

orchardhouse

DINGLE LANE BRIDGEMERE NANTWICH CHESHIRE CW5 7PZ

contemporary country living

a rare opportunity

a unique location



With a carefully curated display of purity in design and craftsmanship, the creation of Orchard House is one of the most contemporary and visionary development projects that the beautiful market town of Nantwich has seen in years.

A true masterpiece of modernity.

As you meander down a secluded tree lined country lane, you are met by an idyllic seven acres of rolling South Cheshire countryside surrounded by exquisite landscaped gardens and woodland, Orchard House is a perfect celebration of a modern lifestyle on a grand scale. Exploring the boundaries of obtaining a 'benchmarking' rural planning permission as well as creating a lasting example of exceptional and unique architecture.

The voluminous design allows for a seamless flow between the interconnected spaces extending to over 9150 square feet (850.1m²) of sharp architectural form that dramatically stands against the backdrop of rural beauty.

As you enter the arrival hall through the impressive full height pivot doors the overriding sense of space is enhanced as natural light bathes through the vast windows reflecting off the lofty ceilings, enhanced by the seasonal colours of the surrounding gardens and open vistas across the surrounding countryside in every direction.

purity in design

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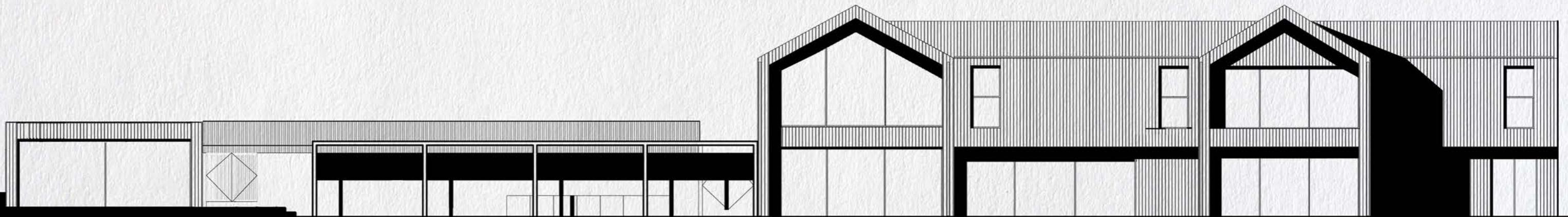
architecture

South Facing Elevation

The Scandinavian inspired architecture has a natural relationship with its bucolic surroundings.

Every surface is meticulously considered for aesthetics and texture.

The Siberian Larch clad building creates a beautifully, simple, clean form that comes alive with the change of seasons.



a moment to make your mark

Orchard House presents to you a rare and unique opportunity to articulate and create your lifestyle vision.

A seamless synergy and interaction between the minimalist beauty of the external build and giving the vast interior spaces, room to find their voice.

The house is completed to a shell and core stage, beautifully clad in Siberian Larch giving it a modern architectural presence, set in a breathtaking and secluded rural location.

Taking advantage of the unbelievable planning permission for such a vast contemporary dwelling in the open countryside.

To make your journey in creating your dream home a seamless experience, there's the option for you to work with an independent team of professionals on a project management basis. With a wealth of experience they can collaborate with you to complete your project, maintaining the level of craftsmanship and meticulous attention to detail set by the external architecture.

The terms of this appointment are open and available for further discussion.

The building envelope is now at the stage where it allows you to set the character of your new home and have the rare opportunity to think a bit differently about the choice of floors, finishes, decoration, bathroom suites and kitchen.

The development is covered by a Build-Zone insurance policy which also covers structural and defects insurance cover.

open air living

Heading outdoors enhances your sense of wellbeing and the external areas are designed to make the most of the open sky and endless landscape which frame this sensational property.



unique selling points

Scandinavian influenced and engineered with neutral undertones to span generations and design shifts

Siberian Larch cladding

Architectural structural glazing and sliding glass doors custom built by IQ Glass

Soaring double height ceilings

Secluded private location

Potential landscape design by Chelsea Gold Winner Tom Simpson

Panoramic views across open countryside

Technical specification available on request

Form and function coupled with meticulous attention to detail and quality throughout

