

**Chorlton  
Villas.**

**No ordinary home.**

**Hardy Lane  
Chorlton-cum-Hardy  
Manchester  
M21 8DN**

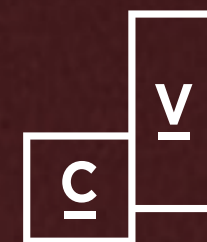
DESIGNED  
FOR COMFORT



# WELCOME TO CHORLTON VILLAS

Chorlton Villas is a private gated development of 28 distinctive homes affording a secluded, tree-lined retreat amidst city vibrancy.

Designed for discerning buyers who want the ultimate in modern eco living, the properties are amazingly specified, spacious light and airy.











A DESIGN  
CLASSIC

## No ordinary home.

If you're looking for stylish creative and cool living, in a light, spacious environment with energy efficient features afforded to this modern development, then step up to Chorlton Villas in the heart of bohemian Manchester. Experience urban living with a difference.

The life for which you are destined awaits amongst the communal green and private allotments as you arrive at your chosen home. An original concept in contemporary stylish living, the Chorlton Villas development is a modern take on individuality. The three bedroom townhouses and four bedroom detached houses feature contemporary design throughout.

An easy commute to Manchester City Centre and onwards throughout the UK, Chorlton is home to a thriving mix of renowned independent artisan shops, upmarket eateries, real ale pubs and bars catering for all tastes. The vibrant community is spoilt for leisure choice with parks, a local Football Club, swimming pool, Chorlton-cum-Hardy Golf Club plus nature reserves which present a new kind of modernism for your family.

Create your own signature in your new home. Customise the layout and Opt for either garden or rooftop living. Design the interior to suit your lifestyle and make your home unique.

Designed for comfort and joy, Chorlton Villas is where you and your family belong.







# About Chorlton.

Set up home in Chorlton and join a vibrant diverse community famous for it's eclectic style.

Independent shops draw the crowds. From a famous organic vegan store to designer boutiques, artisan gift shops, high street supermarkets and banks – Chorlton has everything you need.

Stroll along Barlow Moor Road, Wilbraham Road or Beech Road to find eateries, bars and restaurants serving all ranges of international cuisine. You will be spoilt for choice.

Annual festivals for arts, food, drinks and sustainable living add even more to Chorlton's social scene.

A few more steps from your door you will find the wildlife reserve of Chorlton Water Park, Chorlton Ees Nature Reserve, Chorlton Golf Club, Chorlton Leisure Centre and Chorlton and Didsbury Football Club.

For countryside getaway days, the Peak District and the Lake District are a comfortable driving distance away.

Easily accessible, the M56, M60 and M6 are close by. Manchester Airport is a short drive or tram ride away. There is a rapid train service to London and it is an easy commute by bus or metro to the centre of Manchester and beyond.

The area hosts a choice of state and independent schools, making it a favourite with families. Desirable Chorlton is a great choice.

Expansion and investment continue in this lively Manchester suburb. Chorlton is home to the newly extended Metrolink line between Manchester city centre and the airport. A new leisure centre with swimming pool is planned to open in 2015.

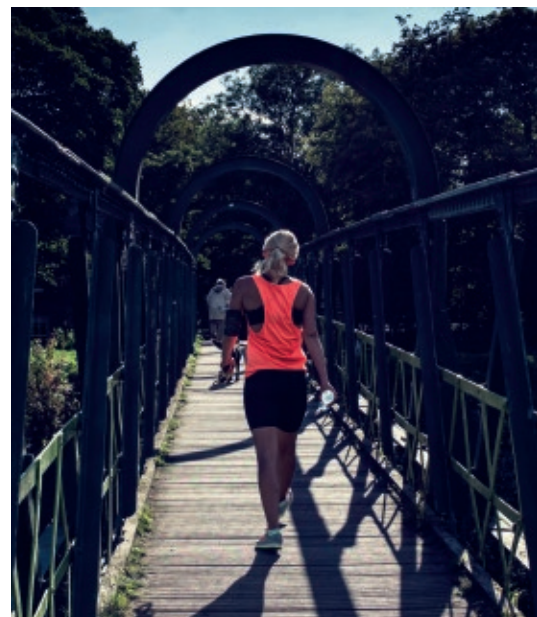
Urban continues to intermingle with rural.

Chorlton is an area that fuses vibrant with tranquil. Re-energise on the cycle tracks, follow the nature trails, hop over to the shops and cafés, then relax into the haven that is Chorlton Villas.

The wildlife reserve of Chorlton Water Park and Chorlton Ees Nature reserve sit close on your doorstep.

It is one of Manchester's most desirable neighbourhoods.

Quietly secluded location with the hustle and bustle of Chorlton and on the doorstep of Chorlton Water park, an area of natural beauty. Houses overlooking the Golf Course. Commuter links to Manchester including tram, bus and car.





# External Features.

Careful attention to detail is demonstrated in the standard of features offered externally.

Built to a high standard of architectural design, the homes are constructed of a distinctive brick, zinc and weather board finishes.

Contemporary fencing encloses the gardens, featuring stone patio areas, paths with decking, gabion walls and private parking in either a spacious garage or parking bay. The spacious roof terrace gives extra outdoor space to enjoy the great views and beautiful sunsets.

Automated gate entry systems offer a secure and safe environment within the development.

- Automated gate entry system
- Secure private pedestrian gate
- Video security entry system to each home
- Marine board decked terrace areas
- Storm porch / Double width glass rain canopy to certain plots
- Timber crib walls to certain plots
- Contemporary fencing panels
- Block paved driveways
- Paved patio and pathways
- Soft landscaping
- Solar panels
- External electric point to roof terrace
- External electric point and tap for garden
- Contemporary zinc and brick finishes to external elevations
- High performance Velux window system
- LED Communal lighting
- Guest parking bays
- Private allotments



# Internal Fixtures and Fittings.

Contemporary indeed, you have a blank canvas on which to make your mark. Starting with the highest quality fixtures and fittings gives the ability to express your individuality to create a home with real character.

