



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.

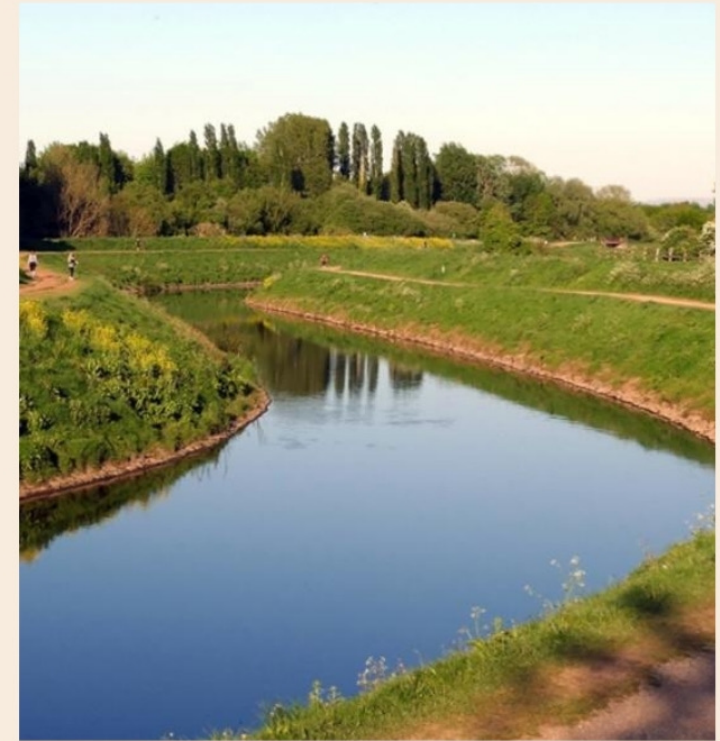
Our Location

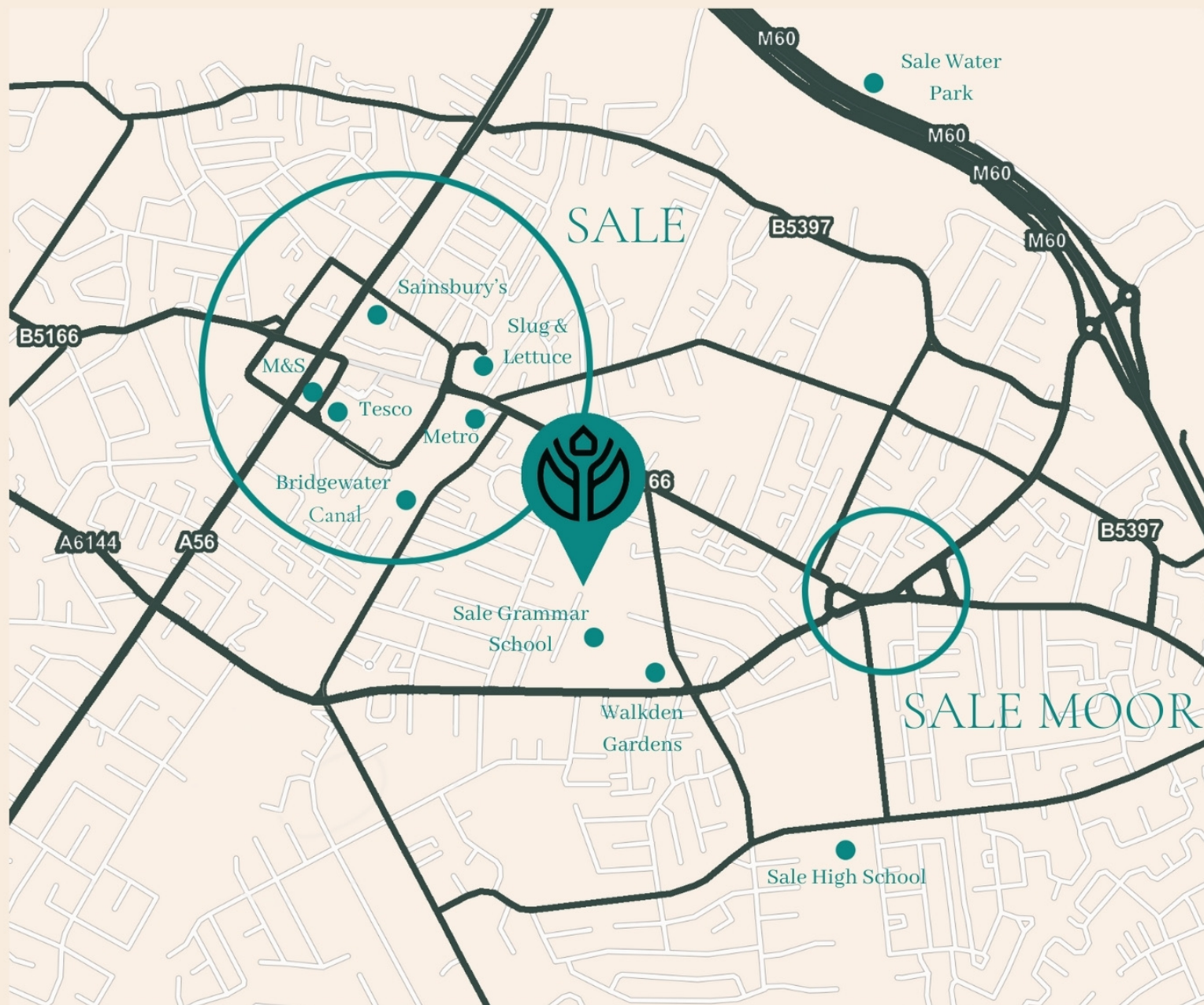
Highfield Gardens is private and secluded, yet within walking distance of everything you need.

