



Highfield Gardens

SALE



AMANDA JAMES
HOMES



Situated in the heart of Sale, Highfield Gardens offers a secluded and secure setting for families seeking comfort and luxury.

This exclusive gated development presents a unique opportunity for discerning homeowners to reside in an eco-friendly, tranquil home while being conveniently located near essential amenities.

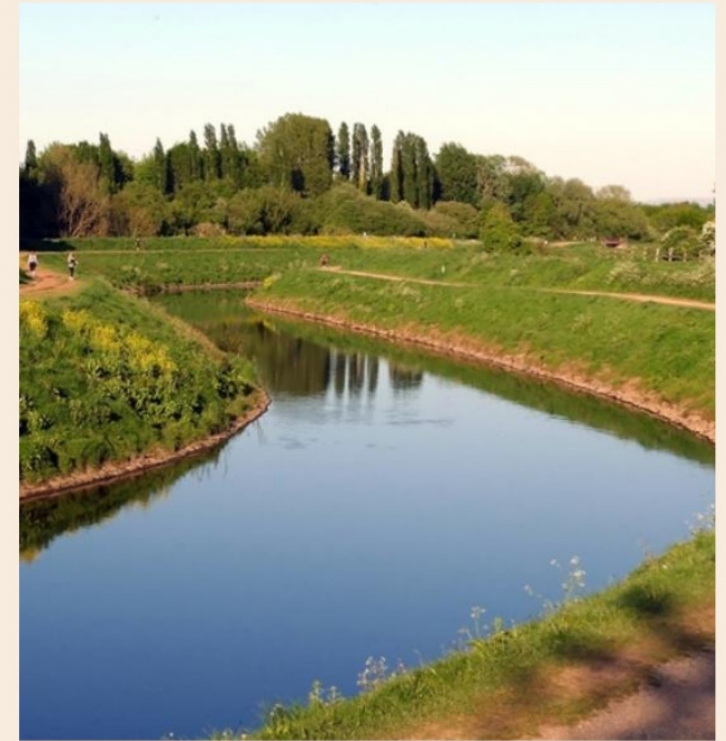
Our Location

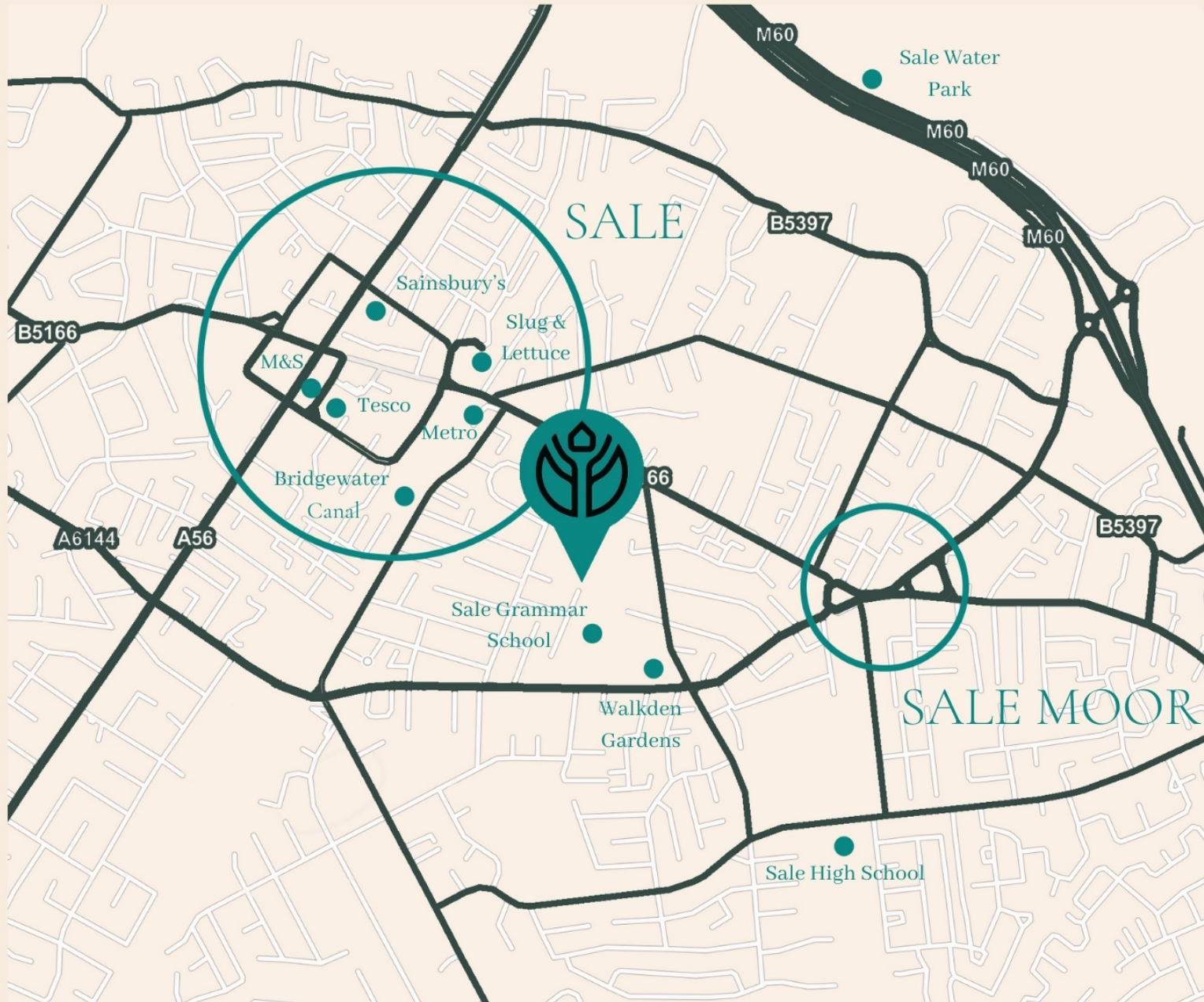
Highfield Gardens is private and secluded, yet within walking distance of everything you need.

The Bridgewater canal is on your doorstep and boasts a huge variety of pubs and bars. Shops and eateries can be found on the opposite bank of the canal.

Residing here means you are within the vicinity of a wide range of schools and nurseries, guaranteeing that children have access to an excellent education.

Metrolink trams to the city centre run through Sale approximately every 6 minutes. Commuters can be in central Manchester in 30 minutes.





Food & Drink

Rudys	12
Slug & Lettuce	16
Num6er	12

Shopping

Tesco	5
M&S Food	6
Sainsburys	5
Aldi	6

Connections

Sale Metro	13
Wardle Road Bus	10
Abington Road Bus	5

Lifestyle

Bridgewater Canal	13 walk
Sale Water Park	10
Trafford Centre	16
Old Trafford	15

Times in minutes, Food & Drink by walking,
Shopping by car, Connections by walking,
Lifestyle by car.







WR75 VNB

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ASCOT & TRESCOT

4 BEDROOM
3.5 BATHROOM

Our statement semi-detached homes offer over 2200 sq ft of living space. A large open plan kitchen and dayroom boasting generous sliding doors that open out onto a private garden. A versatile dining room off the main hallway can also be used as a home office.

The master bedroom with a private en-suite and walk-in dressing area has a full height bay window, filling the room with natural light. Additionally, on the first floor a secondary living room/media room, with a secluded balcony overlooking the garden.

The second floor boasts 4m full height vaulted ceilings, an ensuite bedroom 2, while bedrooms 3 and 4, share the large family bathroom.



