



THE WALLED GARDEN
COLLECTION



JONES
HOMES





ALDERLEY GARDENS

ALDERLEY PARK

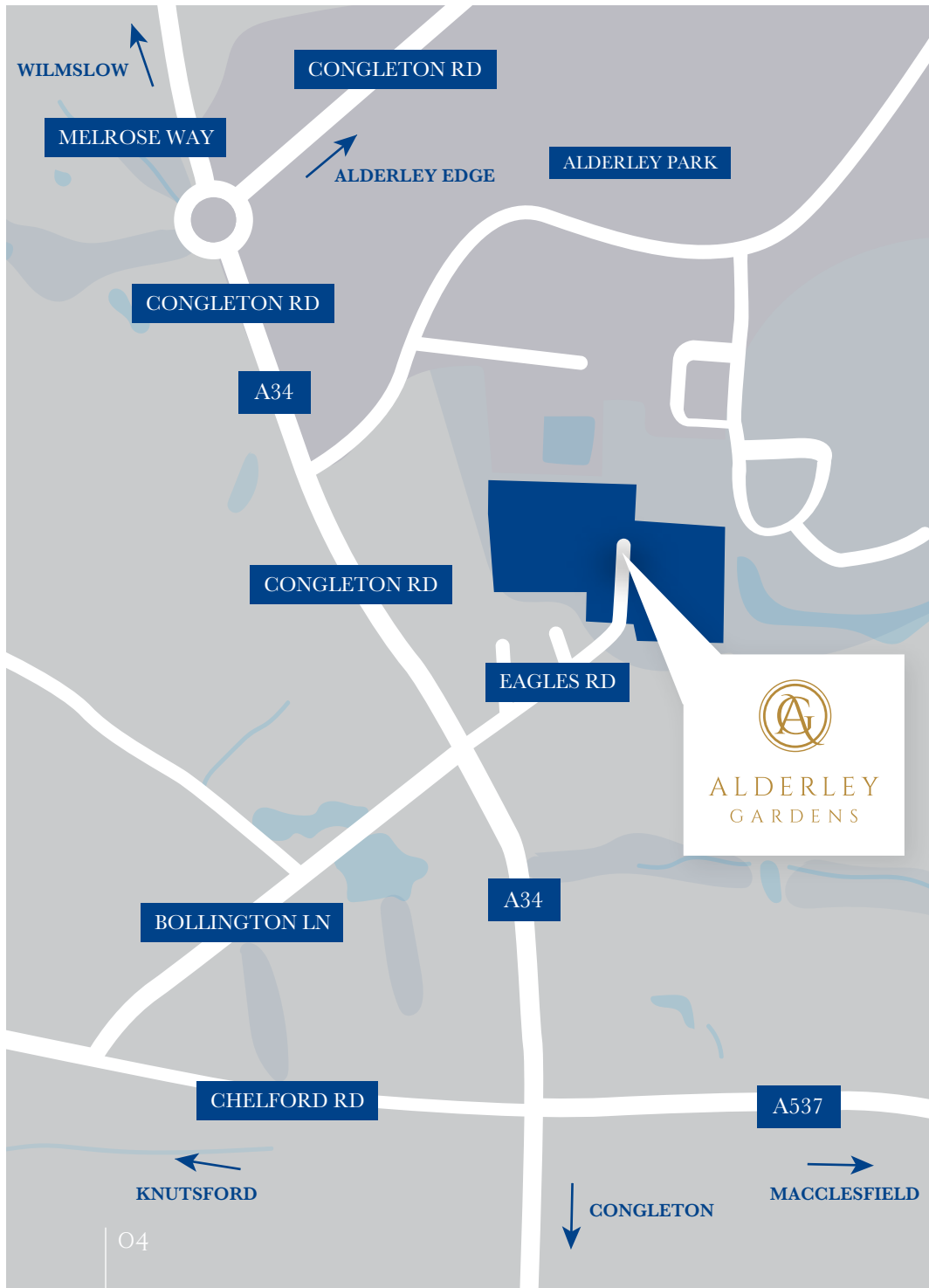
Imagine living in a stunning, luxury home in hundreds of acres of parkland, next to woodland walks and beautiful views. That is Alderley Gardens in Nether Alderley, Cheshire.

Located off a private road inside Alderley Park, this exclusive collection of 50 homes is being built on land that was once the walled garden and kitchen garden of a grand country house. As a Cheshire based housebuilder, we're proud to be developing this remarkable site.

The heritage of the area has been an inspiration for the layout and style of the three, four and five bedroom homes, creating a place to live that is unique and full of character.

Phase II, which completes Alderley Gardens, is exclusively set within the historic walled garden and presents a luxury collection of contemporary designed, high specification four bedroom homes. These homes feature expansive areas of glazing, including floor-to-ceiling windows that flood the interiors with natural light and offer stunning views of the surrounding landscape.

JONES
HOMES



THE WALLED GARDEN COLLECTION

A collection of luxury homes
in a desirable parkland setting

As a resident of Alderley Gardens, you will be part of an exclusive community situated in one of the most scenic locations in Cheshire. Surrounding the development, explore specific walking routes around the Park, as well as designated footpaths ideal for cyclists.

As you wander through the estate you will notice the flourishing wildlife thanks to the lakes, ponds and water features. The location really is a place like no other.





