



# TALL TREES

HANDFORTH - CHESHIRE

P.I.C.HOMES





## THE DEVELOPER

**PIC Homes** began with a shared passion for creating warm and inviting homes, offering families the finest in luxury living. Our developments aren't just about beautiful architecture; they're about creating homes that grow with you over time, providing not just a space but a place to truly call your own. Our homes are designed to be both functional and spacious, creating an environment that feels just right. It's this careful balance that defines the cosy and high-quality atmosphere you'll find in all of our developments.

We've consistently aspired to offer the area's highest quality homes, rendering them not only unique but also a truly luxurious addition to the local community. As founders, we keep our core values close to heart in every development. These aren't just houses; they're homes we would be proud to share with our own families.

**Founders:** Armaan Chohan & David Strettle

# HANDFORTH

## A Town with Timeless Charm

Nestled in the heart of Cheshire, Handforth is a charming town that combines historical richness with modern convenience. It offers a blend of tranquil countryside living with easy access to vibrant urban centers like Alderley Edge and Wilmslow.

## Location and Geography

Handforth is strategically positioned between the Cheshire Plain and the Pennines, bordering Heald Green to the north and Wilmslow to the south. Situated near the River Dean, this prime location provides the tranquility of rural life while being close to urban amenities.

## Historical Background

Handforth's history dates back to the medieval period, with its name likely deriving from "Hanna's Ford," referring to a crossing on the River Dean. The town is mentioned in records from the 13th century. Over time, it evolved from a small agricultural community into a vibrant village, particularly during the Industrial Revolution. A notable landmark is Handforth Hall, a stunning Tudor building from 1562.

## Modern Handforth

Today, Handforth features 20th and 21st-century housing alongside historic buildings

like Handforth Hall, offering a glimpse into its past. The town offers a wealth of amenities for residents and visitors alike.

## Natural Beauty and Outdoor Activities

Surrounded by serene countryside, Handforth offers numerous outdoor activities. Nearby Styal Country Park, managed by the National Trust, is a haven for nature lovers with its woodlands, walking trails, and historic Quarry Bank Mill. The Bollin Valley Way, a popular walking and cycling trail, passes through Handforth, offering scenic views of the River Bollin and surrounding landscapes. Meriton Road Park, with its multi-sport court, tennis courts, and miniature railway, is a popular spot for families and outdoor enthusiasts.

## Education and Community

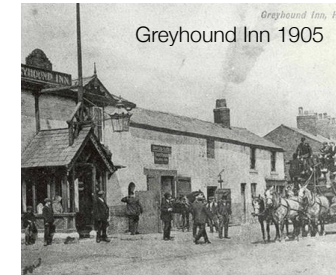
Handforth is well-equipped with educational facilities, making it appealing to families. The town has primary schools like Handforth Grange, Dean Oaks Primary, and St Benedict's RC Primary, known for academic excellence. Nearby secondary schools and colleges ensure a comprehensive education pathway. The sense of community is strong, with local clubs, societies, and events fostering a friendly atmosphere.

## Shopping and Retail

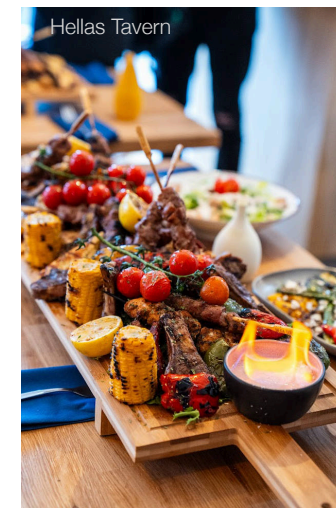
Despite its small size, Handforth boasts



Handforth Hall



Greyhound Inn 1905



Hellas Tavern



Handforth Station & The Railway Pub



Miniature Railway

various shops, cafes, and restaurants, offering a mix of local and national brands. Handforth Dean Retail Park features major stores like Marks & Spencer, Tesco Extra, JD Sports, and Boots, along with Next and Pets at Home. Nearby, Cheadle Royal Retail Park adds options like Sainsbury's, John Lewis, and a David Lloyd health club.

