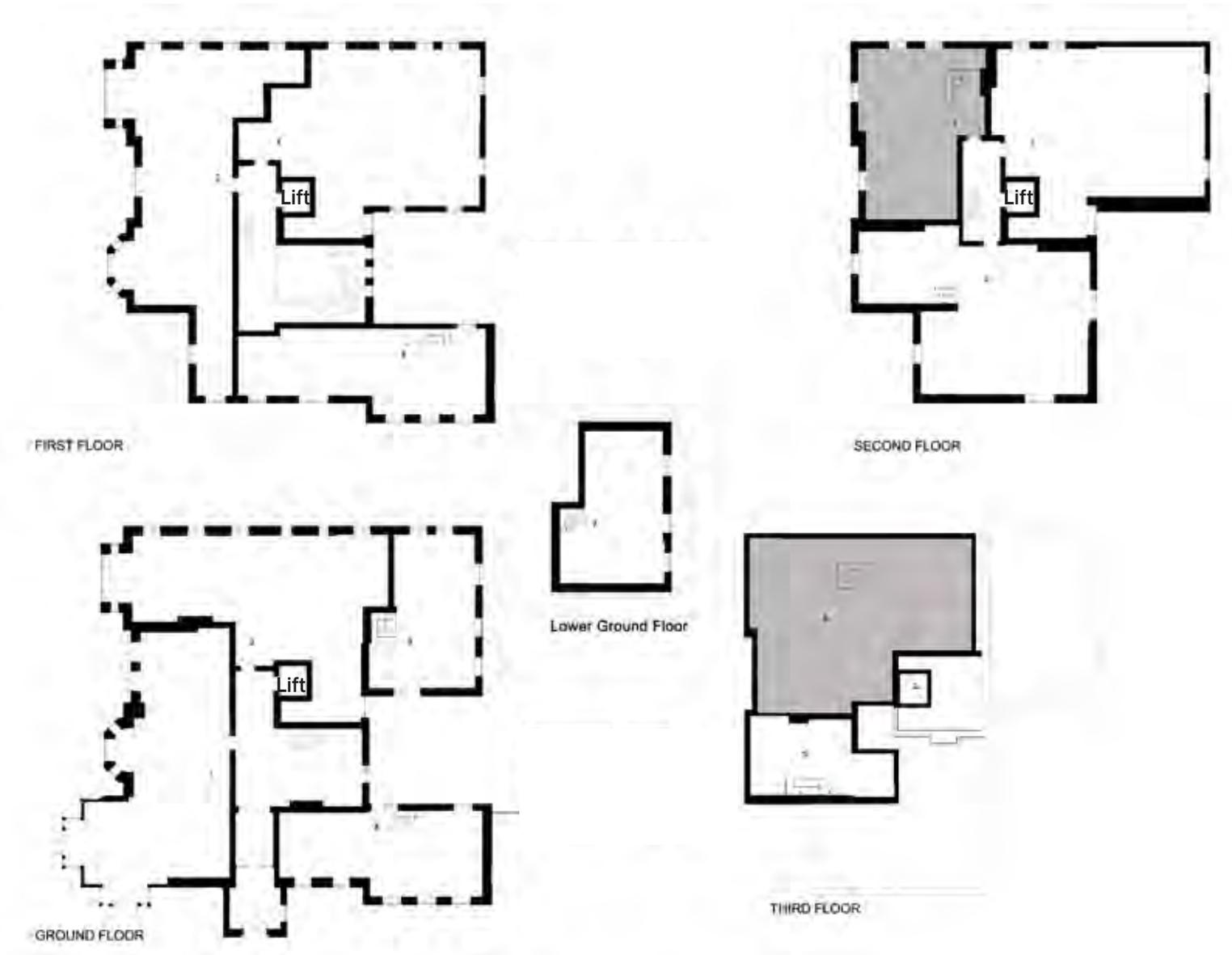


- ① The Manor - Apartment 6  
Spacious 2 bedroom apartment,  
with kitchen dinner & separate  
lounge.