ALDERLEY GARDENS




PHASE I
THE KITCHEN GARDEN
COLLECTION

PHASE II
THE WALLED GARDEN
COLLECTION



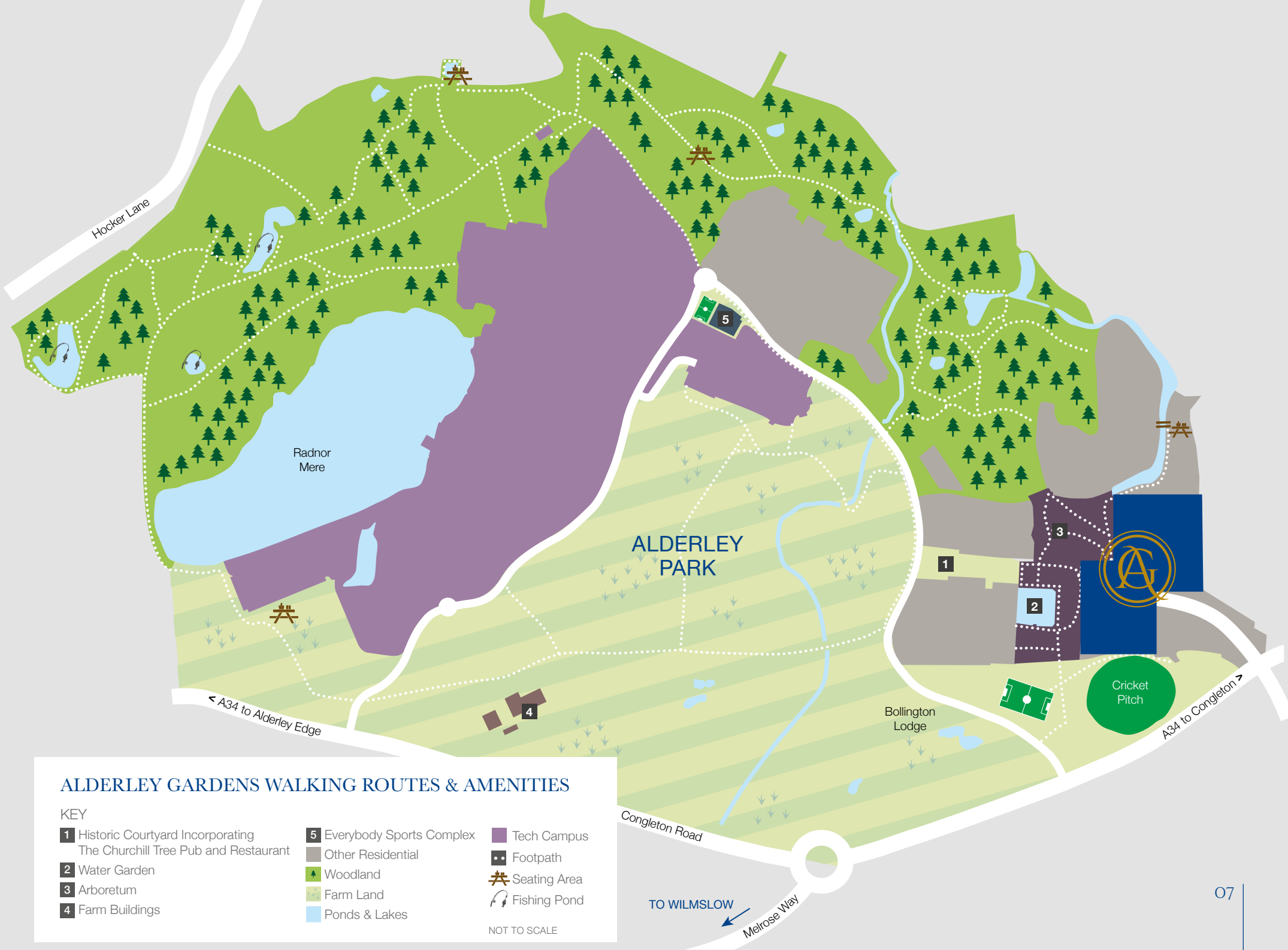
Immerse yourself in nature,
sports and exploring



Enjoy life, in the
great outdoors

The beauty of nature is all around at Alderley Gardens. There are lakeside attractions at nearby Radnor Mere, abundant wildlife and a historic arboretum on the doorstep.

With footpaths for walkers, runners and cyclists, it is easy to enjoy active time in the great outdoors or simply take in the landscape.



ALDERLEY GARDENS WALKING ROUTES & AMENITIES

KEY

- | | | |
|--|-----------------------------------|--------------|
| 1 Historic Courtyard Incorporating
The Churchill Tree Pub and Restaurant | 5 Everybody Sports Complex | Tech Campus |
| 2 Water Garden | Other Residential | Footpath |
| 3 Arboretum | Woodland | Seating Area |
| 4 Farm Buildings | Farm Land | Fishing Pond |
| | Ponds & Lakes | |

NOT TO SCALE



Everybody @Alderley Park
within the grounds

Staying active, with all the family

With a recently built state-of-the-art sports complex complete with health and fitness suite, immersive cycle studio, dance studio, padel and tennis courts and all-weather football pitch, you will never be short of ways to relax and stay active in and around Alderley Gardens.

Everybody @Alderley Park
within the grounds

Alderley Edge Tennis Club
2.8 miles

Mottram Hall Spa & Golf Club
5.9 miles

David Lloyd
9.4 miles

Hale Country Club and Spa
11.2 miles

Mileage based on Google Maps.



Pure Padel



Gym

Be part of this vibrant,
new community

Churchill Tree
Within the grounds

De Trafford Arms
2.5 miles

Corks Out
2.5 miles

Gusto Italian
2.5 miles

Victors
2.5 miles

San Carlo
2.8 miles

The Bubble Room
2.6 miles

Drum & Monkey Pub
3.2 miles

Cibo Italian
4.7 miles

Mileage based on Google Maps.