Therapeutic benefits of rural surroundings

Designed for modern living

High insulation values

Sustainable qualities

Equine facilities

Electric car charging points

Dedicated fibre

Air conditioning

12 metre pool

Links to London, Birmingham, Manchester and Liverpool, North Wales

Nantwich to Manchester train link

Upcoming HS2 rail link to London from Crewe

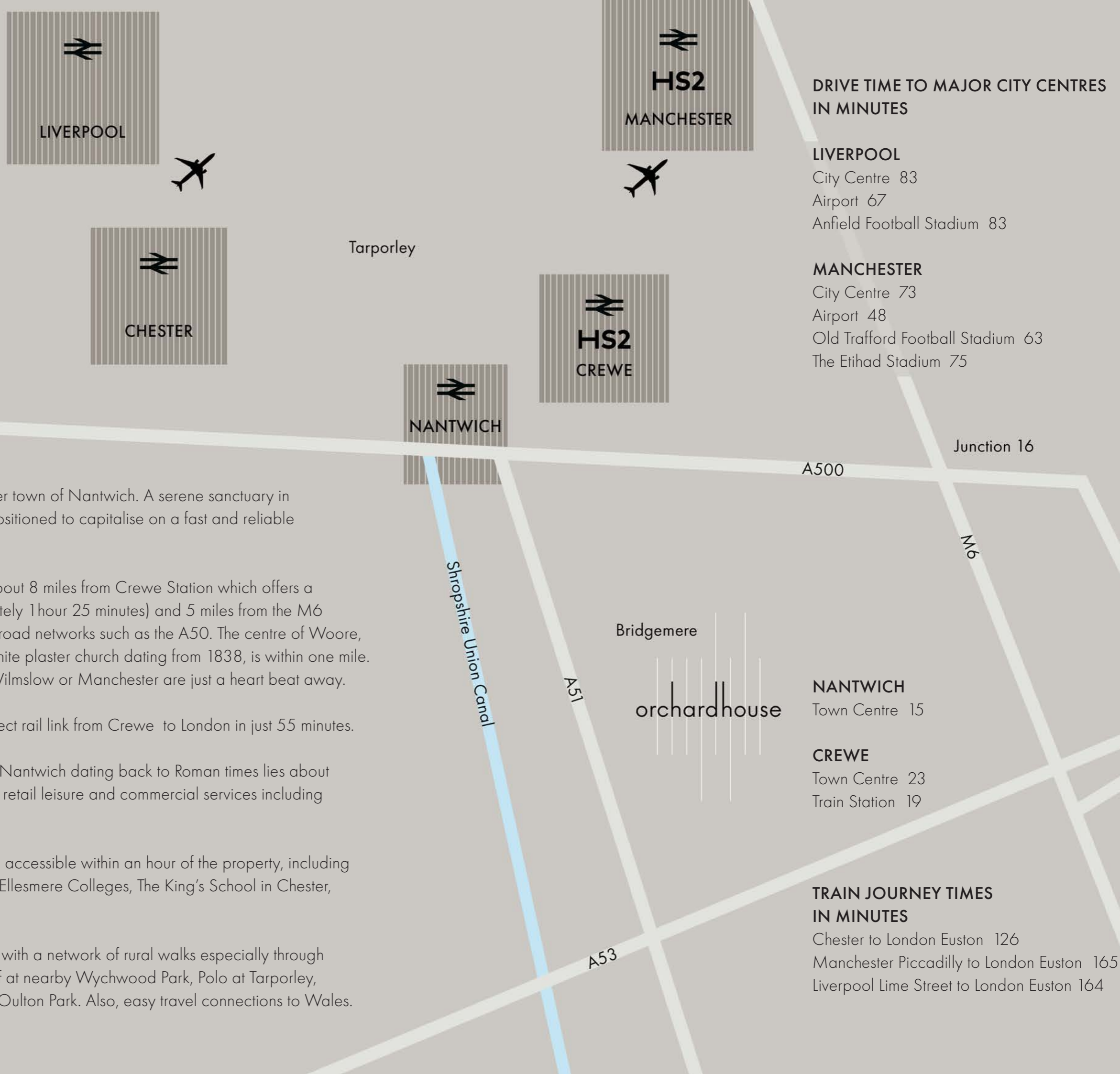
Easy access to major road networks M6 and A50

Close proximity to popular schools, including Repton and Shrewsbury Schools, Wrekin and Ellesmere Colleges, The King's School in Chester, and The Grange at Hartford

Championship golf at nearby Wychwood Park

Polo at Tarporley, horse racing at Uttoxeter and motor racing at Oulton Park

excellent connections



Orchard House lies just outside the sought-after town of Nantwich. A serene sanctuary in which to escape the everyday, yet perfectly positioned to capitalise on a fast and reliable transport infrastructure.

It is very well placed for the commuter lying about 8 miles from Crewe Station which offers a direct train route to London Euston (approximately 1 hour 25 minutes) and 5 miles from the M6 motorway. There is also easy access to major road networks such as the A50. The centre of Woore, with a well-regarded pub and an attractive white plaster church dating from 1838, is within one mile. A day out for lunch and a bit of shopping in Wilmslow or Manchester are just a heart beat away.

The upcoming planned HS2 will provide a direct rail link from Crewe to London in just 55 minutes.

