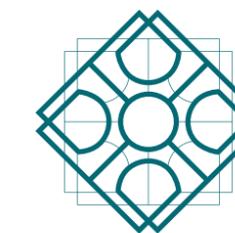




# CHURCH MEAD

*Gee Cross*





## CHURCH MEAD

*At Home in The Village*

On The Move Property Boutique are delighted to present Church Mead - A collection of three and four-bedroom homes located in the heart of Gee Cross village.

An exciting development of twenty new homes, situated on the old Armitage site off Rowbotham Street, the location will certainly appeal to those looking to be close to all the amenities Gee Cross village has to offer.

The three storey homes have been carefully designed with open plan living spaces, aluminium bi-fold doors bringing the outside in and under-floor heating throughout the ground floor to give a cozy feel in an economic way during the cooler months.

Each property will be fitted with a high-quality contemporary kitchen with a range of integral appliances, and Karndean Herringbone style flooring.

The bathrooms and en-suites will be fitted with bespoke designs, and high-quality sanitary ware.

Outside there is a lawned rear garden with matt porcelain patios - perfect for entertaining family and friends in the summer months.

All the homes come with two allocated car parking spaces and there will also be wiring for an EV charger for your charging needs now or in the future.



# The Location

- GEE CROSS -

*At Home in The Village*

Gee Cross is a vibrant village with an abundance of community life.

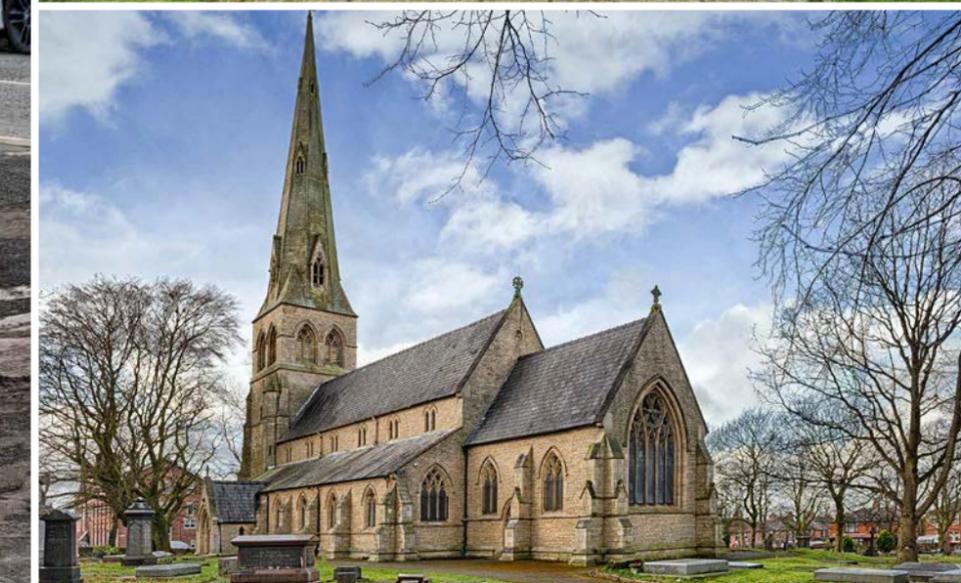
You are a few minutes stroll from Werneth Low Country Park with various walking and cycling routes. The golf and cricket club are also within easy reach, and both offer superb facilities for playing and entertaining.

Gee Cross has something for all the family - lovely pubs to visit for lunch, a community centre with anything from dancing lessons to baby and toddler groups and much more.

Transport links are in abundance with the M60/M67 a few minutes drive away, and a selection of train stations to choose from. Manchester Airport is 25 minutes away and you have good access to the Peak District to get away from it all.

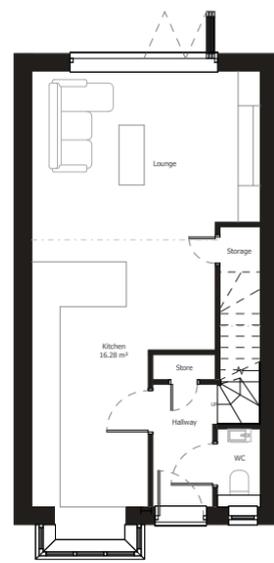
There is a selection of shops including a chemist, bakers, fabulous chip shop and a Tesco Express for all those last-minute items.

