

High Noon Farm

Great Warford

THOMAS JONES
— QUALITY HOMES —



Street Scene CGI

Welcome to High Noon Farm

Enjoy the benefits of being located amidst the tranquil Cheshire countryside and the prestige of being only minutes from Knutsford, Alderley Edge and Wilmslow. Settle into the comfort of a luxury family home at High Noon Farm, nestled in one of Cheshire's most exclusive and sought-after rural locations.

Embrace the enchanting ambiance of your new home, surrounded by rolling countryside and mature landscaping, where every detail invites you to embark on a journey of aspiration. Design your dream kitchen, featured with exquisite designer cabinets, premium stone worktops and personalised wall and floor tiling, reflecting your exacting vision and taste.

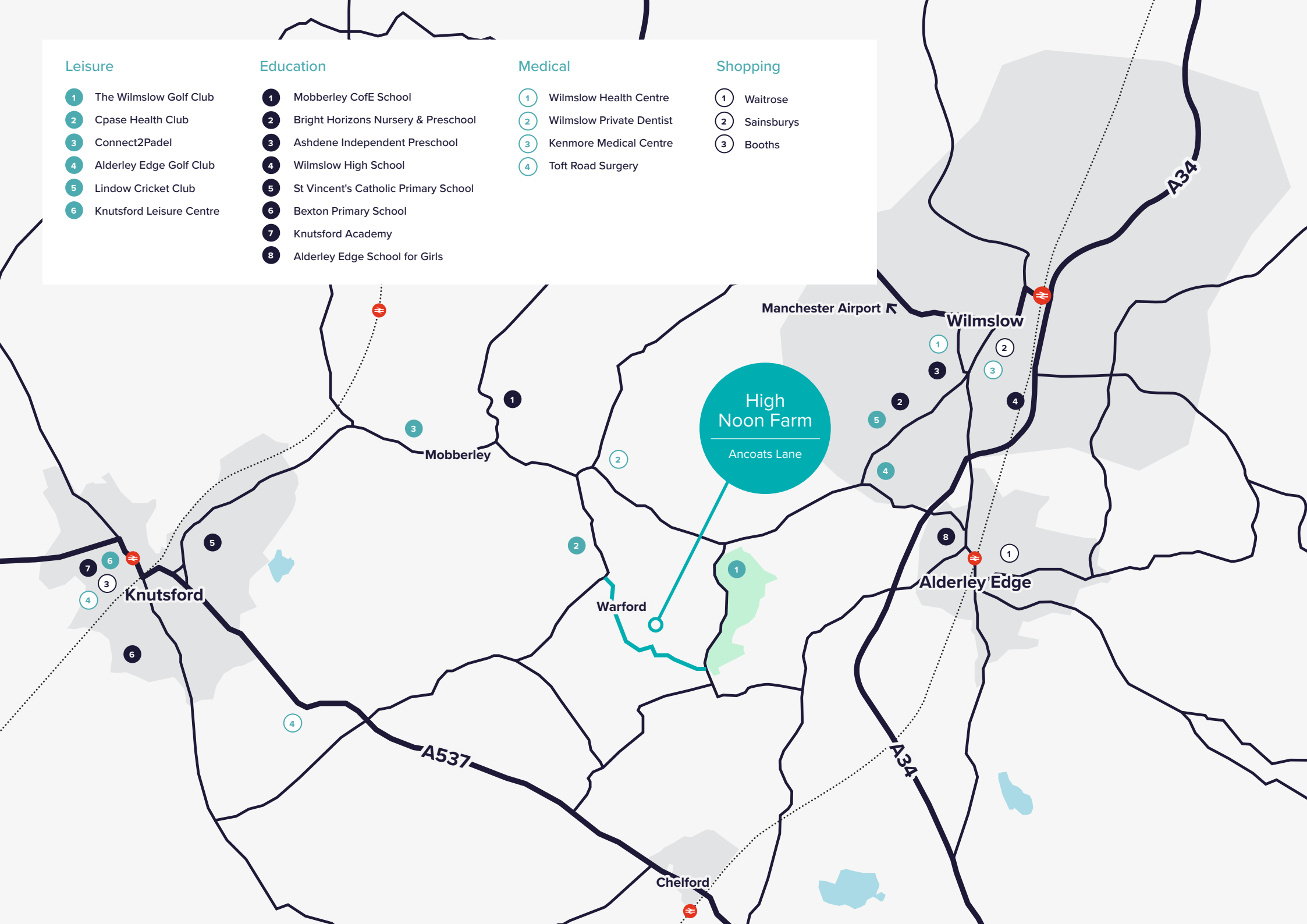
Experience the splendour of expertly crafted doors, woodwork and extraordinary external features like expansive terraced areas and mature garden boundaries, culminating in an unparalleled experience of refined Cheshire countryside living.

