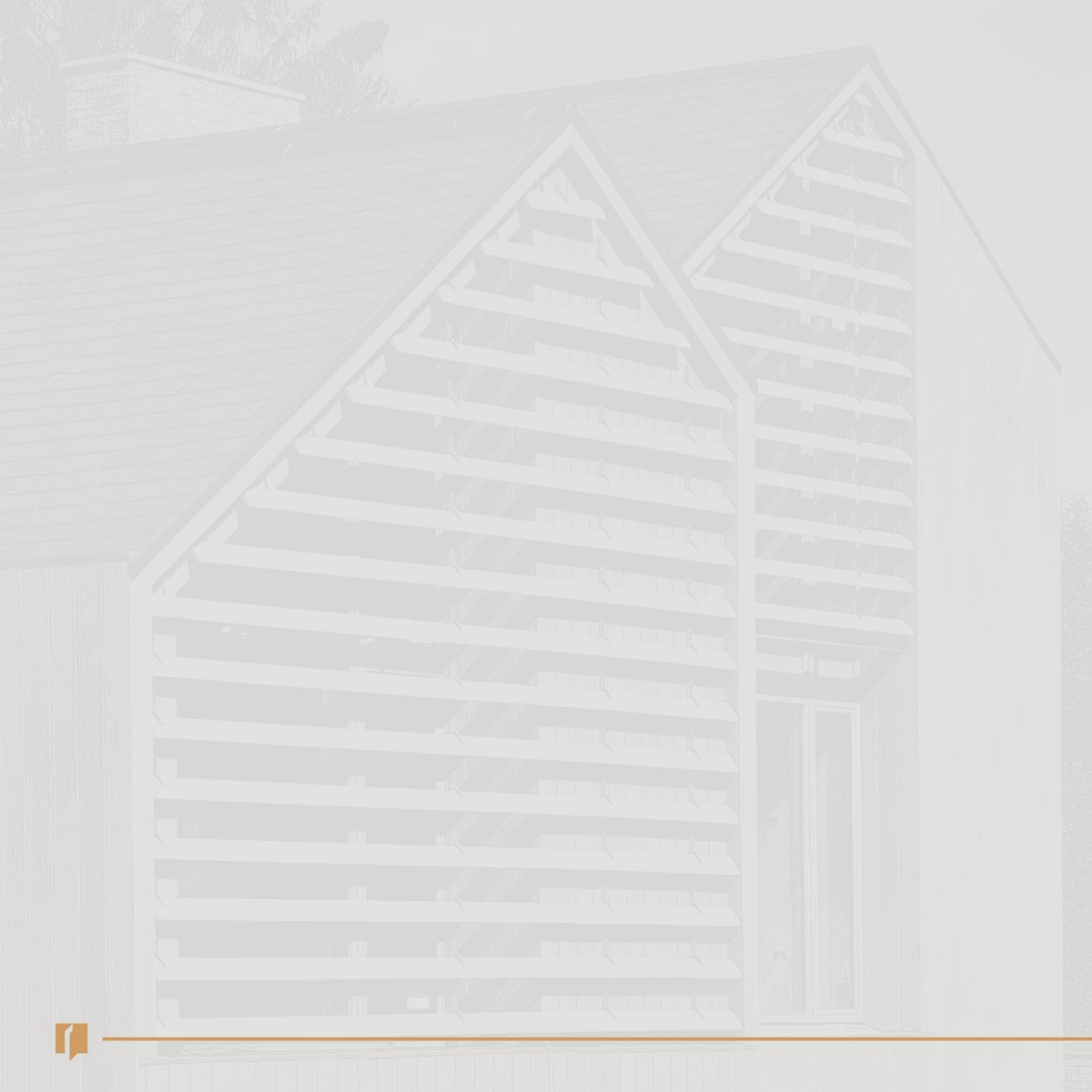


WATERBANK

HEYBRIDGE LANE | PRESTBURY



WATERBANK

EXCLUSIVE ADDRESS
FIVE EXQUISITE LUXURY HOMES





FIVE LUXURY HOMES NESTLED WITHIN AN EXCLUSIVE WOODLAND SETTING



ARCHITECTURAL ELEGANCE

Waterbank is a collection of five striking properties designed to combine luxury living with a harmonious rural retreat.