The essential finishing touches include contemporary designed interiors with floor to ceiling sliding windows on the top floor. Wooden flooring covers the living areas while plush ceramic floor tiles furnish the kitchen, bathrooms and WC's. The bathrooms and en-suites are fully tiled for a clean and distinctive feel. Top quality fixtures adorn the kitchen and bathrooms. The houses feature designer kitchens with high quality worktops and appliances. The bathroom is equipped with elegant fittings with chrome radiators.

Green credentials are enhanced at Chorlton Villas. LED lighting is fitted, heating and hot water is provided by low energy boiler systems. All houses are fully alarmed with a video entry system.

Every fixture and fitting has been carefully chosen for its quality, durability and aesthetic appeal:

- Contemporary Powder coated in grey Aluminium feature entrance door
- Brush steel light switches and electric sockets LED lights
- Internal high quality doors and ironmongery
- 'A' rated low energy appliances
- Separate washer dryer storage space
- Full zoned alarm system
- Video entry intercom
- Smart meters
- Contemporary stairways



# Kitchen specifications.

Kitchens are the heart of every home. Whether cooking, entertaining or just catching up with family, the kitchen works harder than any other room in your house.

A new version of style meets functionality in a Chorlton Villas kitchen. In the heart of your new home where you meet, live and entertain, the premium fittings are contemporary yet practical. Modern design elements feature in your Custom fitted kitchen. Interior accessories create maximum storage bringing order and practicality to the hub of your home.

Integrated into the design is a range of high quality appliances providing refinement and versatility. Complete with multi-function oven and grill, microwave and gas hob with integrated extractor hood, dishwasher and fridge freezer, the kitchen is a room you will actively enjoy.



# Bathrooms, WC's and en-suites.

A quick energising shower or a luxurious soak in your own private spa, good bathroom design combines both function with beauty.

Your Chorlton Villas bathroom offers a contemporary style whenever you want to relax or re-energise. The stunning bathroom furniture is accompanied by chrome Grohe taps, shower heads and controls.

Combining futuristic flair with essential serenity, each bathroom and en-suite is fully fitted with Porcelanosa wall and floor tiles to complement the bathing experience. The designer chrome heated towel rails offer extra luxury and comfort.





# Homes with eco credentials.

Chorlton Villas' green features means lower energy for a sustainable way of life.

Chorlton Villas are built with commitment to the environment in mind. Construction methods, and the materials and technologies used, are designed to enhance the green credentials of the homes, contributing to maintaining a sustainable society in which to live.

The latest technology has been employed to maintain energy conservation and keep heating bills to a minimum. Environmentally friendly features include high performance glazing, state of the art heating systems and insulation, 'A' rated appliances and LED lighting.

Technological features in each home includes solar panels and immediate hot water supply, high performance entrance and patio doors, rain water recycling and bike racks.

The homes are rated Level 4 by the Code for Sustainable Homes.

What's more, you will find easy access to the footpaths and national cycle network through Chorlton Park. Metrolink and buses are easily reached.



# Garden or Rooftop living? Take you're pick.



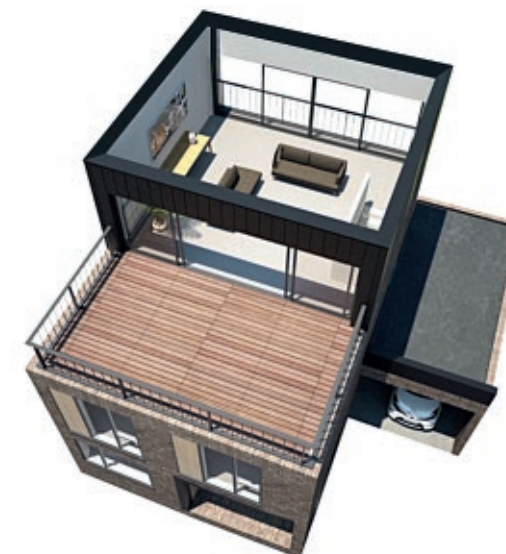
## Ground Floor

Option for either open plan lounge / kitchen, opening out with patio doors into the garden area or bedroom with en-suite opening via patio doors into the garden area.



## First Floor

Spacious two / three bedrooms with master bathroom and en-suite.



## Second Floor

Spacious master bedroom with en-suite and walk in wardrobe or expansive lounge opening out onto decked roof terrace with spectacular views.





## Types A, B, C or D

Please refer to floor plans as different house types have different layouts with different options



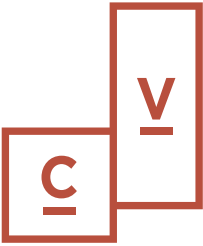
# HOUSE TYPES

Hardy Lane

-  Anise (Type A)
-  Caraway (Type B)
-  Lovage (Type C)
-  Olida (Type D)







# Anise (type A)

A three bedroom, two bathroom terraced town house offering 1286 sq ft of interior accommodation on three levels with allocated parking, bike store and roof terrace. The accommodation includes:

### Ground Floor

Lounge/rear bedroom  
5.3m x 3.17m  
En-suite option  
0.9m x 2.4m  
Kitchen-dining  
4.34m x 2.4m  
Store  
1.5m x 0.825m  
Cloaks  
1.2m x 2.25m

### First Floor

Rear bedroom  
5.3m x 2.6m  
Front bedroom  
5.3m x 3.2m  
Bathroom  
1.7m x 2.6m

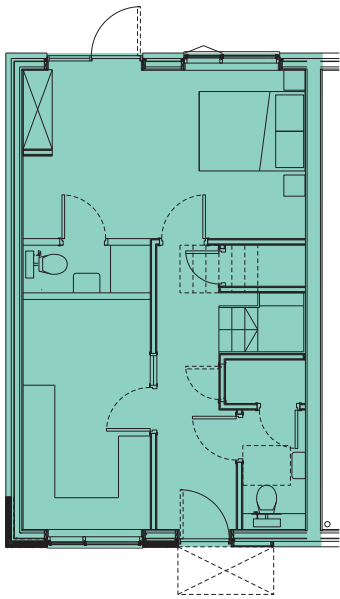
### Second Floor Options

Lounge  
4.3m x 5.1m  
Bedroom  
3m x 5.1m  
En-suite  
2.4m x 1.2m  
Walk-in wardrobe  
2.3m x 1.2m

