



LIME GROVE



CUBE HOMES

Welcome to

Lime Grove

Discover our *exclusive collection* of homes in leafy Woodley, meticulously designed with *practicality, comfort and space* for all the family in mind.

We are delighted to introduce to the market our brand new collection of four and five bedroom homes at Woodley, Stockport, which are sure to provide a welcome addition to this attractive part of the region.

Whilst nestled within a traditional leafy suburban area, these new homes are designed for contemporary living and feature large open plan

kitchen, family and diner areas, with a separate living room for some house types. Each property is built to the highest quality and boast beautiful features, finishes and desirable specifications.

Cube Homes are pleased to welcome you to Lime Grove and hopefully your forever home.



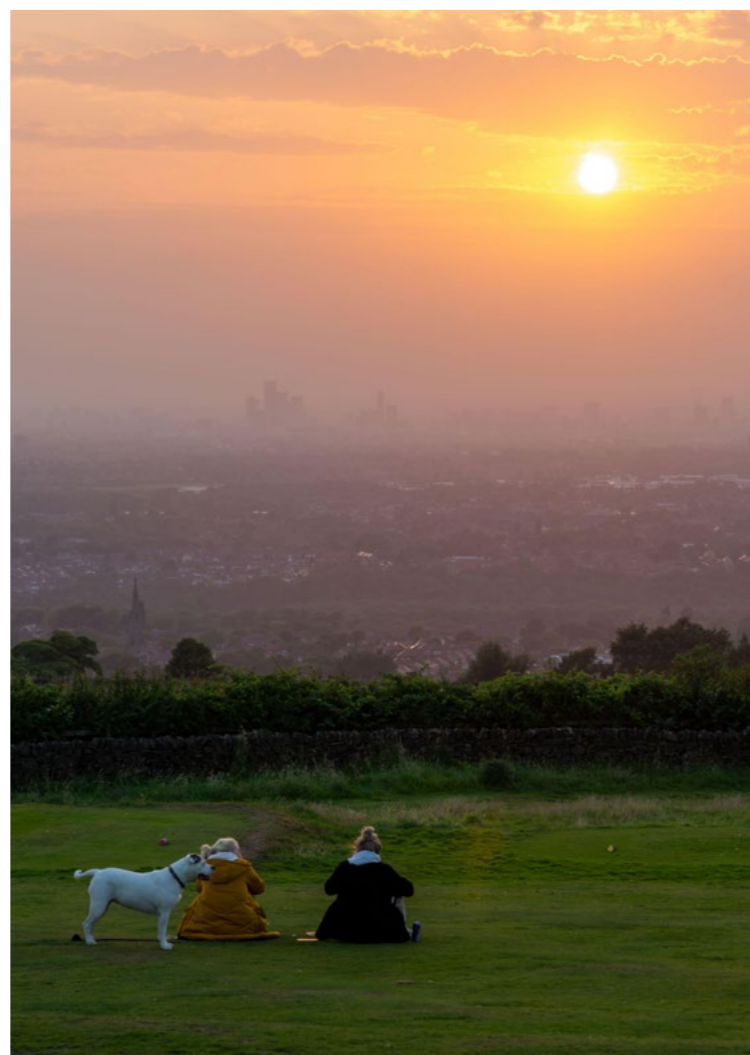


Every amenity, on your doorstep

Situated in Woodley to the east of the Peak Forest Canal, *Lime Grove* is also very close to the villages of Bredbury and Romiley. Historically part of Cheshire, the name means “a clearing in the wood” as the area contains *a lot of woodland*.

This beautiful collection of new family homes can be found on the outskirts of Stockport and within easy reach of Manchester city centre and Manchester airport. Woodley train station is just half a mile from Lime Grove, a 12-minute walk, which has services into Manchester City Centre.

There is a selection of primary schools and nursery schools close to Lime Grove as well as a variety of convenience stores and supermarkets. Lime Grove is also well served by numerous healthcare practices and hospitals close by.