These modern sculptured homes have been crafted with an abundance of timber and glass, creating an immediately calming space in which to rest and regenerate. As morning and evening light illuminates the luxury interiors, the experience of living at Waterbank will evolve alongside the English seasons.

Sustainable, smart and stylish; discover the next level in luxury living at Waterbank.



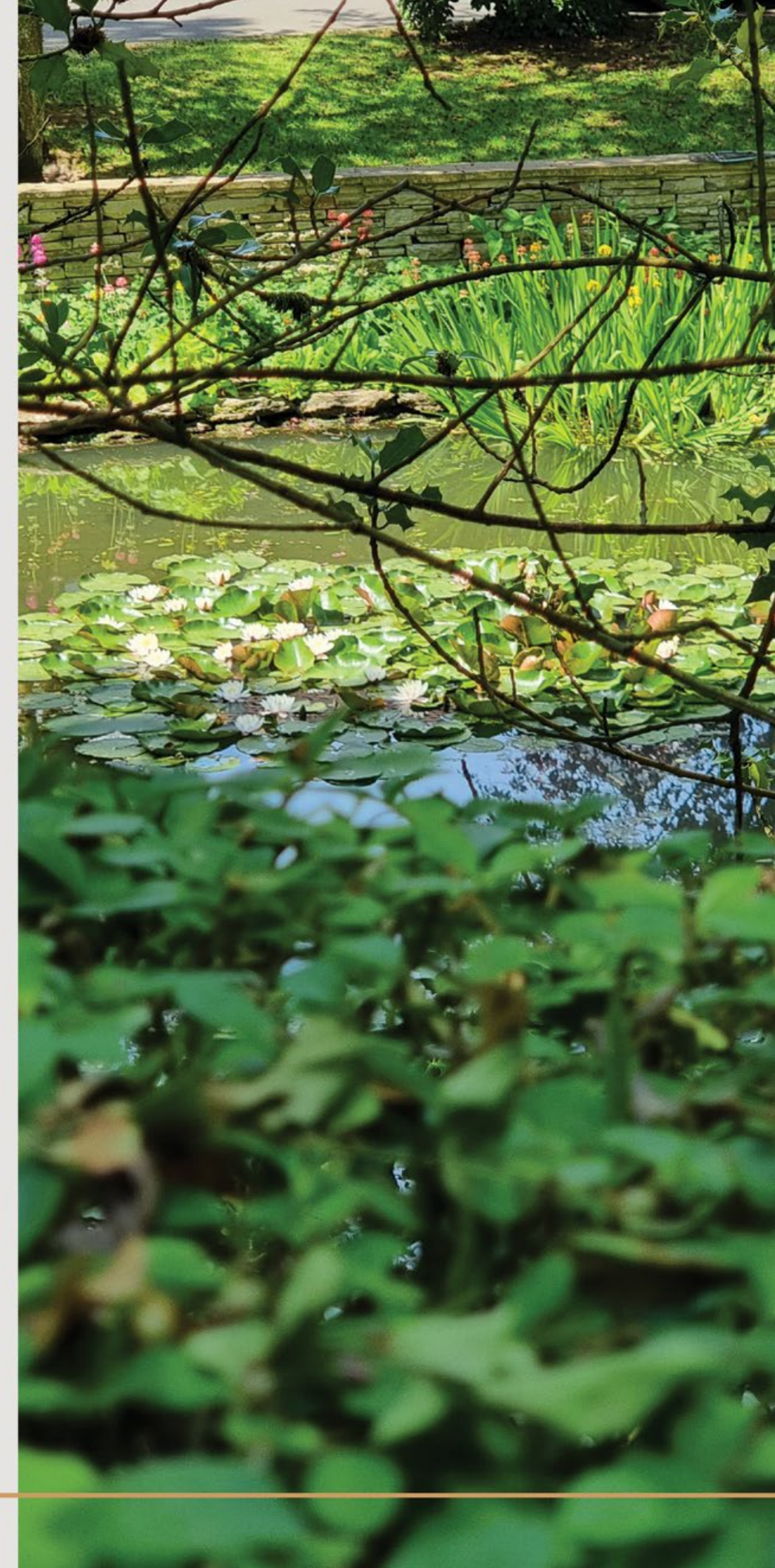
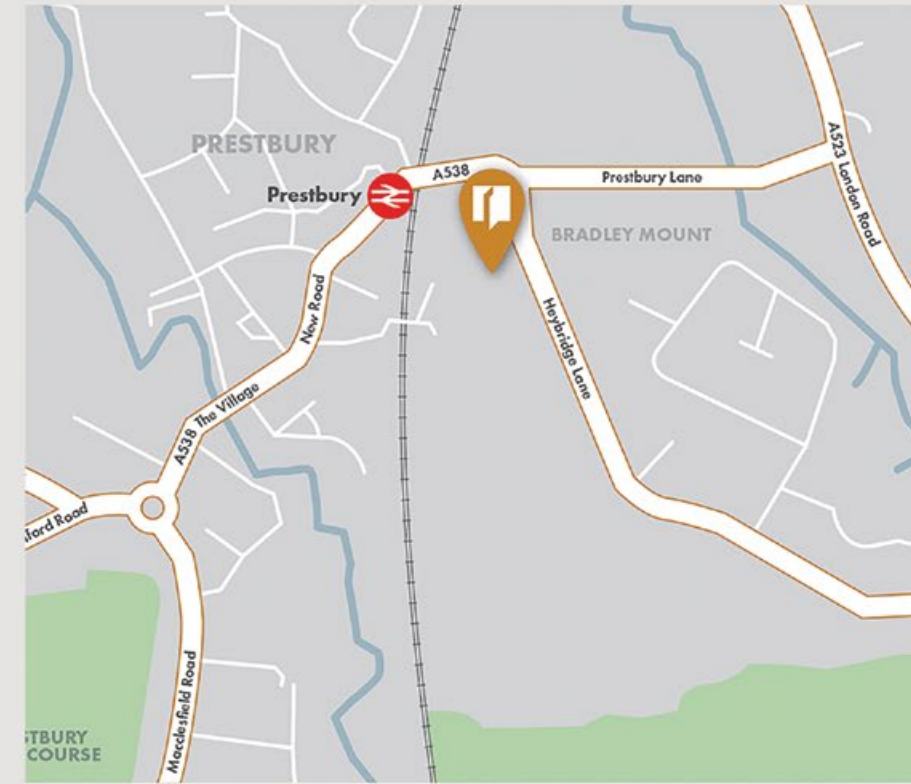
Outstanding features