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.







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



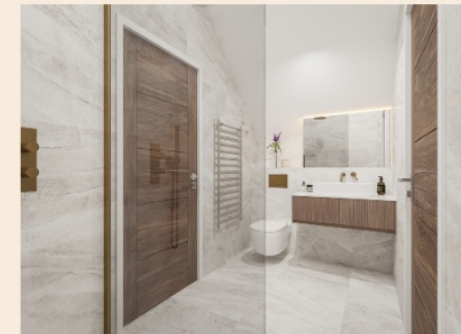
DALBY, HAMPTON & BEECHES

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

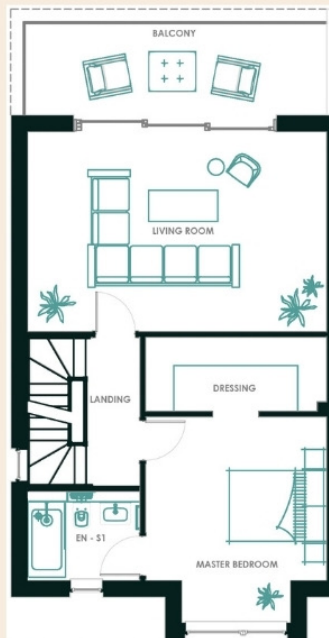
Master Bedroom	4.3m x 3.5m
En-suite	2.4m x 1.9m
Private Terrace	3.6m x 3.2m
Bedroom 2	4.3m x 2.8m



