

# Fulshaw Manor

Wilmslow, SK9 1PF







Welcome to  
Fulshaw  
Manor.

We go to great lengths to craft beautiful, well-built homes that are anything but standard.

Built with modern living in mind, think spacious, open plan living areas that offer the flexibility to live your way. All finished with the highest attention to detail and a specification that includes more than you'd expect.

Our expertly crafted, eye-catching exteriors are a cut above the rest, with a variety of elevational finishes and feature detailing that make your home feel unique.

Discover your forever home at Fulshaw Manor, Wilmslow.



Homes that are  
built to last,  
with a high  
specification.



“When designing our house types we want to create spaces that appeal to modern families. Open plan, flexible layouts with space for the whole family to live comfortably. That’s exactly what we have created with our bespoke collection of homes at Fulshaw Manor and we couldn’t be more proud.”

Andrew Hewson, Head of Design

Step inside a Story home and you will find a high specification, with more included than you might think. Here are just a few of our favourite features...



Designer kitchens with islands and Silestone worktops



Open plan layouts and bi-fold doors



Porcelanosa bathroom tiles



High-quality materials featuring a variety of external finishes



Turfed gardens and Tobermore paving



Bespoke house type designs

Our homes feature attractive exteriors, adding to the charm of the area and creating the beautiful street scenes for which Story Homes is renowned.

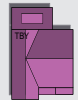
Our homes at  
Fulshaw Manor.



**The Lyme**  
5-bedroom detached house  
*Attached double garage*



**The Capesthorpe**  
4-bedroom detached house  
*Detached or attached double garage*



**The Tabley**  
4-bedroom detached house  
*Integral double garage*



**The Gawsworth**  
4-bedroom detached house  
*Single detached garage*



**The Arley**  
3-bedroom semi-detached house  
*Driveway parking*



**The Dunham**  
3-bedroom detached house  
*Detached single garage*



**The Adlington**  
3-bedroom detached house  
*Single detached garage*



**The Bollin**  
2-bedroom semi-detached house  
*Driveway parking*



**The Walton**  
3-bedroom detached bungalow  
*Driveway parking*

Affordable homes



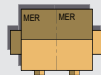
**The Tatton**  
3-bedroom mews house  
*Driveway parking*



**The Moreton**  
2-bedroom semi-detached or mews house  
*Driveway parking or parking space*



**The Bramhall**  
1 or 2-bedroom apartment  
*Parking space*



**The Mere**  
1-bedroom apartment  
*Parking space*





# The Lyme

5-bedroom detached house with attached double garage  
Total floor area: 261 sq m (2808 sq.ft.)



CGIs are for illustrative purposes only. External finishes vary between plots. Properties may be built 'handed' (mirror image). Dimensions are for guidance only and measurements may vary during construction. Dimensions and furniture indicated are not intended to be used for flooring measurements. Bathroom, kitchen and furniture layouts are indicative only and do not form any part of your contract or warranty. Please speak to a member of the Sales team for plot specific information.



## Ground floor

Lounge:	3993 x 5924	[13'-1" x 19'-5"]
Kitchen/dining:	5928 x 4383	[19'-6" x 14'-5"]
Family area:	4143 x 3633	[13'-7" x 11'-11"]
Study:	3247 x 3565	[10'-8" x 11'-8"]



## First floor

Main bedroom:	6882 x 3632	[22'-7" x 11'-11"]
Bedroom 2:	3309 x 3828	[10'-10" x 12'-7"]
Bedroom 3:	4054 x 3954	[13'-4" x 13'-0"]



## Second floor

Bedroom 4:	3285 x 6456	[10'-9" x 21'-2"]
Bedroom 5:	3310 x 6456	[10'-10" x 21'-2"]

# The Capesthorne

4-bedroom detached house with detached or attached double garage  
Total floor area: 206 sq m (2220 sq.ft.)