The Perfect Location

Great Warford takes great pride in its proximity to exceptional educational opportunities. Nearby Knutsford, Alderley Edge and Wilmslow are renowned for their excellent primary and secondary schools, creating an ideal environment for families prioritising academic excellence.

An impressive array of local amenities enhances daily life, providing both luxury and convenience. Alderley Edge and Knutsford, showcase an abundance of independent boutiques and artisan shops, catering to your every need. From essential daily items to exclusive designer goods and locally crafted products.

The nearby Wilmslow Train Station offers extensive national travel opportunities. Being on the West Coast Mainline means you can be in Central London in under 2 hours. Ideal for weekend escapes and vital for business. This coupled with the proximity of Manchester Airport makes your tranquil setting the perfect base from which you can travel and explore.

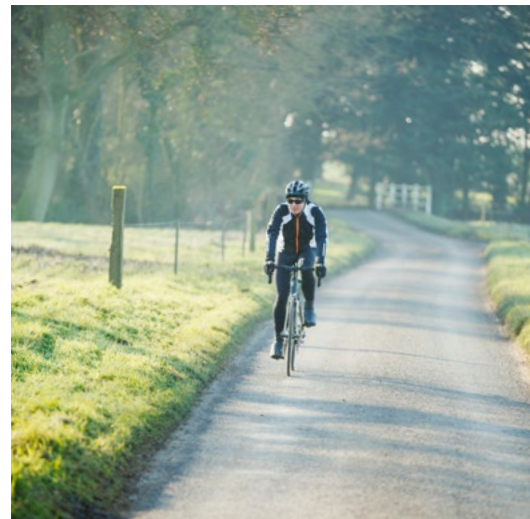


A Warford Way of Life

A serene and sophisticated lifestyle awaits you at High Noon Farm, perfectly positioned in the heart of Cheshire's splendid countryside. You'll be spoilt for choice with a wealth of options on your doorstep.

Discover exceptional dining experiences in nearby Knutsford, with its charming Georgian streets hosting acclaimed restaurants and boutique establishments. The picturesque village of Alderley Edge and Wilmslow town centre are just minutes away, offering upscale shopping, fine dining and cultural attractions.

The area is a paradise for outdoor enthusiasts, with Wilmslow Golf Club's lush fairways running alongside nearby lanes. The region boasts beautiful countryside walks and some of the best cycling routes in the North of England. When you really want to lose yourself to nature, you can explore the renowned Tatton Park and Bollin Valley or meander through the ancient oaks at The Edge, climbing to the top, to take in the breathtaking views in all their splendour.