Churchill Tree, Alderley Park
Within the grounds

From fine dining to a pub lunch

Alderley Edge offers an array of culinary delights to tantalise your tastebuds.

This area is amongst the most sought after in the country and at Alderley Gardens, you will join a growing community where residents find so much to enjoy.

The Churchill Tree pub and restaurant is a short walk away and offers classic British cuisine in a warm, inviting atmosphere. It's the ideal spot to catch up with friends or enjoy a meal with the whole family.

Then there is the bustling community in Alderley Edge Village, full of high-end bars, restaurants and stylish boutiques, which are only a 5-10 minute drive away.

Victors, Alderley Edge
2.5 miles



San Carlo, Alderley Edge
2.8 miles

Accessible living, to local amenities and beyond

Alderley Edge hosts a selection of designer boutiques, as well as high-quality restaurants, trendy bars and cafes.

Surrounded by a wealth of amenities, charming villages, vibrant towns, and the natural beauty of nearby National Parks, Alderley Gardens offers the perfect balance of convenience and tranquillity. Everything you need for a modern, connected lifestyle is within easy reach, yet the setting remains peaceful, green, and idyllic.



- National Trust at Alderley Edge
2.5 miles
 - Waitrose & Partners Alderley Edge
2.6 miles
 - Alderley Edge Village
2.6 miles
 - Alderley Edge Railway Station
2.8 miles
 - Wilmslow Town Centre
4.4 miles
 - Prestbury Village
5.7 miles
 - Knutsford Town Centre
7 miles
 - Handforth Dean Retail Park
7.1 miles
 - Manchester International Airport
8.8 miles
 - Hale Village
11.2 miles
 - National Trust's Dunham Massey
14.8 miles
 - The Trafford Centre
18.9 miles
- Mileage based on Google Maps.

Alderley Gardens is well positioned for exceptional schools in the area

A varied selection of schools
from as little as 1.6 miles away

Nether Alderley Primary School
1.6 miles

The Ryleys Preparatory School
3 miles

Alderley Edge School for Girls
3 miles

The King's School
3.8 miles

The Fallibroome Academy
4.2 miles

Wilmslow High School
4.4 miles

Terra Nova School
5.1 miles

Pownall Hall School
5.6 miles

Cheadle Hulme School
8.8 miles

Manchester Grammar School
14.7 miles

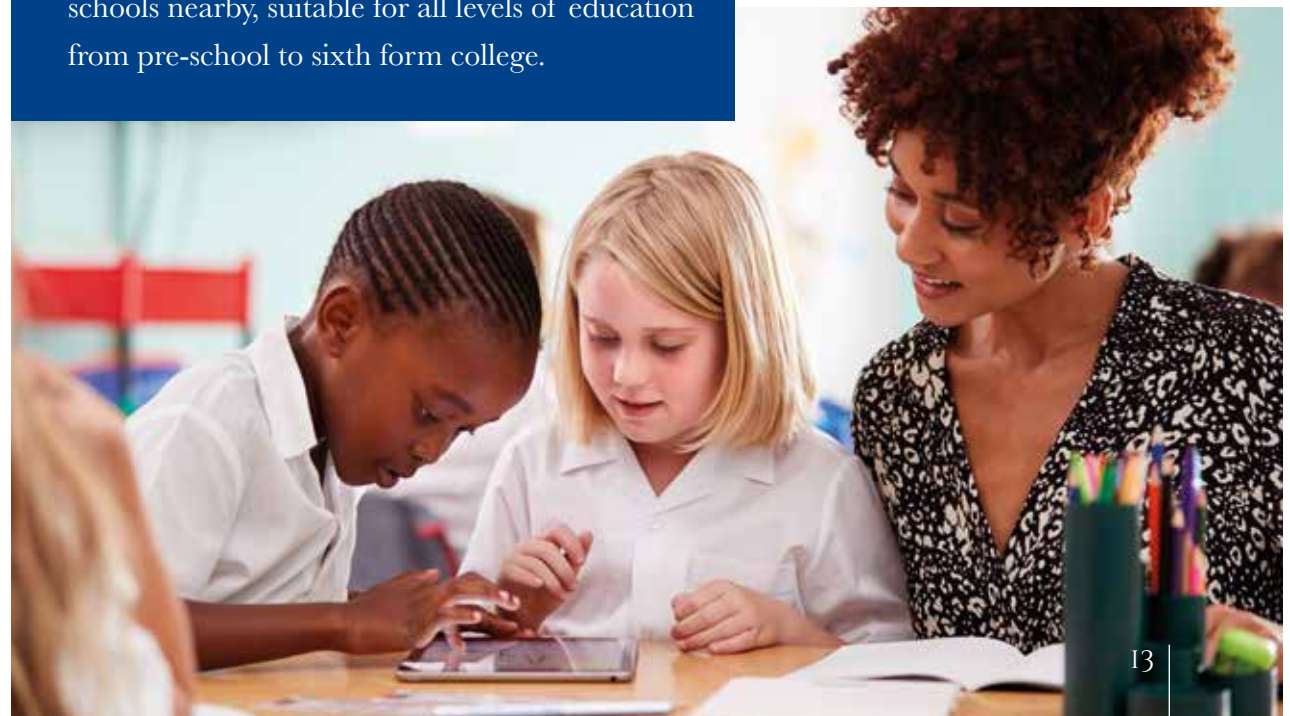
Manchester High School for Girls
15.2 miles