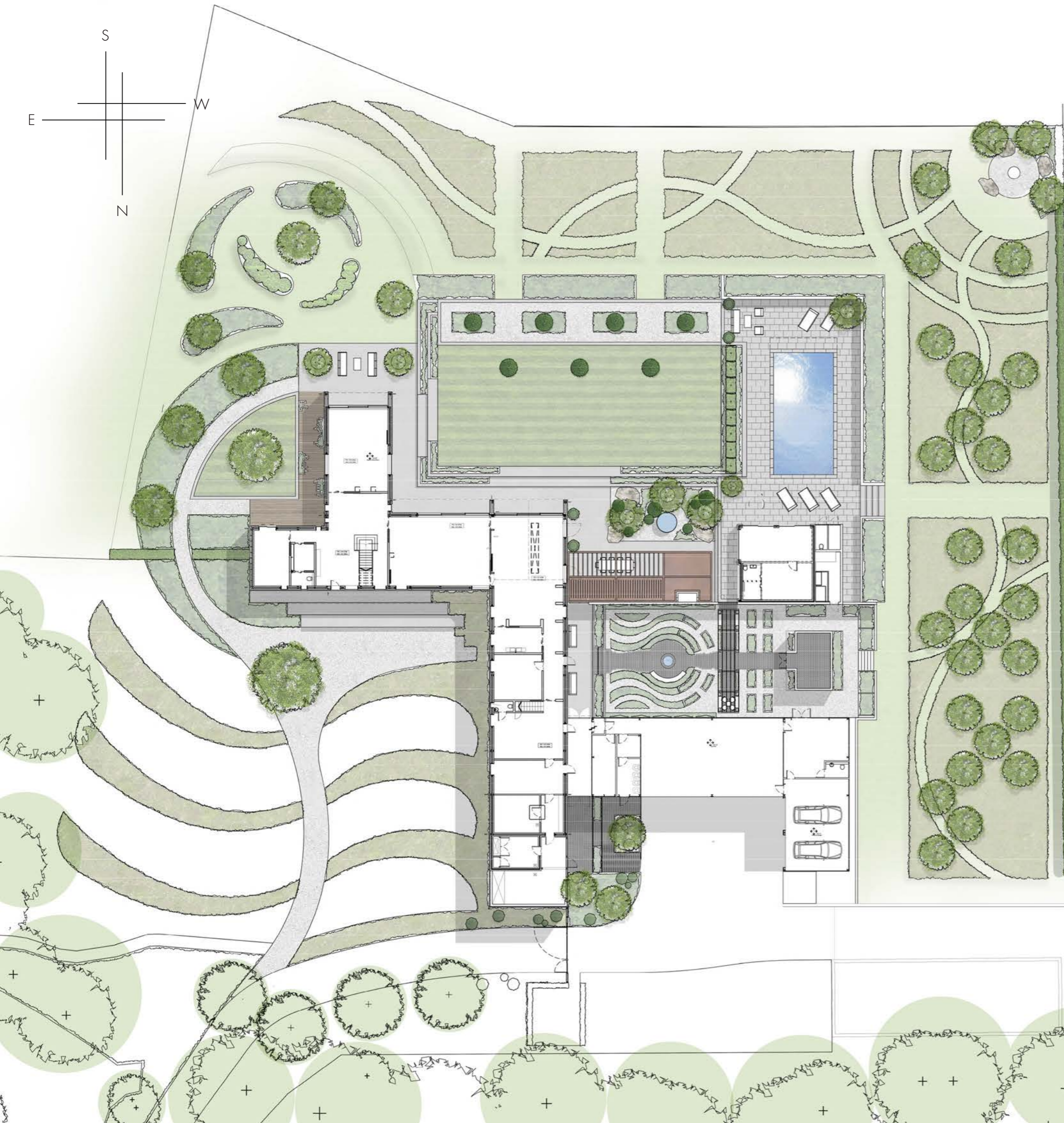
The highly sought-after historic market town of Nantwich dating back to Roman times lies about 9 miles away and offers an excellent range of retail leisure and commercial services including primary and secondary schooling.

Some of the region's most popular schools are accessible within an hour of the property, including Repton and Shrewsbury Schools, Wrekin and Ellesmere Colleges, The King's School in Chester, and The Grange at Hartford.

There are excellent leisure facilities in the area with a network of rural walks especially through the beautiful Bickerton Hills, championship golf at nearby Wychwood Park, Polo at Tarporley, horse racing at Uttoxeter and motor racing at Oulton Park. Also, easy travel connections to Wales.



& breathe...



the gardens

(Alternative landscaping option from Tom Simpson)

With its stunning location and expansive views, the garden at Orchard House, designed by Chelsea Gold Winner Tom Simpson, will create a beautiful transition between the built and natural environments.

The planting in the scheme is designed to soften the stunning contemporary architecture of the house, allowing it to sit comfortably in its surroundings. Sweeping curves are incorporated in the design to mimic the crop lines in neighbouring fields, drawing the surrounding landscape into the garden in a subtle way. Generous terraces for outdoor dining, entertaining or quiet relaxation are situated around the house.

With multiple areas to sit out in, the scheme provides the opportunity to make the most of the sun as it tracks round the building. Ornamental planting with mixed borders surround these terraces, with the planting style becoming wilder and more relaxed with expanses of wildflower meadows as you move outwards into the wider garden.