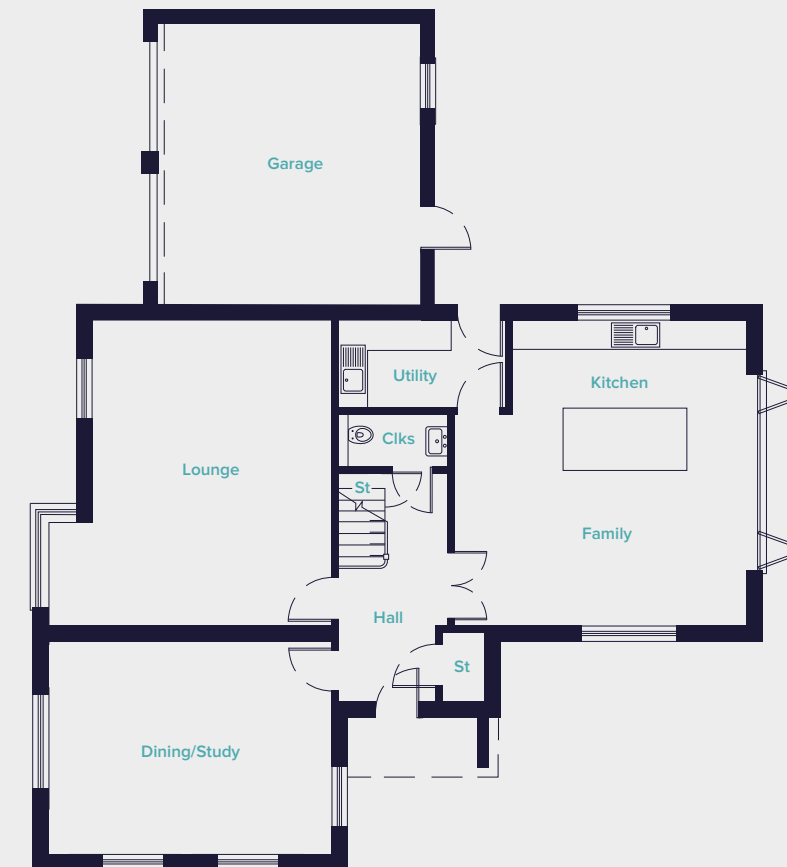


High Noon Farm Development Plan



Plot 1

Four-bedroom detached



Ground Floor

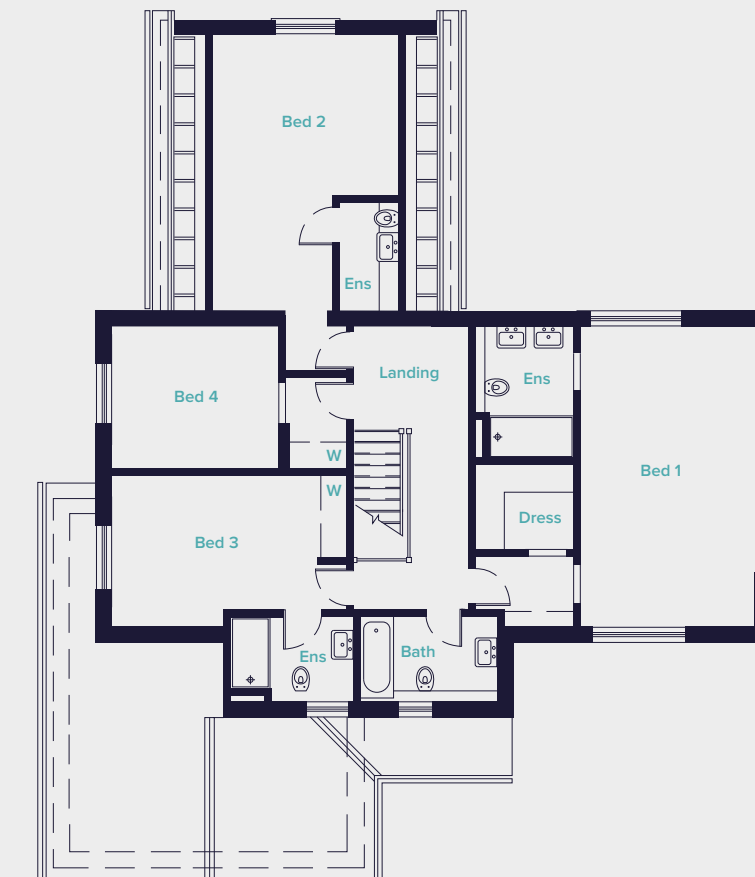
Family/Kitchen • 6018mm x 6275mm

Dining/Study • 5825mm x 4360mm

Lounge • 5825mm (max) x 6275mm

Utility • 3468mm x 1839mm (max)