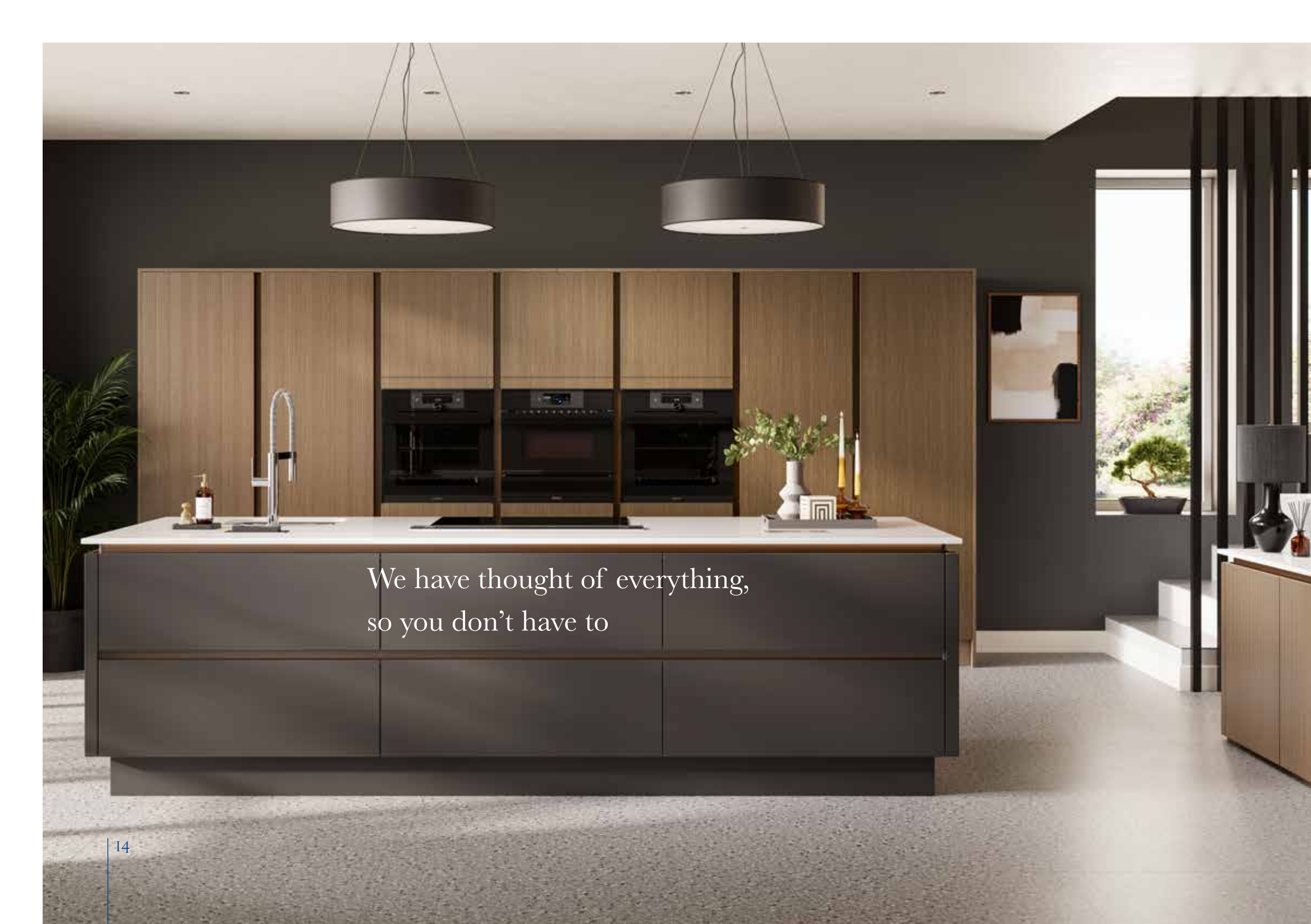
Mileage based on Google Maps.

Visit www.gov.uk/find-ofsted-inspection-report to find out about the latest Ofsted reports on schools in the area



For families, there is an extensive selection of schools nearby, suitable for all levels of education from pre-school to sixth form college.





We have thought of everything,
so you don't have to

Exquisite interiors for luxury living

Your kitchen is more than just a place to prepare food; it is the heart of any home. So great care has been taken when designing this open plan space, which includes a contemporary Symphony kitchen complete with integrated NEFF appliances, Hansgrohe brassware, LED downlights and wine cooler.

Kitchen

- Choice of Symphony Linear kitchen*
- Choice of Amtico flooring to kitchen and utility*
- Choice of Quartz worktops, upstands, and hob splashback*
- Choice of Quartz waterfall ends to island/breakfast bar*
- Integrated NEFF appliances: Extractor, single oven, microwave oven, 5 ring induction hob, tall fridge, tall freezer and dishwasher
- Undercounter wine cooler
- Soft close to all doors and drawers
- Matte black hot water tap
- LED light bar under wall units

General

- Gas fired central heating with energy efficient boiler
- Double-glazed windows
- Composite insulated front door
- Bi-fold doors to the patio
- Contemporary internal oak doors
- Oak handrail and black metal balusters
- Underfloor heating to ground floor
- Choice of fitted wardrobes to bedroom 1*
- Choice of carpets to lounge, bedrooms, stairs and landing*
- Choice of Amtico flooring to kitchen, family/dining, utility and WC*
- Home audio system with in-ceiling speakers to kitchen
- TV points to lounge, family area, study and bedrooms
- Telephone points to hall and study
- Data points to lounge, family room and bedroom 1
- Fibre to property
- USB/USB-C sockets to kitchen and bedrooms
- Dimmer switch to lounge
- Mains powered smoke detectors
- Wired alarm system
- Ring doorbell
- NHBC 10 year build warranty