A kitchen garden for growing vegetables and cut flowers provides a contemporary take on the traditional walled garden. An orchard set out in a traditional grid and underplanted with wildflowers creates a productive and ornamental feature to the garden.

a cut above



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siteplan

Total area of all buildings: 1585.3m²/17064ft²

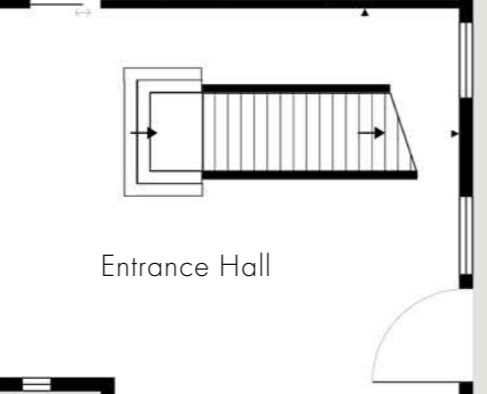
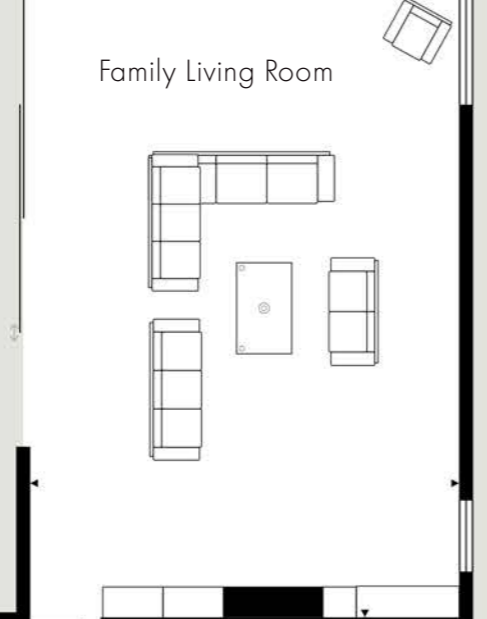
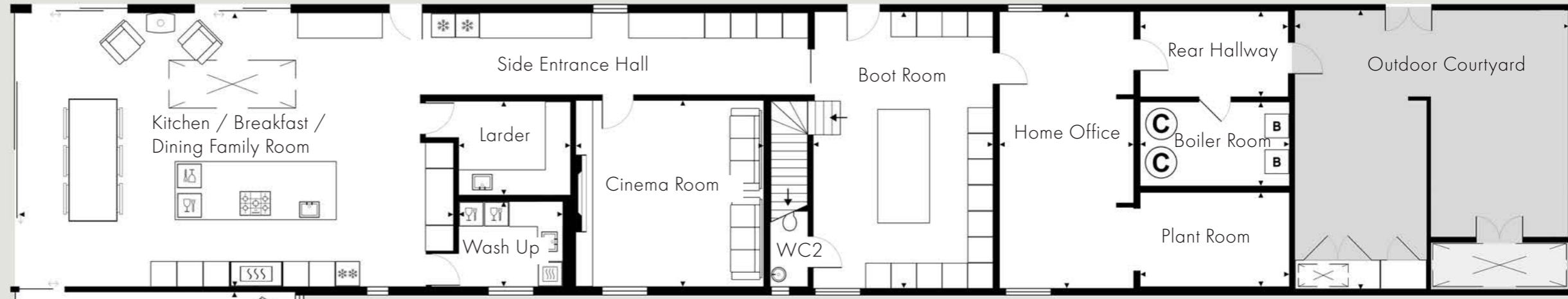
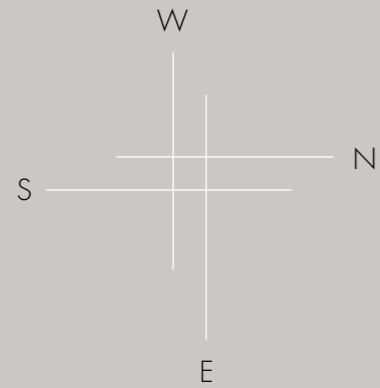
Total site area: 7 acres



floorplans

MAIN HOUSE GROUND FLOOR

Approximate Gross Internal Area: 459.4m² / 4944ft²



Dimensions	ft	m
Adult Living Room	27' 4" x 18' 10"	8.32 x 5.75
Family Living Room	32' 1" x 22' 0"	9.78 x 6.70
Kitchen/Breakfast/Dining Family Room	34' 7" x 21' 10"	10.54 x 6.65
Bedroom 7	11' 3" x 11' 1"	3.43 x 3.38
Bedroom 7 En-Suite Shower Room	10' 8" x 5' 11"	3.25 x 1.81
Cloaks	9' 2" x 7' 11"	2.81 x 2.42
Entrance Hall	29' 8" x 22' 7"	9.04 x 6.88
Cinema Room	14' 11" x 14' 10"	4.55 x 4.52
Boot Room	22' 0" x 14' 3"	6.72 x 4.36
Larder	8' 11" x 7' 5"	2.71 x 2.27
Wash Up	8' 3" x 6' 9"	2.52 x 2.06
Side Entrance Hall	63' 4" x 6' 6"	19.31 x 1.98
Home Office	22' 0" x 10' 8"	6.72 x 3.25
Outdoor Courtyard	23' 2" x 21' 9"	7.06 x 6.64
Rear Hallway	11' 9" x 6' 9"	3.58 x 2.07
Boiler Room	11' 10" x 6' 8"	3.61 x 2.03
Plant Room	11' 10" x 7' 6"	3.61 x 2.28
WC1	7' 0" x 3' 9"	2.12 x 1.14
WC2	6' 0" x 3' 0"	1.82 x 0.90

