ETHEROW GRANGE

GLOSSOP



A stunning collection of highly desirable two, three and four bedroom new homes on the edge of the beautiful Peak District

VILLAFONT



WELCOME TO GLOSSOP

Boasting an enviable location just a short distance from the desirable market town of Glossop, **Etherow Grange** is an outstanding collection of individually designed, high quality new build homes that offer an aspirational yet relaxed semi-rural lifestyle close to a thriving centre and within easy reach of the picturesque hills and moorland of Derbyshire's Dark Peak.

Wild and unspoilt, yet fabulously accessible, the Dark Peak sits on the edge of the Pennines and is famous for its dramatic gritstone slopes, wooded cloughs, rich purple heather, rugged outcrops and deep, breathtaking valleys. A place of inspiration and beauty, it is beloved by hikers, painters, writers and nature enthusiasts and those looking to escape into the great outdoors to re-energise and re-charge.

Complementing the exceptional beauty of the natural landscape is Glossop town centre. Dating back to the 12th Century, it is well known for its pretty stone cottages, medieval market cross and exceptional selection of restaurants, bars and independent retailers that have earned the town a blossoming foodie reputation.

Along with the usual major retail stores, Glossop's bustling high street is home to a vast array of artisan and independent traders including a butcher, baker, greengrocer and delicatessen plus cafés and coffee shops, all offering a superb selection of high quality, locally sourced, award-winning products served with pride and care. The recently renovated Grade II listed historic Market Hall forms the hub for daily life, home to a food hall, kitchens, coffee shop, retail outlets and a mezzanine for events, it attracts visitors from miles around.

Providing a new heartbeat to the town centre is the recently renovated Grade II listed Market Hall

Life in Glossop offers something for every age and is an attractive place to call home. With its location on the edge of the Peak District, the town blends outdoor adventure, strong community spirit and excellent leisure options with the convenience of great local amenities and strong transport links.

For lovers of the great outdoors, life in Glossop is hard to beat, with the ability to access miles of exceptional walking, hiking and cycling routes across the Dark Peak, including Black Hill, Kinder Scout and Bleaklow, directly from the town centre.

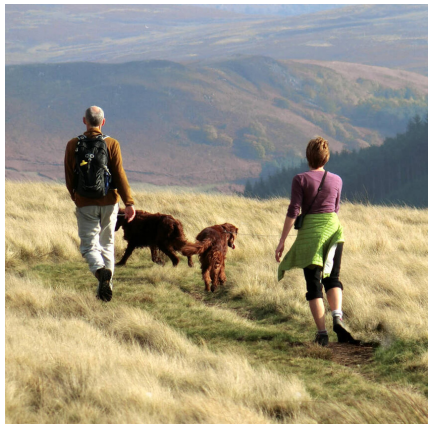
Families with younger children will enjoy easy strolls or cycles along the Trans Pennine Trail while more experienced hikers and cyclists can tackle the challenging moorland and hill routes of Higher Shelf Stones and the Pennine Way. Whatever the season, the natural landscape is both exhilarating and captivating.

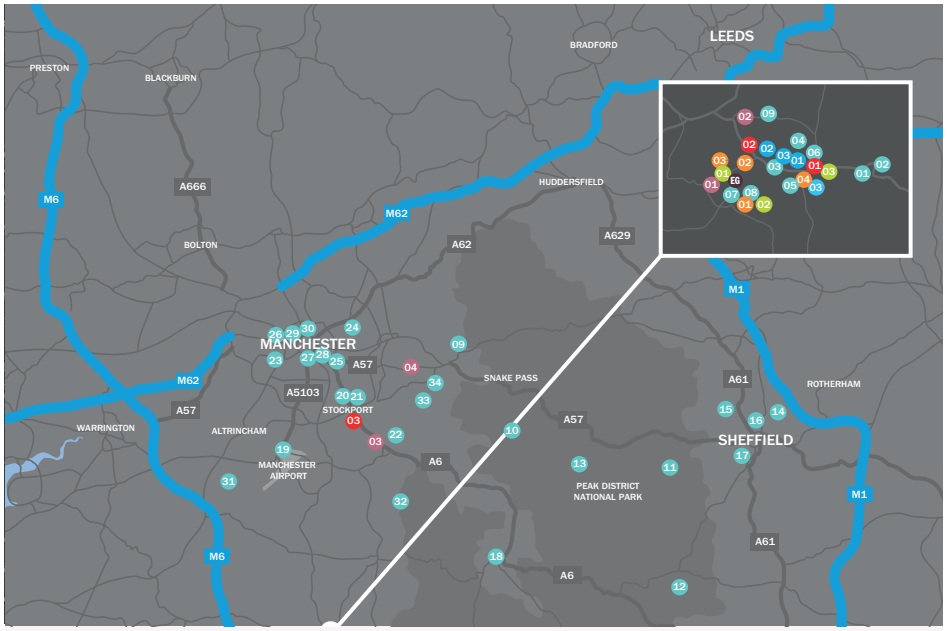
Glossop's growing creative community will delight art and culture lovers. Local galleries, craft shops and studios showcase regional talent and the town's theatres, music events and festivals bring residents together with a lively celebratory calendar.