Garage • 5615mm x 5750mm



First Floor

Bedroom 1 • 3693mm x 6245mm

Bedroom 2 • 3879mm x 5110mm

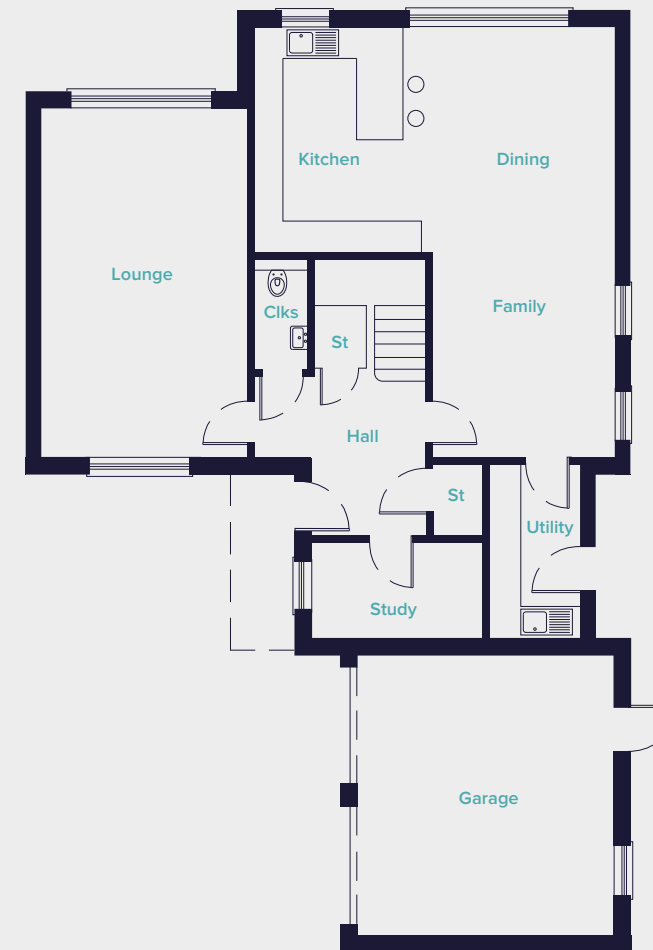
Bedroom 3 • 4950mm x 3153mm

Bedroom 4 • 3479mm x 2992mm

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Plot 2

Four-bedroom detached



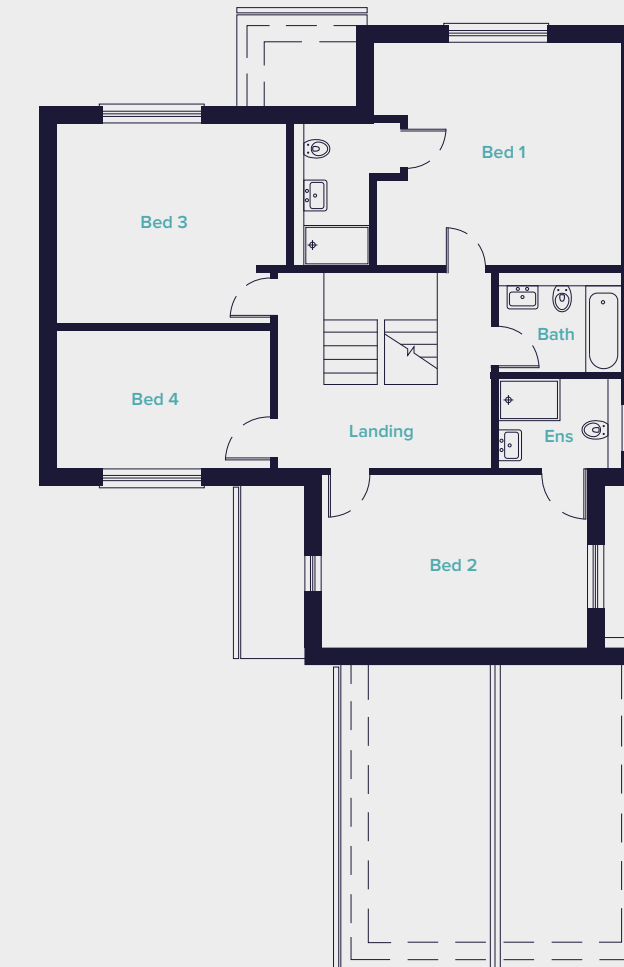
Ground Floor

Kitchen/Family/Dining • 6920mm (max) x 8305mm

Lounge • 3190mm x 6695mm

Utility • 1963mm (max) x 3330mm (max)