# The Manor - Apartment Six



THE BEECHES  
— MALPAS CHESHIRE —



# The Manor - Apartment Six



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— MALPAS CHESHIRE —



## Second Floor

Entrance Hall	3.7m	x	4m	12'2"	x	13'1"
Living Room	5.6m	x	4.8m	18'4"	x	15'9"
Kitchen/Dining	5.3m	x	5.1m	17'5"	x	16'9"
Utility	2.5m	x	1.2m	8'2"	x	3'11"

## Third Floor

Landing	1.7m	x	2.4m	5'7"	x	7'10"
Bedroom 1	4.1m	x	4.8m	13'5"	x	15'9"
Ens 1	2.2m	x	2.4m	7'3"	x	7'10"
Bedroom 2	3.1m	x	5.5m	10'2"	x	18'1"
Bathroom	3m	x	1.9m	9'10"	x	6'3"
Bedroom 3	2.9m	x	4.9m	9'6"	x	16'1"

# The Manor - Apartment Seven



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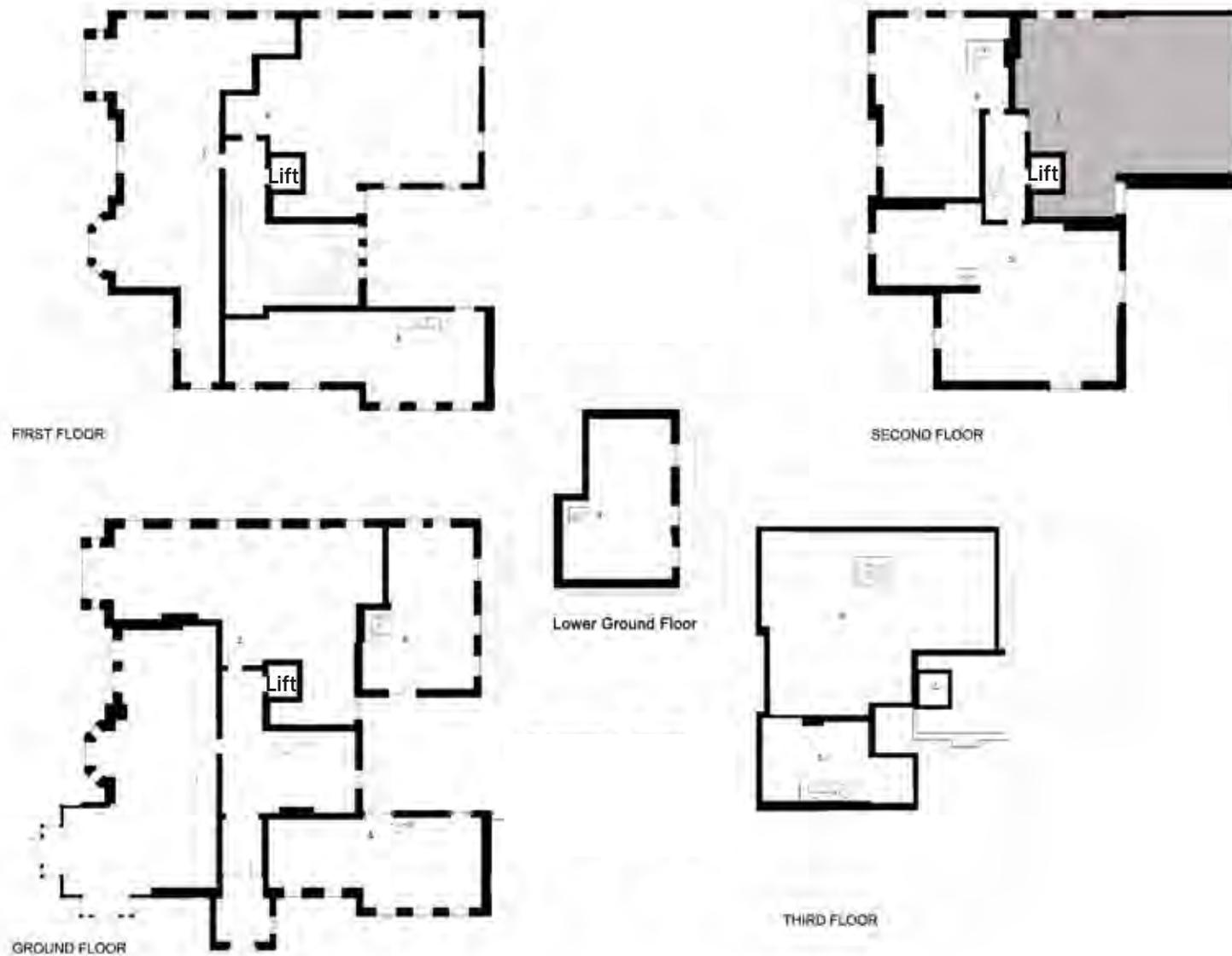


