

# Roe Cross Gardens

Mottram, Hyde



A Collection Of Luxury  
New Build Homes

Presented By

  
**JARDINE**  
ESTATES



## Welcome to Roe Cross Gardens...

Jardine Estates are delighted to present Roe Cross Gardens – A collection of three/four- and five-bedroom homes located in Mottram.

The exciting development of five new build homes, one two-storey detached and four three storey semi-detached, are situated next to the site of the old Roe Cross public house.

With fabulous view the location will certainly appeal to those looking to be close to all the amenities of Mottram, Stalybridge and Hollingworth plus easy access to the amazing Peak District.

The homes have been carefully designed with open plan living spaces – the detached home features aluminium bi-fold doors bringing the outside in, and the three-storey semi-detached have French doors with side windows for views over the rear garden and the Peak District.

All properties will be fitted with acoustic Anthracite UPVC windows, the detached home will have acoustic triple glazing, plus air source heat pumps and comfort air ventilation system keeping you warm in the winter and cool in the summer.

Each property will be fitted with a high-quality German kitchen from Kutschenhaus with Riva grey contemporary-style units, integrated wall unit lighting and Quartz worktop. A Neff Slide&Hide oven along with other integrated appliances complete the kitchen.

The bathrooms and en-suites will be fitted with bespoke designs, high-quality sanitary ware and fully tiled walls and floors giving a modern contemporary look.

Outside each property will have a block paved drive and lawned southeast facing rear garden with patio and acoustic fencing - perfect for entertaining family and friends in the summer months.

All the homes come with two allocated car parking spaces or a garage and one additional parking space. All homes will be fitted with an EV charger.



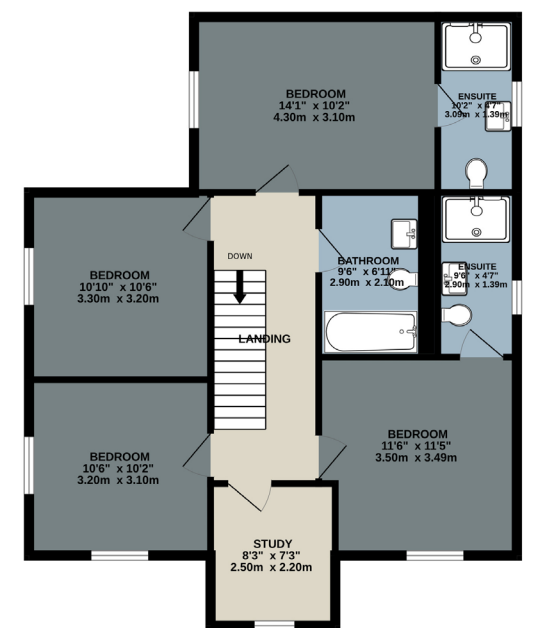
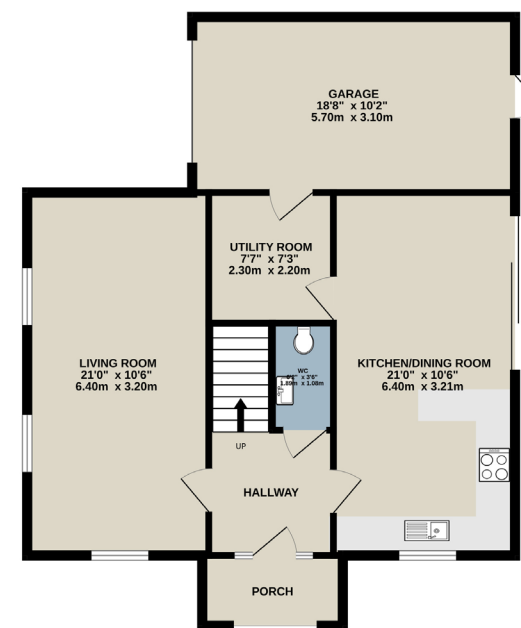


# THE MATLEY

PLOT 1  
4/5 Bedroom Detached

GROUND FLOOR  
815 sq.ft. (75.8 sq.m.) approx.

1ST FLOOR  
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA: 1619 sq.ft. (150.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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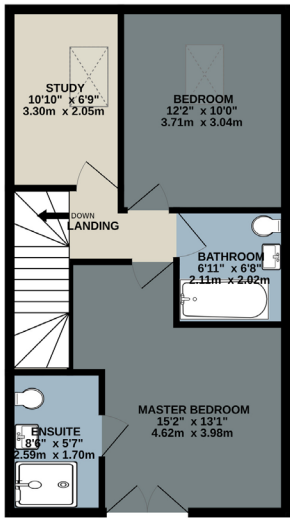
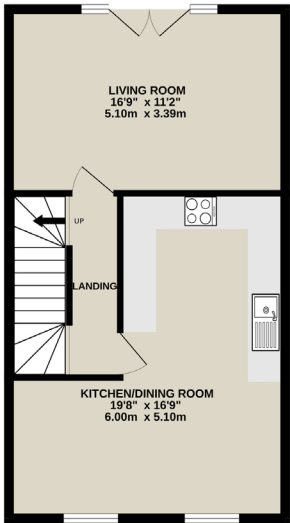
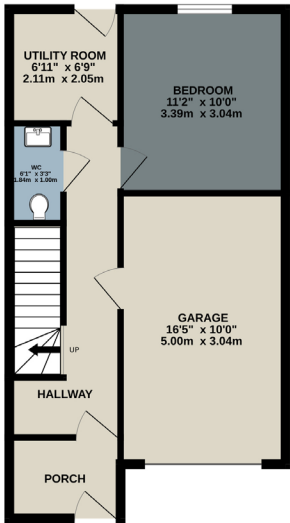
# THE STALEY