Garage • 5410mm x 4935mm



First Floor

Bedroom 1 • 4813mm x 4367mm

Bedroom 2 • 5150mm x 3370mm

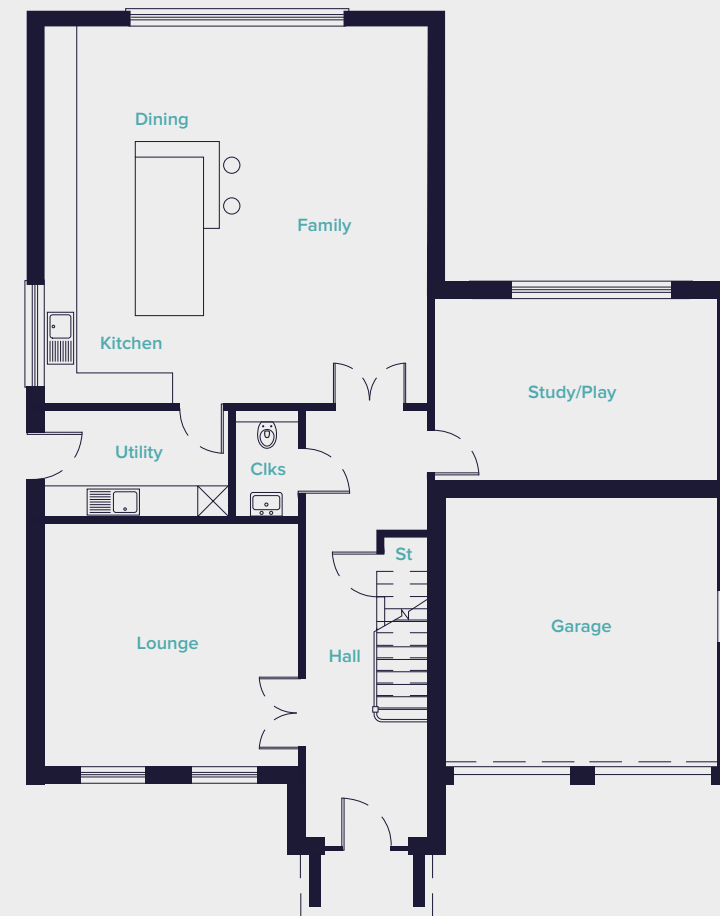
Bedroom 3 • 4483mm x 3898mm

Bedroom 4 • 4153mm x 2712mm

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Plot 3

Five-bedroom detached



Ground Floor

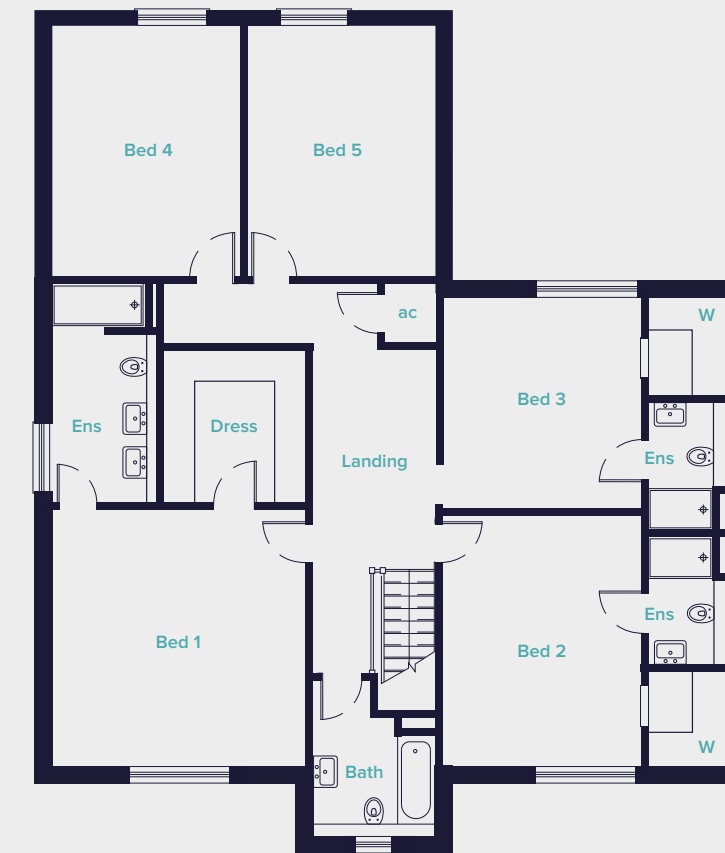
Kitchen/Family/Dining • 7258mm (max) x 7189mm (max)