① The Manor - Apartment 7  
Spacious 2 bedroom apartment,  
with open plan living

# The Manor - Apartment Seven



THE BEECHES  
— MALPAS CHESHIRE —



# The Manor - Apartment Seven



THE BEECHES  
— MALPAS CHESHIRE —



## Second Floor

Entrance Hall	4.5m	x	2m	14'9"	x	6'7"
WC	1.3m	x	1m	4'3"	x	3'3"
Cupboard	2m	x	1.8m	6'7"	x	5'11"
Utility	2.4m	x	1.2m	7'10"	x	3'11"
Bedroom 1	3.5m	x	4.7m	11'6"	x	15'5"
Ens 1	2m	x	2.8m	6'7"	x	9'2"
Bedroom 2	2.9m	x	4.6m	9'6"	x	15'1"
Ens 2	2.6m	x	1.2m	8'6"	x	3'11"
Kitchen/Living/Dining	6.7m	x	8.6m	21'1"	x	28'3"

# The Manor - Apartment Eight

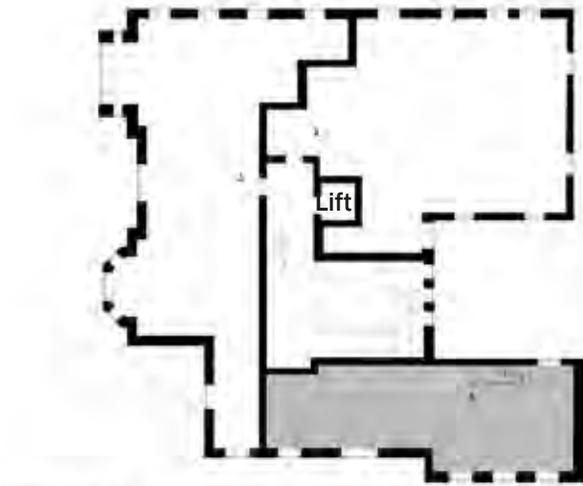


THE BEECHES  
— MALPAS CHESHIRE —



- ① The Manor - Apartment 8  
Spacious 2 bedroom apartment,  
with kitchen dinner & separate  
lounge.