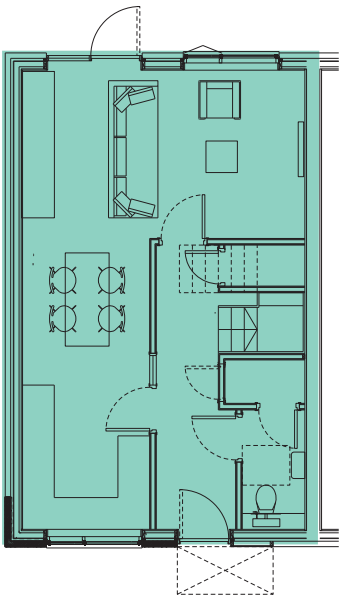
### In addition

Terrace  
5.3m x 3m

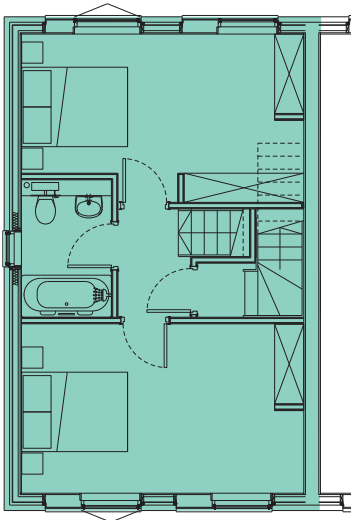
**Total Area**  
**113.90 m2 (1226sqft)**



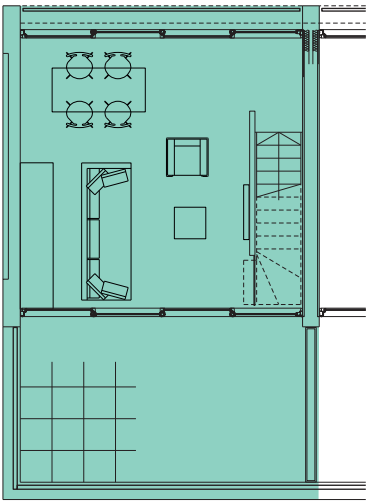
Ground floor (option 01)



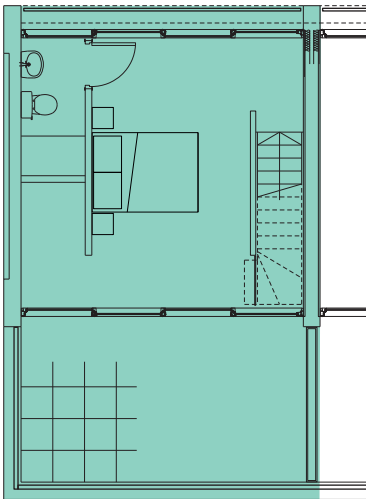
Ground floor (option 02)



First floor



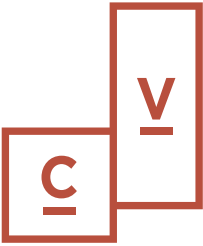
Second floor (option 01)



Second floor (option 02)

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# Caraway (Type B)

A four bedroom, three bathroom detached house offering 1527 sq ft of interior accommodation on three levels with garage, bike store and roof terrace. The accommodation includes:

## Ground Floor

Lounge/rear bedroom  
6.5m x 3.54m  
En-suite option  
0.9m x 3.05m  
Kitchen-dining  
4.95m x 3.05m  
Store  
2.0m x 0.825m  
Cloaks  
6.42m x 3.38m

## First Floor

Rear bedroom  
3.32m x 4.36m  
En-suite  
1.57m x 2.37m  
Bathroom  
2.4m x 2.05m  
Front bedroom  
2.6m x 3.2m  
Front bedroom  
2.6m x 2.57m

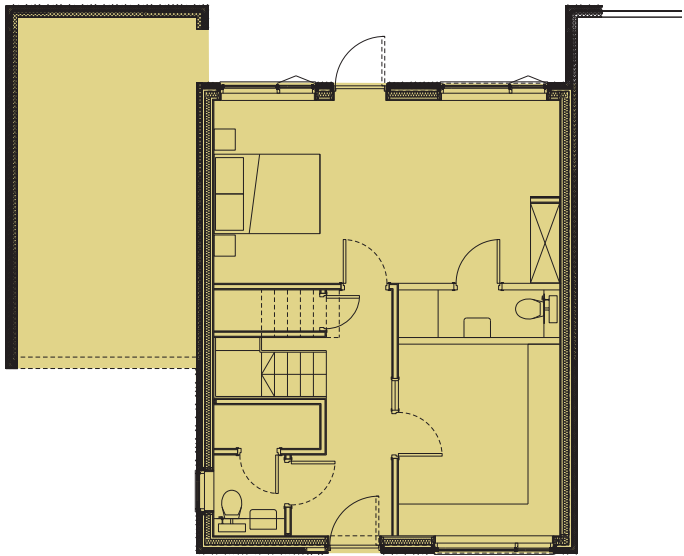
## Second Floor Options

Lounge option  
5.5m x 5.2m  
Bedroom  
3.82m x 5.2m  
En-suite  
2.6m x 1.59m  
Walk-in wardrobe  
2.49m x 1.59m