Bathroom / En Suite

- Villeroy & Boch sanitaryware
- Hansgrohe taps
- Aqualisa Mian dual outlet shower with overhead rainfall
- Fully tiled walls and floors in a choice of tiles from Porcelanosa
- Chrome ladder towel rails
- Illuminated mirror
- LED downlights and feature lights

External

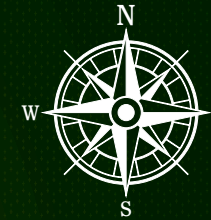
- Turfed front and rear gardens
- Outside tap
- Paved patio area
- Oak framed car ports and garages. Brick garages to plots 39-43
- Remote controlled electric garage door
- Block paved herringbone driveway
- External lighting to front and back elevations
- EV car charging point

*Where a choice is stated, it will be from our standard range and will be subject to the build stage of your chosen plot. Jones Homes reserve the right to vary details from time to time as may be necessary. Internal photography may show upgraded specification. Ask Sales Advisor for details.



ALDERLEY GARDENS

THE WALLED GARDEN SITE LAYOUT



-  **The Pembridge**
4 bedroom detached home
-  **The Elvaston**
4 bedroom detached home
-  **The Lulworth**
4 bedroom detached home
-  **The Lowther**
4 bedroom detached home
-  **The Carisbrooke**
4 bedroom detached home
-  **The Longthorpe**
4 bedroom detached home

SG - Single Garage & Car Port included on plots 35-37, 44-47, 49

DG - Double Garage included on plots 34, 38-43, 48, 50 please ask the Sales Advisor for details.

These details are prepared for the guidance of prospective purchasers and do not form part of any contract.

Furthermore Jones Homes reserve the right to vary details from time to time as may be necessary.



3D site plan for illustrative purposes only.

The Longthorpe REAR
4 bedroom detached home

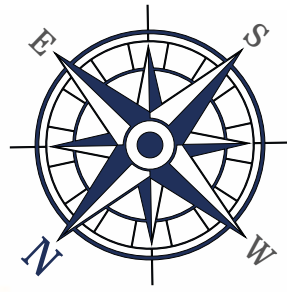
At Alderley Gardens you'll
find luxury living within a
desirable, scenic location

If you dream about living in a beautiful home in a sought-after location, it could all be yours at Alderley Gardens, Nether Alderley.

Set within 400-acres of historic parkland, Phase II at Alderley Gardens presents a luxury collection of contemporary 4 bedroom homes.

All built to an exceptionally high standard, which Jones Homes is renowned for, with modern living in mind.





3D site plan for illustrative purposes only.

The Pembridge
4 bedroom detached home





Ground Floor

Lounge	4.78m x 3.61m	15'8" x 11'10"
Kitchen/Family	9.69m x 5.49m	31'10" x 18'0"
Utility	2.22m x 1.97m	7'3" x 6'6"
Study	3.04m x 2.51m	10'0" x 8'3"
WC	2.00m x 0.97m	6'7" x 3'2"



First Floor

Bedroom 1	4.78m x 2.94m	15'8" x 9'8"
Dressing Area	2.30m x 1.72m	7'7" x 5'8"
En Suite	3.22m x 1.33m	10'7" x 4'5"
Bedroom 2	4.86m x 3.58m	15'11" x 11'9"
Bedroom 3	4.31m x 3.11m	14'2" x 10'3"
Bedroom 4	4.16m x 2.79m	13'8" x 9'2"
Bathroom	3.44m x 2.71m	11'3" x 8'11"

Pembridge 1890 sq ft

These floor plans and CGI are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows. Please ask our Sales Advisor for details on specification and plot specific street scenes. Every effort has been taken to ensure these plans are as accurate as possible at time of printing. However, Jones Homes reserves the right to vary details as may be necessary and without notice. JHNW13691/August 2025.

The Carisbrooke
4 bedroom detached home





Ground Floor

Lounge	4.78m x 3.61m	15'8" x 11'10"
Kitchen/Family	8.98m x 5.49m	29'6" x 18'0"
Utility	2.22m x 1.97m	7'3" x 6'6"
Study	3.04m x 2.51m	10'0" x 8'3"
WC	2.00m x 0.97m	6'7" x 3'2"



First Floor

Bedroom 1	4.78m x 2.94m	15'8" x 9'8"
Dressing Area	2.30m x 1.72m	7'7" x 5'8"
En Suite	3.22m x 1.33m	10'7" x 4'5"
Bedroom 2	4.05m x 3.58m	13'4" x 11'9"
Bedroom 3	4.31m x 3.11m	14'2" x 10'3"
Bedroom 4	4.16m x 2.79m	13'8" x 9'2"
Bathroom	3.44m x 2.71m	11'3" x 8'11"

Carisbrooke 1848 sq ft

These floor plans and CGI are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows and utility doors. Please ask our Sales Advisor for details on specification and plot specific street scenes. Every effort has been taken to ensure these plans are as accurate as possible at time of printing. However, Jones Homes reserves the right to vary details as may be necessary and without notice. JHNW13691/August 2025.