Study/Play • 5372mm x 3478mm

Lounge • 4810mm x 4641mm

Utility • 3474mm (max) x 2010mm (max)

Garage • 5172mm x 5157mm



First Floor

Bedroom 1 • 4835mm x 4895mm

Bedroom 2 • 3844mm x 4783mm

Bedroom 3 • 3844mm x 4047mm

Bedroom 4 • 3571mm x 4759mm

Bedroom 5 • 3571mm x 4759mm

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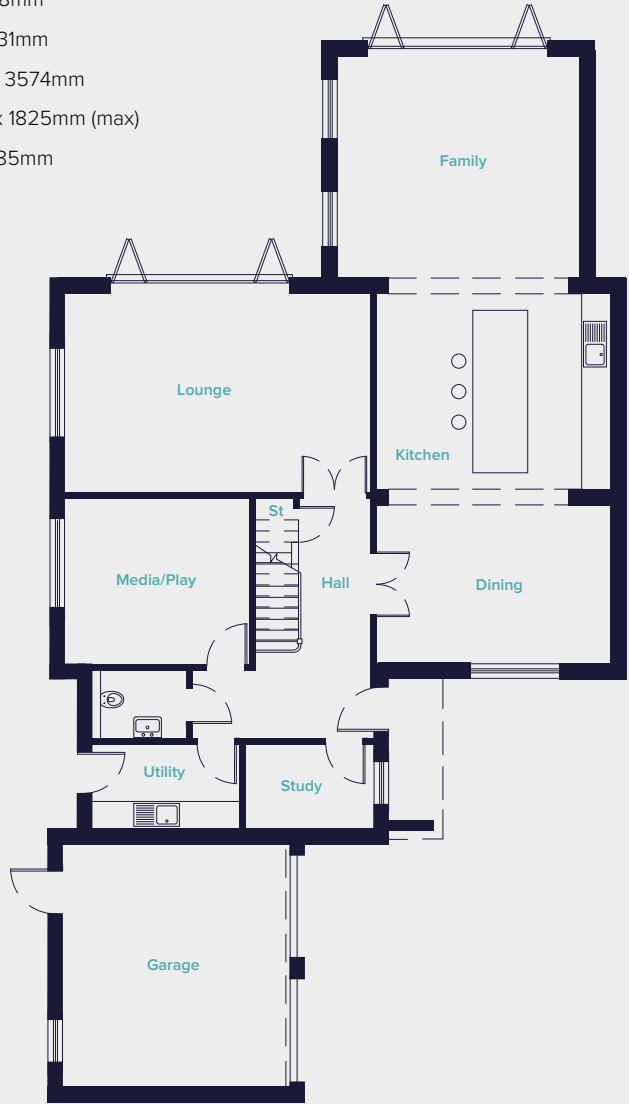
Plot 4