### Transport and Accessibility

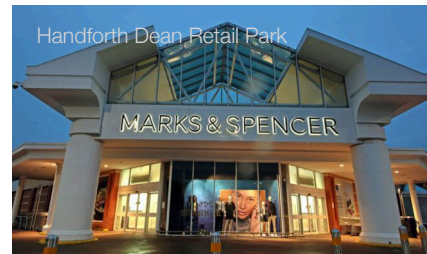
Handforth enjoys excellent transport links, making it convenient for commuters. The railway station on the Crewe to Manchester line offers regular services to Manchester Piccadilly and Crewe, passing through Levenshulme, Stockport, Cheadle Hulme, and Wilmslow. Handforth is also close to the M56 and M60 motorways and has nearby access to the A555 relief road, providing direct access to Manchester International Airport.

### A Town for Everyone

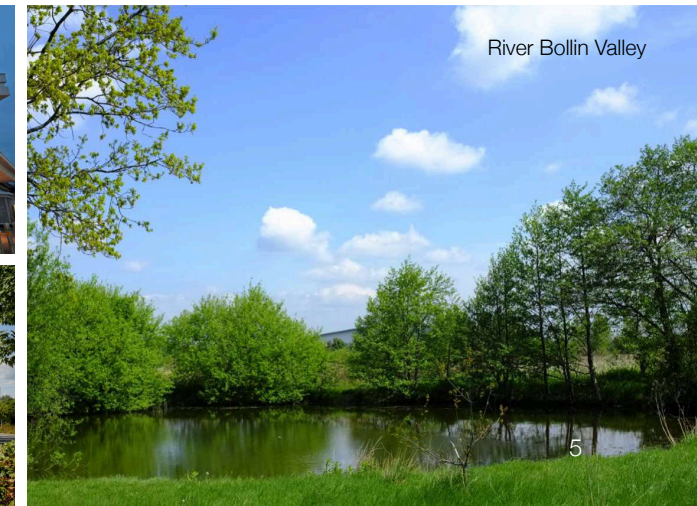
Handforth is a delightful blend of history, natural beauty, and modern amenities. Its strategic location, excellent transport links, and strong community vibe make it an ideal place for those seeking a balanced lifestyle. Whether you're a history enthusiast, nature lover, or simply looking for a charming town to call home, Handforth offers something for everyone.



Handforth War Memorial



The Bulls Head



River Bollin Valley

# TALL TREES

**NESTLED AWAY AT THE END OF A QUIET CUL-DE-SAC, THIS BESPOKE NEW BUILD DETACHED HOME BOASTS 2100SQFT OF SPACIOUS OPEN PLAN LIVING.**

## Interior Features

Upon entering Tall Trees, you're greeted by a beautifully vaulted hallway and feature pendant, that leads to the heart of this architecturally designed home: a large kitchen/diner/living room. Two large bi-fold doors flood the room with light, showcasing a modern, high-spec German style kitchen with a large island featuring waterfall edges. A built-in media wall and dining area with ambient lighting further enhance this space.

The ground floor also offers a large living room with an additional media wall, plus a versatile room for private dining, a children's playroom, or a home office. A WC is also located on this floor.

The vaulted hallway features a striking mezzanine that enhances the spacious feel of the upstairs landing. This area serves four large double bedrooms and a family bathroom. The principal bedroom, with its ensuite, features ambient lighting, a statement wall, and elegant bedside pendants, creating a stylish, serene retreat. This attention to detail is carried through to the other bedrooms and bathrooms.

## Exterior Features

An electronic gate provides entry to the private driveway where three car parking spaces are serviced by an EV charging point. The external walls are bathed in ambient lighting and security lighting provides additional lighting when required.