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## Ground floor

Lounge:	4260 x 5903	[14'-0" x 19'-5"]
Kitchen/dining:	6490 x 5612	[21'-4" x 18'-5"]
Family area:	4275 x 4037	[14'-0" x 13'-3"]
Study:	3360 x 3485	[11'-0" x 11'-5"]



## First floor

Main bedroom:	4259 x 5114	[14'-0" x 16'-9"]
Bedroom 2:	4278 x 2793	[14'-1" x 9'-2"]
Bedroom 3:	3427 x 3598	[11'-3" x 11'-10"]
Bedroom 4:	2657 x 4829	[8'-9" x 15'-10"]



# The Tabley

4-bedroom detached house with integral double garage  
Total floor area: 195 sq m (2103 sq.ft.)



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## Ground floor

Lounge:	3675 x 5240	[12'-1" x 17'-2"]
Kitchen/dining:	6940 x 5117	[22'-9" x 16'-10"]
Family:	4472 x 2288	[14'-8" x 7'-6"]
Study:	2553 x 2639	[8'-5" x 8'-8"]



## First floor

Main bedroom:	4353 x 5094	[14'-3" x 16'-9"]
Bedroom 2:	4304 x 2793	[14'-2" x 9'-2"]
Bedroom 3:	5133 x 3308	[16'-10" x 10'-10"]
Bedroom 4:	2642 x 4895	[8'-8" x 16'-1"]

# The Gawsworth

4-bedroom detached house with detached single garage  
Total floor area: 178 sq m (1913 sq.ft.)



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## Ground floor

Lounge:	4128 x 4317	[13'-7" x 14'-2"]
Kitchen:	3405 x 3310	[11'-2" x 10'-10"]
Dining/family area:	6267 x 3200	[20'-7" x 10'-6"]



## First floor

Main bedroom:	3837 x 6490	[12'-7" x 21'-4"]
Bedroom 2:	3448 x 3230	[11'-4" x 10'-7"]
Study:	2352 x 3172	[7'-9" x 10'-5"]



## Second floor

Bedroom 3:	3427 x 4873	[11'-3" x 16'-0"]
Bedroom 4:	3538 x 4873	[11'-7" x 16'-0"]



# The Arley

3-bedroom semi-detached house with driveway parking  
Total floor area: 164 sq m (1761 sq.ft.)



## Ground floor

Lounge: 3228 x 4780 [10'-7" x 15'-8"]  
Kitchen/dining/family: 5545 x 4798 [18'-2" x 15'-9"]



## First floor

Main bedroom: 5545 x 4613 [18'-2" x 15'-2"]  
Bedroom 3: 3228 x 3483 [10'-7" x 11'-5"]



## Second floor

Bedroom 2: 3210 x 6928 [10'-6" x 22'-9"]  
Study: 2210 x 3505 [7'-3" x 11'-6"]

# The Dunham

3-bedroom detached house with detached single garage  
Total floor area: 144 sq m (1554 sq.ft.)



## Ground floor

Lounge: 3318 x 4180 [10'-11" x 13'-9"]  
Kitchen/dining: 5028 x 4490 [16'-6" x 14'-9"]  
Family area: 3375 x 3347 [11'-1" x 11'-0"]  
Study: 2878 x 3168 [9'-5" x 10'-5"]



## First floor

Main bedroom: 3380 x 5338 [11'-1" x 17'-6"]  
Bedroom 2: 3884 x 4013 [12'-9" x 13'-2"]  
Bedroom 3: 2736 x 4189 [9'-0" x 13'-9"]

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# The Adlington

3-bedroom detached house with detached single garage  
Total floor area: 119 sq m (1279 sq.ft.)



## Ground floor

Lounge: 3442 x 4410 [11'-4" x 14'-6"]  
Kitchen/dining/family: 4530 x 6379 [14'-10" x 20'-11"]



## First floor

Main bedroom: 3370 x 6377 [11'-1" x 20'-11"]  
Bedroom 2: 3426 x 3542 [11'-3" x 11'-8"]  
Bedroom 3: 3408 x 2747 [11'-2" x 9'-0"]

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# The Adlington - Corner

3-bedroom detached house with detached single garage  
Total floor area: 119 sq m (1279 sq.ft.)