Views of Manchester from nearby Werneth Low



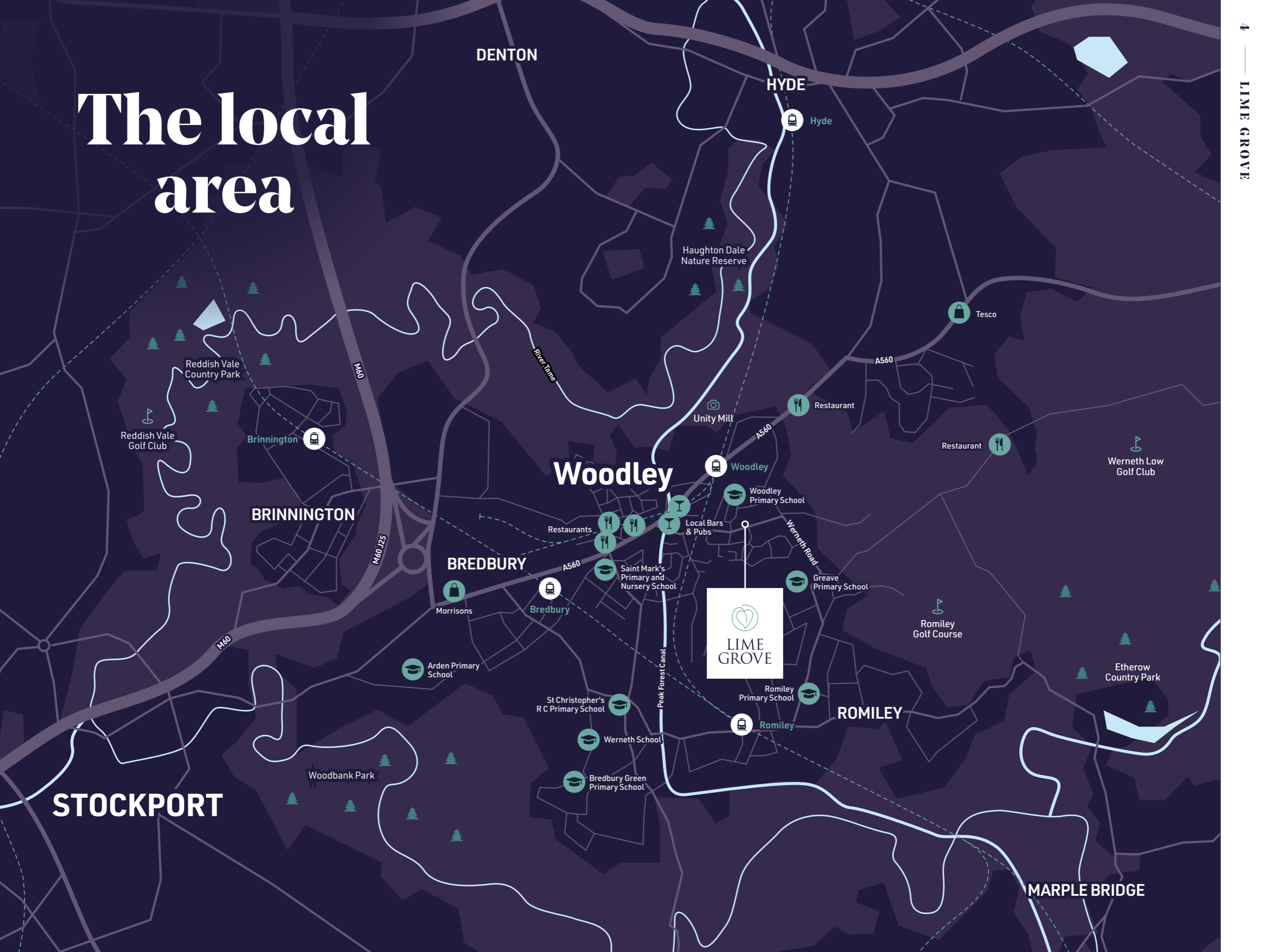
Within a few minutes from Lime Grove are some great pubs, bars and restaurants for relaxing lunches or nights out on the town. There is also a host of local amenities, such as bowling alleys, cinemas, indoor play areas and Country parks for entertaining the whole family.

For those who love the active lifestyle, there are cricket, tennis, bowls and football clubs in the locality, with the Romiley Marina Swimming Club and Romiley Petanque and Bowls Club just a couple of miles away.