The Elvaston
4 bedroom detached home





Ground Floor

Lounge	4.78m x 3.61m	15'8" x 11'10"
Kitchen/Family	8.98m x 5.49m	29'6" x 18'0"
Utility	2.22m x 1.97m	7'3" x 6'6"
Study	3.04m x 2.51m	10'0" x 8'3"
WC	2.00m x 0.97m	6'7" x 3'2"



First Floor

Bedroom 1	4.97m x 2.94m	16'4" x 9'8"
Dressing Area	2.30m x 1.72m	7'7" x 5'8"
En Suite	3.22m x 1.33m	10'7" x 4'5"
Bedroom 2	4.05m x 3.58m	13'4" x 11'9"
Bedroom 3	4.31m x 3.11m	14'2" x 10'3"
Bedroom 4	4.16m x 2.79m	13'8" x 9'2"
Bathroom	3.44m x 2.71m	11'3" x 8'11"

Elvaston 1848 sq ft

These floor plans and CGI are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows and utility doors. Please ask our Sales Advisor for details on specification and plot specific street scenes. Every effort has been taken to ensure these plans are as accurate as possible at time of printing. However, Jones Homes reserves the right to vary details as may be necessary and without notice. JHNW13691/August 2025.

The Lulworth
4 bedroom detached home





Ground Floor

Lounge	4.78m x 3.61m	15'8" x 11'10"
Kitchen/Family	8.98m x 5.49m	29'6" x 18'0"
Utility	2.22m x 1.97m	7'3" x 6'6"
Study	3.04m x 2.51m	10'0" x 8'3"
WC	2.16m x 1.20m	7'1" x 3'11"



First Floor

Bedroom 1	4.97m x 2.94m	16'4" x 9'8"
Dressing Area	2.30m x 1.72m	7'7" x 5'8"
En Suite	3.22m x 1.33m	10'7" x 4'5"
Bedroom 2	4.05m x 3.58m	13'4" x 11'9"
Bedroom 3	4.31m x 3.11m	14'2" x 10'3"
Bedroom 4	4.16m x 2.79m	13'8" x 9'2"
Bathroom	3.44m x 2.71m	11'3" x 8'11"

Lulworth 1848 sq ft

These floor plans and CGI are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows. Please ask our Sales Advisor for details on specification and plot specific street scenes. Every effort has been taken to ensure these plans are as accurate as possible at time of printing. However, Jones Homes reserves the right to vary details as may be necessary and without notice. JHNW13691/August 2025.

The Lowther
4 bedroom detached home





Ground Floor

Lounge	4.78m x 3.61m	15'8" x 11'10"
Kitchen/Family	8.98m x 5.49m	29'6" x 18'0"
Utility	2.22m x 1.97m	7'3" x 6'6"
Study	3.04m x 2.51m	10'0" x 8'3"
WC	2.16m x 1.20m	7'1" x 3'11"

First Floor

Bedroom 1	4.97m x 2.94m	16'4" x 9'8"
Dressing Area	2.30m x 1.72m	7'7" x 5'8"
En Suite	3.22m x 1.33m	10'7" x 4'5"
Bedroom 2	4.05m x 3.58m	13'4" x 11'9"
Bedroom 3	4.31m x 3.11m	14'2" x 10'3"
Bedroom 4	4.16m x 2.79m	13'8" x 9'2"
Bathroom	3.44m x 2.71m	11'3" x 8'11"

Lowther 1848 sq ft

These floor plans and CGI are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows. Please ask our Sales Advisor for details on specification and plot specific street scenes. Every effort has been taken to ensure these plans are as accurate as possible at time of printing. However, Jones Homes reserves the right to vary details as may be necessary and without notice. JHNW13691/August 2025.

The Longthorpe FRONT
4 bedroom detached home





Ground Floor

Lounge	5.42m x 3.23m	17'10" x 10'7"
Kitchen	3.79m x 3.76m	12'5" x 12'4"
Family/Dining	9.93m x 3.28m	32'7" x 10'9"
Utility	2.60m x 1.74m	8'7" x 5'9"
WC	1.96m x 1.29m	6'5" x 4'3"

First Floor

Bedroom 2	4.09m x 3.23m	13'5" x 10'7"
Dressing Room	2.67m x 1.76m	8'9" x 5'9"
En Suite 2	2.67m x 1.22m	8'9" x 4'0"
Bedroom 3	3.93m x 3.28m	12'11" x 10'9"
En Suite 3	3.28m x 1.51m	10'9" x 4'11"
Bedroom 4	4.03m x 3.28m	13'3" x 10'9"

Second Floor

Bedroom 1	6.87m x 4.65m	22'7" x 15'3"
Dressing Room	3.72m x 3.23m	12'3" x 10'7"
En Suite 1	3.04m x 2.99m	10'0" x 9'10"

Longthorpe 2301 sq ft

These floor plans and CGI are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows. Please ask our Sales Advisor for details on specification and plot specific street scenes. Every effort has been taken to ensure these plans are as accurate as possible at time of printing. However, Jones Homes reserves the right to vary details as may be necessary and without notice. JHNW13691/August 2025.

The Peckforton
4 bedroom detached home





Ground Floor

Lounge	5.30m x 3.20m	17'5" x 10'6"
Kitchen	5.38m x 2.99m	17'8" x 9'10"
Family/Dining	6.06m x 5.23m	19'11" x 17'2"
Utility	2.90m x 1.79m	9'6" x 5'10"
WC	3.21m x 1.35m	10'6" x 4'5"
Garage	6.00m x 2.85m	19'8" x 9'4"



First Floor

Bedroom 1	5.52m x 2.99m	18'1" x 9'10"
Bedroom 2	3.31m x 3.21m	10'10" x 10'6"
Bedroom 3	4.87m x 3.02m	16'0" x 9'11"
Bedroom 4	3.27m x 2.91m	10'9" x 9'6"
Bathroom	2.88m x 2.02m	9'5" x 6'8"
En Suite 1	3.05m x 2.01m	10'0" x 6'7"
En Suite 2	3.21m x 1.23m	10'6" x 4'0"

These floor plans and CGI are for guidance and illustrative purposes only and do not form part of any contract. All room sizes are approximate to maximum dimensions and some plots may be subject to additional gable or bay windows. Please ask our Sales Advisor for details on specification and plot specific street scenes. Every effort has been taken to ensure these plans are as accurate as possible at time of printing. However, Jones Homes reserves the right to vary details as may be necessary and without notice. JHNW13691/August 2025.