# The Manor - Apartment Eight



FIRST FLOOR



SECOND FLOOR



Lower Ground Floor



GROUND FLOOR

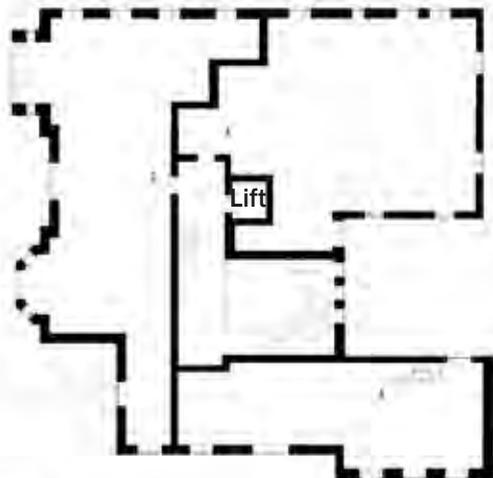


THIRD FLOOR

# The Manor - Apartment Nine



THE BEECHES  
— MALPAS CHESHIRE —



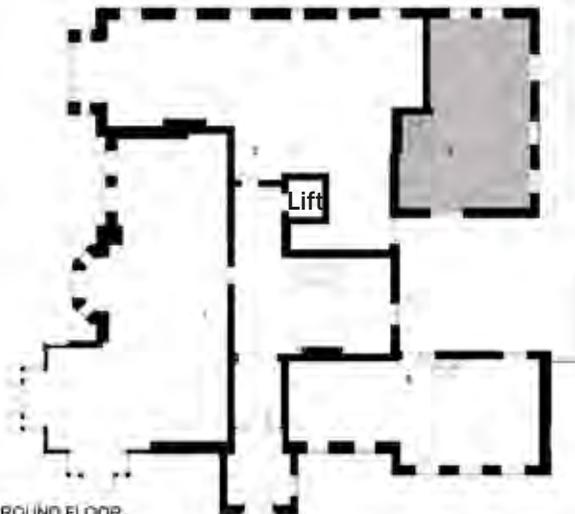
FIRST FLOOR



SECOND FLOOR



Lower Ground Floor

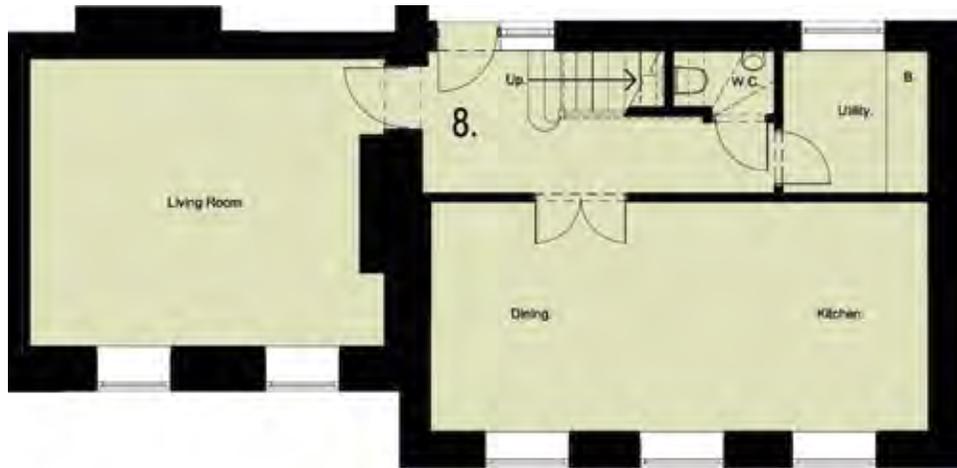


GROUND FLOOR



THIRD FLOOR

# The Manor - Apartment Eight



## 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"
Living Room	4.6m		4m	15'1"		13'1"

## First Floor

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

# The Manor - Apartment Nine



THE BEECHES  
— MALPAS CHESHIRE —



① The Manor - Apartment 9  
Spacious 2 bedroom apartment,  
with open plan living



# The Manor - Apartment Nine



## Lower Ground Floor

Entrance Hall	1.6m	x	4.8m	5'3"	x	15'9"
Utility	1.4m	x	1.5m	4'7"	x	4'11"
WC	1.4m	x	1m	4'7"	x	3'3"
Kitchen/Dining	3.1m	x	4.7m	10'2"	x	15'5"
Lounge	5m	x	4.5m	16'5"	x	14'9"

## Ground Floor

Landing	1.2m	x	2m	3'11"	x	6'7"
Bedroom 1	4.9m	x	4.4m	16'1"	x	14'5"
Ens 1	3m	x	1.9m	9'10"	x	6'3"
Bedroom 2	5.1m	x	2.6m	16'9"	x	8'6"
Ens 2	1.3m	x	2.6m	4'3"	x	8'6"

# 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 oven, combination microwave oven, warming drawer, fridge, freezer, dishwasher

## Utility room

- Fitted storage and worktop 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 verneer 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
- Underfloor Heating to all rooms
- Intelligent boiler control system including phone app control