Unity Mill on the Peak Forest Canal

The local area



DENTON

HYDE

Hyde

Haughton Dale Nature Reserve

Tesco

Reddish Vale Country Park

Reddish Vale Golf Club

Brinnington

BRINNINGTON

Woodley

Woodley

Woodley Primary School

Restaurants

Local Bars & Pubs

Saint Mark's Primary and Nursery School

Greave Primary School

BREDBURY

Bredbury

Morrisons

Arden Primary School

St Christopher's R C Primary School

Werneth School

Bredbury Green Primary School

LIME GROVE

Romiley Primary School

Romiley

ROMILEY

Romiley Golf Course

Werneth Low Golf Club

Etherow Country Park

Woodbank Park

STOCKPORT

MARPLE BRIDGE



Luxurious, modern living at its best



KITCHEN

- A range of upgrades and extras, and selection of colours, is available*
- Choice of worktops*
- Glass splashback
- Amtico flooring throughout kitchen, utility and downstairs WC as standard, upgrade options to extend areas**
- Downlights to kitchen
- Fully integrated Siemens or AEG appliances including fridge freezer, integrated dishwasher, combi microwave oven and single oven, and induction hob
- Bi-fold doors leading out to gardens
- Brushed chrome sockets

BATHROOMS

- Porcelanosa wall tiles to bathroom and en suites
- Vanity units in a choice of colours* to sinks in bathroom and en suites
- Downlighters to bathroom and en suites
- Chrome towel rails to bathroom and en suites
- Amtico flooring to bathroom and en suites
- Separate bath and shower in family bathrooms (dependent on plot type)

BEDROOMS

- All plots will benefit from two en suite bathrooms
- The Victoria and The Grace plots will benefit from a dressing room leading off the bedroom one

EXTERNAL

- Turfed garden
- All properties will benefit from a permeable surfaced driveway area in front of property
- Boundary fencing to rear garden
- Some properties will benefit from mature tree planting in gardens
- The Victoria, The Grace and the The Florence plot types feature an internal garage
- All plot will have bike storage facilities

GENERAL

- USB points to all habitable rooms
- Gas central heating with A rated boiler
- Fibre broadband
- TV point to Living Room, Family room (where applicable) and all Bedrooms
- Carpet available as a Customer Extra**
- 10 Year NHBC Buildmark Warranty

* Kitchen/flooring/tiling choices dependant on build stage, we will inform you of cut off dates at the time of reservation.

** Please consult with the sales team for the particulars of any optional extras, upgrades or choices.

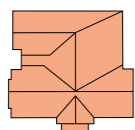




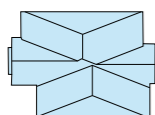
LIME GROVE

Site Plan

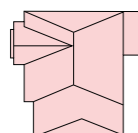
HOUSETYPES



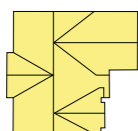
The Victoria
4-bedroom home
Plot: 1



The Florence
5-bedroom home
Plots: 2, 3



The Grace
4-bedroom home
Plots: 4, 5



The Odelia
5-bedroom home
Plots: 6, 7



The Victoria

HOME - Four - BEDROOM



The Victoria is *one of a kind* and has everything the modern-thinking family needs to *live and grow*.

Inviting you along the large Hallway, and past the downstairs Cloakroom, into the beautifully-appointed Kitchen, with breakfast bar and Utility Room, a dream space catering for all the family.

The hub of the home is the fantastic living area, consisting of an open plan Family and Dining Room, as well as the separate Living Room. Bi-fold doors from the Family Room open out into the tree-lined garden, allowing natural light to flood the space. There is even an integral Garage, with personnel door leading to the Utility Room, ideal for the worker bees of the family.

Upstairs, Bedroom One is served by a walk-in wardrobe, and en suite facilities with in-built storage. Bedroom Two also boasts an en suite, perfect for hosting guests. The remaining two Bedrooms, both of which are doubles, are served by the main four-piece Bathroom, with a separate bath and shower.