- Freeform internal living space
- Designer specifications
- Private woodland estate
- Sculptured architecture
- Tribid energy efficiency
- Complete smart home automation

A PICTURESQUE CHESHIRE VILLAGE

Lying in sight of the Pennine foothills astride the River Bollin, pretty Prestbury dates to Anglo Saxon Times. The main street is a Conservation Area dominated by the Grade One listed St. Peter's Church. Characterised by a succession of black and white and red Cheshire brick structures, many properties here date back to the 15th, 16th and 17th centuries.

Prestbury is quintessentially English and part of Cheshire's highly desirable Golden Triangle. Its old-fashioned exterior encases a community rich in contemporary lifestyles. The village has a lively bar and restaurant scene, and the high street combines high end retail opportunities with practical local amenities, suppliers and hotels.



The village boasts excellent connectivity with its own train station and is located within each reach of prestigious neighbouring towns, such as Wilmslow, Alderley Edge and Macclesfield, offering more comprehensive shopping facilities.

Waterbank offers residents privacy from public gaze with a quiet footpath providing a convenient shortcut into the village centre. Prestbury train station is a short stroll from the development and provides a regular train service into Manchester city centre and beyond.

Google Maps: SK10 4HD.



Site Plan



North





A CONTEMPORARY EXTENSION TO THE LANDSCAPE





ARCHITECTURALLY STRIKING HOMES DESIGNED FOR FUTURE LIVING





PLOT 1 | Reflection

PLOT 3 | Springwood

PLOT 4 | Summerdale

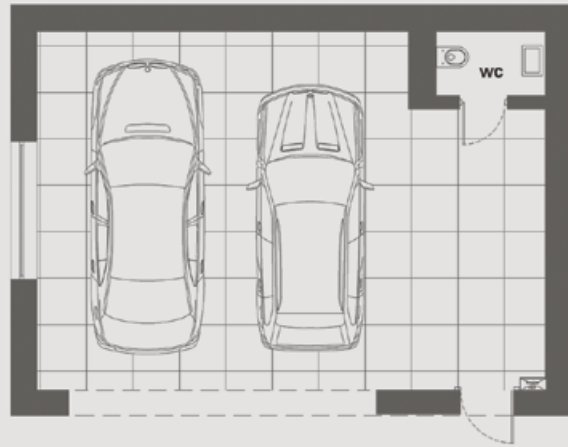


PLOT 1,3,4 | T 1

GROUND FLOOR

| | LENGTH(M) | WIDTH(M) |
|--------------------------------------|-----------|----------|
| Entrance Hall | 3.85 | 2.70 |
| Stair Stair Hall | 4.65 | 3.00 |
| Cloak Room WC Boots | 4.65 | 3.35 |
| Media Room | 3.70 | 3.65 |
| Lounge | 6.60 | 4.60 |
| Family Living | 6.25 | 4.55 |
| Kitchen | 6.45 | 5.00 |
| Dining | 5.00 | 3.75 |
| Loggia | 4.50 | 3.60 |
| Detached garage including store WC | 8.75 | 6.15 |

Some of room dimensions may slightly vary on plots of the same type.



GROUND FLOOR

Step beyond the bold external architecture and into a home where the abundance of timber and glazing creates an interior that is voluminous and infused with natural light. A galleried glazed landing above the entrance hall gives an immediate impression of sophistication, welcoming guests through to the heart of this home.

Downstairs the property features a spacious freeform living / dining / kitchen area designed to flex around lifestyles and the seasons. Extensive floor to ceiling glazing provides uninterrupted views of the gardens with bi-fold access to a loggia enabling the living space to be further extended for al-fresco dining or entertaining.

The ground floor also boasts two formal reception rooms, a lounge with dual aspect views across the gardens and media room / study. A boot room, cloak room and WC are also included.

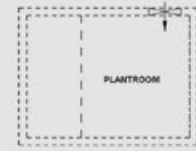
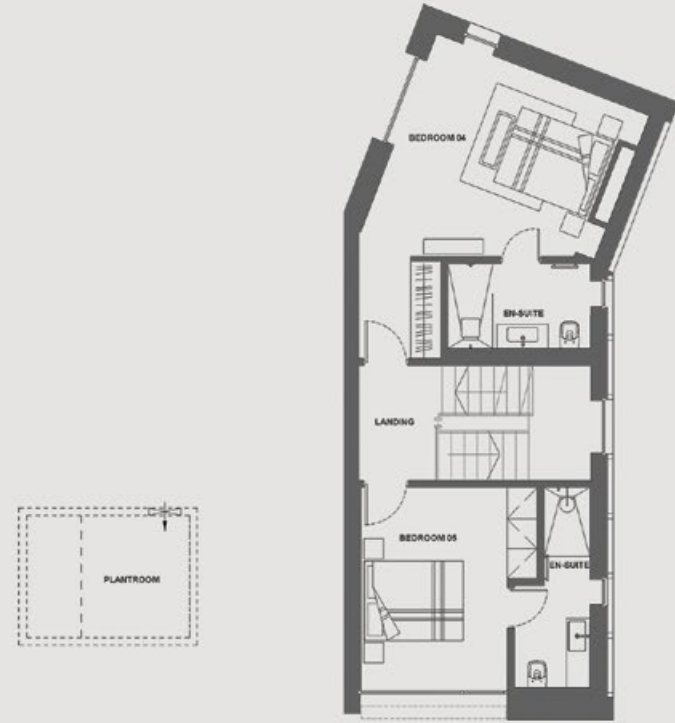
A bespoke feature timber staircase with wide steps and glazed balustrades leads upstairs to the galleried first floor.