A wealth of sport and leisure opportunities provide endless ways to relax. Manor Park is a popular hub for play, sports and community events, a choice of local leisure centres deliver a great timetable of gym, swimming and general fitness classes and football fans and cricketers can join local teams to spectate and play.

Food and drink play a huge part of daily life and Glossop is renowned for its bustling high street with its wonderful selection of independent cafés, bakeries, gastro pubs and fine dining restaurants.







LEISURE

01 Glossop Golf Course
02 Devils Dyke Hiking Area
03 Dinting Cricket Club
04 Glossop Swimming Pool
05 Peoples Park
06 Glossop Cricket Club
07 Glossop Rugby Club
08 Hargate Equestrian Centre
09 Longenden Trail
10 Kinder Scout
11 Stanage Edge
12 Chatsworth House
13 Blue John Cavern
14 Utilita Arena Sheffield
15 Sheffield Wednesday FC
16 Crucible Theatre
17 University of Sheffield
18 Buxton Opera House
19 Manchester Airport
20 The Light Cinema
21 Garrick Theatre Stockport
22 Stockport Golf Club
23 Manchester United FC
24 Manchester City FC
25 University of Manchester
26 Lowry Theatre
27 Bridgewater Hall
28 Whitworth Art Gallery
29 Science and Industry Museum
30 National Football Museum
31 Tatton Park
32 Shrigley Hall & Spa
33 Etherow Country Park
34 Werneth Low Golf Club

PRIMARY SCHOOLS

01 Simmondale Primary School
02 Dinting Primary School
03 Gamesley Primary School
04 St James Primary School

SECONDARY SCHOOLS

01 St Margarets
02 Longendale High School
03 Stockport Grammar School
04 Hyde High School

SUPERMARKETS

01 Aldi
02 M&S Foodhall
03 Tesco Superstore

TRAIN STATIONS

01 Glossop
02 Dinting
03 Stockport

MEDICAL

01 Cottage Lane Surgery
02 Simmondley Medical Practice
03 Glossop Dental Centre

Sitting in Derbyshire, but with strong links to Tameside and Greater Manchester, Glossop is well connected by road and rail for further shopping, leisure, employment and education opportunities in the larger towns of Stockport and Sheffield. It is also just a short direct train journey or drive from Manchester Airport and Manchester city centre.

Developments are underway to further improve links to and from Glossop and surrounding villages to the M67 motorway and there are plans to extend Transport for Greater Manchester's integrated Bee Network to include trains to Glossop.

- Approximately 30 mins drive to Stockport
- Approximately 30 mins drive to Manchester Airport
- Approximately 40 mins drive to Manchester city centre
- Approximately 45 mins drive to Sheffield

- Approximately 30 mins by train to Manchester Piccadilly (and onward to London in less than two hours)

SITE PLAN & HOUSE TYPES

At Etherow Grange, there is a total of 26 two, three and four bedroom homes for sale and 9 different property styles to choose from; **The Fernley, The Briarwood, The Willowbrook, The Rosedale, The Atherton, The Highfield, The Etherow, The Larksdale** and **The Hawthorn**. Details for each of these are shown on the following pages.