Plot: 1

The Victoria

FOUR BEDROOM HOME



Ground Floor

LIVING ROOM	3.73m x 4.16m	12'3" x 13'8"
DINING	4.38m x 2.46m	14'4" x 8'1"
KITCHEN/FAMILY	4.40m x 7.65m	14'5" x 25'1"
UTILITY	1.74m x 3.51m	5'9" x 11'6"
W.C.	2.17m x 1.06m	7'1" x 3'6"
GARAGE	2.93m x 3.15m	9'7" x 10'4"



First Floor

BEDROOM 1	3.38m x 4.11m	11'1" x 13'6"
EN SUITE 1	2.91m x 1.59m	9'7" x 5'3"
BEDROOM 2	3.61m x 2.93m	11'10" x 9'7"
EN SUITE 2	2.43m x 1.88m	8'0" x 6'2"
BEDROOM 3	3.83m x 4.28m	12'7" x 14'0"
BEDROOM 4	3.51m x 3.17m	11'6" x 10'5"
BATHROOM	2.05m x 2.88m	6'9" x 9'5"
STORE	1.30m x 1.72m	4'3" x 5'8"

The Florence

Five BEDROOM
HOUSE



HOUSETYPES

Standing proud, The Florence is attractive and yet designed specifically with the *needs of the contemporary family* in mind.

The whole expanse of the rear of the property creates the dream living space with the Kitchen, Day Room and Dining Area, served by both Bi-fold Doors and French Doors; letting the outside in and engulfing the space with sunlight.

The integral Garage is served by a Utility Room, and with the downstairs WC and cloakroom, the space has been created perfectly for a busy outdoor-loving family.

The property boasts five bedrooms, each with enough room for a double bed and plenty of storage space. Two bedrooms are served with en suite facilities with built-in storage. The Florence has plenty of accommodation for a happy family to thrive.

Plots: 2, 3

The Florence

Five BEDROOM HOME



Ground Floor

LIVING ROOM	3.72m x 6.16m	12'2" x 20'3"
KITCHEN	3.15m x 3.69m	10'4" x 12'1"
DAY ROOM/DINING	6.52m x 5.19m	21'5" x 19'4"
UTILITY	3.02m x 1.89m	9'11" x 6'2"
W.C.	2.28m x 1.06m	7'6" x 3'6"
CLOAKROOM	1.89m x 0.70m	6'2" x 2'4"
GARAGE	2.82m x 5.82m	9'3" x 19'1"



First Floor

BEDROOM 1	3.72m x 4.67m	12'2" x 15'4"
EN SUITE 1	1.58m x 2.51m	5'2" x 8'3"
BEDROOM 2	5.00m x 3.08m	16'5" x 10'1"
EN SUITE 2	1.83m x 2.38m	6'0" x 7'10"
BEDROOM 3	3.04m x 3.73m	9'12" x 12'3"
BEDROOM 4	2.82m x 5.09m	9'3" x 16'8"
BEDROOM 5	2.82m x 5.03m	9'3" x 16'6"
BATHROOM	2.37m x 3.77m	7'9" x 12'4"
STORE	1.13m x 0.72m	3'8" x 2'4"



The Grace

HOME - Four - BEDROOM



HOUSETYPES

When observing The Grace, you will be struck by its imposing single gable feature, with the incredible floor to ceiling windows which *floods the rooms with light.*

Off the Hallway, there is a downstairs WC and large Cloakroom, although a most attractive feature is sure to be the separate spacious Living Room. In the heart of the home is the Family Area and Dining Room, with breakfast bar and the modern Kitchen. With the stunning bi-fold doors, it is the ideal space for hosting and entertaining friends and family, for garden parties or special occasions; as well as meeting everyday family needs.

Through the Kitchen is the Utility Room, with a personnel door leading to the garden and another to the oversized integral Garage.

Upstairs, the enviable Bedroom One is served by a large Dressing Area and en suite. There are three further Bedrooms, one with en suite facilities, the other two served by the central main Bathroom. The remaining two Bedrooms, both of which are doubles, are served by the main four-piece Bathroom, with a separate bath and shower.

