

*The latest addition to the*



RESIDENTIAL PORTFOLIO

# Bollin Meadow

MACCLESFIELD





## Bollin Meadow, Macclesfield, SK11 8PT

A prestigious development offering 2, 3 and 4 bedroom homes, ideally located for the town centre of Macclesfield and it's local amenities.

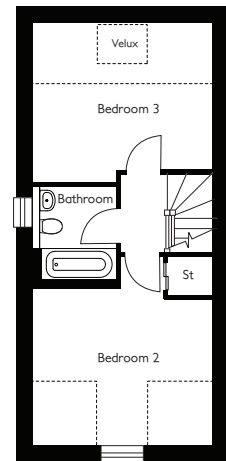
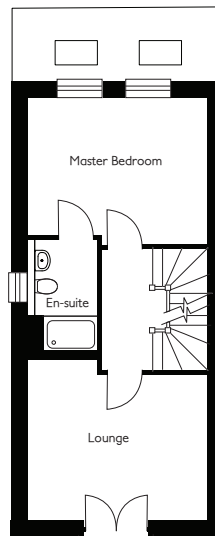
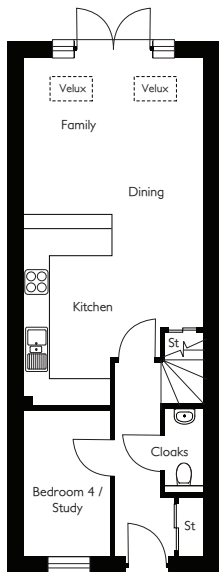




# The Chelford

3/4 BEDROOM TOWNHOUSE

**WATKIN JONES**  
HOMES



Ceiling height  
1150mm app.  
Flat ceiling line

## GROUND FLOOR

Kitchen / Dining / Family	7.80 x 4.05m	(25'7" x 13'3")
Cloaks	1.88 x 0.91m	(6'1" x 2'11")
Bedroom 4 / Study	1.96 x 3.27m	(6'5" x 10'8")

## FIRST FLOOR

Master Bedroom	3.30 x 4.05m	(10'9" x 13'3")
En-suite	1.58 x 2.50m	(5'2" x 8'2")
Lounge	3.71 x 4.05m	(12'2" x 13'3")

## SECOND FLOOR

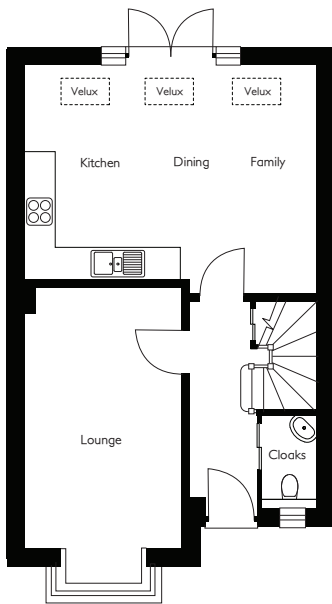
Bedroom 2	3.60 x 4.05m	(11'9" x 13'3")
Bedroom 3	3.58 x 4.05m	(11'9" x 13'3")
Bathroom	1.90 x 2.09m	(6'2" x 6'10")

We wish to advise all purchasers that this information is provided for guidance only and does not form part of any contract, nor does it constitute an offer. Whilst every effort will be undertaken to maintain the above, we reserve the right to amend this specification without prior notice, should the need arise. (November 2017)

# The Adlington

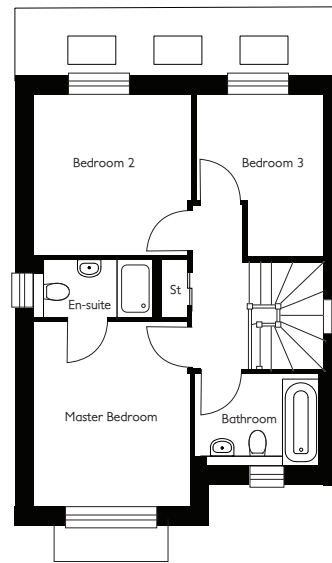
3 BEDROOM HOUSE

WATKIN JONES  
HOMES



## GROUND FLOOR

Lounge	5.05 x 3.05m	(16'7" x 10'0")
Kitchen / Dining / Family	5.64 x 4.42m	(18'6" x 14'6")
Cloaks	1.07 x 1.78m	(3'6" x 5'9")