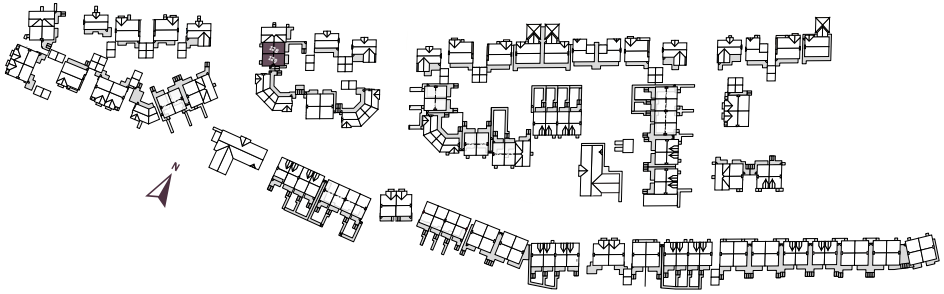




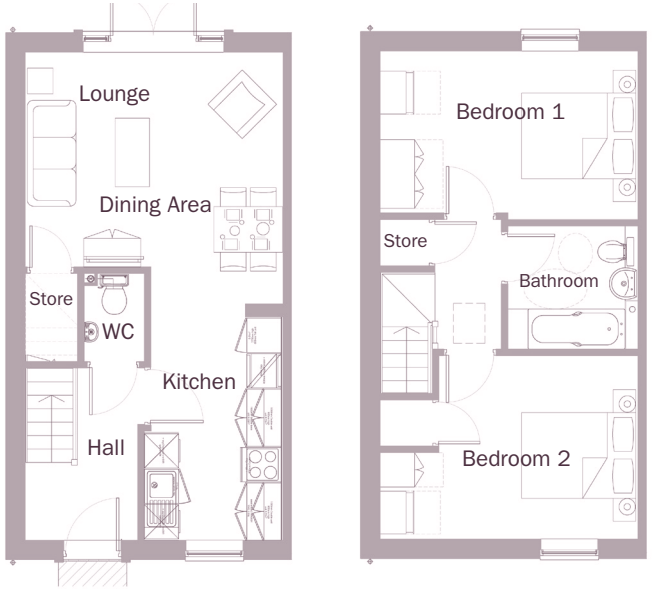
The Fernley

The Fernley
Two bedroom semi-detached
Homes 128 & 129

The Fernley is a stylish two-bedroom house. To the ground floor there is a contemporary open plan living space. The lounge has access to the rear garden through French doors. To the first floor there are two double bedrooms, a family bathroom and separate storage area. Also available as a Quad, Quad End, Mid-Townhouse, End-Townhouse or Semi-Detached.



TYPE A



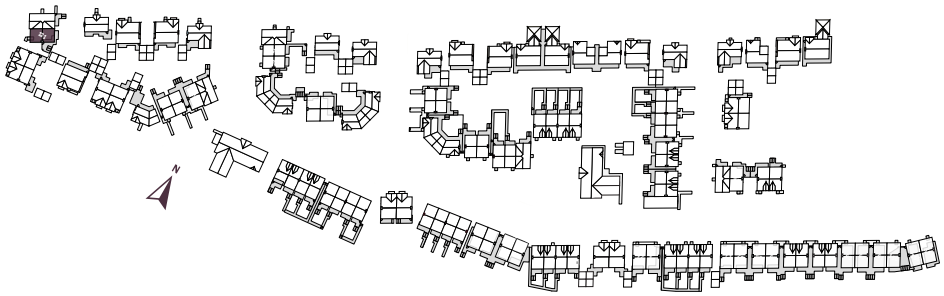
GROUND FLOOR	METRIC	IMPERIAL
Kitchen	2.4 x 3.9	7'11" x 12'9"
Lounge	4.5 x 4.4	14-9" x 14'5"
WC	1.1x 1.5	3'5" x 5'0"
Store	0.9 x 1.5	2'11" x 5'0"
FIRST FLOOR	**METRIC**	**IMPERIAL**
Bedroom 1	4.5 x 2.9	14'9' x 9'7"
Bedroom 2	4.5 x 3.2	14'9' x 10'6"
Bathroom	2.3 x 2.1	7'5" x 7'0"
Store	0.8 x 0.9	2'7" x 29"
Overall	**76 m^2**	**818 ft^2**



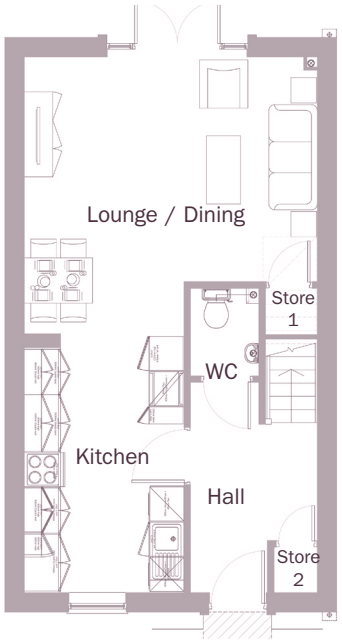
The Briarwood

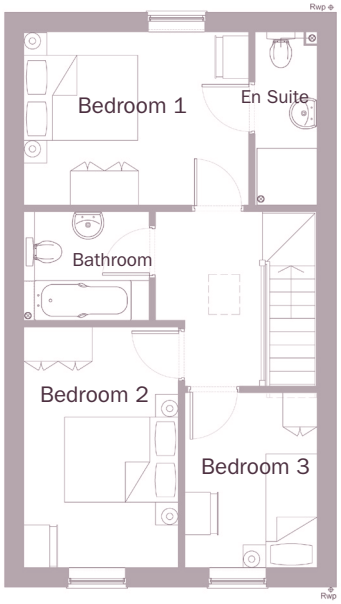
The Briarwood
Three bedroom semi-detached
Home 121

The Briarwood is an elegant three-bedroom semi-detached house. Leading from the entrance hall is a contemporary open plan kitchen, dining and lounge area with French doors which lead out to the rear garden. There's also a convenient downstairs WC. To the first floor there are three bedrooms, an en suite shower room attached to the main bedroom and a separate family bathroom



TYPE B





GROUND FLOOR	METRIC	IMPERIAL
Lounge / Dining	5.2 x 4.9	16'11" x 15'11"
Kitchen	2.8 x 4.3	9'2" x 14'11"
WC	1.2 x 1.5	3'11" x 5'0"
Store 1	0.9 x 0.8	2'11" x 2'7"
Store 2	0.8 x 0.8	2'6" x 2'7"

FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	4.0 x 3.0	12'11" x 10'0"
Ensuite	1.1 x 3.0	3'6" x 10'0"
Bedroom 2	2.7 x 4.2	8'10" x 13'10"
Bedroom 3	2.3 x 3.0	7'7" x 10'1"
Bathroom	2.3 x 3.0	7'7" x10'1"
Overall	**97 m²**	**1044 ft²**