Ground Floor

Kitchen/Dayroom	6.5m x 6.4m
Utility Room	2.9m x 1.7mm
Cloaks	0.9m x 1.7m
Dining/Study	4.3m x 3.9m

First Floor

Living Room	6.4m x 4.3m
Master Bedroom	3.9m x 4.4m
Dressing Room	3.9m x 1.6m
En-Suite 1	2.4m x 1.9m
Balcony	6.8m x 3.0m

Second Floor

Bedroom 2	4.3m x 3.5m
En-Suite 2	2.4m x 1.9m
Bedroom 3	3.6m x 3.2m
Bedroom 4	4.3m x 2.8m
Bathroom	3.2m x 2.8m



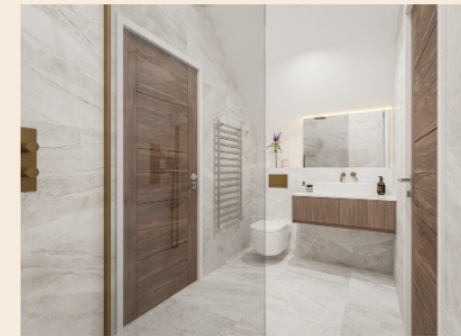
DALBY, HAMPTON & BEECHES

4 BEDROOM
2.5 BATHROOM

Our distinctive 4 bedroom linked-detached residences provide 1485 sq ft of interior living space, along with over 270 sq ft of indoor-outdoor living terraces on every level. They feature a spacious open-plan kitchen and dayroom with expansive floor-to-ceiling windows that create a seamless indoor-outdoor experience. Depending on the purchasing stage, a flexible separate living room can be transformed to achieve a fully open-plan layout.

The second floor master bedroom has an en-suite bathroom and an extensive sliding door, opening onto a private master terrace. 4m vaulted ceilings give this master bedroom that truly charming factor. Vaulted ceilings maintain the feeling of space and light within the 4th bedroom on the second floor.

The ground floor includes two king size bedrooms, a family bathroom, and a separate utility room.



Ground Floor

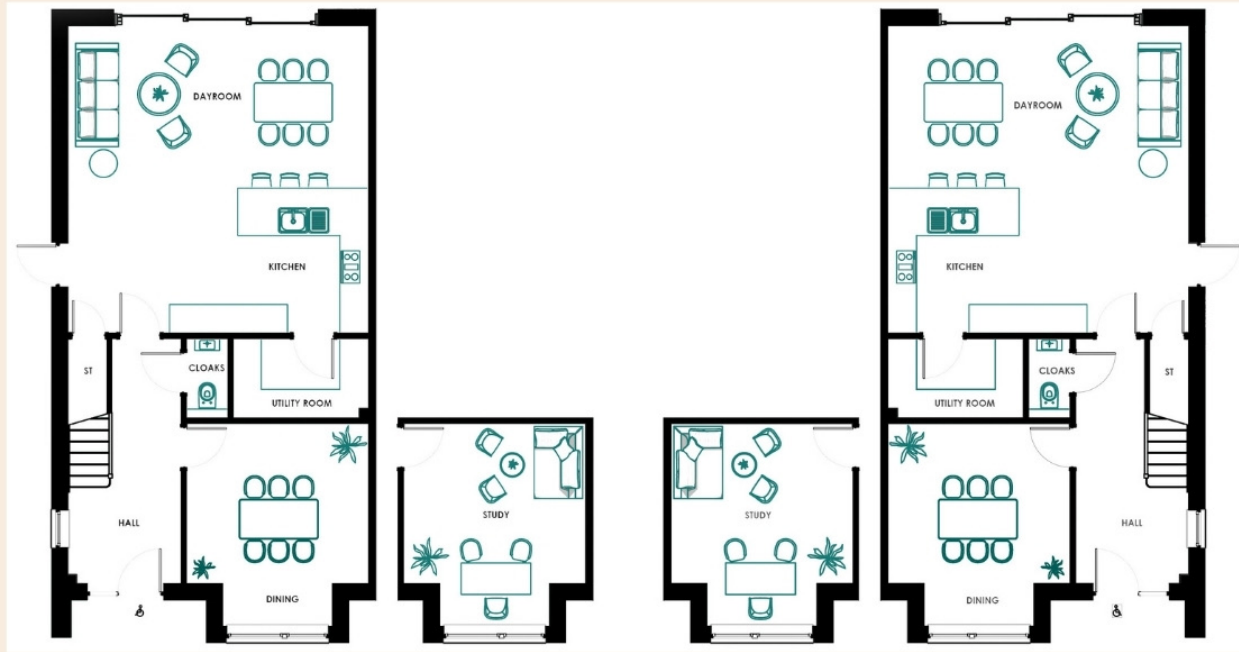
Bedroom 2	6.5m x 6.4m
Bedroom 3/Study	2.9m x 1.7mm
Bathroom	0.9m x 1.7m
Utility	4.3m x 3.9m