## FIRST FLOOR

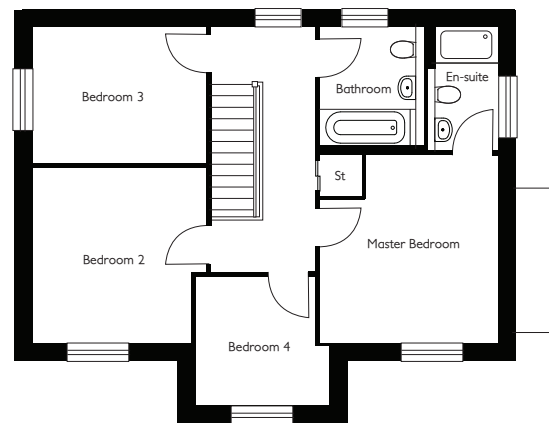
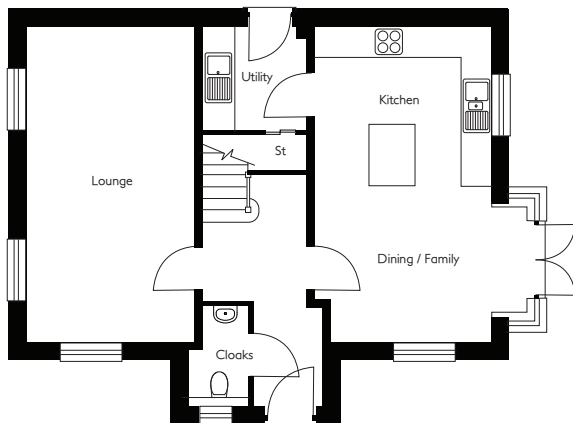
Master Bedroom	3.55 x 3.05m	(11'7" x 10'0")
En-suite	2.30 x 1.11m	(7'6" x 3'7")
Bedroom 2	3.07 x 3.09m	(10'0" x 10'1")
Bedroom 3	2.49 x 3.15m	(8'1" x 10'4")
Bathroom	2.51 x 1.78m	(8'2" x 5'9")

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# The Alderley

4 BEDROOM HOUSE

**WATKIN JONES**  
HOMES



## GROUND FLOOR

Lounge	6.09 x 3.27m	(19'11" x 10'8")
Kitchen / Dining / Family	6.09 x 3.43m	(19'11" x 11'3")
Cloaks	1.91 x 1.19m	(6'3" x 3'10")
Utility	2.02 x 1.99m	(6'7" x 6'6")

## FIRST FLOOR

Master Bedroom	4.27 x 3.45m	(14'0" x 11'3")
En-suite	2.39 x 1.37m	(7'9" x 4'6")
Bedroom 2	3.35 x 3.37m	(10'11" x 11'0")
Bedroom 3	3.35 x 2.64m	(10'11" x 8'7")
Bedroom 4	2.60 x 2.51m	(8'6" x 8'3")
Bathroom	2.39 x 2.05m	(7'9" x 6'8")

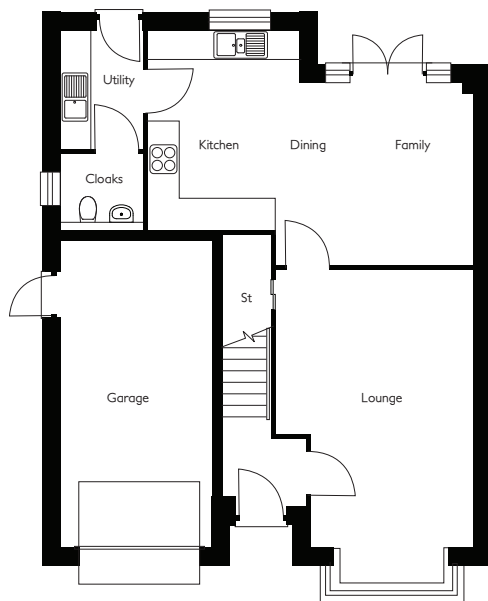
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# The Capesthorpe