There are a number of options for nursery and school provision including The Village Nursery & Pre-School, Dowson Primary School, Holy Trinity Primary School and Alder Community High School.

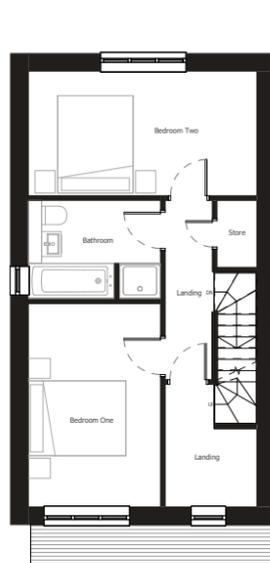


# The Oak

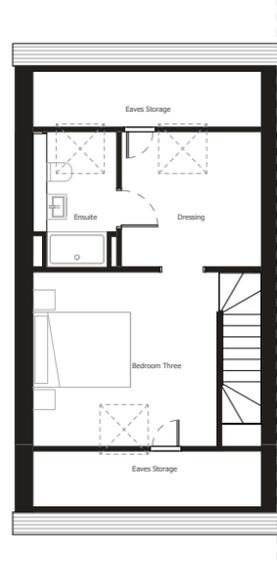
3 BEDROOM - PLOTS 1 & 2



Ground Floor Plan



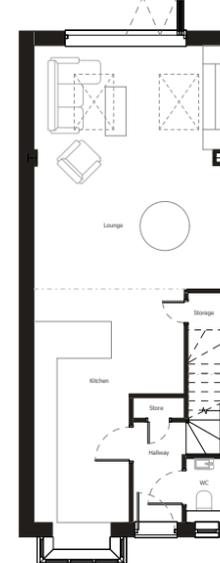
First Floor Plan



Second Floor Plan

# The Cedar

3 BEDROOM - PLOTS 3, 4, 5 & 6



Ground Floor Plan



First Floor Plan



Second Floor Plan



## DIMENSIONS

### GROUND FLOOR

|         |             |
|---------|-------------|
| Kitchen | 5.4m x 3.6m |
| Lounge  | 3.4m x 4.5m |

### FIRST FLOOR

|                 |             |
|-----------------|-------------|
| Bedroom One     | 4.1m x 2.7m |
| Bedroom Two     | 2.5m x 4.5m |
| Bathroom        | 2.1m x 2.7m |
| Landing / Study | 1.6m x 1.8m |

### SECOND FLOOR

|               |             |
|---------------|-------------|
| Bedroom Three | 3.6m x 3.7m |
| Dressing      | 2.8m x 2.8m |
| En-suite      | 2.8m x 1.7m |



## DIMENSIONS

### GROUND FLOOR

|                  |             |
|------------------|-------------|
| Lounge           | 3.6m x 4.5m |
| Kitchen / Dining | 7.0m x 2.9m |

### FIRST FLOOR

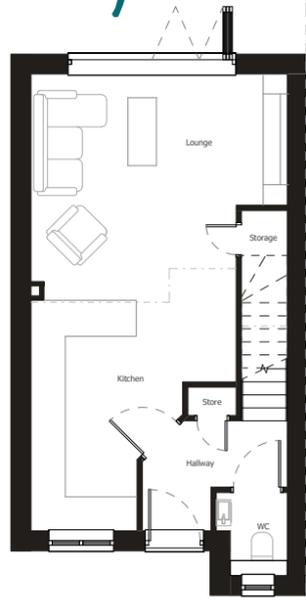
|                 |             |
|-----------------|-------------|
| Bedroom One     | 4.1m x 2.7m |
| Bedroom Two     | 2.5m x 4.5m |
| Bathroom        | 2.1m x 2.7m |
| Landing / Study | 1.6m x 1.8m |