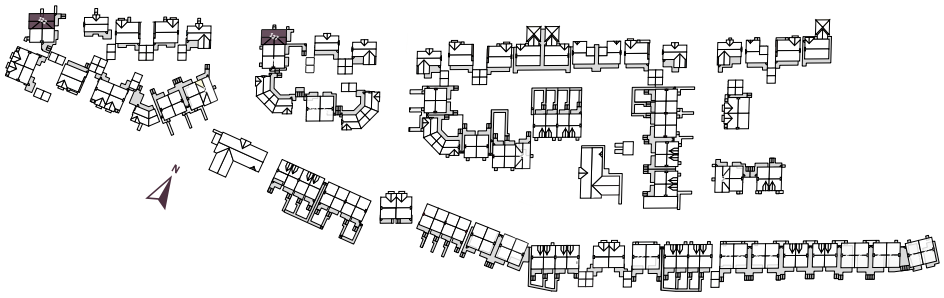


The Willowbrook

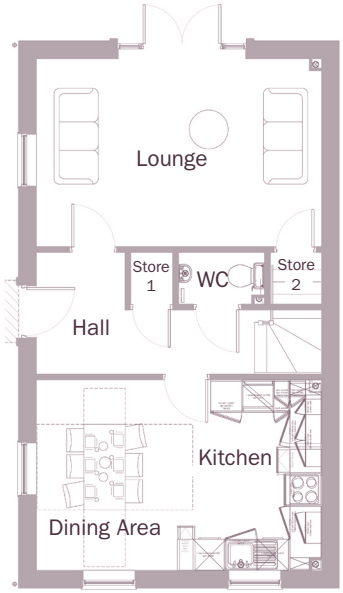
The Willowbrook
Three bedroom semi-detached
Homes 122 & 127

The Willowbrook is an elegant three-bedroom semi-detached house. Leading from the entrance hall is a contemporary kitchen and dining area. In addition the ground floor has a separate lounge featuring French doors leading out to the rear garden. There's also a convenient downstairs WC.

To the first floor there are three spacious bedrooms, an en suite shower room attached to the main bedroom and a separate family bathroom.



TYPE C





GROUND FLOOR	METRIC	IMPERIAL
Lounge	5.5 x 3.6	18'0" x 11'11"
Kitchen / Dining	5.5 x 3.7	18'0" x 12'0"
WC	1.7 x 1.0	5'5" x 3'3"
Store 1	0.8 x 1.0	2'7" x 3'3"
Store 2	1.0 x 1.0	3'2" x 3'3"

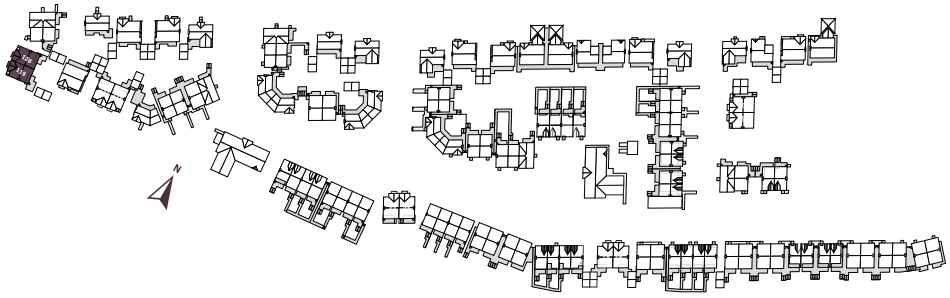
FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	4.4 x 3.7	14'3" x 12'0"
En Suite	1.1 x 3.7	3'6" x 12'0"
Bedroom 2	3.3 x 2.4	10'8" x 7'8"
Bedroom 3	3.3 x 3.6	10'8" x 11'9"
Bathroom	2.1 x 2.4	6'10" x 7'10"
Overall	**108 m^2**	**1160 ft^2**



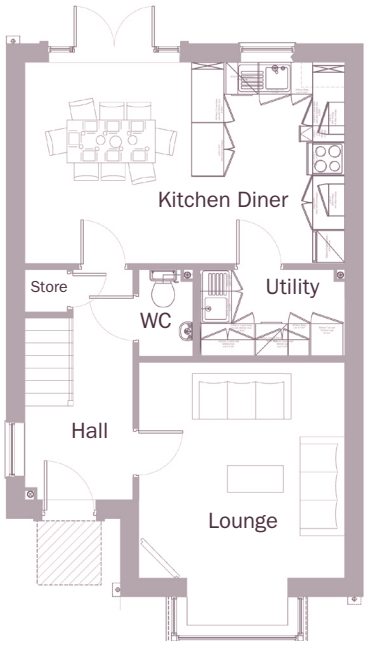
The Rosedale

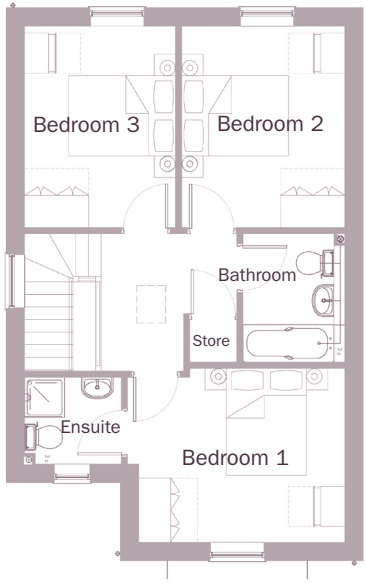
The Rosedale
Three bedroom semi-detached
Homes 119 & 120