## Ground floor

Lounge: 3442 x 4410 [11'-4" x 14'-6"]  
Kitchen/dining/family: 4530 x 6379 [14'-10" x 20'-11"]



## First floor

Main bedroom: 3370 x 6377 [11'-1" x 20'-11"]  
Bedroom 2: 3426 x 3542 [11'-3" x 11'-8"]  
Bedroom 3: 3408 x 2747 [11'-2" x 9'-0"]

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# The Bollin

2-bedroom semi-detached house with driveway parking  
Total floor area: 101 sq m (1090 sq.ft.)



## Ground floor

Lounge:	3228 x 4812	[10'-7" x 15'-10"]
Kitchen/dining/family:	5205 x 4217	[17'-1" x 13'-10"]



## First floor

Main bedroom:	4102 x 4934	[13'-6" x 16'-2"]
Bedroom 2:	2883 x 3924	[9'-6" x 12'-11"]

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# The Walton

3-bedroom detached bungalow with driveway parking  
Total floor area: 99 sq m (1071 sq.ft.)



## Ground floor

Lounge:	4457 x 3989	[14'-8" x 13'-1"]
Kitchen:	3271 x 3989	[10'-9" x 13'-1"]
Main bedroom:	3115 x 4012	[10'-3" x 13'-2"]
Dining/bedroom 3:	2150 x 3926	[7'-1" x 12'-11"]



## First floor

Bedroom 2:	3115 x 4412	[10'-3" x 14'-6"]
Landing/office:	2402 x 2252	[7'-11" x 7'-5"]

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Homes that are built to last, with a high specification.



Of course, every home is unique. But with a new Story home, you'll discover some elements are shared. Like open plan living areas that radiate light and space. Well-designed kitchens that deliver practicality and durability. Beautifully designed bathrooms and en-suites that take centre stage. Plus with media plates and a centrally located router, our homes are made with modern living in mind. Bi-fold doors also come as standard, helping to create a seamless link between your home and garden.

What's more, when you buy a new Story home, you have the opportunity to personalise your home even further with our choices, upgrades and optional extras which can be incorporated seamlessly into your new home.

It's not only our high specification that's well considered. Our homes are built with sustainability in mind, with the aim of helping the environment and saving you money.

A new build home is more economical to run than an older property, using less energy and producing significantly lower CO 2 emissions, meaning lower running costs. Energy saving features include:

- Electrical vehicle charging points
- Photovoltaic panels
- High levels of thermal efficiency
- 100% energy efficient lighting

Each home at Fulshaw Manor is built with thermally-efficient building materials, and has a smart meter installed, so you can monitor your energy consumption. This, along with water-saving appliances and an airtight design, will give you all the benefits of a new build home.