### SECOND FLOOR

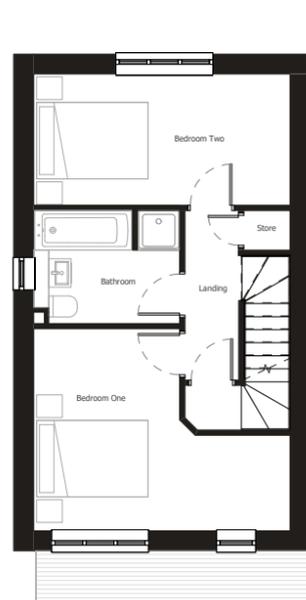
|               |             |
|---------------|-------------|
| Bedroom Three | 3.6m x 3.7m |
| Dressing      | 2.8m x 2.8m |
| En-suite      | 2.8m x 1.7m |

# The Alder

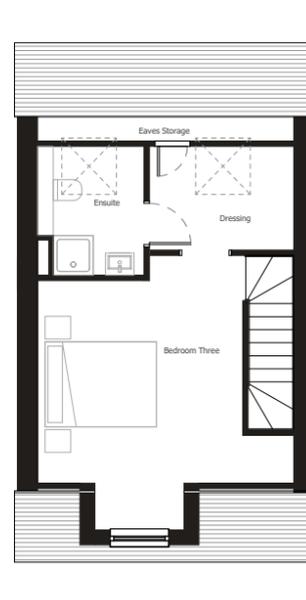
3 BEDROOM - PLOTS 7, 8, 9 & 10



Ground Floor Plan



First Floor Plan



Second Floor Plan



## DIMENSIONS

### GROUND FLOOR

|         |             |
|---------|-------------|
| Kitchen | 4.1m x 3.6m |
| Lounge  | 4.0m x 4.5m |

### FIRST FLOOR

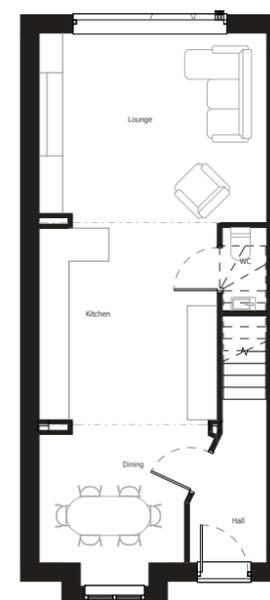
|             |             |
|-------------|-------------|
| Bedroom One | 3.6m x 4.5m |
| Bedroom Two | 2.4m x 4.5m |
| Bathroom    | 2.1m x 2.6m |

### SECOND FLOOR

|               |             |
|---------------|-------------|
| Bedroom Three | 3.6m x 4.5m |
| Dressing      | 1.9m x 2.5m |
| En-suite      | 2.4m x 1.9m |

# The Willow

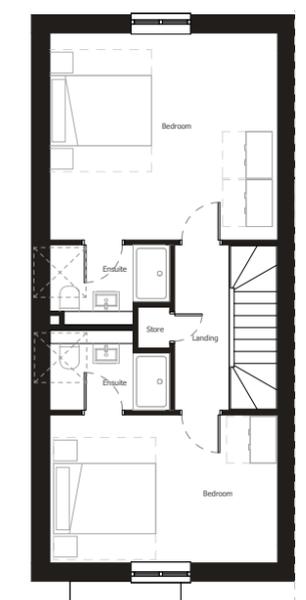
4 BEDROOM - PLOTS 11, 13, 14 & 16



Ground Floor Plan



First Floor Plan



Second Floor Plan



## DIMENSIONS

### GROUND FLOOR

|         |             |
|---------|-------------|
| Lounge  | 3.7m x 4.3m |
| Kitchen | 4.0m x 3.4m |
| Dining  | 2.5m x 2.8m |