The Rosedale is a generously sized three-bedroom house. The spacious ground floor is made up of a contemporary kitchen and dining area, featuring French doors leading to the rear garden. There is also a separate lounge with feature bay window. The downstairs area also contains a convenient WC and handy utility room. On the first floor, there are three spacious bedrooms with the main bedroom featuring an en-suite shower room. There's also a family bathroom and separate storage space.



TYPE E





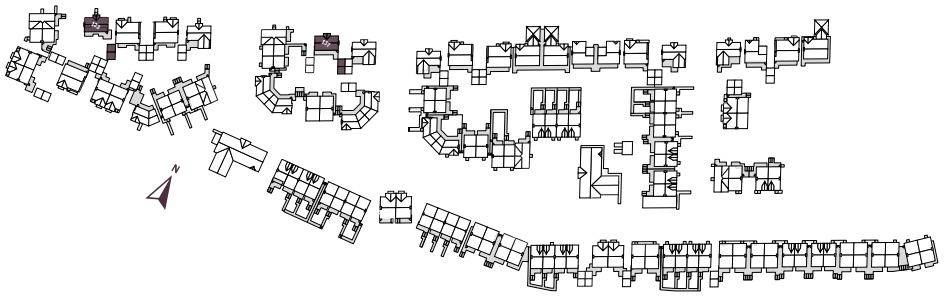
GROUND FLOOR	METRIC	IMPERIAL
Kitchen / Diner	6.0 x 3.8	19'8" x 12'4"
Lounge	3.9 x 4.0	12'8" x 13'3"
WC	1.0 x 1.6	3'3" x 5'3"
Store	0.8 x 0.8	2'7" x 2'7"
Utility	2.7 x 1.6	8'11" x 5'3"
FIRST FLOOR	**METRIC**	**IMPERIAL**
Bedroom 1	2.9 x 3.8	9'3" x 12'4"
En-Suite	1.8 x 1.6	5'11" x 5'4"
Bedroom 2	3.1 x 3.8	10'0" x 12'4"
Bedroom 3	3.9 x 3.3	12'8" x 10'8"
Bathroom	1.9 x 2.4	6'3" x 7'10"
Store	0.9 x 0.8	2'10" x 2'7"
Overall	**111 m²**	**1194 ft²**



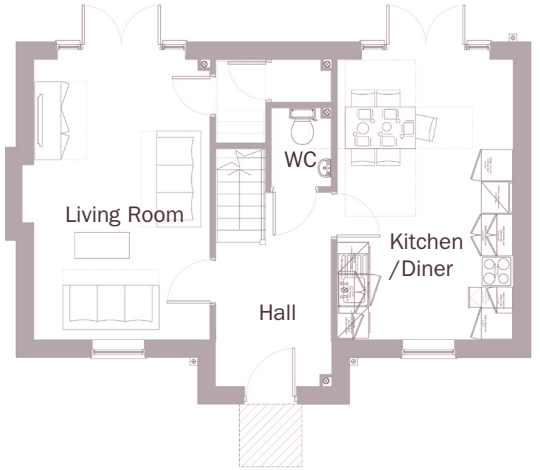
The Hawthorn

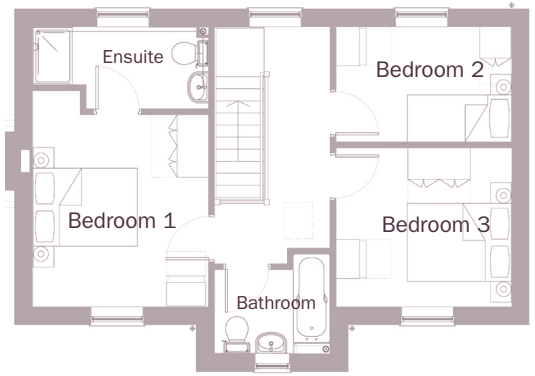
The Hawthorn
Three bedroom detached
Homes 123 & 137

The Hawthorn is a beautiful three-bedroom, double fronted, detached house with an open-plan kitchen and dining area, with French doors leading out to the rear garden. A large separate living room also has French doors leading to the rear garden. The first floor has a landing area which accesses three bedrooms, with the main bedroom featuring an en-suite shower room. Completing this floor is a family bathroom.