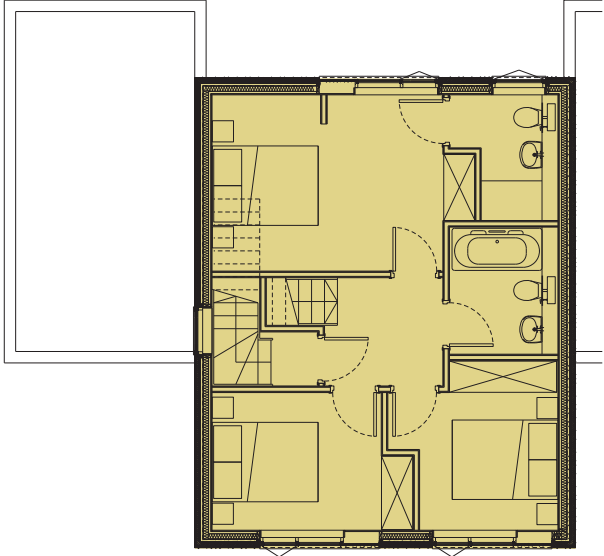
## In addition

Terrace  
6.5m x 3m

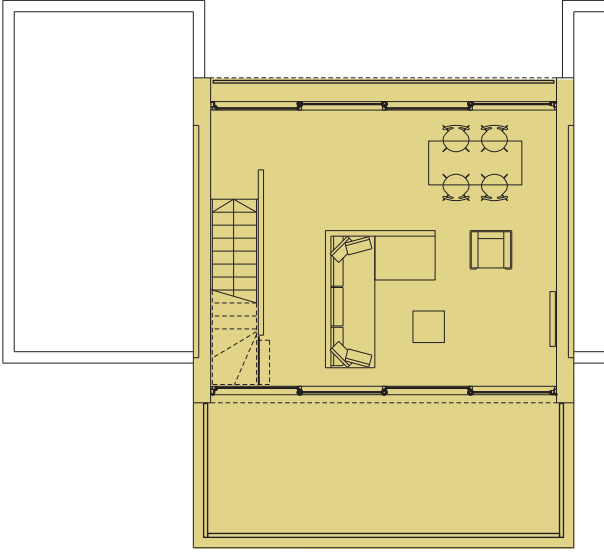
**Total Area**  
**140.93 m2 (1517 sqft)**



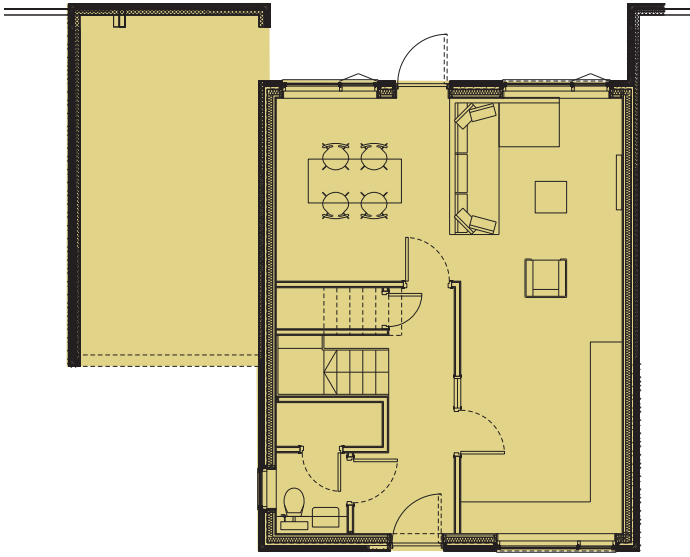
Ground floor (option 01)



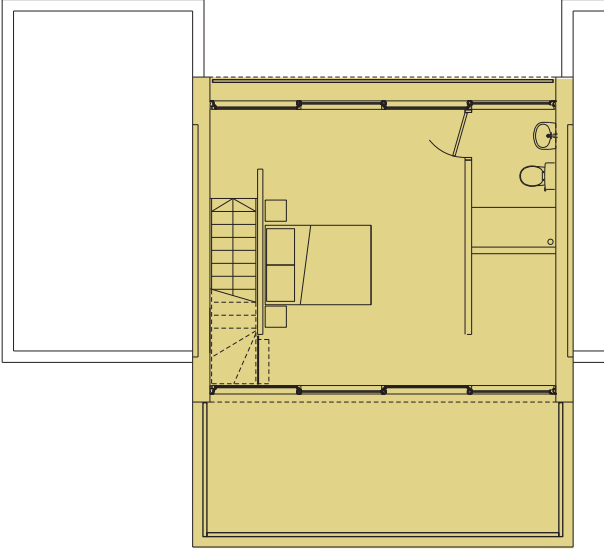
First floor



Second floor (option 01)



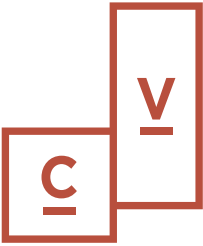
Ground floor (option 02)



Second floor (option 02)

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# Lovage (Type C)

A four bedroom, three bathroom detached house offering 1766 sq ft of interior accommodation on three levels with garage, bike store and roof terrace. The accommodation includes:

## Ground Floor

Lounge/rear bedroom  
6.53m x 3.93m  
En-suite  
0.9m x 3.05m  
Kitchen-dining  
4.95m x 3.05m  
Store  
1.98m x 0.825m  
Cloaks  
1.4m x 1.6m  
Garage  
6.87m x 3.38m

## First Floor

Rear bedroom  
3.93m x 4.36m  
En-suite  
1.57m x 2.97m  
Bathroom  
2.4m x 2.05  
Front bedroom  
2.64m x 3.8m  
Front bedroom  
3.8m x 3.2m

## Second Floor Options

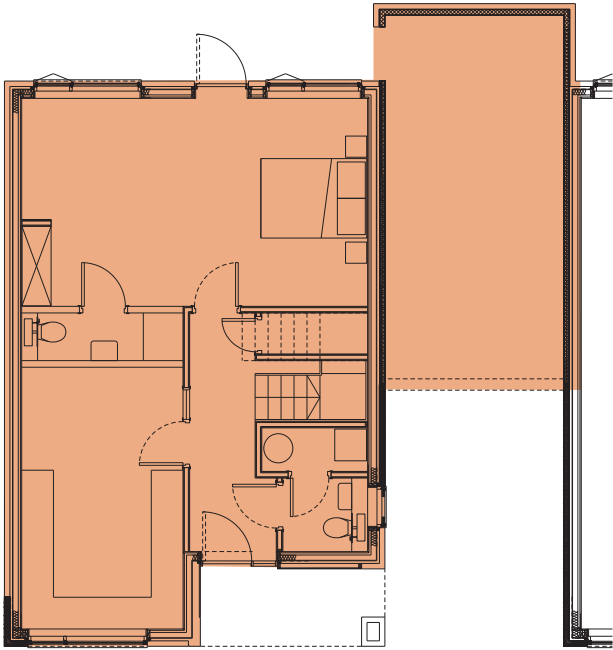
Lounge  
5.82m x 5.54m  
Bedroom  
5.82m x 3.95m  
En-suite  
2.6m x 1.5m  
Walk-in wardrobe  
3.1m x 1.5m