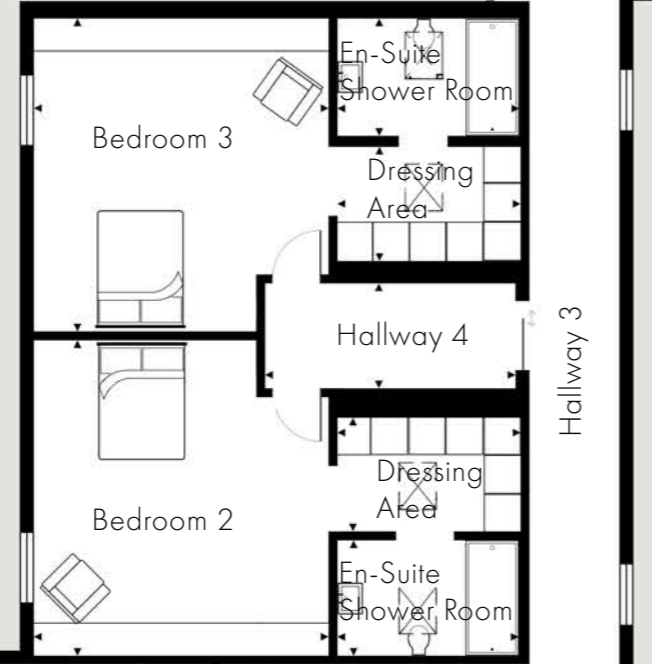
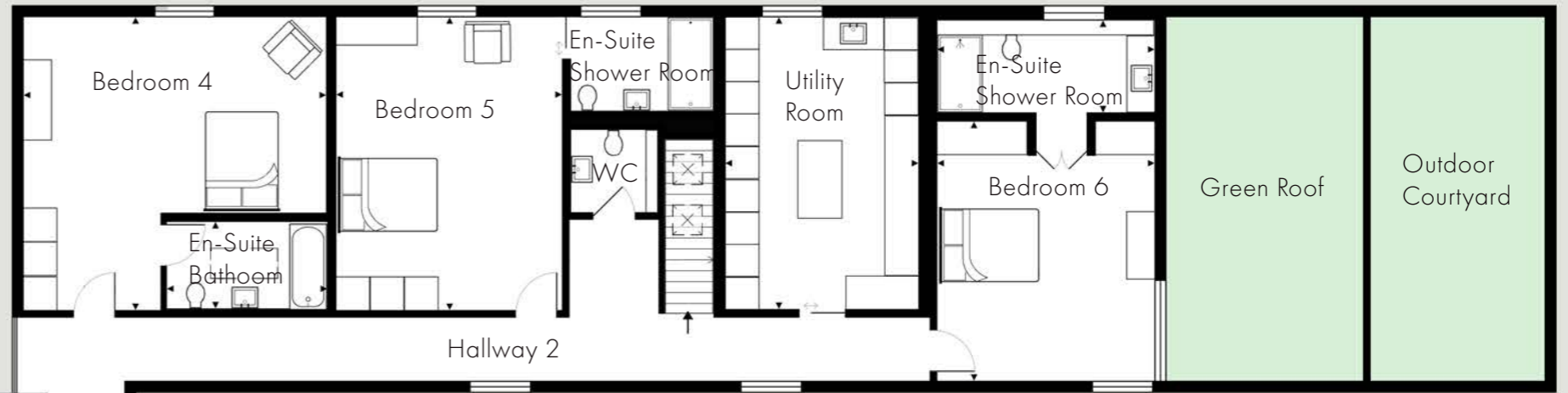
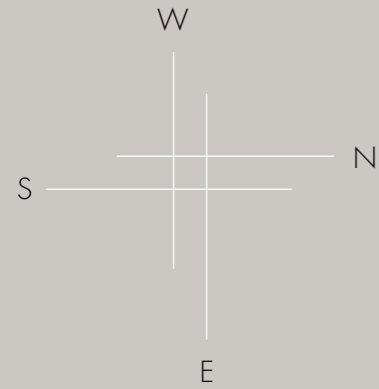
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floorplans

MAIN HOUSE FIRST FLOOR

Approximate Gross Internal Area : 384.3m²/4136ft²

(Excludes Master Bedroom Balcony & Green Roof)