		The Walton	The Bollin	The Adlington	The Dunham	The Arley	The Gawsworth	The Tabley	The Capesthorpe	The Lyme
Doors, joinery and finishes	Cast stone/features	Cast stone &/or brick features to front elevations	☐	☐	☐	☐	☐	☐	☐	☐
	Chimney	Chimney with fireplace featuring cast stone hearth and oak beam	-	-	-	-	-	-	☐	☐
		Mock chimney with brick-clad detailing	-	☐	☐	☐	-	-	-	-
	Windows	Grey PVCu frame with double glazed units. Frames to be finished in white internally	☐	☐	☐	☐	☐	☐	☐	☐
	Bi-fold doors	Aluminium bi-fold doors	☐	☐	☐	☐	☐	☐	☐	☐
	External doors - front	Grey composite door with multi-point locking system (white finish inside)	☐	☐	☐	☐	☐	☐	☐	☐
	External doors - rear	Half glaze style PVCu door with Cotswold obscure pattern and glazing with multi-point locking system	☐	☐	☐	☐	☐	☐	☐	☐
	Internal doors	Ely oak vertical ribbed pre-finished doors with polished chrome lever door handle	☐	☐	☐	☐	☐	☐	☐	☐
	Wardrobes	Fitted wardrobes to main bedroom	☐	☐	☐	☐	☐	☐	☐	☐
	Architrave and skirting boards	White MDF 95x19mm architrave and 195x19mm skirting	☐	☐	☐	☐	☐	☐	☐	☐
	Staircase	White painted softwood spindles with oak newel post and handrail finished with clear varnish	☐	☐	☐	☐	☐	☐	☐	☐
	Ceilings	White matt emulsion to all ceilings	☐	☐	☐	☐	☐	☐	☐	☐
Kitchen and appliances	Walls	Jasmine white matt emulsion to all walls	☐	☐	☐	☐	☐	☐	☐	☐
	Kitchen	Range of kitchens with a handleless option in a contemporary layout, all with matching panels, corners and plinths	☐	☐	☐	☐	☐	☐	☐	☐
		Alternative traditional kitchen design and layout with choice of complimenting door styles all with matching panels, corners and plinths	☐	☐	☐	☐	☐	☐	☐	☐
	Work surfaces and upstand	30mm Silestone worktops in a range of finishes and colours	☐	☐	☐	☐	☐	☐	☐	☐
		Silestone upstand to match worktop choice	☐	☐	☐	☐	☐	☐	☐	☐
	Hob splashback	Silestone splashback behind hob to match worktop choice	☐	☐	☐	☐	-	☐	☐	☐
	Sink	Undermounted Franke stainless steel 1.5 bowl with mixer tap to main kitchen and built-in drainer grooves	☐	☐	☐	☐	☐	☐	☐	☐
		Undermounted Franke stainless steel single bowl sink with mixer tap to utility area	-	-	☐	☐	-	☐	☐	☐
	Oven	Dual AEG sense cook pyrolytic multi-function single ovens – stacked in tall housing unit	☐	☐	☐	-	-	-	☐	-
		Dual AEG sense cook pyrolytic multi-function single ovens – side by side	-	-	-	☐	☐	-	☐	☐
	Hob	AEG 83cm combined induction hob and extractor	☐	☐	☐	☐	☐	☐	☐	☐
	Under cabinet lighting	LED feature lighting	☐	☐	☐	☐	☐	☐	☐	☐
	Integrated dishwasher	AEG 60cm integrated dishwasher	☐	☐	☐	☐	☐	☐	☐	☐
	Integrated washing machine	AEG 60cm integrated washing machine	☐	☐	☐	☐	☐	☐	☐	☐
	Integrated fridge freezer	AEG frost free 50/50 integrated fridge freezer	☐	☐	☐	☐	☐	☐	☐	☐
		Separate tall AEG fridge and freezer and frost free 50/50 integrated fridge freezer	-	☐	☐	☐	☐	☐	☐	☐
	Wine cooler	Caple wine cooler	☐	☐	☐	☐	☐	☐	☐	☐



We know the difference is in the detail.

			The Walton	The Bollin	The Adlington	The Dunham	The Arley	The Gawsworth	The Tabley	The Capesthorpe	The Lyme
Bathroom and sanitaryware	Hand wash basin	White basin and half pedestal to bathroom, en-suite and cloakroom with RAK chrome mixer tap	□	□	□	□	□	□	□	□	□
	WC	White WC suite with soft close toilet seat to bathroom, en-suite and cloakroom	□	□	□	□	□	□	□	□	□
	Bath	Double ended bath with centrally located RAK chrome mixer tap and low-level shower hose/handset	□	□	□	□	□	□	□	□	□
	Showers to bathroom and en-suite	Separate shower cubicle with low-entry shower tray. Glazed shower screen and thermostatically controlled shower valve with dual handset – high level shower head and mid-height shower handle	□	□	□	□	□	□	□	□	□
		Myra Azora electric shower to en-suites two and three (where applicable)	-	-	-	□	□	□	□	□	□
	Wall tiles to bathroom	Full height Porcelanosa tiles to all shower enclosures with feature tiling to the back wall. Full height feature tiles to back of bath wall with bath return walls in plain tiles. WC and basin walls to be half tiled	□	□	□	□	□	□	□	□	□
	Wall tiles to en-suite	Full height Porcelanosa tiles to shower enclosure with feature tiles to the back wall enclosure. WC and basin walls to be half tiled	□	□	□	□	□	□	□	□	□
	Wall tiles to cloakroom	Half height Porcelanosa tiles to all walls	□	□	□	□	□	□	□	□	□
Heating	Floor tiles	Choice of Porcelanosa floor tiles to bathroom and en-suites	□	□	□	□	□	□	□	□	□
	Central heating	Full gas central heating Vaillant system – combi boiler	□	□	□	-	-	-	-	-	-
		Full gas central heating Vaillant system – system boiler with mains pressure hot water cylinder	-	-	-	□	□	□	□	□	□
		Dual zone central heating system	□	□	□	□	□	□	□	□	□
	Underfloor heating	Electric underfloor heating to main bathroom	□	□	□	□	□	□	□	□	□
	Radiators	Stelrad designer radiators in white	□	□	□	□	□	□	□	□	□
	Towel rails	White towel warmer to bathroom and en-suites	□	□	□	□	□	□	□	□	□
Electrical	Electrical sockets/switch plates	Brushed steel electrical sockets/switch plates to ground floor	□	□	□	□	□	□	□	□	□
		White electrical sockets/switch plates to first and second floors	□	□	□	□	□	□	□	□	□
		Shaver point to bathroom and en-suite 1	□	□	□	□	□	□	□	□	□
		Double USB sockets to kitchen, lounge and main bedroom. Please see working drawings for location.	□	□	□	□	□	□	□	□	□
	Media point	Media plate to lounge, family area (where applicable) and main bedroom – including power, data and TV points. Please refer to electrical layout	□	□	□	□	□	□	□	□	□
	TV point	TV point to selected locations	□	□	□	□	□	□	□	□	□
	Cat 6 cabling	Cat 6 data points. Please refer to electrical layout	□	□	□	□	□	□	□	□	□
	Downlighters	Brushed stainless steel LED downlighters to kitchen, bathroom, en-suites, cloakroom and dressing area (where applicable)	□	□	□	□	□	□	□	□	□