## In addition

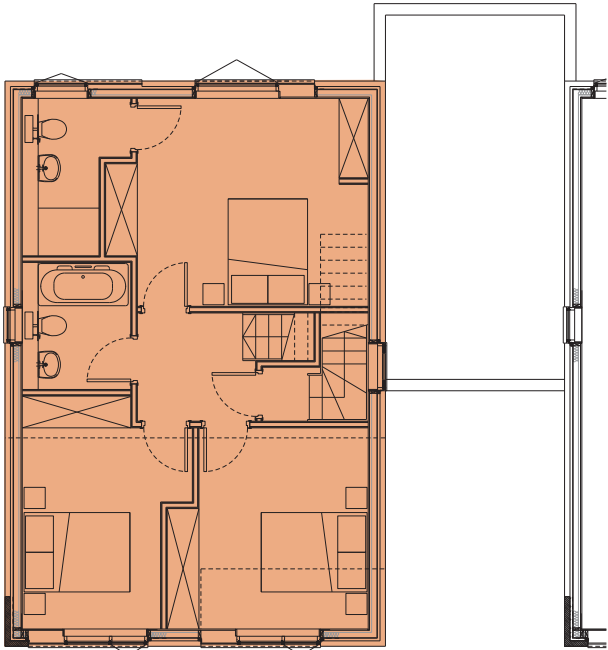
Terrace  
6.5m x 3m

## Total Area

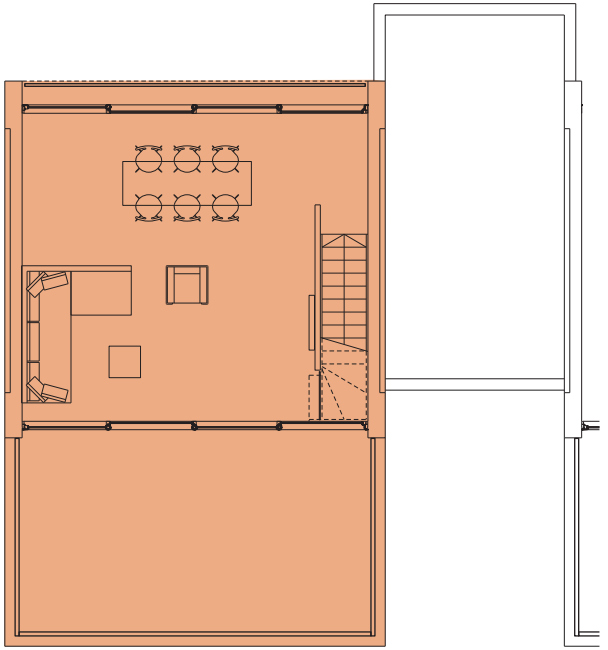
161.93 m2 (1743 sqft)



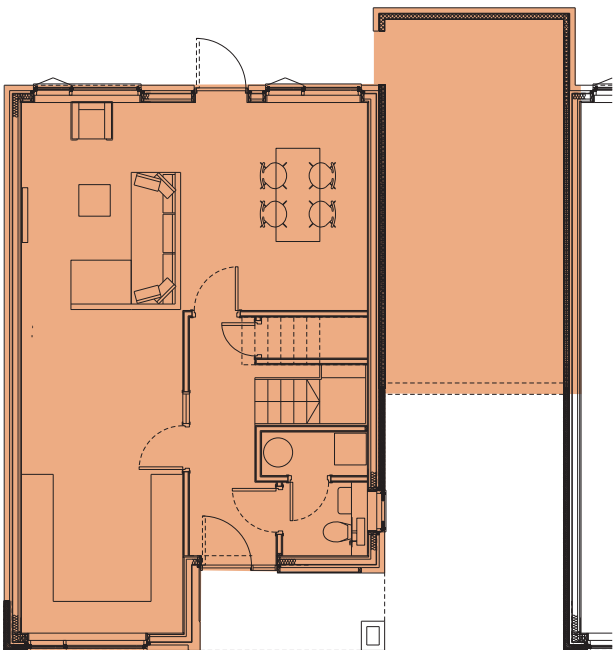
Ground floor (option 01)



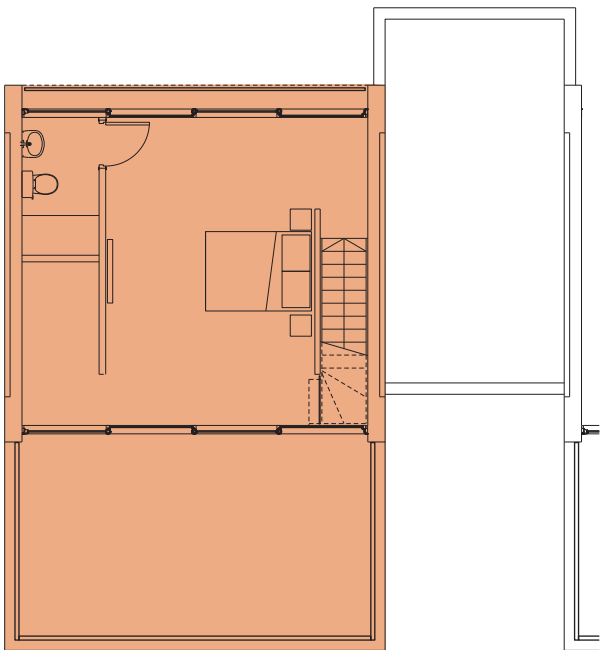
First floor



Second floor (option 01)



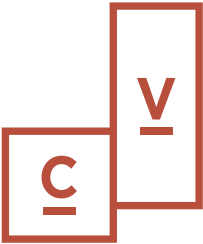
Ground floor (option 02)