Dimensions

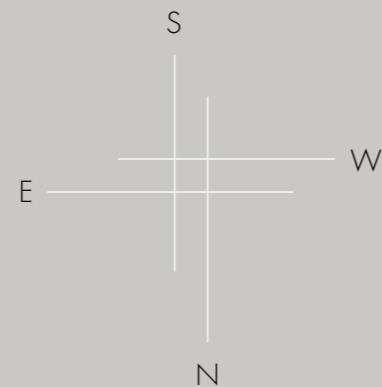
	ft	m
Master Living Room	14' 9" x 12' 10"	4.50 x 3.92
Master Bedroom	18' 11" x 15' 6"	5.76 x 4.73
Master En-Suite Bathroom	18' 3" x 13' 8"	5.56 x 4.16
Bedroom 2	16' 2" x 15' 1"	4.92 x 4.60
Bedroom 2 En-Suite Bathroom	9' 3" x 5' 11"	2.83 x 1.80
Bedroom 2 Dressing Area	9' 5" x 5' 10"	2.88 x 1.77
Bedroom 3	16' 0" x 15' 1"	4.88 x 4.60
Bedroom 3 En-Suite Shower Room	9' 4" x 6' 0"	2.84 x 1.83
Bedroom 3 Dressing Area	9' 5" x 5' 10"	2.86 x 1.78
Bedroom 4	18' 3" x 17' 8"	5.56 x 5.38
Bedroom 4 En-Suite Shower Room	9' 8" x 5' 3"	2.94 x 1.59
Bedroom 5	17' 8" x 13' 7"	5.38 x 4.15
Bedroom 5 En-Suite Shower Room	8' 7" x 5' 8"	2.62 x 1.72
Bedroom 6	15' 8" x 13' 1"	4.76 x 3.99
Bedroom 6 En-Suite Shower Room	13' 1" x 5' 7"	3.99 x 1.69
Her Dressing Room	22' 11" x 14' 4"	7.00 x 4.37
His Dressing Room	10' 11" x 7' 9"	3.33 x 2.36
Master Hallway	0' 0" x 0' 0"	0.00 x 0.00
Hallway 2	55' x 4' 7"	16.77 x 1.40
Hallway 3	47' 6" x 4' 7"	14.47 x 1.40
Hallway 4	12' 10" x 5' 4"	3.91 x 1.62
Utility Room	17' 7" x 11' 8"	5.36 x 3.55
Galleried Landing	20' 5" x 19' 2"	6.23 x 5.85
WC	5' 2" x 5' 0"	1.58 x 1.51

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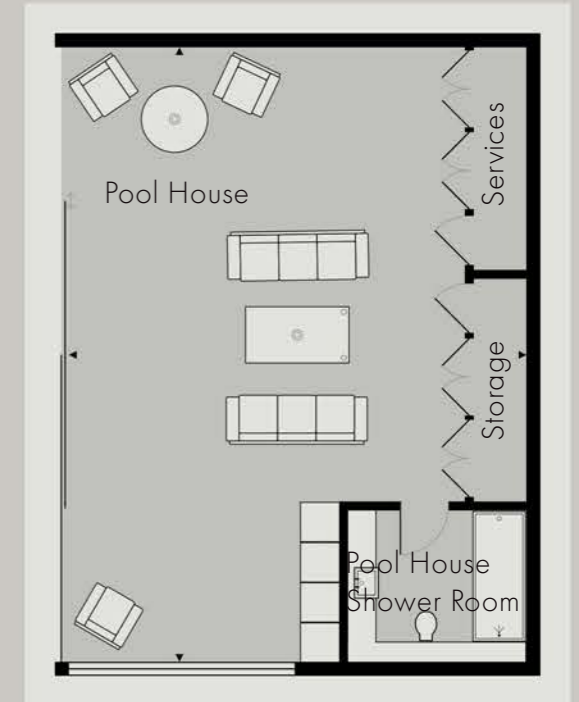
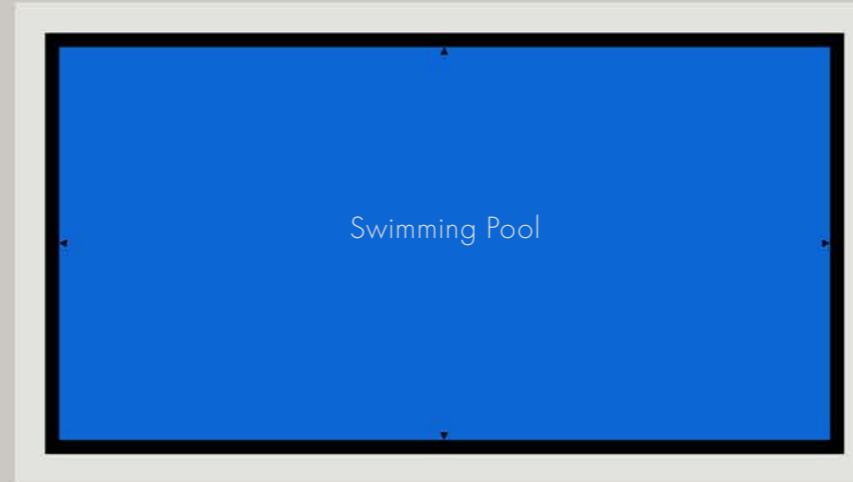
OFFICE / LIVING AREA

Approximate Gross Internal Area : 110.5m² / 1190ft²



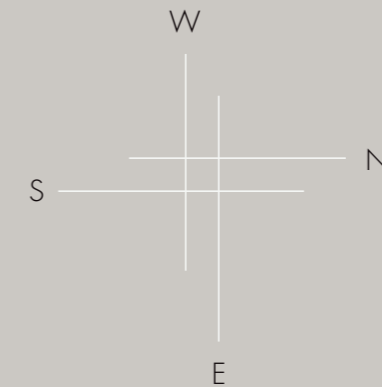
LEISURE AREA

Approximate Gross Internal Area : 68.8m² / 740ft²
(Excluding Swimming Pool)



Dimensions

	ft	m
Coach House Ground Floor	35' 1" x 16' 0"	10.70 x 4.90
Coach House First Floor	33' 6" x 16' 0"	10.25 x 4.90
Swimming Pool	39' 4" x 23' 0"	12.00 x 7.00
Pool House	31' 5" x 23' 3"	9.60 x 7.10