PLOT 1,3,4 | T 1

SECOND FLOOR

| | LENGTH(M) | WIDTH(M) |
|---------------------------------|-----------|----------|
| Landing | 2.30 | 1.55 |
| Bedroom 4 Dressing En-Suite | 6.45 | 4.60 |
| Bedroom 5 Dressing En-Suite | 4.60 | 4.00 |
| Plant Room | 3.30 | 3.20 |



FIRST FLOOR

| | LENGTH(M) | WIDTH(M) |
|---------------------------------|-----------|----------|
| Landing | 4.65 | 2.60 |
| Master Bedroom | 6.20 | 4.95 |
| Master Dressing | 4.95 | 2.60 |
| Master En-Suite | 4.95 | 2.90 |
| Master Balcony | 4.50 | 2.30 |
| Study | 3.20 | 2.50 |
| Bedroom 2 Dressing En-Suite | 6.45 | 4.60 |
| Bedroom 3 Dressing En-Suite | 4.60 | 4.00 |
| Laundry | 2.05 | 1.80 |

FIRST & SECOND FLOOR

On the first floor a galleried landing with glazed balustrade continues the air of proportion and elegance through the house. Each of the bedrooms benefits from ample natural light with picture windows providing views across Waterbank.

The master suite enjoys a double height vaulted ceiling and dual aspect vistas. The room features access to a private balcony with ample space for seating all enveloped by the ecological delights of a green roof planted with sedums. Inside, a walk-in dressing area with feature illumination perfect for assessing outfits from every angle, leads through to the extensive ensuite bathroom. Here full height louvred glazing provides discretion for the central free-standing bath while still enabling calming views across the woodland. A walk-in shower, WC and dual sinks are also included.

Two double bedrooms are positioned on the first floor each enjoying ensuite bathrooms. Providing the perfect retreat for home working, an executive study is situated off the galleried landing with a glass partition wall ensuring it is a light and inspiring space. This sits alongside a practically positioned laundry room.

Stepping up another level to the second floor are two further double bedrooms enjoying the same proportions and ensuite facilities as those below.