Second floor (option 02)

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# Olida (Type D)

A four bedroom, three bathroom detached house offering 1938 sq ft of interior accommodation on three levels with garage, bike store and roof terrace. The accommodation includes:

## Ground Floor

Lounge/rear bedroom  
7.26m x 3.93m  
En-suite  
0.9m x 3.7m  
Kitchen-dining  
4.95m x 3.72m  
Store  
2.0 x 1.7m  
Cloaks  
1.4m x 1.34m  
Garage  
6.98 x 3.5m

## First Floor

Front bedroom  
3.8m x 4.36m  
En-suite  
2.1m x 2.84m  
Bathroom  
2.4m x 2.72m  
Rear bedroom  
3.93m x 3.24m  
Front bedroom  
4.53m x 3.25m

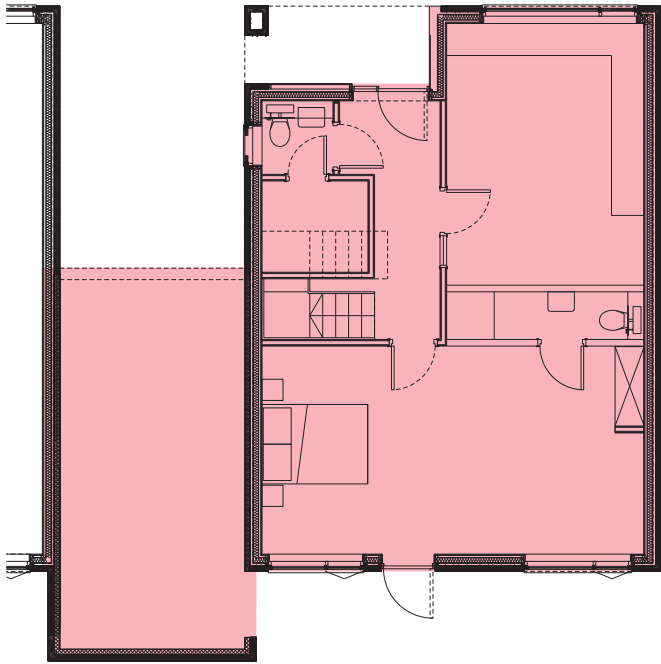
## Second Floor Options

Lounge  
6.2m x 5.67m  
Bedroom  
4.38m x 5.67m  
En-suite  
2.62m x 1.7m  
Walk-in wardrobe  
2.94m x 1.7m

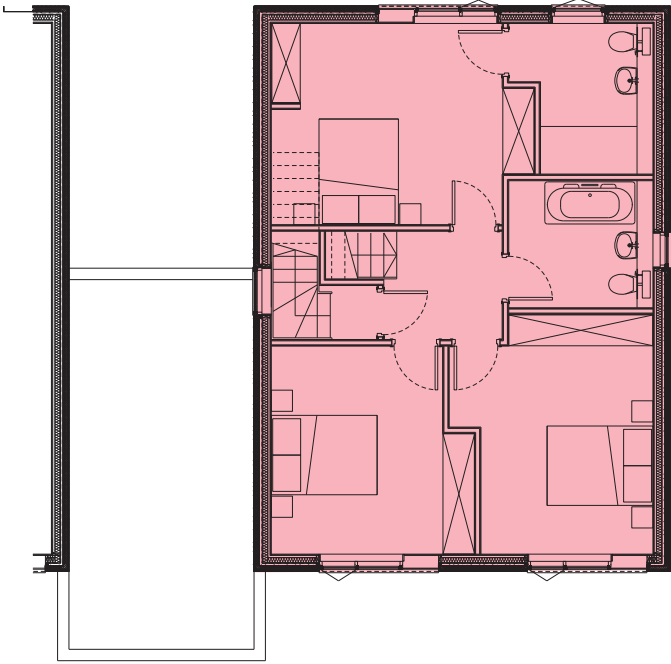
## In addition

Terrace  
7.26m x 3m

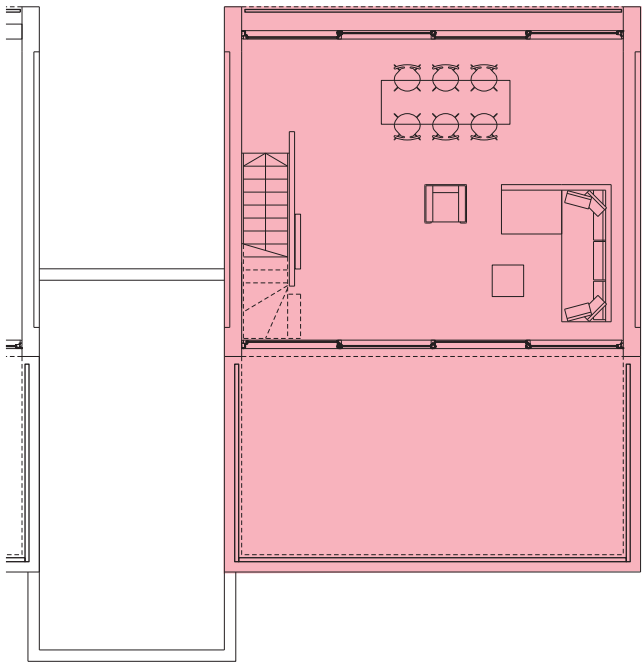
**Total Area**  
**183.39 m2 (1974 sqft)**