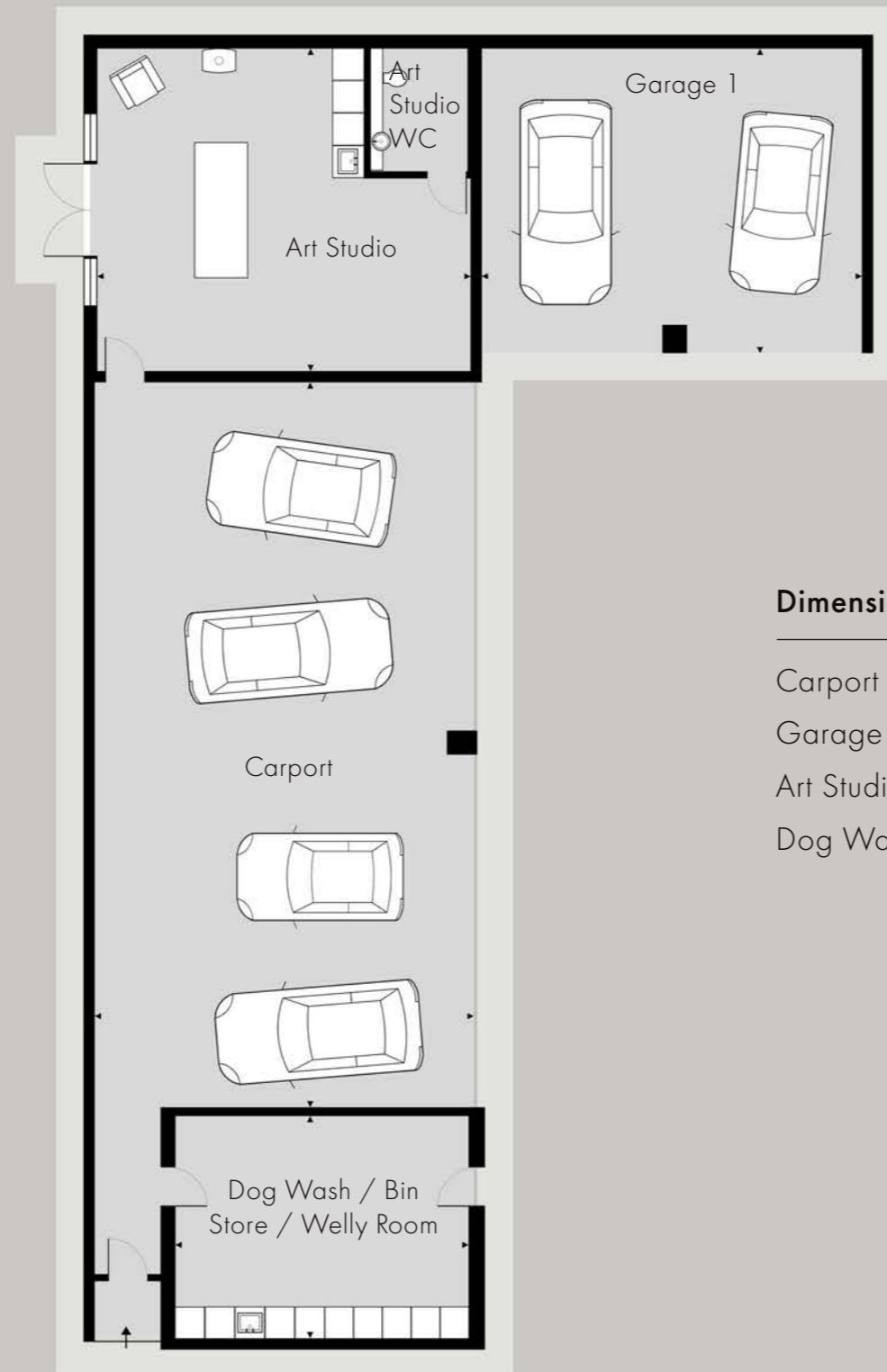


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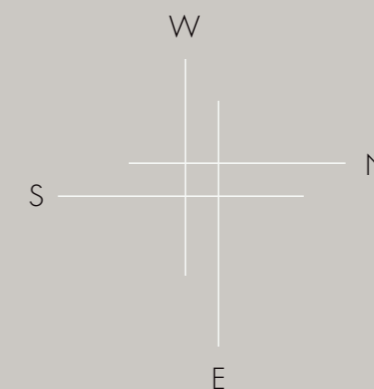
floorplans

GARAGE BLOCK

Approximate Gross Internal Area : 228.8m²/2463ft²



Dimensions	ft	m
Carport	46' 0" x 24' 6"	14.00 x 7.50
Garage 1	24' 1" x 21' 0"	7.35 x 6.40
Art Studio	23' 6" x 19' 7"	7.20 x 6.00
Dog Wash / Bin Store / Welly Room	17' 4" x 14' 1"	5.30 x 4.31