TYPE H



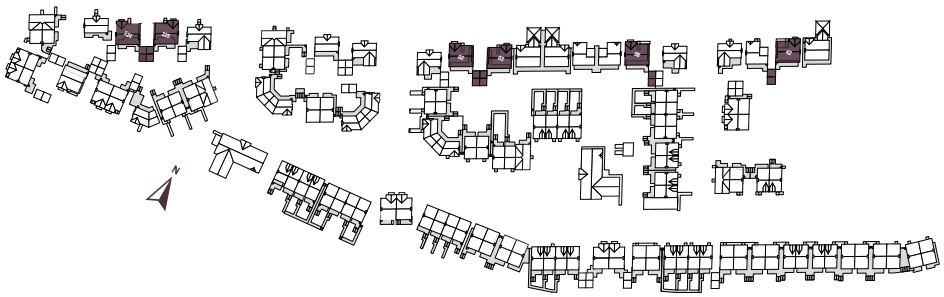


GROUND FLOOR	METRIC	IMPERIAL
Kitchen Diner	3.4 x 5.4	11'1" x 17'8"
Lounge	3.4 x 5.4	11'1" x 17'8"
WC	1.1 x 1.5	3'9" x 4'11"
Store	1.0 x 1.6	3'1" x 5'2"
FIRST FLOOR	**METRIC**	**IMPERIAL**
Bedroom 1	3.4 x 4.2	11'1" x 13'7"
Ensuite	3.4 x 1.6	11'1" x 5'1"
Bedroom 2	3.4 x 2.2	11'1" x 7'3"
Bedroom 3	3.4 x 3.1	11'1' x 10'0"
Bathroom	2.2 x 1.6	7'3" x 5'3"
Overall	**103m²**	**1108 ft²**



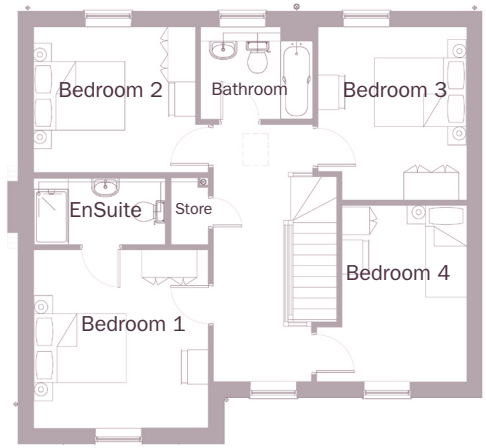
The Atherton
Four bedroom detached
Homes 02, 03, 08, 42,
124 & 125

The Atherton is a stylish four-bedroom detached family home. The ground floor is designed with a beautiful and spacious open-plan kitchen, dining and living area, with bi-folding doors leading out to the rear garden and feature bay window in the lounge. A handy utility room and study, perfect for home working, complete the ground floor. The first floor has a galleried landing area which accesses four spacious bedrooms, with the main bedroom featuring an en suite shower room. A family bathroom completes the first floor.



TYPE I





GROUND FLOOR	METRIC	IMPERIAL
Lounge	3.8 x 5.6	12'5' x 18'5"
Dining	3.8 x 3.1	12'5" x 10'3"
Kitchen	5.6 x 3.1	18'5" x 10'3"
Study	2.7 x 2.2	8'10" x 7'4"
Utlity	2.7 x 2.1	8'10" x 7'0"
WC	1.5 x 1.0	4'11" x 5'5"
Store	0.8 x 0.8	2'7" x 2'5"

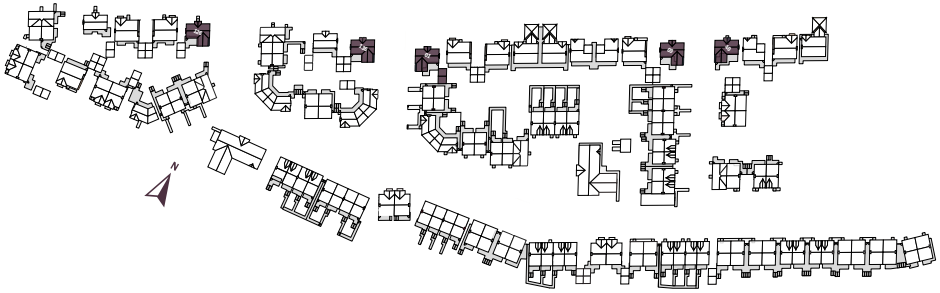
FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	3.8 x 3.9	12'5" x 12'9"
Ensuite	2.9 x 1.5	9'4" x 4'8"
Bedroom 2	3.5 x 3.2	11'6" x 10'5"
Bedroom 3	3.2 x 3.8	10'7" x 12'4"
Bedroom 4	2.7 x 3.8	8'11" x 12'7"
Bathroom	2.4 x 2.0	8'0" x 6'7"
Store	0.8 x 1.4	2'7" x 4'8"
Overall	**157m^2**	**1688 ft^2**



The Highfield

The Highfield
Four bedroom detached
Homes 1, 9, 40, 126 & 136

The Highfield is a beautifully designed four-bed-room detached family home. The ground floor comprises a spacious open-plan kitchen, living and dining room, with French doors leading out to the rear garden. A large separate living room also has French doors leading to the rear garden. A handy utility room and WC complete this floor. The first floor landing provides access to four spacious bedrooms, with the main bedroom featuring an en-suite shower room. Completing the first floor is a family bathroom