SELL YOUR HOUSE SCHEME

RESERVE YOUR NEW HOME even if you have a home to sell

Let's start the journey together

- STEP 1 Choose your perfect house type and complete the SimpleMove* application form with our Sales Advisor
- STEP 2 Our nominated Assisted Move Specialists will visit you at your home
- STEP 3 We will prepare an independent marketing appraisal of your home based on Selling Agents recommendations to ensure you maximise value and secure a swift sale
- STEP 4 Once we have agreed valuations with you then you may complete the holding form against your chosen home, and we'll get your home on the market

SELL WITH EASE AND MOVE WITH CONFIDENCE!

Let's find you a buyer

- ▶ Selling Agents will be appointed on your behalf
- ▶ Whilst at least 2 agents will market your property, we will ensure that all viewing arrangements and updates are managed via our nominated Assisted Move Specialist for your convenience
- ▶ Our Assisted Move Specialist will follow up all brochure leads and viewings and provide you regular feedback
- ▶ We will assist you in negotiation with potential buyers - you will have the final say over any offer received

Let's help get you moving quicker

- ▶ Once a buyer is found, we will ensure they are qualified before any commitment is made
- ▶ We will work with our Assisted Move Specialist and Solicitors to ensure you can relax and enjoy getting ready to move into your new Jones home

jones-homes.co.uk/simple-move

*On selected plots only. To reserve a property under the scheme, a reservation fee will be required, of which a proportion will be retained by Jones Homes to cover administration costs, should the reservation be cancelled. The scheme is subject to Jones Homes terms and conditions. Please speak to our Sales Team who will advise you in this respect. The scheme may be removed without notice at any time. Your estate agent's fees, up to a maximum of £3,000, will be paid by us on legal completion of your new Jones home. Image for illustrative purposes only.

It's time to take a closer look at Alderley Gardens

Just call 01625 324 817 to book an appointment to view or visit jones-homes.co.uk/alderley-gardens for more information.



Discover more

Buying a Jones home is easier than you think

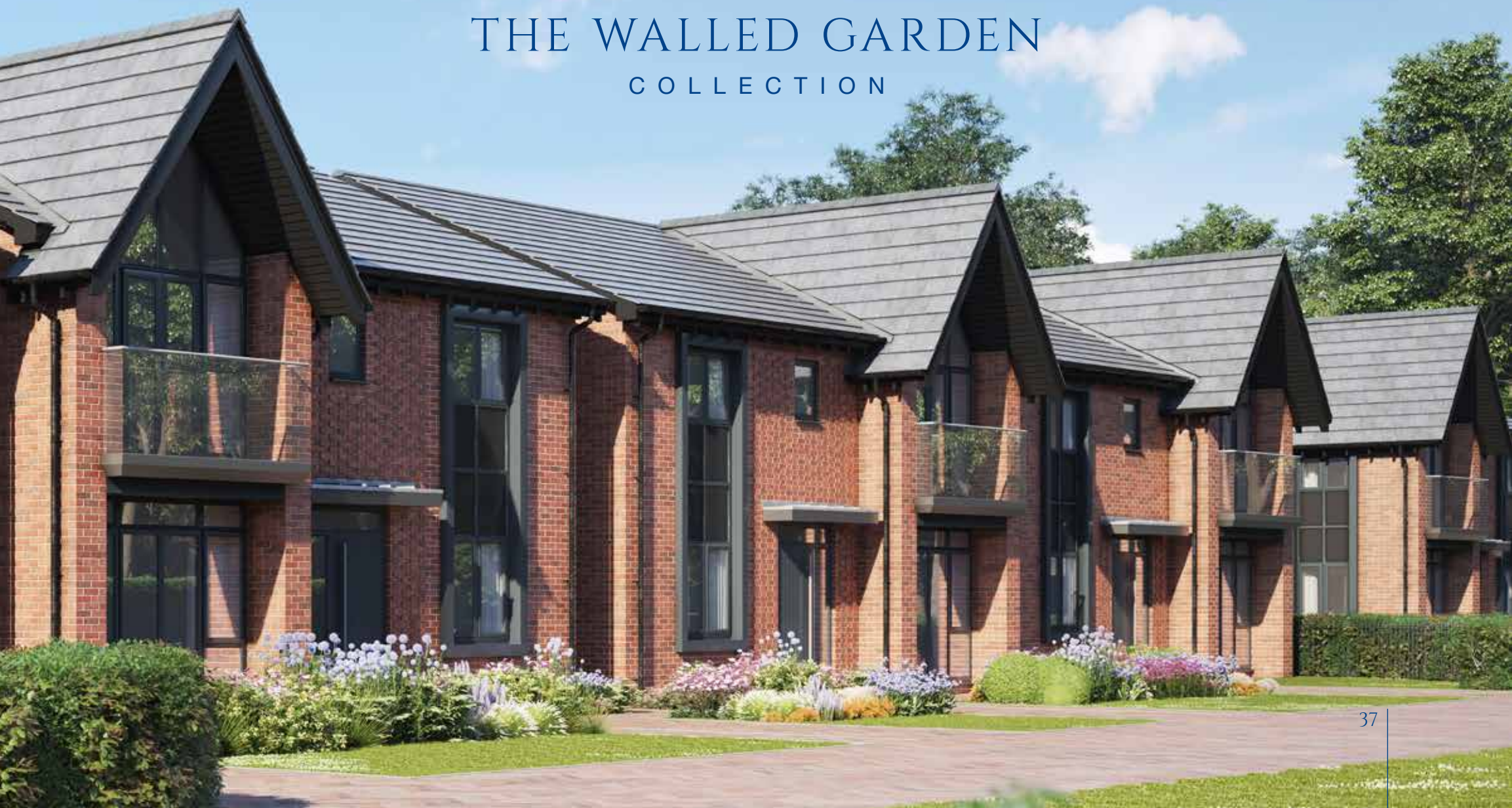
1. Reserve your new home
2. Apply for a mortgage
3. Appoint a solicitor
4. Personalise your new home
5. Exchange and complete
6. Move in