PLOT 2 | Coppice

PLOT 5 | Waterside

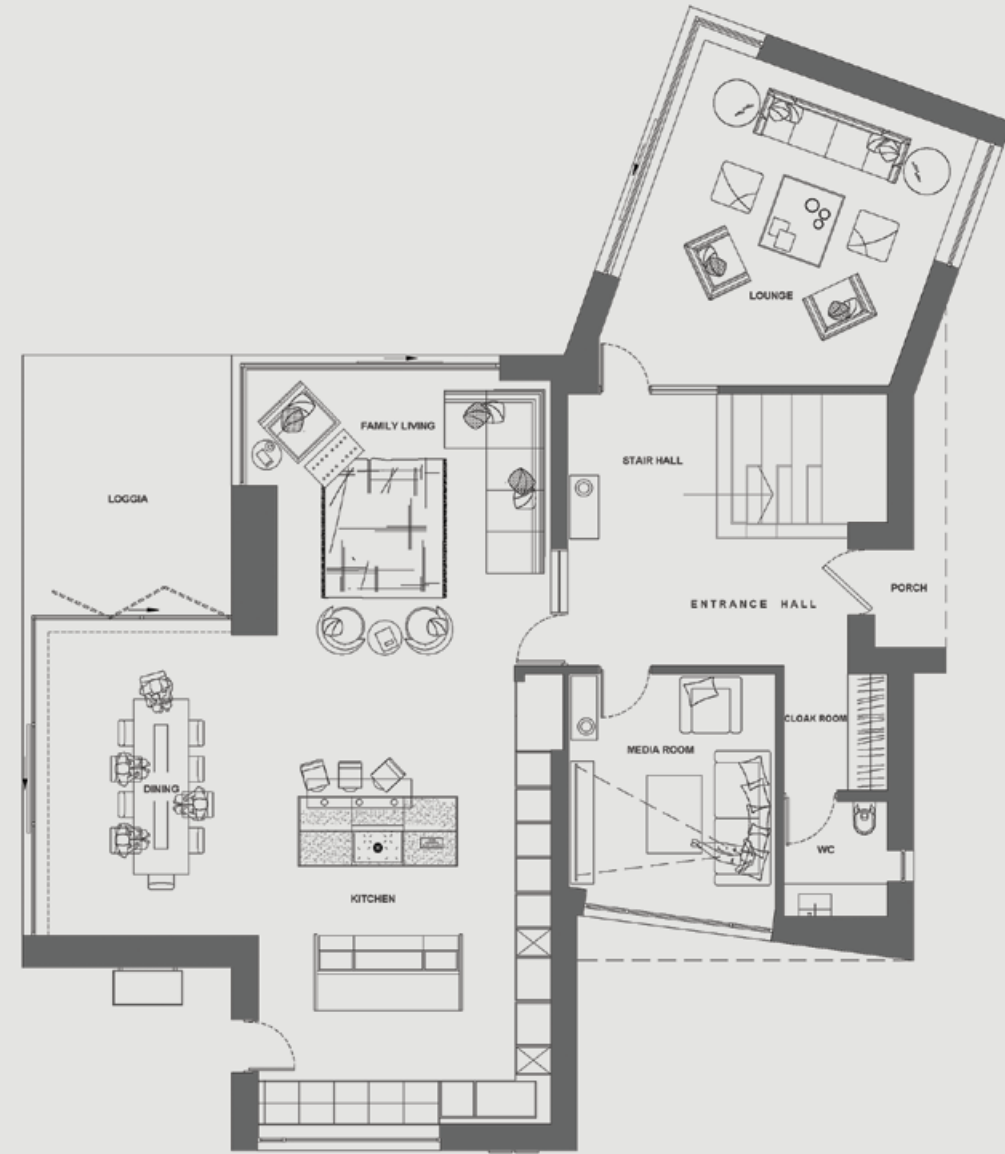
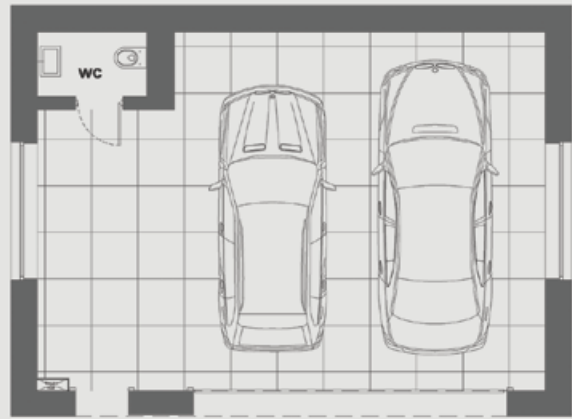


PLOT 2,5 | T 2

GROUND FLOOR

| | LENGTH(M) | WIDTH(M) |
|--------------------------------------|-----------|----------|
| Entrance Hall | 4.80 | 2.35 |
| Stair Stair Hall | 5.45 | 2.30 |
| Cloak Room WC | 4.15 | 1.75 |
| Media Room | 4.30 | 3.55 |
| Lounge | 6.35 | 5.00 |
| Family Living | 5.15 | 5.00 |
| Kitchen | 7.90 | 5.00 |
| Dining | 5.35 | 3.75 |
| Loggia | 4.50 | 3.60 |
| Detached garage including store WC | 8.75 | 6.15 |

Some of room dimensions may slightly vary on plots of the same type.



GROUND FLOOR

A study in grandeur, this property immediately impresses with an entrance hall that features a triple height gallery above. A spectacular combination of space and natural light leads to an expansive freeform living / dining / kitchen which also includes a discreetly positioned second kitchen and utility area. Perfect for entertaining and relaxing, this dual aspect living space can be further extended outside onto a sizable loggia.

The ground floor also features two formal reception rooms, a lounge with dual aspect views across the gardens and media room / study. A cloak room and WC are also included.

A striking staircase combining dark timber with glazed balustrades leads upstairs to the galleried first floor.