□ Available as standard   □ Available as an upgrade   – Not available

			The Walton	The Bollin	The Adlington	The Dunham	The Arley	The Gawsworth	The Tabley	The Capesthorpe	The Lyme
External works	Fencing and gates	1.8m close board fencing including garden gate to match	□	□	□	□	□	□	□	□	□
	Garden storage	Double door pent wooden garden storage	□	□	□	□	□	□	□	□	□
	Garden	Turf to front, side and rear gardens	□	□	□	□	□	□	□	□	□
	Water butt	100L slimline in black	□	□	□	□	□	□	□	□	□
	Outside tap	To be fitted on rear elevation kitchen window of property (where kitchen not on rear elevation, tap to be fitted in agreed location to rear/side of property in accordance with working drawings) and insulated accordingly	□	□	□	□	□	□	□	□	□
	External socket	Double socket to be installed on rear external elevations. Please see working drawings for location	□	□	□	□	□	□	□	□	□
	Electrical vehicle charging point	Please see working drawings for location	□	□	□	□	□	□	□	□	□
	Garages	Power and light to all integral and detached garages	-	-	□	□	-	□	□	□	□
	Garage door	Retractable style garage door. Please refer to site layout for details and finish	-	-	□	□	-	□	□	□	□
		Garador System 10 GaraMatic door opening with remote controlling key fob for auto-operation	-	-	□	□	-	□	□	□	□
	Paving	Tobermore 'Mayfair' silver paving slabs	□	□	□	□	□	□	□	□	□
	Driveway	Tobermore block paved driveway in slate	□	□	□	□	□	□	□	□	□
		Shared driveways to be resin bound gravel combined with Tobermore country kerb in silver grey. Please refer to site layout for details	□	□	□	□	□	□	□	□	□
	Doorbell	Chrome bell push with transformer	□	□	□	□	□	□	□	□	□
	Security alarm system	Wireless intruder alarm system with Bdeye Ltd App	□	□	□	□	□	□	□	□	□
		CCTV packages	□	□	□	□	□	□	□	□	□
Electrical	External lights	LED exterior lantern in anthracite	□	□	□	□	□	□	□	□	□
	Photovoltaic Panels	Photovoltaic panels to roof. Please see working drawings for location	□	□	□	□	□	□	□	□	□

Please note that our specification is dependent on house type design. This specification relates to the majority of homes, however, we advise checking the individual plot specification and build stage with your Sales Executive.