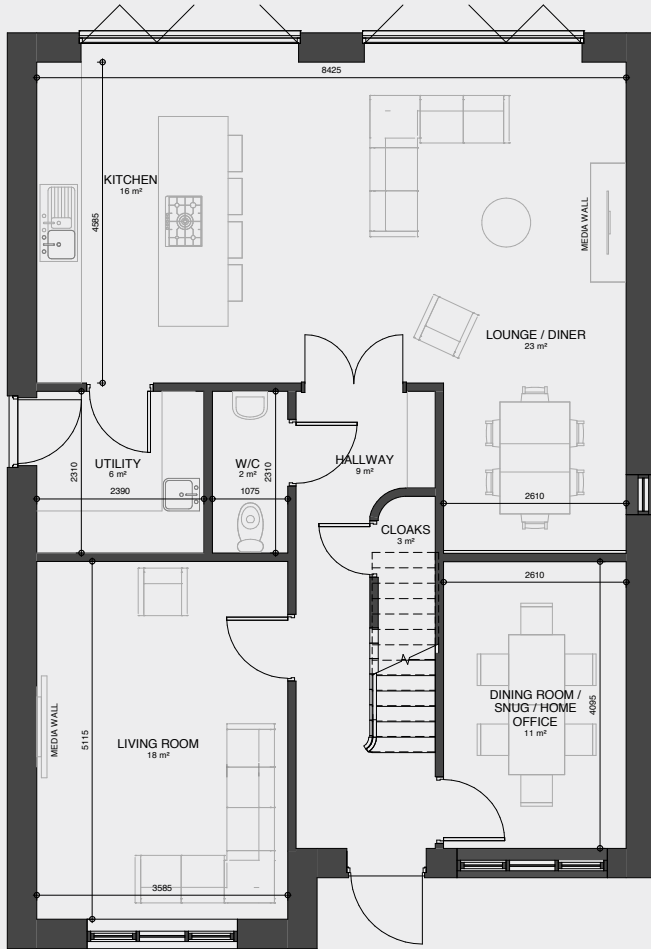
The rear aluminium bi-folds open to a seating area where the matching floor levels beautifully compliments the house, generating a seamless transition from inside to out. Steps down then give access to the secluded rear garden.

## TALL TREES

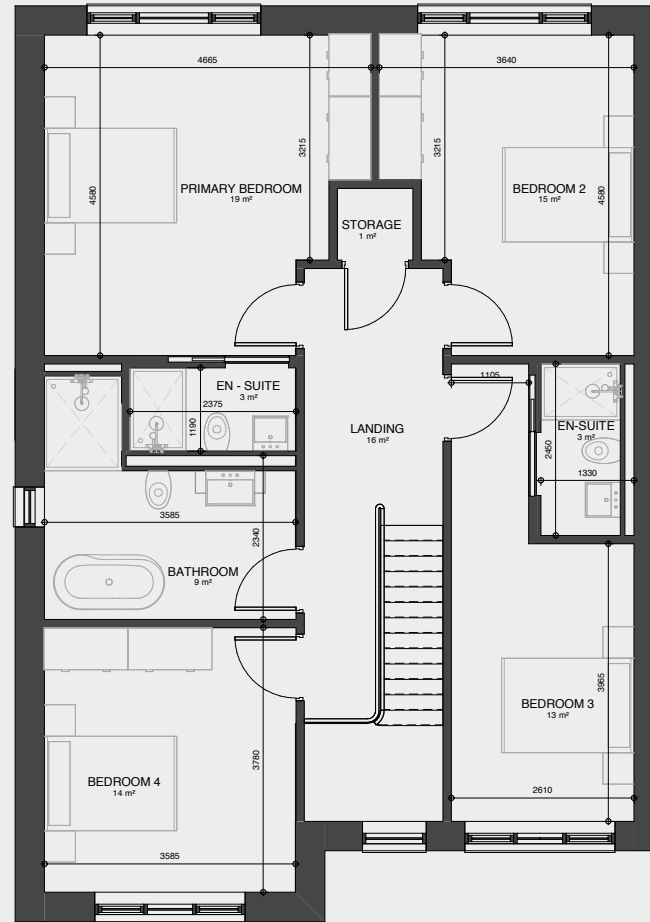
Bulkeley Road,  
Handforth, Cheshire.



# FLOOR PLANS



**GROUND FLOOR**



**FIRST FLOOR**



## KEY FEATURES

- New build detached.
- 4 Double bedrooms with 2 en-suites.
- Family bathroom.
- 2100sq/ft.
- 2 Reception rooms.
- Downstairs WC.
- Large kitchen/diner/living room.
- Secure gated off-road parking for 3 cars.
- EV charger.
- Air Source Heat Pump (ASHP).
- Integrated solar panels with storage battery.
- Underfloor heating.
- Ambient lighting.
- Feature walls and in built media walls.
- EPC Rating of 'A'.