PLOTS 2&3  
3/4 Bedroom Semi-detached

GROUND FLOOR  
483 sq.ft. (44.8 sq.m.) approx.

1ST FLOOR  
515 sq.ft. (47.9 sq.m.) approx.

2ND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 1507 sq.ft. (140.0 sq.m.) approx.

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\*Floor plan shown is Plot 3, the layout of Plot 2 is the mirror of Plot 3.



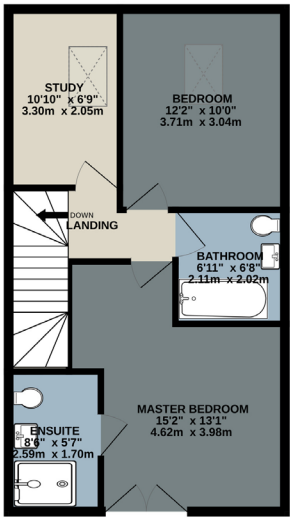
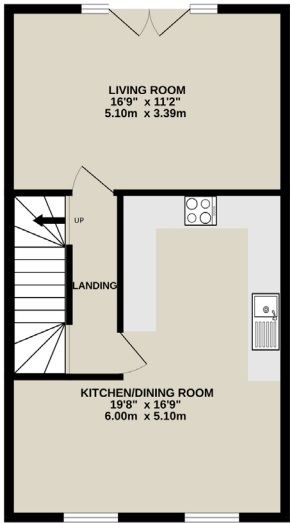
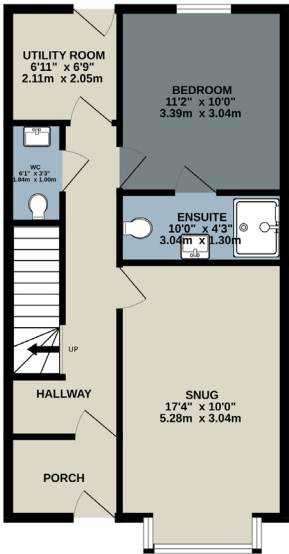
# THE HOBSON

PLOTS 4&5  
3/4 Bedroom Semi-detached

GROUND FLOOR  
528 sq.ft. (49.0 sq.m.) approx.

1ST FLOOR  
515 sq.ft. (47.9 sq.m.) approx.

2ND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA: 1552 sq.ft. (144.2 sq.m.) approx.