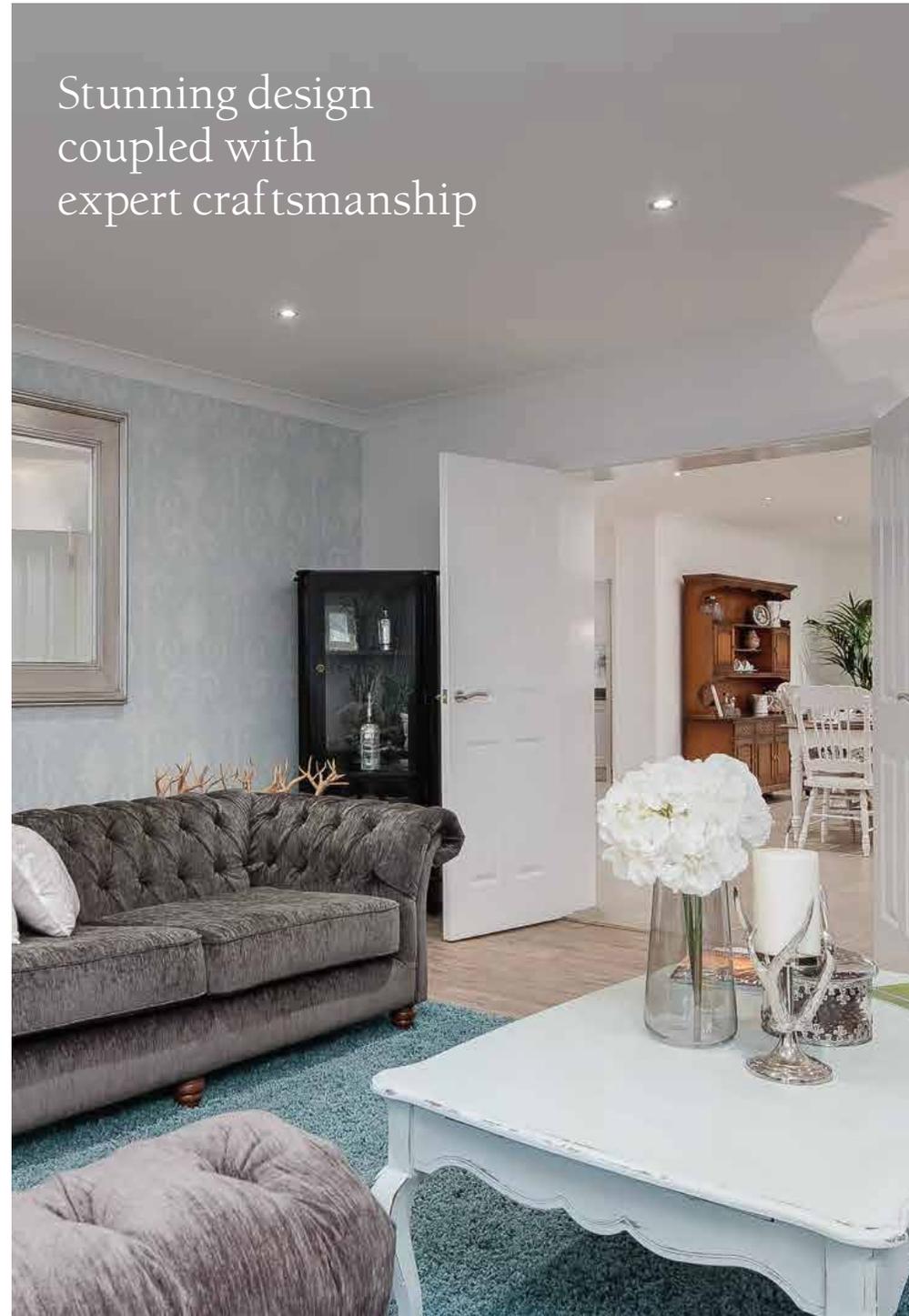
## Safety & Security

- 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





# THE BEECHES

MALPAS CHESHIRE



## Media/ Communications

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

## 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, pathways
- Fully landscaped rear garden to properties 1 & 2

## Parking

- Two private parking spaces

## Communal Area

- Feature Hallway with original hardwood staircase and features
- Passenger lift to all floors