### FIRST FLOOR

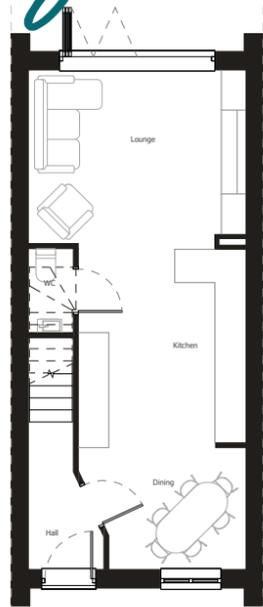
|             |             |
|-------------|-------------|
| Bedroom One | 2.9m x 4.3m |
| Bedroom Two | 3.1m x 4.3m |
| Utility     | 1.9m x 2.3m |
| Bathroom    | 2.3m x 2.3m |

### SECOND FLOOR

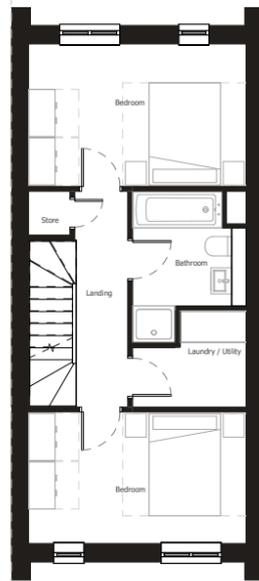
|               |             |
|---------------|-------------|
| Bedroom Three | 2.9m x 4.3m |
| Ensuite       | 1.6m x 2.3m |
| Bedroom Four  | 4.0m x 4.3m |
| Ensuite       | 1.6m x 2.3m |

# The Birch

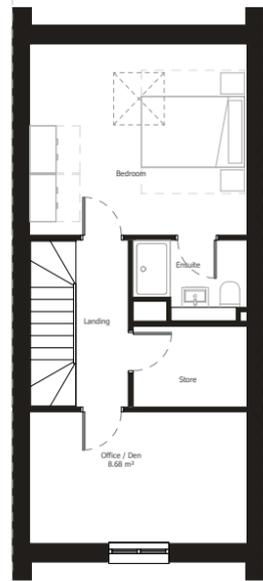
3 BEDROOM - PLOTS 12 & 15



Ground Floor Plan



First Floor Plan



Second Floor Plan



## DIMENSIONS

### GROUND FLOOR

|         |             |
|---------|-------------|
| Lounge  | 3.4m x 4.3m |
| Kitchen | 3.8m x 3.3m |
| Dining  | 2.4m x 3.2m |

### FIRST FLOOR

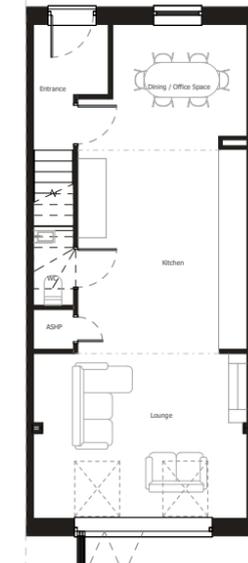
|             |             |
|-------------|-------------|
| Bedroom One | 2.6m x 4.3m |
| Bedroom Two | 2.8m x 4.3m |
| Utility     | 1.2m x 2.2m |
| Bathroom    | 3.0m x 2.2m |

### SECOND FLOOR

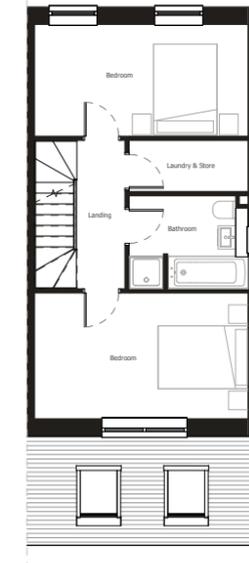
|               |             |
|---------------|-------------|
| Bedroom Three | 3.7m x 4.1m |
| Office / Den  | 2.6m x 4.1m |
| En-suite      | 1.6m x 2.2m |