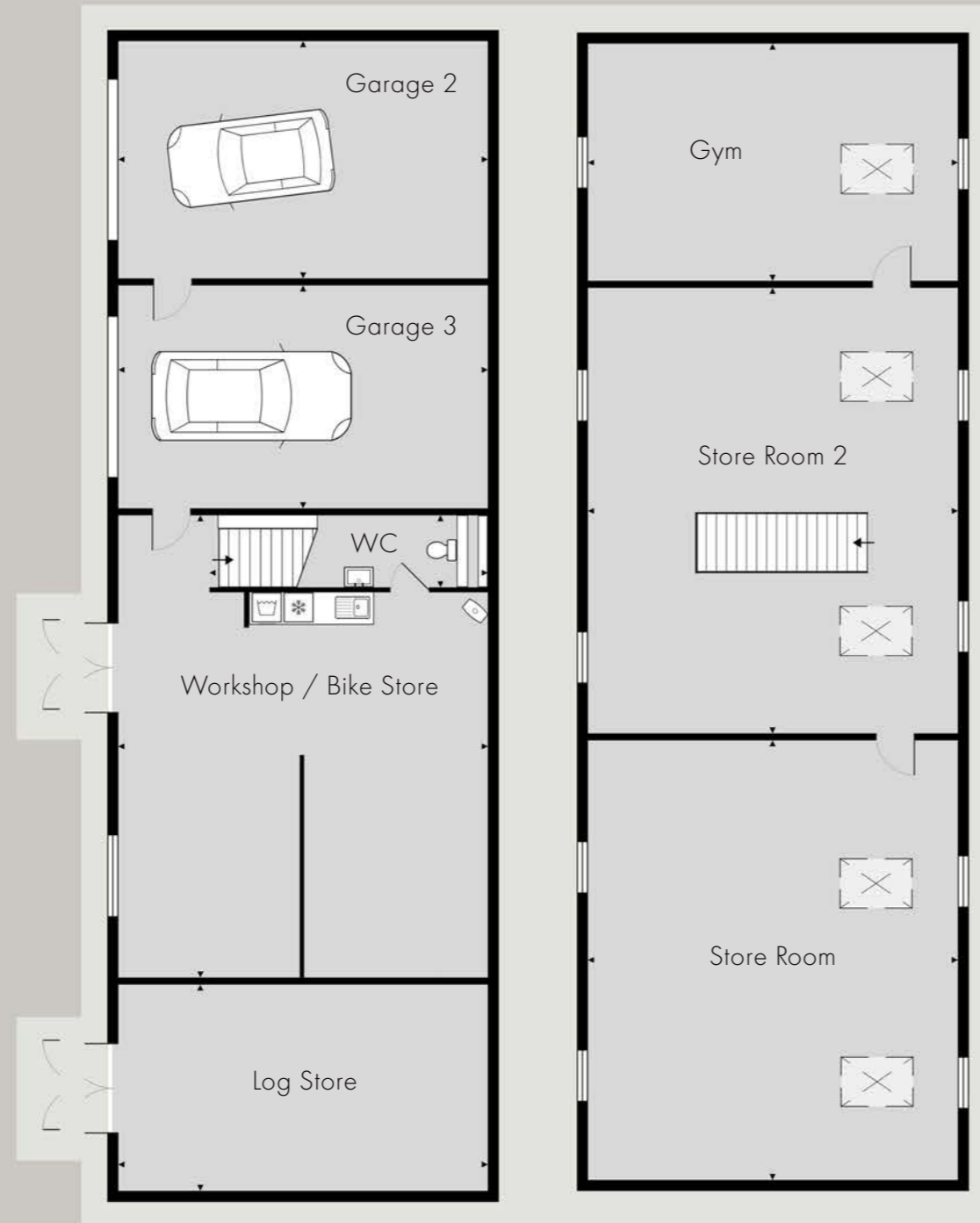


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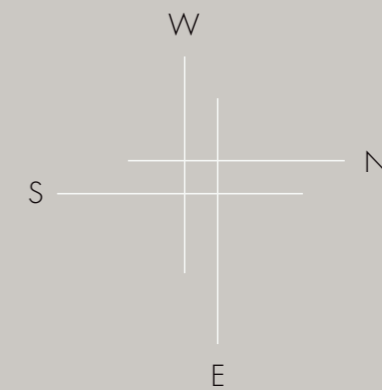
floorplans

THE HAY BARN

Approximate Gross Internal Area : 333.5m²/3589ft²



Dimensions	ft	m
Garage 2	24' 3" x 14' 4"	7.40 x 4.40
Garage 3	24' 3" x 14' 4"	7.40 x 4.40
Workshop/Bike Store	30' 1" x 24' 3"	9.20 x 7.40
Log Store	24' 3" x 13' 4"	7.40 x 4.10
Gym	24' 3" x 15' 4"	7.40 x 4.70
Store Room	28' 5" x 24' 3"	8.70 x 7.40
Store Room 2	28' 9" x 24' 3"	8.80 x 7.40



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panoramic perfection

The surrounding vistas merge with the interior spaces enhancing the experience of living and navigating through the house.

Boasting uninterrupted south facing views.



your collection



orchardhouse

enquiries

Viewing by appointment only.
Please contact:

Mark Johnson FRICS
Mark Johnson Estate Agents Limited
RICS Registered Valuer

38 Pepper Street, Nantwich
Cheshire, CW5 5AB



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