PLOT 2,5 | T 2

SECOND FLOOR

| | LENGTH(M) | WIDTH(M) |
|---------------------------------|-----------|----------|
| Landing | 4.15 | 2.65 |
| Bedroom 4 Dressing En-Suite | 6.00 | 5.00 |
| Bedroom 5 Dressing En-Suite | 4.95 | 3.90 |
| Laundry | 2.10 | 1.55 |
| Plant Room | 3.30 | 3.20 |



FIRST FLOOR

| | LENGTH(M) | WIDTH(M) |
|---------------------------------|-----------|----------|
| Landing | 4.15 | 2.55 |
| Master Bedroom | 5.55 | 4.95 |
| Master Dressing | 4.95 | 3.20 |
| Master En-Suite | 4.95 | 3.20 |
| Master Balcony | 4.50 | 2.30 |
| Bedroom 2 Dressing En-Suite | 6.00 | 5.00 |
| Bedroom 3 Dressing En-Suite | 5.25 | 4.95 |

FIRST & SECOND FLOOR

A galleried landing with glass balustrade draws the eye both up and down the vaulted staircase, setting an awe-inspiring tone for the upper levels of this executive home.

Style and sophistication characterise the master bedroom suite which features a dual height vaulted ceiling and triple vistas across Waterbank. The bedroom can be further extended out onto its private balcony area which is bounded by a charming green roof planted with sedums. Inside, a walk-in dressing area with illuminated central ceiling feature leads through to the extensive ensuite bathroom. Here, louvered full height glazing provides an element of privacy while still enabling enjoyment of Waterbank's woodland setting from the freestanding central bath. A walk-in shower plus dual sinks and WC are also included. Two double bedrooms, each with picture windows and ensuite bathrooms can also be found on the first floor.

A further flight of galleried stairs leads to the second floor. Here two double bedrooms enjoy the same layout as those below, each with its own ensuite bathroom. A practically positioned laundry room is also situated on this floor.



General Specification | Internal

- Solid insulated suspended concrete slab to ground floor with oversized format concrete grey porcelain finish throughout excluding media room and lounge.
- Metal deck reinforced concrete internal floors for both first and second floor levels with grey oak timber finish to landings.
- Ceiling details include recessed lighting, recessed blind and curtain rails and shadow gaps.
- Double height vaulted ceilings to master bedroom suite and both bedrooms on second floor with lighting details.
- Floor to ceiling full height flush solid grey oak pivot doors with designer ironmongery on the ground floor with full height glazing panels.
- Solid grey oak hinged internal doors on first and second floor.
- Bespoke dark timber staircase consisting of wall-to-wall treads in random lengths / heights to create a combined shelf / stair composition, from ground floor to half landing with no balustrade and open plan solid treads with glass balustrade from ground floor half landing to first and second floor. A stunning arrangement of in-wall LED lights stretches from the ground floor all way up to the second floor, creates subtle backdrop lighting to this sculpture staircase.
- Bespoke Italian Zampieri kitchen with bank of full height ribbed design vertical cabinetry.
- Impressive whole stone bespoke central island with fully clad porcelain finish to all doors, worktops and built in sinks with a matching timber breakfast bar.
- A secondary kitchen / pantry area, offering a flexible layout on which can be used separate to main kitchen but at the same time, it seamlessly integrates with the main kitchen. (Only on Coppice and Waterside)
- Kitchen appliances include Gaggenau multifunction oven, combination microwave oven, coffee machine, two warming drawers, induction hob and a flush table ventilation.
- Integrated Siemens tall fridge, tall freezer and two dishwashers within the bank of tall units and base units.
- Quooker boiling tap to main sink and matching tap to secondary sink.
- Feature wall in living room including a balanced flue gas fire and recess for logs and TV.
- All en-suite bathrooms include large format floor and wall porcelain tile finish. Wall details include feature LED illuminated full height alcoves to showers and recessed ribbed timber panelling to feature walls.
- Designer Gessi brassware to all ensuite bathrooms.
- Master ensuite features a double height vaulted ceiling with an Antonio Lupi double basin with vanity unit, free standing bath and walk-in shower with designer range Gessi brassware. All other ensuites include a designer range sink/vanity unit and walk-in showers. Bath with a shower screen to bedroom two.
- Hybrid Vaillant gas plus air source heat pump with smart control system including hot water cylinder, buffer tank and two accumulators for pressurised water system. Underfloor heating to all floors.
- Heat recovery and fresh air system throughout the house.
- Ducted air conditioning system to kitchen / living / dining and master suite.
- Indirect wall and ceiling LED Lighting solution with C4 smart lighting system. Designer range keypads and three touch screen panels.
- Full home automation includes smart heating / cooling / door entry / blinds / curtains / audio / video control. Provisions for automated blinds / curtains and audio system - full media rack and in-ceiling speakers to kitchen / living and lounge with feature drop speakers to master suite.
- Fully integrated security system including door contacts, motion detectors, shock sensors and fire alarm system.
- Eight 4K CCTV cameras to all main elevations with NVR, hard drive and internal monitor installed.