# The Sycamore

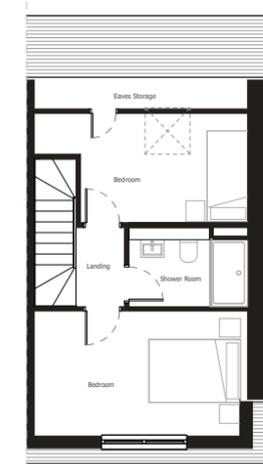
4 BEDROOM - PLOTS 17 & 20



Ground Floor Plan



First Floor Plan



Second Floor Plan



## DIMENSIONS

### GROUND FLOOR

|         |             |
|---------|-------------|
| Lounge  | 3.6m x 4.6m |
| Kitchen | 7.0m x 2.9m |
| Dining  |             |

### FIRST FLOOR

|             |             |
|-------------|-------------|
| Bedroom One | 2.7m x 4.5m |
| Bedroom Two | 2.4m x 4.5m |
| Laundry     | 1.2m x 2.6m |
| Bathroom    | 2.1m x 2.6m |

### SECOND FLOOR

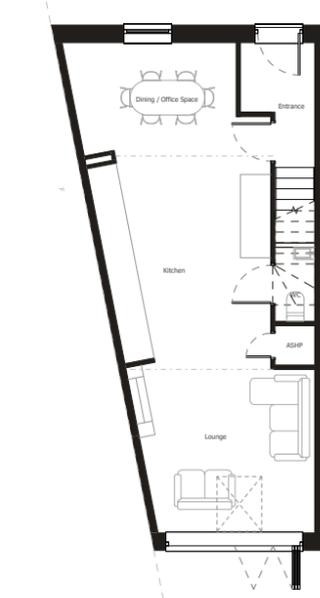
|               |             |
|---------------|-------------|
| Bedroom Three | 2.7m x 4.5m |
| Bedroom Four  | 2.4m x 4.5m |
| Shower Room   | 1.8m x 2.6m |

# The Hawthorn

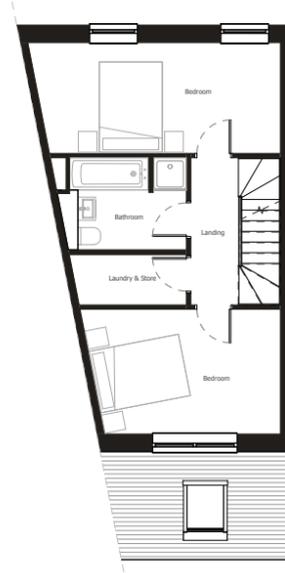
4 BEDROOM - PLOTS 18 & 19

# Site Plan

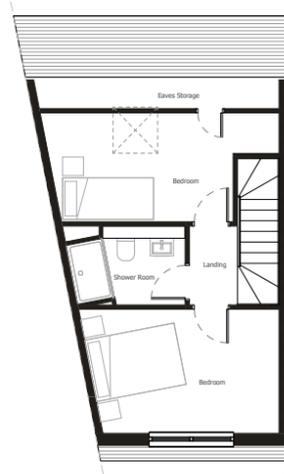
| House Type Key                        |                          |
|---------------------------------------|--------------------------|
| <span style="color: purple;">■</span> | The Oak - 3 Bedroom      |
| <span style="color: orange;">■</span> | The Alder - 3 Bedroom    |
| <span style="color: blue;">■</span>   | The Birch - 3 Bedroom    |
| <span style="color: green;">■</span>  | The Willow - 4 Bedroom   |
| <span style="color: yellow;">■</span> | The Sycamore - 4 Bedroom |
| <span style="color: teal;">■</span>   | The Hawthorn - 4 Bedroom |
| <span style="color: pink;">■</span>   | The Cedar - 3 Bedroom    |



Ground Floor Plan



First Floor Plan



Second Floor Plan



## DIMENSIONS

### GROUND FLOOR

|         |             |
|---------|-------------|
| Lounge  | 3.6m x 3.8m |
| Kitchen | 7.1m x 3.8m |
| Dining  |             |

### FIRST FLOOR

|             |             |
|-------------|-------------|
| Bedroom One | 2.7m x 4.6m |
| Bedroom Two | 2.4m x 5.4m |
| Bathroom    | 2.1m x 2.6m |

### SECOND FLOOR

|               |             |
|---------------|-------------|
| Bedroom Three | 2.7m x 5.1m |
| Bedroom Four  | 2.5m x 5.1m |
| Shower Room   | 1.8m x 3.2m |