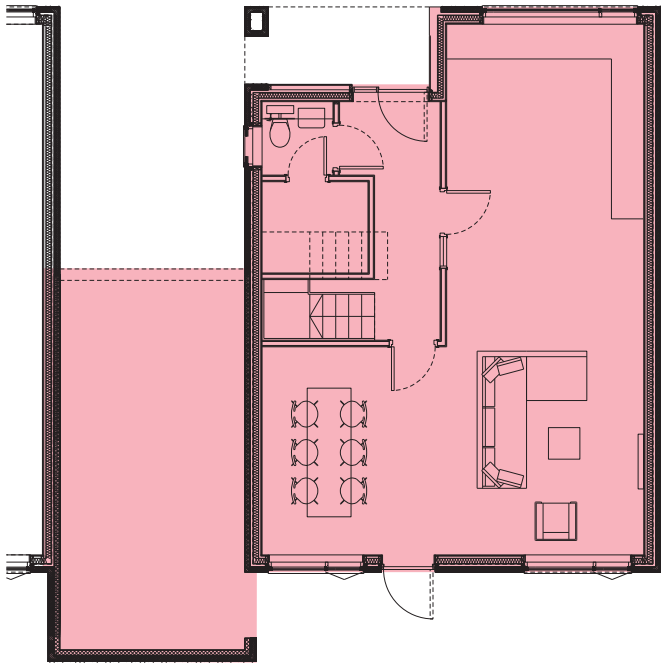
Ground floor (option 01)



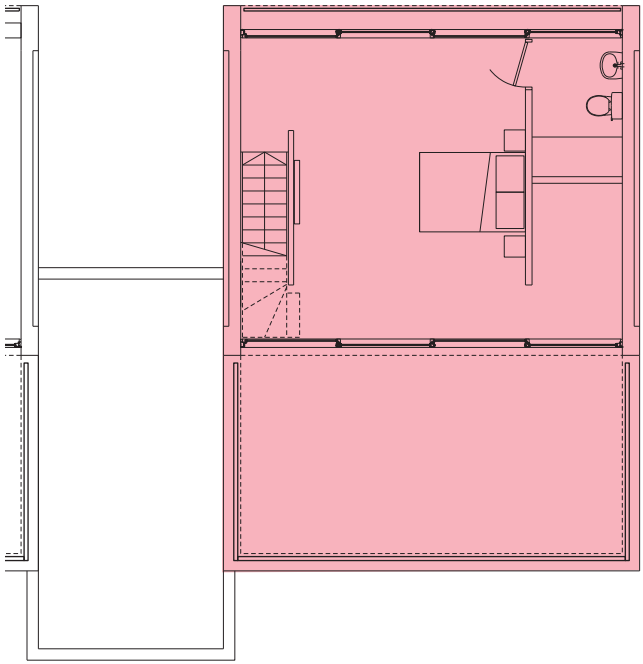
First floor



Second floor (option 01)



Ground floor (option 02)



Second floor (option 02)

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# The great outdoors.

## Chorlton Water Park

Chorlton Water Park stands on what was the site of Barlow Hall Farm. Gravel was excavated from the site and subsequently flooded creating the lake that exists today.

As the trees have grown and the grasslands developed, the Park has become increasingly valuable for wildlife and the lake remains a nationally important wintering site for water birds. The lake is well stocked with coarse fish and well-spaced fishing platforms are situated around the water's edge.

Chorlton Water Park is one of 5 Health Walks in the Mersey Valley. The well-surfaced lakeside paths are accessible to wheelchairs and push chairs and you will find benches situated at intervals along the circular route.

Chorlton Water Park lies at the End of Maitland Avenue where you will find a car park, toilets and the information point.

## Chorlton Golf Club

In a countryside setting not far from the City, the Chorlton-cum-Hardy Golf Club is a challenging 18-hole parkland course set in the grounds of historic Barlow Hall. The ancient dyke which crosses the course provides a challenging hazard, as does the elevated land of Spion Kop and Barlow Wood.

The 13th century Barlow Hall provides the setting for possibly one of the most uniquely historic clubhouses in the country. The clubhouse has comprehensive facilities for golfers with a well stocked bar and excellent catering facilities. This beautiful building oozes character and charm and provides the ideal environment to relax after a round of golf.



# On your doorstep.

## The Communal Chorlton Villas Green

Drive through the private gated entrance, past the Chorlton Villas signage to the central space created to generate a community feel, where families and friends can mingle.

Any desire for art in the garden will be well-served by abstract artistic landscaping alongside benches, trees, soft and hard landscaping and LED street lights. This nature lover's paradise extends right through to your own garden where you will find decking, landscaping and water collection for recycling.

Join your contemporaries as the Residents' Committee is set up to manage the space that forms the Chorlton Villas communal areas. Tastefully landscaped green spaces connect you with nature, perfect for the environmentally conscious.

## The Allotments

The path from your home takes you to the private allotments area, looked after by the allocated Resident.

For a life less ordinary yet ever more green, you will find a space to propagate your own organic produce throughout the seasons.

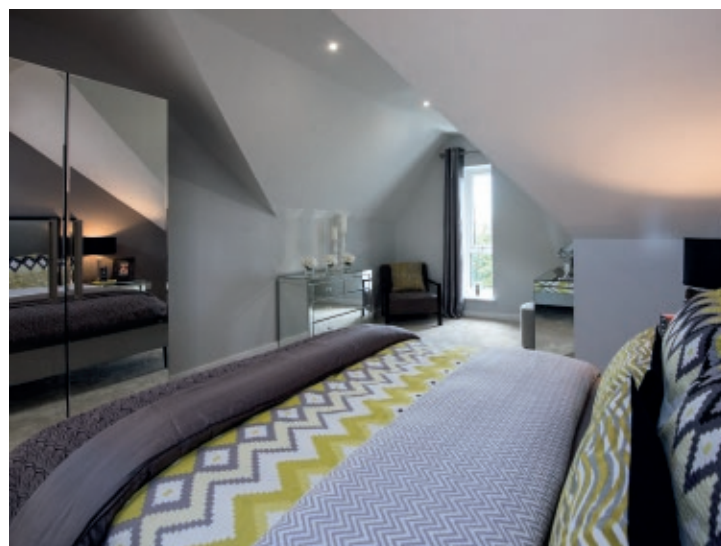
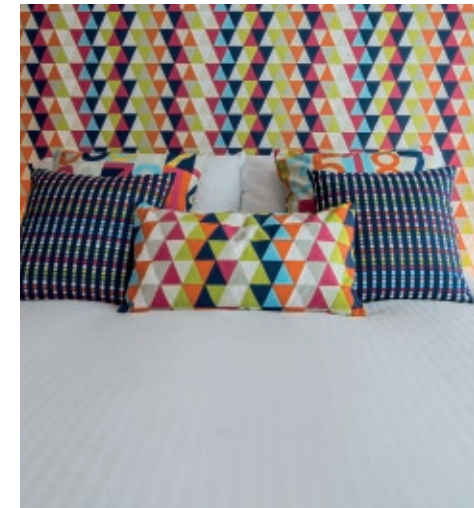