Plots: 4, 5

The Grace

FOUR-BEDROOM HOME



Ground Floor

LIVING ROOM	5.03m x 5.02m	16'6" x 16'6"
KITCHEN	4.28m x 3.26m	14'1" x 10'8"
DAY ROOM/DINING	3.71m x 6.46m	12'2" x 21'2"
UTILITY	2.28m x 1.64m	7'6" x 5'5"
W.C.	1.04m x 2.05m	3'5" x 6'9"
CLOAKROOM	0.95m x 1.19m	3'1" x 3'11"
GARAGE	2.82m x 5.80m	9'3" x 19'0"



First Floor

BEDROOM 1	4.07m x 5.27m	13'4" x 17'3"
EN SUITE 1	2.82m x 2.15m	9'3" x 7'1"
DRESSING ROOM	2.11m x 2.82m	6'11" x 9'3"
BEDROOM 2	3.54m x 2.89m	11'7" x 9'6"
EN SUITE 2	2.89m x 1.63m	9'6" x 5'4"
BEDROOM 3	4.11m x 3.36m	13'6" x 11'0"
BEDROOM 4	3.85m x 3.31m	12'8" x 10'10"
BATHROOM	2.39m x 3.18m	7'10" x 10'5"

The Odelia

FIVE BEDROOM



HOUSETYPES

The prestigious five-bedroom Odelia *provides everything a modern-thinking family needs* in a home.

The Odelia affords the pinnacle of open plan living, enjoying an exceptional Dining, Living and Kitchen Area. Two sets of Bi-fold Doors and a further French Patio Door lead from the kitchen to an enclosed Garden. This home really does provide the perfect indoor-outdoor living opportunity.

The beautifully appointed Kitchen, has a contemporary island feature with breakfast bar. A Utility Room leads off the kitchen, through to a downstairs WC. There is also a boot room and additional cloakroom for all your storage needs. A separate Study is provided downstairs, which of course could be used as a snug.

As you enter The Odelia, your eyes will be drawn to the double L-shaped staircase, where there is a corner window feature which enhances the space with natural light. Moving upstairs, the open landing serves five Bedrooms, a linen store and the main Bathroom, with two bedrooms having en suite facilities.

Plots: 6, 7

The Odelia

Five BEDROOM HOME - LIME GROVE



Ground Floor

LIVING ROOM	3.16m x 6.29m	10'4" x 20'8"
KITCHEN	4.05m x 6.74m	13'3" x 22'1"
DINING	3.71m x 4.71m	12'2" x 15'5"
STUDY	3.61m x 2.85m	11'10" x 9'4"
UTILITY	4.30m x 1.84m	14'1" x 6'0"
W.C.	1.14m x 2.19m	3'9" x 7'2"
BOOT ROOM	1.14m x 0.76m	3'9" x 2'6"
CLOAKROOM	0.71m x 1.14m	2'4" x 3'9"



First Floor

BEDROOM 1	3.65m x 4.84m	12'0" x 15'11"
EN SUITE 1	1.53m x 2.58m	5'0" x 8'6"
BEDROOM 2	3.77m x 4.64m	12'4" x 15'3"
EN SUITE 2	1.71m x 2.45m	5'7" x 8'1"
BEDROOM 3	3.61m x 3.53m	11'10" x 11'7"
BEDROOM 4	3.65m x 4.02m	12'0" x 13'2"
BEDROOM 5	4.18m x 3.65m	13'9" x 12'0"
BATHROOM	2.43m x 2.43m	8'0" x 8'0"



CGI of Kitchen at Lime Grove

Your Home Builder Cube Homes



For *more than a decade*, Cube Homes has been delighting customers across the North West with a range of homes that have *quality at their heart*.

Whether you are searching for your first home, making a step up or looking for luxury, we have the right home, built with you in mind.

Our architects design each home to suit modern living, with layouts perfect for entertaining and family life. When reserving your new home early, you can personalise many of the quality features we offer to suit your taste and lifestyle. Modern construction methods will mean your home will be energy efficient, low maintenance and environmentally friendly, costing less to run than older properties and not costing the earth.

All Cube Homes come with a 10-year NHBC Buildmark warranty as standard.



CUBE HOMES



CUBE HOMES

Enquiries

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