TYPE J





GROUND FLOOR	METRIC	IMPERIAL
Lounge	3.4 x 5.3	11'0" x 17'2"
Dining Area	3.4 x 4.1	11'0" x 13'4"
Kitchen	4.5 x 4.6	14'7' x 14'10"
Utility	2.8 x 2.0	9'3' x 6'6"
WC	1.1 x 1.6	3'5' x 5'1"

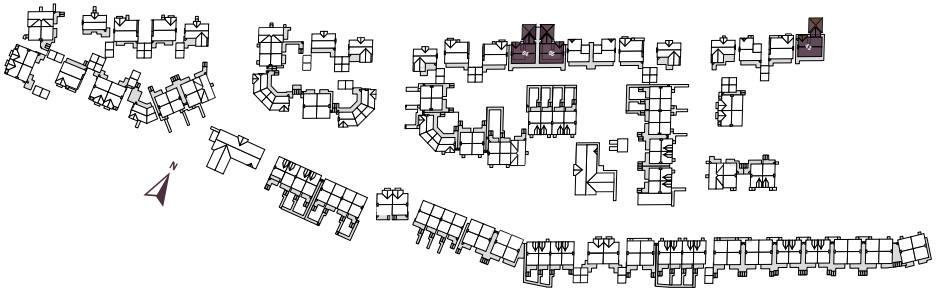
FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	3.4 x 4.0	11'0" x 13'2"
Ensuite	3.4 x 1.1	11'0" x 3'8"
Bedroom 2	4.5 x 2.8	14'7" x 9'1"
Bedroom 3	3.4 x 2.3	11'0' x 7'5"
Bedroom 4	3.4 x 3.4	11'0' x 10'11"
Bathroom	2.2 x 1.8	7'3" x 5'11"
Overall	**131m²**	**1404 ft²**



The Etherow

The Etherow
Four bedroom detached
Homes 4, 5 & 43

The Etherow is a spacious and stylish four bedroom detached home. To the ground floor is a beautiful open-plan kitchen and dining area, with French doors leading out to the rear garden. A large separate living area also has French doors leading to the rear garden. A handy utility room and study, perfect for home working, complete the ground floor. The first floor contains a family bathroom and four spacious bedrooms, with the main bedroom featuring an en suite shower room. The property also benefits from an attached double garage.



TYPE K



GROUND FLOOR	METRIC	IMPERIAL
Kitchen	3.5 x 4.3	11'5" x 14'3"
Dining Area	4.6 x 3.0	15'1" x 9'11"
Lounge	4.5 x 4.7	15'0" x 15'5"
Utility	2.4 x 2.0	7'9" x 6'7"
WC	1.1 x 2.0	3'5" x 6'7"
Store	0.8 x 0.8	2'6" x 2'7"
Garage	5.2 x 5.7	17'0" x 18'10"

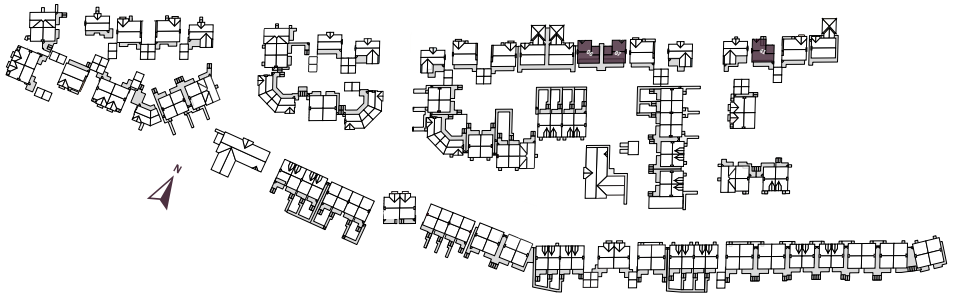
FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	3.4 x 4.9	11'3" x 15'11"
Ensuite	2.1 x 2.4	6'10" x 7'9"
Bedroom 2	3.5 x 4.3	11'6" x 14'0"
Bedroom 3	3.5 x 3.0	11'4' x 9'9"
Bedroom 4	3.2 x 3.0	10'8" x 9'10"
Bathroom	2.3 x 1.8	7'8" x 5'10"
Overall	**177m²**	**1904 ft²**



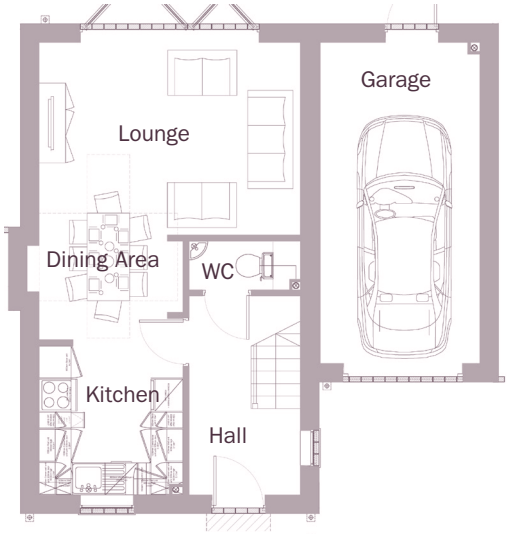
The Larksdale

The Larksdale
Four bedroom detached
Homes 6, 7 & 41

The Larksdale is a beautifully designed four-bedroom detached family home. To the ground floor is a contemporary open-plan kitchen and dining room, leading to a large family lounge with bi-folding doors that open out to the garden. The first floor has a galleried landing which accesses four bedrooms, with the main bedroom benefitting from an en-suite and dressing area. A family bathroom and store complete the upstairs. The property benefits from an integral garage accessed from the rear of the property.