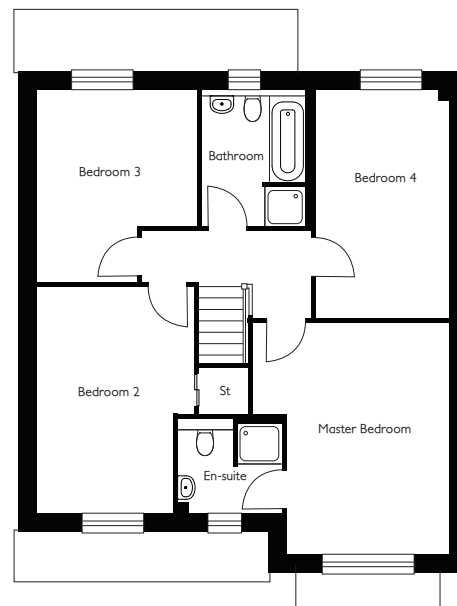
4 BEDROOM HOUSE

**WATKIN JONES**  
HOMES



## GROUND FLOOR

Lounge	3.84 x 5.38m	(12'7" x 17'7")
Kitchen / Dining / Family	6.30 x 4.61m	(20'11" x 15'1")
Cloaks	1.62 x 1.47m	(5'3" x 4'10")
Utility	1.62 x 2.32m	(5'3" x 7'7")
Garage	5.90 x 2.90m	(19'4" x 9'6")



## FIRST FLOOR

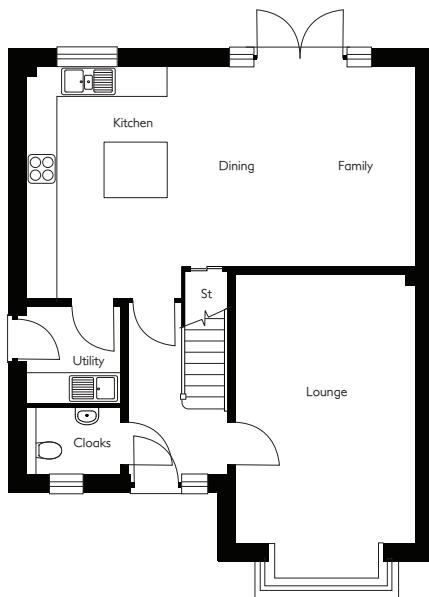
Master Bedroom	3.39 x 4.50m	(12'7" x 14'9")
En-suite	1.87 x 2.03m	(6'1" x 6'7")
Bedroom 2	4.40 x 3.06m	(14'5" x 10'0")
Bedroom 3	3.12 x 3.75m	(10'2" x 12'3")
Bedroom 4	2.59 x 4.43m	(8'6" x 14'6")
Bathroom	2.12 x 2.65m	(6'11" x 8'8")

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# The Prestbury

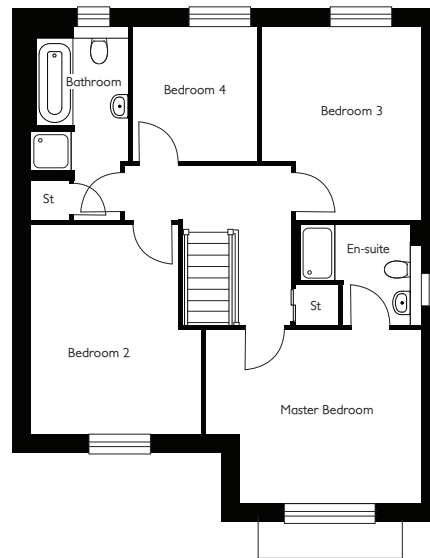
4 BEDROOM HOUSE

WATKIN JONES  
HOMES



## GROUND FLOOR

Lounge	5.33 x 3.50m	(17'2" x 11'5")
Kitchen / Dining / Family	7.55 x 4.50m	(24'9" x 14'9")
Cloaks	1.82 x 1.27m	(5'11" x 6'2")
Utility	1.82 x 1.88m	(5'11" x 4'2")



## FIRST FLOOR

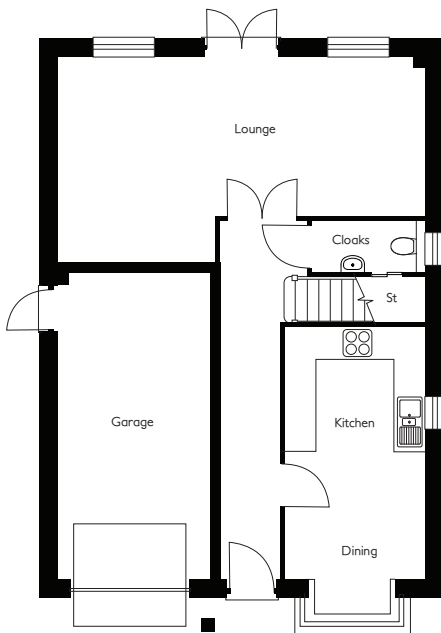
Master Bedroom	4.17 x 3.38m	(13'8" x 11'1")
En-suite	2.32 x 1.97m	(7'7" x 6'5")
Bedroom 2	3.30 x 4.09m	(10'9" x 13'4")
Bedroom 3	3.74 x 3.09m	(12'3" x 10'1")
Bedroom 4	2.60 x 2.42m	(8'6" x 7'11")
Bathroom	1.88 x 3.73m	(6'1" x 12'3")