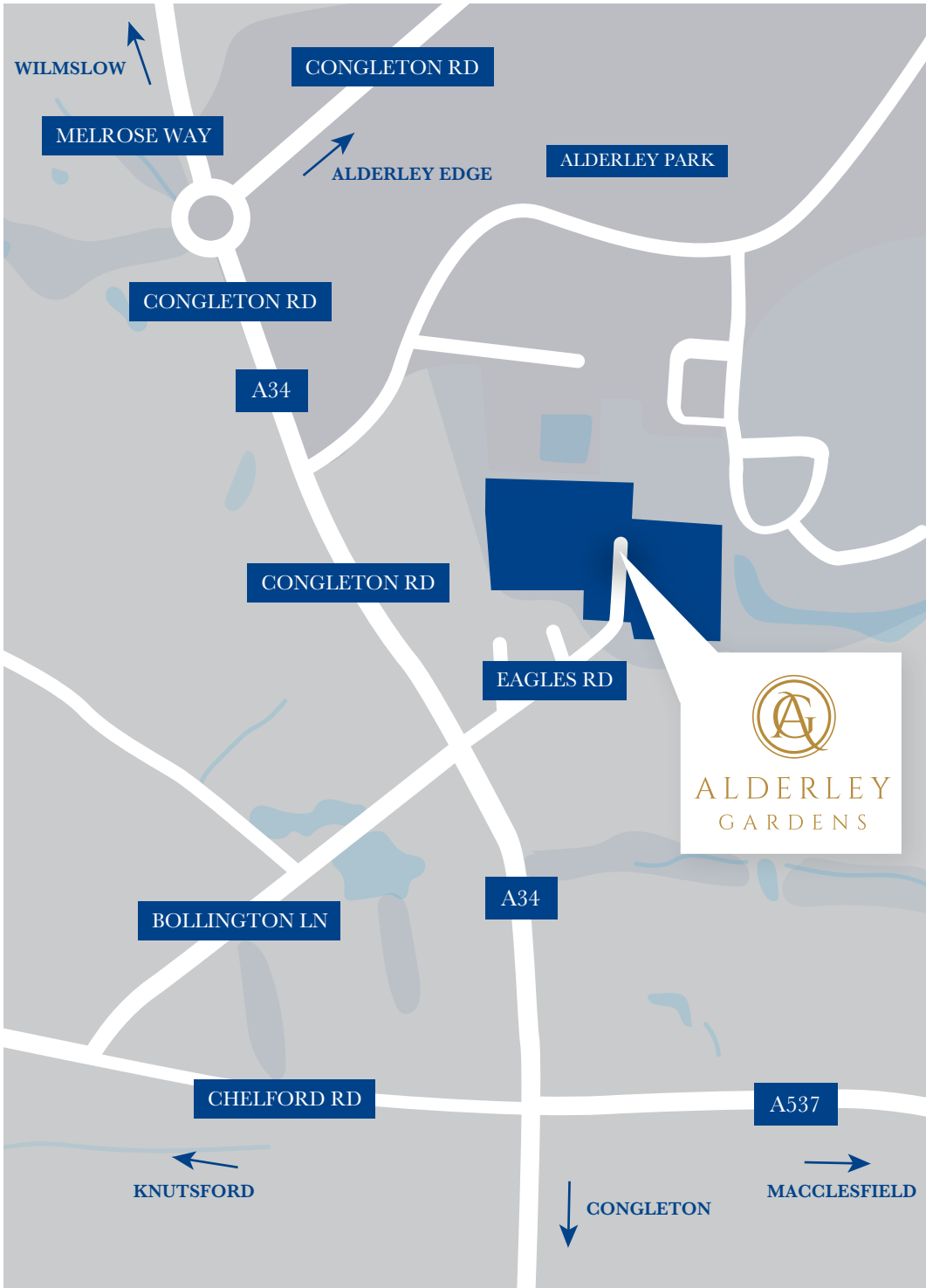


JONES
HOMES



THE WALLED GARDEN
COLLECTION





ALDERLEY GARDENS

Nether Alderley, Cheshire SK10 4WD
01625 324 817

sales.alderleygardens@emerson.co.uk
jones-homes.co.uk/alderley-gardens



Scan to
discover more

Head Office:
Emerson House, Heyes Lane, Alderley Edge,
Cheshire SK9 7LF
Telephone: 01625 588 300



Protection for new-build home buyers