# SPECIFICATION

## KITCHEN

- Riva concrete grey contemporary-style units with integrated wall unit lighting and Havana Oak laminate splashback.
- Concrete grey slimline matching worktops
- Soft close to all unit doors and drawers
- Integrated appliances
- Karndean herringbone style flooring

## BATHROOMS AND EN-SUITE

- Bespoke contemporary designs
- High quality sanitary ware with concealed WC cistern and wall mounted basin in cabinet
- Mirror over basin unit
- Matt black towel rails
- Tiled floors and walls to wetted areas only
- Concealed plumbing and shelf housing sinks and toilets

## GENERAL

- Contemporary Anthracite UPVC Windows
- Aluminium Bi-Fold doors
- Built in storage to hallway and below stairs.
- High thermal efficiency
- 10-year insurance-backed warranty
- Karndean flooring throughout the ground floor and tiled throughout bathroom floors.
- Glass balustrades to landings.
- Easy to access boarded eaves area with lighting (where applicable)
- Study area on 1st floor.
- Pocket door to ensuite bathroom

## ELECTRICAL

- LED lighting throughout the properties
- Black sockets and switches throughout
- Wired TV and data points to lounge and master bedroom
- Decorative secondary lighting to kitchen cabinets
- Recessed downlights to kitchen and bathrooms
- Wiring for EV charger.

## MECHANICAL

- High efficiency condensing system boiler with wireless thermostat and 10-year guarantee
- Thermostatically controlled radiators throughout
- Under floor heating to ground floor throughout.

## EXTERNAL

- External lighting to porch
- Matt Porcelain paving to patio and pathway
- Block pavements to driveways
- Fenced and gated rear gardens
- Space for 2 cars per house
- Lawned rear gardens
- Planting between driveways

## SAFETY AND SECURITY

- Mains-powered smoke and heat detectors
- Insurance-approved lockable windows
- Composite front doors with 5 lever locks
- Intruder alarm system

# OPTIONAL EXTRAS

## KITCHEN

- Bespoke Stoneart textured grey contemporary-style units with Riva Sanremo oak wall units and smoked mirror splashback. (as installed in the show house)
- Additional storage units including larder unit, breakfast bar and exposed wall shelving.
- Riva stoneart slimline matching worktops
- Full lighting pack to cupboards, shelving, breakfast bar and below worktops.
- Designer feature lights above breakfast bar
- Additional Integrated appliances including washing machine, microwave, wine cooler, induction hob with downdraught canopy.

## BATHROOMS AND EN-SUITE

- Mirror storage cabinet with lighting above basin unit
- Niche to shower enclosure with lighting
- Fully Tiled floors and walls.
- Matching Shelf over bath with lighting.

## GENERAL

- Full carpeting throughout upper floors
- Floating media unit below TV matching kitchen design
- Built in wardrobes to bedrooms 1 & 2.
- Built in wardrobe and shelving to walk in wardrobe.
- Designer wallpaper to stairs at each level.
- Easy to access boarded loft area.
- Fully fitted Study area on 1st floor.

## ELECTRICAL

- Feature LED pendent light fittings to all rooms.
- Contoured LED strip light to ensuite ceiling.
- LED strip lighting to ground floor roof lights (where fitted)

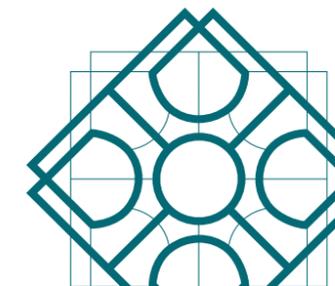
## MECHANICAL

- Hive remote control to boiler, underfloor heating and hot water.

## EXTERNAL

- External light and power point to rear garden.
- Landscape to garden area with feature lighting.
- Planting to front area below window.

*Note: The majority of these optional extras can be seen in the show home.*





# CHURCH MEAD

*Gee Cross*



*Presented By*



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[marple@gascoignehalman.co.uk](mailto:marple@gascoignehalman.co.uk)

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*In Partnership with*