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# The Tatton

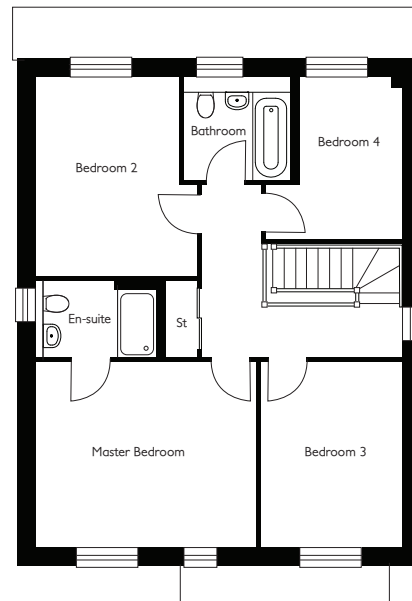
4 BEDROOM HOUSE

WATKIN JONES  
HOMES



## GROUND FLOOR

Lounge	7.10 x 3.99m	(23'3" x 13'1")
Kitchen / Dining	4.98 x 2.71m	(16'0" x 8'10")
Cloaks	1.01 x 2.19m	(3'3" x 7'2")
Garage	5.90 x 2.90m	(19'4" x 9'6")



## FIRST FLOOR

Master Bedroom	3.60 x 4.28m	(11'9" x 14'0")
En-suite	1.49 x 2.34m	(4'10" x 7'8")
Bedroom 2	3.88 x 2.78m	(12'8" x 9'2")
Bedroom 3	3.60 x 2.75m	(11'9" x 9'1")
Bedroom 4	2.66 x 3.18m	(8'8" x 10'5")
Bathroom	2.02 x 2.06m	(6'7" x 6'9")

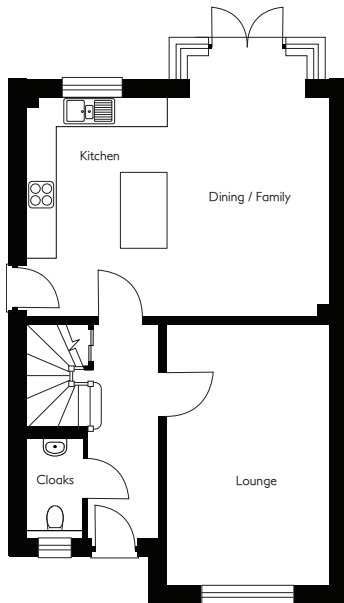
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# The Rostherne

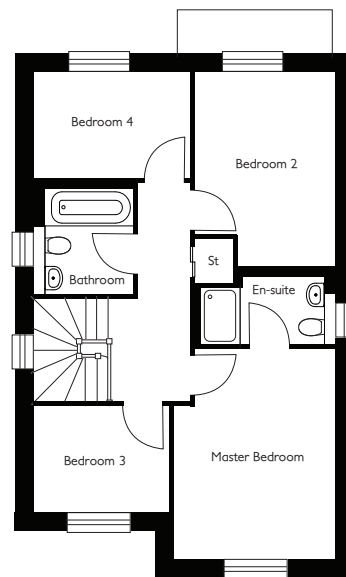
4 BEDROOM HOUSE

WATKIN JONES  
HOMES



## GROUND FLOOR

Lounge	5.06 x 3.15m	(16'7" x 10'4")
Kitchen / Dining / Family	5.86 x 4.25m	(19'2" x 13'11")
Cloaks	1.92 x 1.11m	(6'3" x 3'7")



## FIRST FLOOR

Master Bedroom	4.09 x 3.15m	(13'5" x 10'4")
En-suite	1.31 x 2.63m	(4'3" x 8'7")
Bedroom 2	3.78 x 2.74m	(12'4" x 9'0")
Bedroom 3	2.62 x 2.05m	(8'7" x 6'8")
Bedroom 4	3.04 x 2.08m	(9'11" x 6'9")
Bathroom	2.04 x 1.91m	(6'6" x 6'3")