First Floor

Kitchen	6.4m x 4.3m
Dayroom	3.9m x 4.4m
Living Room	3.9m x 1.6m
Cloaks	2.4m x 1.9m
Main Terrace	6.8m x 3.0m

Second Floor

Master Bedroom	4.3m x 3.5m
En-suite	2.4m x 1.9m
Private Terrace	3.6m x 3.2m
Bedroom 2	4.3m x 2.8m



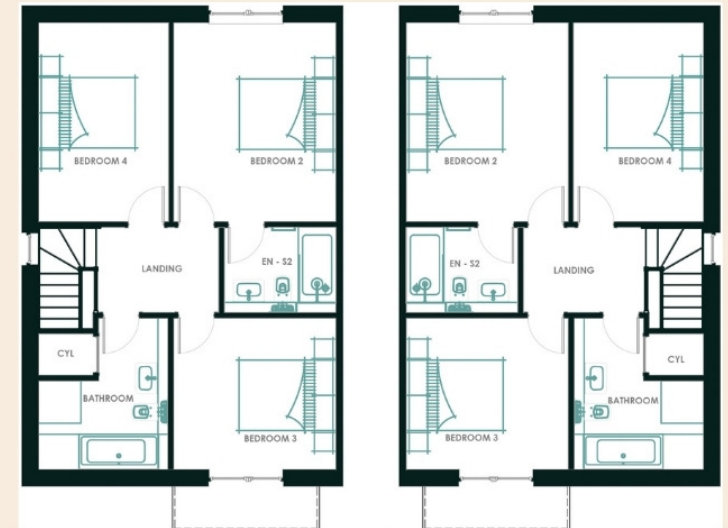
Ground Floor - Ascot

Ground Floor - Trescot



First Floor - Ascot

First Floor - Trescot



Second Floor - Ascot Second Floor - Trescot

Customisation Options

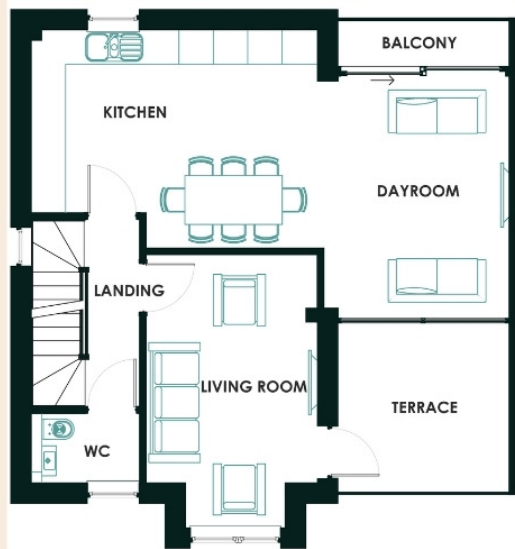
Subject to the time of purchase, we are delighted to offer new homeowners the chance to personalize their homes to suit their preferences.