## 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.

# 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



# The Advantage Collection

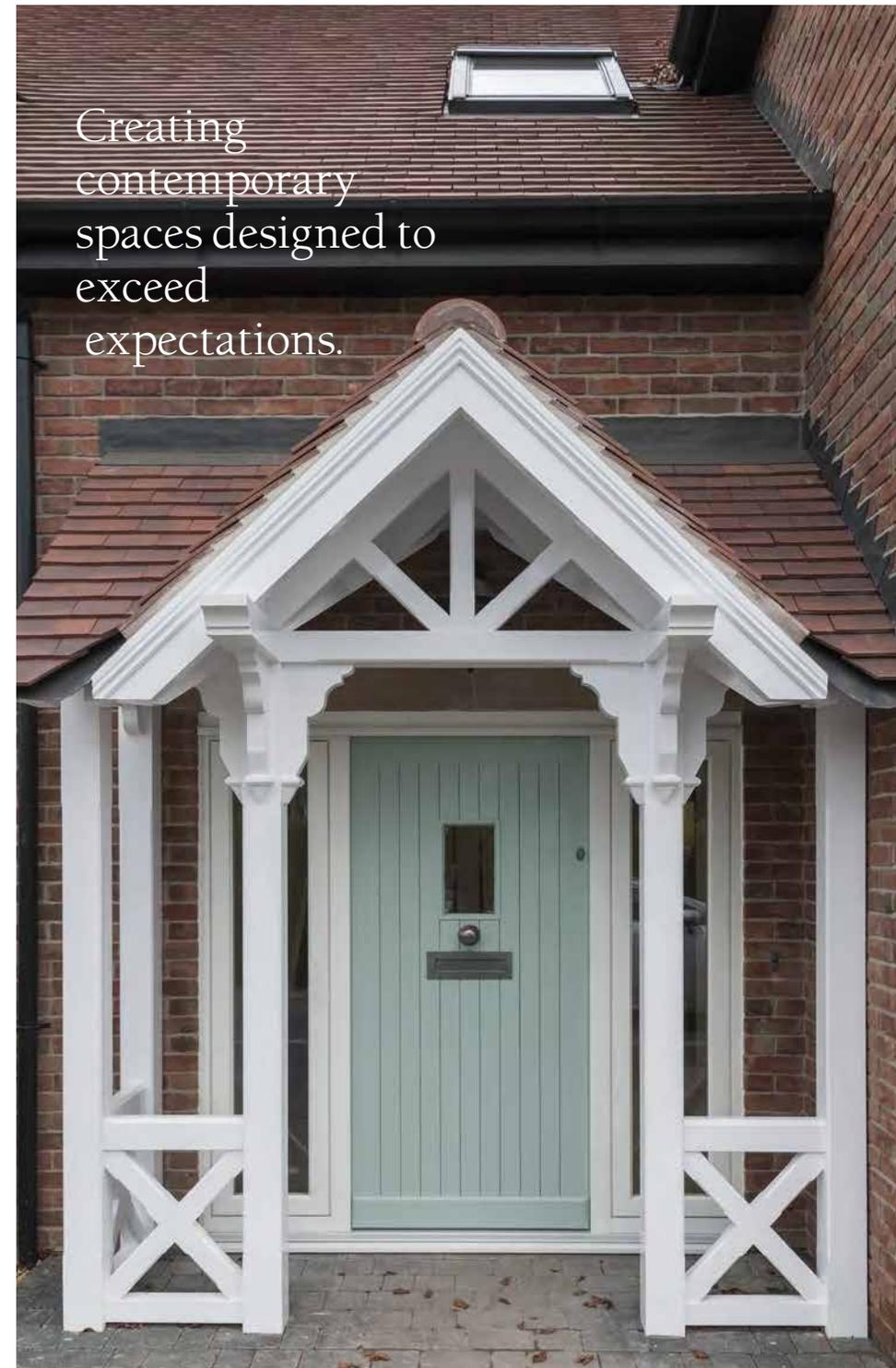
**The Advantage Collection is a range of goods and services which have been assembled to help you personalise your new home.**

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.



# 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.**

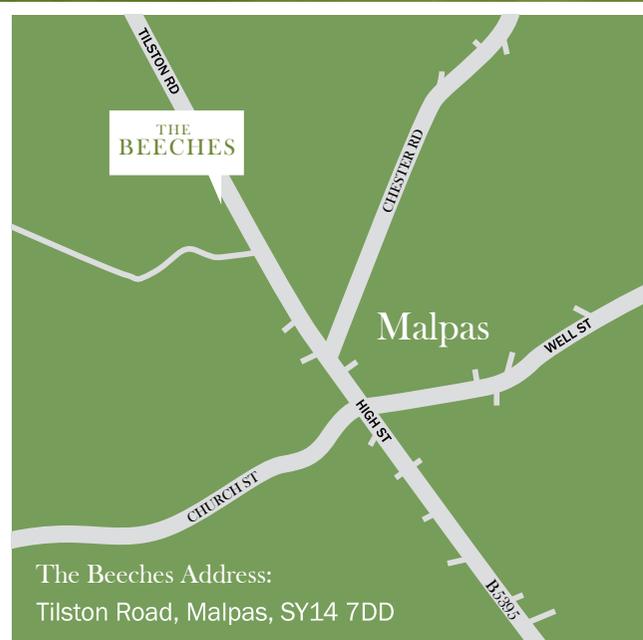
Our award winning team successfully deliver high quality residential developments that offer true living without compromise.

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](http://thebeechesmalpas.co.uk)