Ground Floor - Ascot



Ground Floor - Trescot



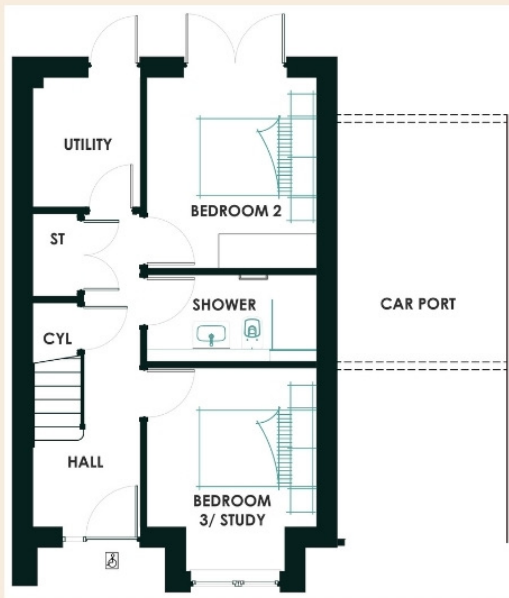
First Floor - Ascot



First Floor - Trescot



Second Floor - Ascot Second Floor - Trescot



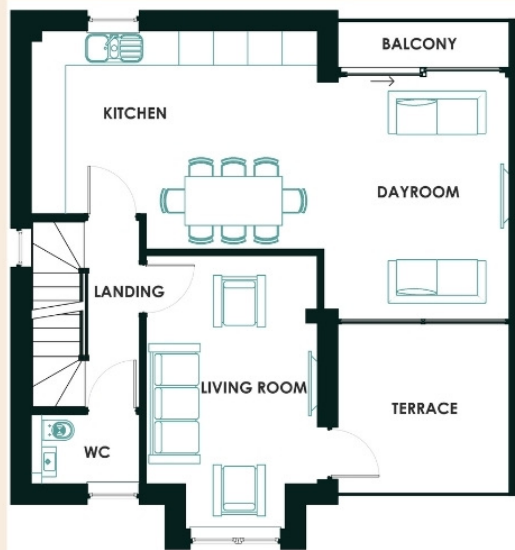
Ground Floor

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.



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.

Our Homes

92 A-Rated EPC

Estimated sub £400 per annum running costs

Low-rate green mortgages available

ICW 10 year structural warranty

Ibstock Bartley Olde English brickwork

Machine made timber frame construction with

Scotframe Valutherm+

Natural Spanish Slate roof

In-roof integrated Solar Panels

Open eaves with anthracite grey fascia boards

NorDan branded external windows and doors

Anthracite grey Ntech double glazed alu-clad windows

Full height anthracite grey HomeGuard composite door

Kitchen and Utility

Award winning Diane Berry designer kitchen

Choice of colour and style of units

Quartz stone worktops

Integrated branded appliances including:

Oven, combination microwave, hob with integrated extractor fan, full height fridge, full height freezer, undermountedsink, electric boiling water tap and dishwasher

LED tape lighting

Island unit with breakfast bar

Fully tiled floors

The kitchen can be fully customised by visiting the Diane Berry showroom

Diane Berry designer utility room

Choice of colour and style of units

Laminate worktops

Bathrooms

Premium units

Walk-in showers

Heated towel rail

Suspended sanitary ware

Countertop basins

Fully tiled

Internal Joinery

White painted doors with handles and privacy locks to bathrooms

Painted tall skirting board, window boards, and architraves throughout the property

White painted newels and spindles with stained hardwood handrail and newel caps

Heating

Air source heat pump

Groundfloor underfloor heating

Radiators on upper levels

Factory fitted insulation with Scotframe Valutherm+

Mechanical ventilation with heat recovery units

Electrical

3.6 kW Solar panels integrated into the roof design

Inverter

Low energy lighting in kitchen and bathrooms

Plug sockets to all areas of living spaces

TV points in all living areas

Electric vehicle charger

External lighting

Communal external lighting

Security

Gated community
PAS approved windows and doors
Mains powered smoke and heat detectors
FD30 fire rated doors to living areas
Fitted alarm

Flooring

Carpets throughout except
Tiled kitchen
Tiled bathroom
Tiled entrance hallway

Decoration

Our homes have been designed in a neutral palette

Customisation

Subject to time of purchase and POA

Home Automation

Heating
Lighting
Sound
Blinds/Curtains
Ventilation

Security

Upgraded cloud based alarm system
Hardwired CCTV
Hardwired video doorbell
Smart door handle

Internal/External Decor

Chrome, bronze or black sockets (other colours available upon request)
RJ45 Data points, every room
Internal doors many styles and colours available
Internal door ironmongery
Flooring options ranging type and style
Extended patio to gardens
Fencing style/height

Kitchen and Utility

Full customisation of kitchen and utility in the Diane Berry show room

Others

External water tap
Outside electrical points

Please speak with us about any other possibilities





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



0161 962 8700



sale@gascoignehalman.co.uk

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