TYPE L





GROUND FLOOR	METRIC	IMPERIAL
Kitchen	2.7 x 2.8	8'10' x 9'2"
Dining Area	2.7 x 2.1	8'10" x 6'10"
Lounge	4.9 x 3.6	16'1" x 11'10"
WC	2.1 x 0.9	6'10" x 2'11"
Garage	3.0 x 6.0	9'10" x 19'9"

FIRST FLOOR	METRIC	IMPERIAL
Bedroom 1	3.0 x 4.5	9'10' x 14'8"
Ensuite	3.0 x 1.5	9'10" x 4'9"
Bedroom 2	2.8 x 4.6	9'0" x 14'11"
Bedroom 3	2.8 x 3.8	9'0" x 12'7"
Bedroom 4	2.0 x 2.7	6'8' x 8'10"
Bathroom	2.0 x 1.7	6'8" x 5'8"
Overall	**132m²**	**1334 ft²**





THE VILLAFONT BUYING PROCESS

The Villafont buying process is designed to reflect the premium nature of the developments, focusing on a personalised transition from reservation to moving in.

1. Initial Consultation

Before proceeding to a formal reservation, our team takes the time to understand your specific requirements. We ensure that you have all the necessary information regarding the development's specification, site plans, and estimated build timelines.

2. Formal Reservation

To secure your chosen plot and remove it from the market, a formal reservation is required.

Reservation Fee: A £2,000 non-refundable reservation fee is payable to Villafont Homes.

Documentation: At this stage, you will provide details for your solicitor and financial advisor, along with the necessary identification to comply with legal requirements.

3. The 28-Day Legal Phase

Upon receipt of the reservation fee, the legal process begins.

Instruction: Both our solicitors and yours are instructed immediately to begin the conveyancing process.

Timeline: We work toward a formal exchange of contracts within 28 days of the reservation date.

4. Exchange of Contracts

This is the stage where the purchase becomes legally binding for both parties.

Deposit Payment: A balance of 10% of the purchase price is due at the point of exchange.

Calculation: This 10% is calculated against the total purchase price of the property, the initial £2,000 reservation fee being credited toward the total

5. Build Progress & Personalisation

During the construction phase, you will be kept updated on the progress of your new home. Depending on the build stage at the time of your reservation, you may have the opportunity to personalise certain internal finishes to ensure your home meets Villafont's high standards of immaculate design.

6. Pre-Completion & Handover

Notice to Complete: Once the property has been fully signed off by the building warranty provider, we will serve a formal "Notice to Complete" to your solicitor.

Final Walkthrough: You will be invited to a home demonstration where our team will walk you through the systems and features of your new property.

Completion: On the agreed completion date, the remaining 90% of the funds are transferred, and you will receive the keys & full handover (including induction) to your new Villafont home.





SPECIFICATIONS

Every Villafont home is finished to an exacting standard, blending desirable architecture with contemporary interior design. Our commitment to quality means we only use premium materials and high-specification fittings as standard.

From designer kitchens and integrated appliances to luxury sanitaryware and meticulous tiling, every detail is carefully considered to ensure an effort-less living experience

STRUCTURAL INTEGRITY & PEACE OF MIND

We are committed to delivering homes of the highest calibre. For your total peace of mind, every Villafont home is protected by a comprehensive 10-year structural warranty provided by **AHCI.**

This industry-leading cover ensures that your investment is protected to the highest standards, reflecting our confidence in the craftsmanship and construction of our developments

ADVANTAGE
STRUCTURAL DEFECTS INSURANCE









ABOUT VILLAFONT

One of the North West's leading privately-owned residential developers, Villafont is renowned for the design, quality, style and superior specification of its homes and has an enviable reputation for high standards and immaculate finishes that ensure exceptional client satisfaction.

Established in 2000, Villafont remains focussed on delivering luxurious homes in desirable residential locations where people enjoy living and its portfolio of prestigious developments has been recognised with multiple industry awards.

From apartments and duplexes to townhouses, detached family homes and bespoke mansions, Villafont challenges traditional new build design and client expectations delivering sophisticated homes in low volumes with luxurious touches and larger than conventional footprints to ensure each stunning new home is truly special.





Misrepresentation act: Villafont Homes for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believe to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. c) no person in the employment of Villafont Homes has any authority to make any representation of warranty whatsoever in relation to this property.

FOR MORE INFORMATION

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