Our Linked-Detached homes provide the flexibility for customization on the first and second floors. This includes an open-plan kitchen and living room space, along with a luxurious master bedroom suite featuring a walk-in dressing area and bathroom.

Every one of our homes allows for some level of customization. In areas like kitchens and bathrooms we take pride in our designs and styles, we understand your desire for a more personal touch. That's why we encourage your involvement early in the process.



Ground Floor



First Floor - Option 1



First Floor - Option 2



Second Floor - Option 1



Second Floor - Option 2



LUXURY AS STANDARD

Designing a luxurious feel is what we do, with this in mind and to make it your home, we need you. Choosing your finishing touches makes your home truly yours. Subject to the stage of build at the time of purchase, the opportunity to personalise is available at Highfield Gardens.

Kitchens

Kitchens and utility rooms have been expertly designed featuring our bespoke German handleless collection, with the highest quality quartz worktops. Incorporating high quality appliances including oven, combination microwave oven, warming drawer, full height fridge, full height freezer, integrated dishwasher, induction hob and an instant hot water tap.

The utility room has been designed featuring high quality handleless units, HPL laminate surfaces, sink and tap, and space for a washer and a dryer.

Bathrooms

En-suites and bathrooms have been meticulously designed to give a relaxed yet luxury look and feel. Premium contemporary units with quality finishes. These high specification bathrooms feature walk-in showers, off the wall toilets and countertop solid surface basins.



Heating

Heating and hot water is provided by an air source heat pump, providing large energy savings and reducing the impact on the environment. Insulation provided by Scotframe's Valuetherm+ further reduces the future carbon footprint of the home. The ground floor is warmed by underfloor heating.

Safety & Security

The site is secured by an automatic electric gate, with external lighting in the communal landscaped grounds.

EV Charger

All homes benefit from an electric vehicle charge point designed to provide an easy charging experience using smartphone technology, whilst also having the ability to monitor consumption data.

Others

Each home uses a Mechanical Ventilation Heat Recovery system keeping running costs down and air clean. 3.6 kW in-roof solar panels with the option to upgrade to a battery. CAT5 cable wired for multiple access points.

Windows & Doors

Windows and external doors are all supplied by NorDan are designed to work seamlessly with the timber frame. Anthracite Grey alu-clad Ntech double glazed windows and composite HomeGuard door designed in Norway with energy efficiency in mind.

External

Highfield Gardens has been expertly designed to provide a scheme connecting each home to its environment. The Ibstock Birtley Olde English brick has been chosen to give a classic yet modern presence, a natural Spanish slate, anthracite grey fascia boards, and open eaves to unite the development.

Warranty

All homes at Highfield Gardens are protected by a ten year Homeowner Warranty from International Construction Warranties (ICW).

Decoration

Internal décor has been professionally designed in a neutral palette, complementing its luxury sub-urban setting.

CUSTOMISE YOUR HOME

Opportunities to upgrade or customise kitchen style, colour choices, interior doors and floor coverings, or in specific cases even alter the floor plan. Ask us for more details.





SUSTAINABLE

We are driven by producing homes that are sustainable, not only to build but also to live in. From materials to renewables, we've made our homes with efficiency in mind.



QUALITY

Quality is often overlooked when discussing new homes, which is why we value your participation. This allows you to witness our work and how we guarantee the highest standards for your home.



AMANDA JAMES HOMES

At Amanda James Homes, we are a family-owned business with a passion for building homes that cater to the needs of families.





AMANDA JAMES
HOMES

A development by



AMANDA JAMES
H O M E S

All enquiries to the selling agent



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Important Notice: Building sites are dangerous places and therefore no visitor is allowed on site without a safety briefing, full Personal Protective Equipment and unless accompanied by a representative. No admittance will be given to unauthorised visitors. To view a development please make an appointment via the sales agent Gascoigne Halman.