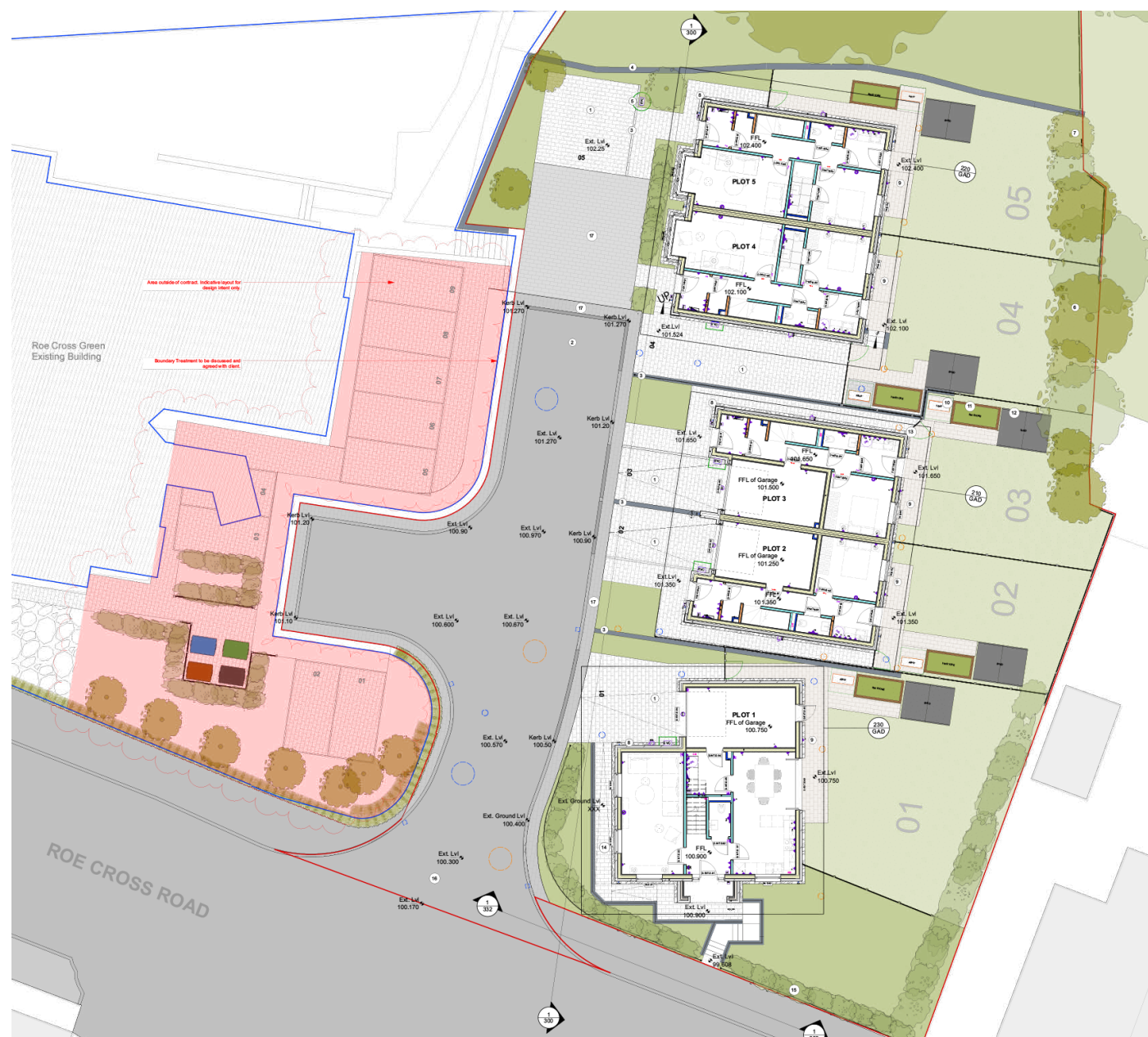
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\*Floor plan shown is Plot 5, the layout of Plot 4 is the mirror of Plot 5.



# SITE PLAN

Roe Cross Gardens, Mottram, Hyde



# SPECIFICATION

## KITCHEN

- High quality German kitchen from Kutschenhaus: Riva concrete grey contemporary-style units with integrated wall unit lighting and Quartz worktop
- Neff Slide&Hide oven
- Soft close to all unit doors and drawers
- Integrated appliances

## BATHROOMS AND EN-SUITE

- Bespoke contemporary designs
- High quality sanitary ware with concealed WC cistern and wall mounted basin in cabinet / toilets
- Mirror over basin unit with lighting
- Chrome and black towel rails
- Fully tiled floors and walls
- Concealed plumbing to sinks and toilets

## GENERAL

- Contemporary acoustic Anthracite UPVC Windows, (the detached house with acoustic triple glazing)
- Aluminium Bi-Fold doors (Detached Home)
- French Doors with Side Panels (Semi-detached Homes)
- Built in storage spaces
- High thermal efficiency
- 10-year insurance-backed warranty
- Fully tiled throughout bathroom floors and walls
- LVT flooring and carpet to bedrooms

## ELECTRICAL

- LED lighting throughout the properties
- Wired TV to lounge and Giga-byte BT data points

## MECHANICAL

- High efficiency ASHP (Air source heat pump) with manufactory guarantee
- Thermostatically controlled radiators throughout
- Zehnder ComfoAir Q350 ventilation system with cooling air, perfect to cool down during summer

## EXTERNAL

- External lighting to front and rear garden
- Paving to patio and pathway
- Block paviours to driveways
- Acoustic fencing panel and gate to rear gardens
- Space for 2 cars per house
- Lawned rear gardens

## SAFETY AND SECURITY

- Mains-powered smoke and heat detectors
- Insurance-approved lockable windows
- Composite front doors with 5 lever locks
- Intruder alarm system





## THE LOCATION

Roe Cross Gardens offers a perfect blend of rural tranquillity and urban convenience. Embrace an active lifestyle with direct access to scenic walks, cycling trails, and horse-riding routes right from your doorstep. The surrounding countryside provides breathtaking views and a serene backdrop for outdoor adventures.

Within walking distance, you have the Old Mill Farm Shop which has a animals and a children's play area plus the Wagon and Horses pub with mouthwatering menu. A little further of a walk up hill you have the fabulous Bees Coffee Pot – 'The Café Hidden In The Hills' with breathtaking views of Mottram and beyond.

There are excellent links for travel for business and pleasure. Major motorway links are easily accessible, ensuring seamless commutes and travel. For those relying on public transport, nearby rail links provide efficient connections to surrounding areas. Additionally, Manchester Airport is just a 30-minute drive away, making international travel effortlessly convenient.



Presented By



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