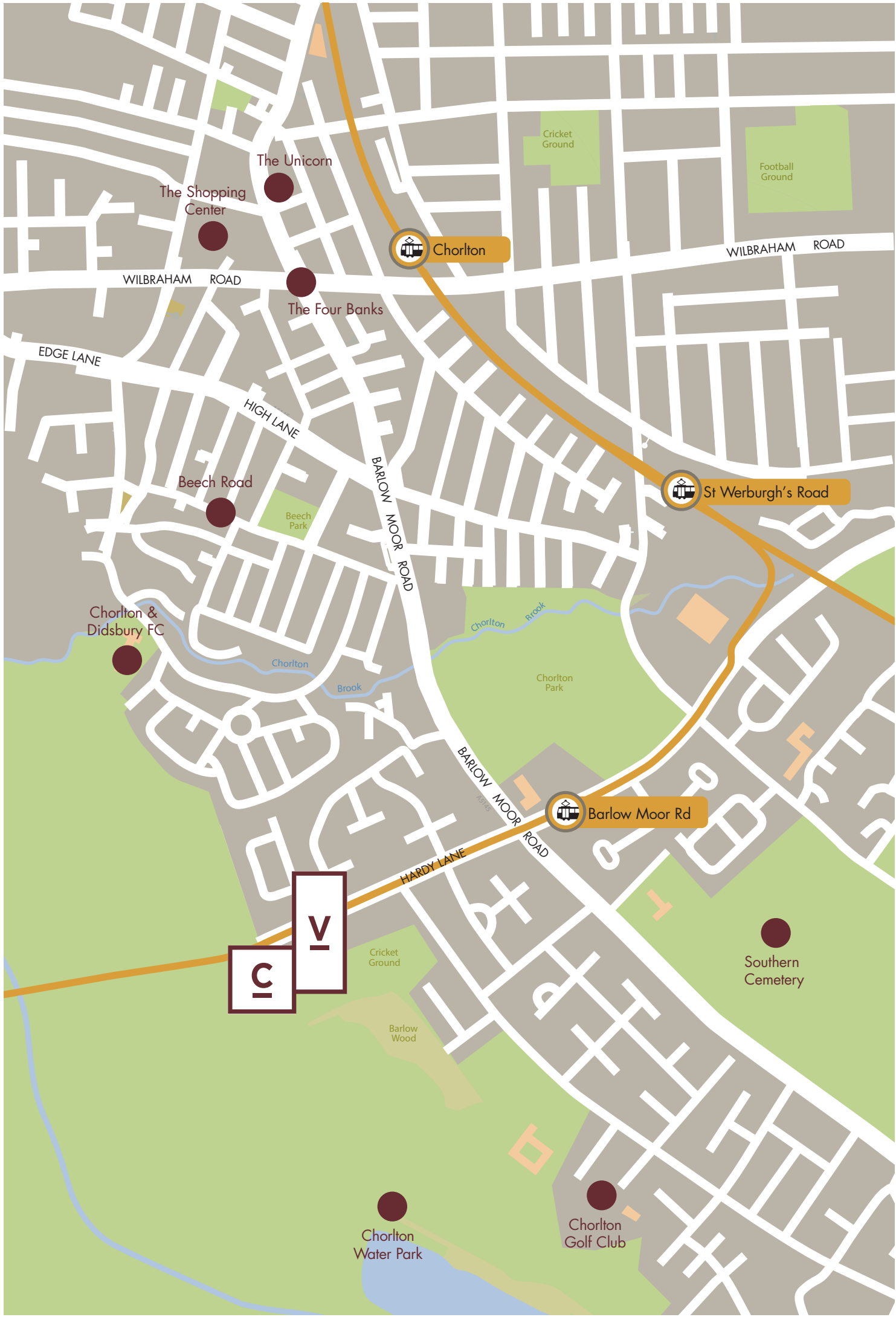


FIRST STEP – PEOPLE AND PLACES

First Step believes it's all about the people and the places they call home. Our team look at every aspect of each home to produce Individual homes that have character, space and presence to fit in with the locality we don't believe in churning out the same house types time and again. The final test is would we live in this house and if the answer is a resounding 'yes' we bring the scheme to life.







# Optional extra fixtures & fittings.

We can accommodate every preference for individuality.

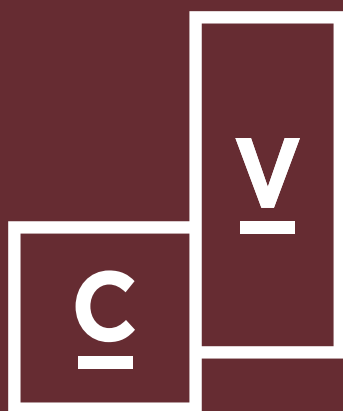
- Room dividers to the ground floor
- Garden finish upgrades
- Bespoke kitchen upgrades
- Speciality decoration
- Upgrades on kitchens, storage devices, tiling etc.
- Upgrades on Bathrooms, storage devices, tiling etc.
- Upgrades on appliances
- These are just a small selection of extras on offer.
- Ask Sales Staff for specific details.



## Disclaimer.

Whilst every effort has been made to provide an accurate and comprehensive description of the properties under construction, we can only provide plans, dimensions and details of the specification that are accurate at time of going to press. Please therefore view the contents of this brochure as being for guidance only and appreciate that as a development progresses some changes may become necessary. This brochure does not constitute a contract or warranty and First Step reserves the right to make changes as it sees fit without notice. Floor plans and dimensions stated in the brochure are indicative and whilst correct at time of press should be confirmed with First Step.





**[www.chorltonvillas.co.uk](http://www.chorltonvillas.co.uk)**  
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