□ Available as standard   □ Available as an upgrade   – Not available





Founded  
in 1987

## We are passionate about building homes that we are proud to put our name to.

Our mission is to design and build quality homes that people aspire to live in. Homes that are designed for modern living, and built to be anything but standard, with flexible layouts, integrated appliances and high-quality materials.

We have been successfully building homes that stand out from the crowd across Cumbria, the North West, North East and Southern Scotland for thirty five years. But we would not be where we are today without our people, our craftsmen, our suppliers, and, of course, our customers.

Our passion, commitment and enthusiasm drives us to be the best and create spaces that people are proud to call home. We are one team, working together to 'do it right', and our exceptional quality and attention to detail runs through everything we do.

Customer satisfaction has always been one of our key strengths, and we regularly receive superb feedback from our customers. We use this to help us make continuous improvements to our homes and our after-sales service.

### Taking care of you

Our reputation is firmly built on the quality of our exceptional homes and our high standards of customer service. Before you move in, you'll be provided

with a comprehensive 'Home Information File' that explains everything about your new home and what you can expect throughout your customer journey.

Prior to moving in you will receive a home demonstration from your Site Manager and Sales Executive, who will answer any questions you might have about your new Story home.

### Going the extra mile

We pride ourselves on providing a friendly, easily accessible, knowledgeable and efficient service for our customers. And as well as care and support from our Sales team during your purchase, our local and dedicated team of advisors and technicians will also be here to take care of you after you have moved in.



Protection for new-build home buyers







It all starts  
with the  
location.



Putting  
Fulshaw Manor  
on the map.



## What's around Fulshaw Manor?

Part of Cheshire's 'Golden Triangle', Wilmslow offers a range of premium restaurants, stylish bars and cafés. There is an array of shops in Wilmslow town centre including designer boutiques, Hoopers department store and a Waitrose supermarket. There are also several high-end health clubs nearby offering a wide range of leisure facilities for residents. Neighbouring Alderley Edge offers picturesque walks, including The Edge which has been voted as one of the top 10 walks in the North of England.


Fulshaw Manor offers excellent transport links; Wilmslow Railway Station is within walking distance, while the A34 runs through Wilmslow providing


Amenities		
The Merlin Country Pub & Restaurant	0.4 miles	
Wilmslow Health Centre	0.4 miles	
Waitrose & Partners	0.9 miles	
Wilmslow Leisure Centre	0.9 miles	
David Lloyd Le Cheadle	6 miles	

Travel		
Alderley Edge	1.0 mile	
Wilmslow Railway Station	1.1 miles	
Manchester Airport	6 miles	
Hale	7.5 miles	
Knutsford	7.3 miles	
Manchester City Centre	14 miles	

access to Manchester City Centre and the wider motorway network. Manchester Airport is a 10-minute drive from the development, offering flights to 199 destinations around the globe including shuttle services to London.

There's a great choice of educational facilities nearby including Ashdene Primary School and Wilmslow High School, as well as highly regarded private school, The Ryleys, which is just a mile away.

Attractions		
The Carrs Park	1.2 miles	
Alderley Edge Golf Club	1.4 miles	
The National Trust - Alderley Edge	2.2 miles	
Mottram Hall	3.7 miles	
The Trafford Centre	15 miles	

Schools		
Wilmslow High School	0.3 miles	
Ashdene Primary School	0.6 miles	
Alderley Edge School for Girls	0.8 miles	
The Ryleys School	1.2 miles	
The King's School	5 miles	
Terra Nova School	7.7 miles	



Get directions to Fulshaw Manor & find out what it's like to live in Wilmslow.

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Floorplans and dimensions are taken from architectural drawings and could vary during construction. Dimensions are not intended to be used for carpet sizes, appliance space or items of furniture. Bathroom and kitchen layouts are indicative only and do not form any part of your contract. Please speak to a member of the sales team for plot specific information. You should take appropriate advice to verify any information on which you wish to rely.



# Fulshaw Manor

**Wilmslow, SK9 1PF**

01625 913 274

[fulshawmanor@storyhomes.co.uk](mailto:fulshawmanor@storyhomes.co.uk)

[storyhomes.co.uk](https://storyhomes.co.uk)