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# Specification Details

## Bollin Meadow, Macclesfield

	ADLINGTON	ROSTHERNE	CHELFORD	TATTON	ALDERLEY	CAPESTHORNE	PRESTBURY
White Double-glazed windows in UPVC throughout	●	●	●	●	●	●	●
UPVC fascia, barge and rainwater goods	●	●	●	●	●	●	●
Front doors with bevelled glass	●	●	●	●	●	●	●
Permeable paved parking bay	●	●	●	●	●	●	●
Feature lighting front & rear	●	●	●	●	●	●	●
Architecturally designed landscaped area throughout the development	●	●	●	●	●	●	●
Riven flagged pathways, boundary fencing and turf to rear garden	●	●	●	●	●	●	●
Flush white interior doors with satin chrome furniture	●	●	●	●	●	●	●
Brilliant white walls, white ceilings and white woodwork	●	●	●	●	●	●	●
Gas-fired central heating by energy efficient boiler with time and zone control	●	●	●	●	●	●	●
Smoke alarms and heat detectors	●	●	●	●	●	●	●
Full smart system – wondrwall system	●	●	●	●	●	●	●
Luxury fitted kitchen with choice of finishes	●	●	●	●	●	●	●
Choice of granite worktops to kitchen with matching upstands						●	●
Stainless steel single electric oven with ceramic hob	●	●	●	●	●	●	●
Neff appliances to include integrated dishwasher, 70/30 fridge freezer & microwave, wine cooler, warming drawer						●	●
Hotpoint appliances to include integrated dishwasher, 50/50 fridge freezer & microwave, freestanding washer dryer	●	●	●	●	●		
Freestanding washing machine & tumble dryer						●	●
Fitted wardrobes to bedroom 1						●	●
White Porcelanosa Bathroom suite comprising of bath with shower over to include shower screen with chrome chrome finish fittings	●	●	●	●	●	●	●
En-suites to include shower, washbasin and WC with chrome finish fittings	●	●	●	●	●	●	●
Chrome towel rail to bathroom and en-suite	●	●	●	●	●	●	●
Choice of ceramic wall tiles from a selected range	●	●	●	●	●	●	●
Recessed downlighters to kitchen, bathroom and en-suites	●	●	●	●	●	●	●
TV points to lounge and all bedrooms	●	●	●	●	●	●	●
TV points to master bedroom	●	●	●	●	●	●	●
BT & telephone points to lounge	●	●	●	●	●	●	●
Garage: up and over door to include power	●	●	●	●	●	●	●
Home user guide: comprehensive hand over information for your home	●	●	●	●	●	●	●



10 year NHBC warranty

2 year Watkin Jones warranty

When reserving a property, please ensure you discuss the DETAILED specification with the Sales Executive.

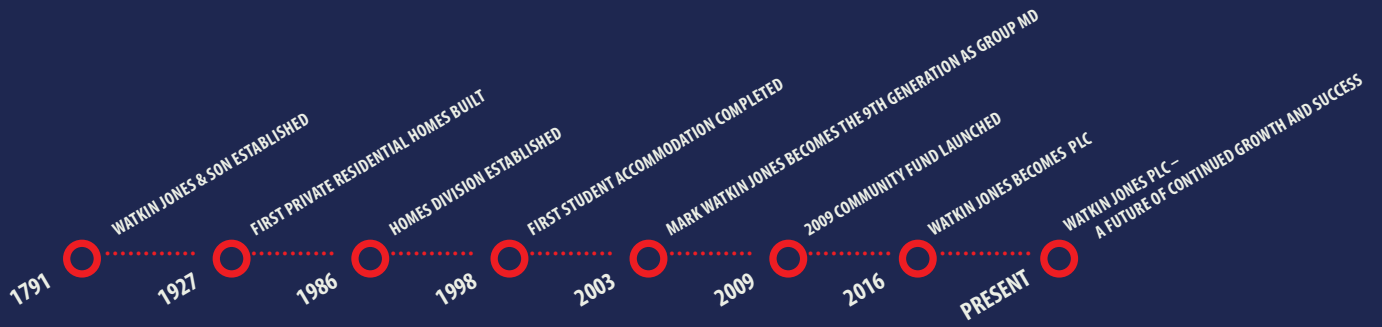
Whilst every care is taken to ensure accuracy, we regret that we cannot accept any responsibility for error or misdescription and this specification shall not form part of any contract. We reserve the right to alter or amend specifications without notice. Garage and window positions may vary to suit the location of individual homes. Room sizes are approximate. Elevation treatment may vary to those shown, please refer to our sales executive for details of the plot of your choice.





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