Five-bedroom detached



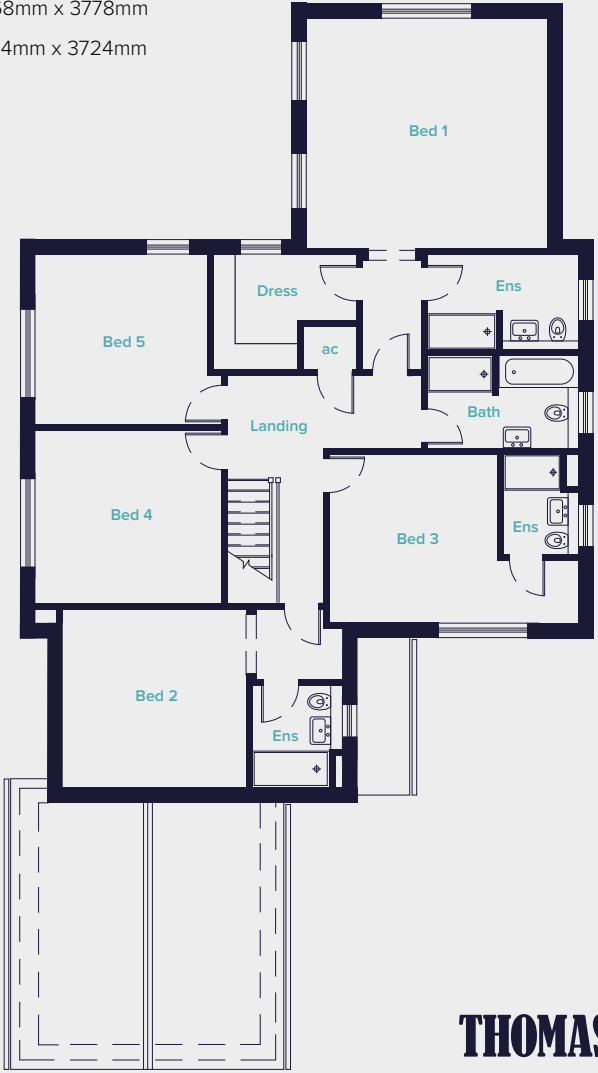
Ground Floor

- Family • 5233mm x 4910mm
- Kitchen • 5035mm x 4271mm
- Dining • 5035mm x 3448mm
- Lounge • 6695mm x 4331mm
- Media/Play • 4043mm x 3574mm
- Utility • 3228mm (max) x 1825mm (max)
- Garage • 4935mm x 5285mm



First Floor

- Bedroom 1 • 5233mm x 5050mm
- Bedroom 2 • 4012mm x 3922mm
- Bedroom 3 • 3714mm x 3683mm
- Bedroom 4 • 4068mm x 3778mm
- Bedroom 5 • 3764mm x 3724mm





A Superior Specification

Kitchens

- Choice of handleless kitchen cabinets with stone worktops
- Induction hob
- Stainless steel electric ovens
- Integrated extractor hood
- Energy-efficient dishwasher
- Energy-efficient integrated fridge
- Energy-efficient integrated freezer
- Quooker tap
- Worktop lighting
- Stone splash back/upstands
- Choice of floor tiling

Bathrooms, En-Suite's and Cloakroom

- Duravit designer bathroom suites with chrome taps and fittings
- Shower and glass panel over bath in main bathroom
- Choice of wall tiling
- Choice of floor tiling
- Heated chrome towel warmers
- Underfloor heating

Electrical

- Ample supply of power, TV and BT points throughout the home
- Energy efficient interior lighting, LED down lights kitchens and bathrooms
- Shaver points to main bathroom and en-suite's
- Internet connection points
- Mains powered smoke detectors
- Intruder alarm system
- Vehicle charging point

Heating

- Super-efficient heating system with air source heat pump and separate zone controls
- Underfloor heating to ground floors
- Thermostatic valves to all radiators
- Super-insulated loft and cavities

Doors and Woodwork

- White contemporary style internal doors
- White ogee skirting and architrave throughout
- Feature staircase with oak handrails
- Contemporary polished chrome door furniture throughout

Decoration

- All woodwork to be finished in satin white
- Internal walls finished with emulsion paint

Notable Features

- Double glazed PVCu windows and doors
- Feature front door with multi-point locking system
- Automated garage doors
- LABC 10-year warranty
- 2-year Thomas Jones Homes warranty

External Features

- Paved patio area
- Turf to front and rear gardens
- Screen fencing to rear gardens
- Outside tap
- Exterior lighting
- A residents' management company will be formed for the maintenance and upkeep of the development road, communal spaces with an approximate contribution of £100pcm per household



These details are intended to give a general indication of the proposed development and floor layouts. The company reserves the right to alter any part of the development, specification, and floor layouts at any time and without prior notice. The contents herein shall not form part of any contract or representation inducing any such contract.

About Thomas Jones Homes

Building Quality Homes for Life

Since 1934, Thomas Jones Quality Homes have been a reliable and trusted name among house builders in the North West. Family owned with family values, we build homes that people love to live in.

Built in great locations across Cheshire, our homes are packed with character and beautifully finished, you can feel the difference as soon as you walk in.

When choosing your new home, choose a name you can trust – Thomas Jones, Quality Homes.



The Oaks, Poynton



Treetops, Wilmslow



Church View, Prestbury

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