General Specification | External

- Highly efficient ICF (Insulated Reinforced Concrete) wall construction with metal deck internal slabs / floors.
- External cladding in Wienerberger Buff Multi-colour brick to ground floor chamber level.
- Envello Shadow-line composite Golden Oak cladding to first and second floors with aluminium shadow gap detail between two different types of cladding and feature lighting on external facade.
- Composite timber / aluminium windows and doors including large screens.
- External horizontal powder coated aluminium solar shades to oversize glazing.
- Bespoke metal core security front door with timber cladding.
- Dark grey natural slate roofing with concealed gutters and downpipes and feature chimney stack.
- Balcony to master suite with pure glass balustrades, composite decking, and sedum green roof.
- Covered loggia with a link bifold door to dining room for an indoor / outdoor dining experience.
- Bespoke security powder coated aluminium sliding gate with linear gate posts in brick and stone including a slim full height house name plate, video entry with camera and control panel, mailbox and feature LED lighting.
- Natural granite aggregate paving to patios in large slabs in charcoal colour, multi colour linear plank paving to paths and permeable block paving to front / courtyard drives in silver grey with low granite kerbs.
- Lawn to formal gardens with planted borders, tall hedges and trees to boundaries.

Garage

- Highly efficient ICF (Insulated Reinforced Concrete) wall construction with external cladding of grey multi-colour brick.
- Insulated walls and ceiling with plaster and paint finish.
- Timber / Aluminium windows.
 - WC and sink.
- Bespoke Horman insulated sectional automated main door and matching side door.
- Large format porcelain floor.
 - Electric car charger.
- Approximately up to 7 KW Solar Panels installed across flat roof.

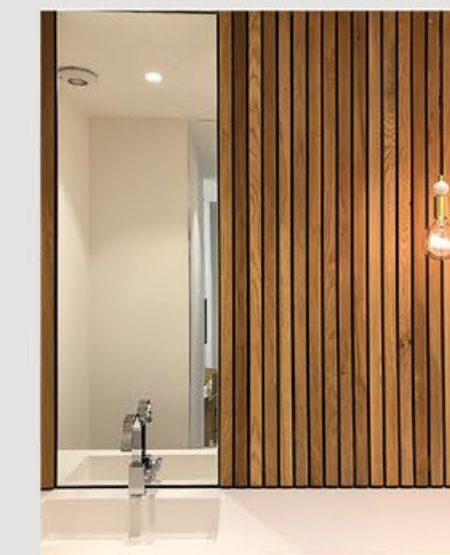
Warranty

- 10 Year Build Zone Warranty www.build-zone.com/new-home-warranty
- 2 Year Altin Homes Warranty www.altinhomes.com

Client Extra packages

Personalised interior design packages available including:

- Fitted wardrobe and bedroom | indoor/outdoor furniture | bespoke lighting | automated curtains and blinds.
- Laundry room / boot room / utility room cabinetry.
- Floor finishes to bedrooms including carpet / wood flooring.
- Audio / Video systems including bespoke home cinema.
- Outdoor recreation area including yoga/spinning studio, spa and gym.



Portfolio

At Altin Homes we are proud of the beautiful and unique properties we design and create. Our homes combine outstanding architecture, well thought out lifestyle planning and immaculate interior design touches to deliver the essence of luxury.



Altin philosophy

Our mission is to create stunning homes which are a joy to live in.

As a privately owned company, we can let our imaginations run wild. We develop homes that not only meet our exacting standards, but also benefit from the special finishing touches that we would want in our own homes.

No stone is left unturned, and no detail overlooked, when we design and build our unique properties.











For all enquiries please call

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