# SPECIFICATION

## GENERAL HOME SPECIFICATION

- Secure private gated driveway with intercom.
- Ground floor zoned underfloor heating.
- Spot lights throughout.
- LED coving lighting and ambient lighting throughout.
- Black aluminium bi-fold doors to the rear.
- Pre-wired CAT6 in each room for high speed networking and internet access.
- Timber stairs with black balustrade and newel posts with modern glass panels.
- Composite front and rear entrance door.
- Black double glazed UPVC windows and doors.
- Internal doors: Black panelled.
- Modern brass style handles and door furniture.
- Hallway tiled with large format porcelain tiles.
- Stairs, living room, dining room/snug, bedrooms and landing all carpeted.
- Built in media walls in kitchen/dining room & living rooms.
- All switches and sockets matt black.
- Dimmer switches in habitable rooms and switches in bathrooms/storage/utility.
- Double/ USB C compatible sockets throughout.
- Modern black wall hung radiators on 1st floor.
- Moulded skirting boards and architraves.
- Mains powered smoke detection system.

## KITCHEN

- German style kitchen with 20mm ceramic worktops.
- Neff integrated dishwasher.
- Neff integrated Slide and Hide oven.
- Neff integrated multifunction oven with grill.
- Fully Integrated larder fridge.
- Fully Integrated no frost freezer.
- Neff integrated wine cooler.
- Neff Flex induction hob.
- Soft motion hinges and drawers.
- Cutlery insert tray.
- Pull out waste bins.
- Quooker boiling Tap.
- Quartz under mount sink.
- Kitchen island with ceramic top and mitred waterfall edges, with bar/dining seating and power socket.
- Stunning contemporary bi fold rear doors leading onto private patio and rear garden.
- Porcelain large format tiles.

# SPECIFICATION

## UTILITY ROOM

- 40mm laminate worktop and up-stand.
- Laminate doors .
- Low and high cupboards for storage.
- Tall cupboards for storage.
- Plumbing and space for freestanding washer and dryer.
- Tiled floor.

## BATHROOMS

- Large format porcelain tiles.
- Floor to ceiling tiled areas with mitred edges.
- Niche LED Lighting.
- Concealed Geberit Dual Flush cisterns.
- LED wall mirrors.
- Modern black sink and toilet pans.
- Wall hung vanity unit sinks.
- Low profile anthracite shower trays.
- Matching accessories: soap dispensers, electric toothbrush holder/charger, shaver socket, toilet roll holder, robe hook, toilet brush.

## SMART HOME FEATURES

- Texacom home security alarm system. (Smart phone compatible via App)
- Underfloor heating. (Smart phone compatible via App)
- Hot water (Smart phone compatible via App)
- 1st Floor heating. (Smart phone compatible via App)
- Gate intercom system.

## SERVICES/ RENEWABLE ENERGY

- EPC Rated A for high thermal efficiency and very low home energy running costs.
- Solar panels to side elevation with storage battery. (Additional batteries optional)
- Air Source Heat Pumps for home heating.
- Electric vehicle charging point.



## BENEFITS OF RENEWABLE ENERGY WITH PIC HOMES

- Your home will come equipped with an integrated roof tile Solar PV system, offering the advantage of free electricity usage during daylight hours and the capacity to store energy for free use in the evening. This feature significantly reduces current high electricity costs. (Additional batteries can be purchased/ upgraded seperately to increase storage capacity)
- Say goodbye to gas bills! Your home will not feature a gas heating system; instead, it will be equipped with an Air Source Heat Pump. This not only aligns with our commitment to the environment but also results in substantial savings, as this system solely requires electricity to heat your home and water.
- At PIC Homes, our focus is on creating homes that are both luxurious and environmentally friendly. By doing so, we aim to provide each homeowner with the benefits of significantly reduced running costs. Moreover, your home will be rated A on the EPC, placing it among some of the most energy-efficient homes in the country. EPC A-rated homes also qualify for better mortgage rates due to their efficiency, so don't forget to share this information with your mortgage provider.



P.I.C.HOMES®

The logo for Mosley Jarman, featuring the company name in a white, lowercase, serif font. To the right of the text is a stylized orange ribbon graphic that loops around the end of the word 'jarman'.

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