

ROOKERY
GARDENS

Sublime
Suburban
Living



WELCOME TO ROOKERY GARDENS

FOUR LUXURY DETACHED FAMILY HOMES WITHIN PRIVATE GROUNDS

Rookery Gardens is a brand new exclusive development of thoughtfully designed and specified homes set within private grounds enjoying woodland outlooks. The 5/6 bedroom, 3 bathroom properties sit alongside The Rookery mansion house built in the 1920's within part of the original formal gardens of Riverdale mansion, one of Didsbury's most lavish Victorian estates. The homes are conveniently located for both Didsbury and West Didsbury's shops, restaurants and bars and are within close walking distance of Marie Louise Gardens and the river Mersey walks.



ART OF LIVING

Rookery Gardens comprises just four stunning, individual detached new homes in an enviable location close to Didsbury and West Didsbury: The Dingle, The Dale, The Dell and The Dene. Unrivalled in specification, the homes are a fusion of Victorian influences and modern materials, technology and sustainability. Designed for 21st Century lifestyles, the homes have open plan kitchen-dayrooms with bi-fold doors leading to the decked patio with glass pergola, bringing the outside inside. All master bedrooms have dressing rooms and en-suite bathrooms with double basins, free-standing bath and walk-in showers with under-floor heating.





THE DINGLE

The Dingle - named after a former gatehouse cottage on the site, The Dingle enjoys dual aspects to the front and side, both with feature sliding sash windows and with lawned gardens to the rear and side. A 6 bedroom, 3 storey, handsome detached home with brick elevations beneath a slate roof, with cast stone detailing around the windows and doors. The windows and doors are painted Pebble Grey with matching painted facias, garage door and guttering. Comprises 3 reception rooms, 3 bathrooms and an integral garage. The rear garden has a South West aspect.



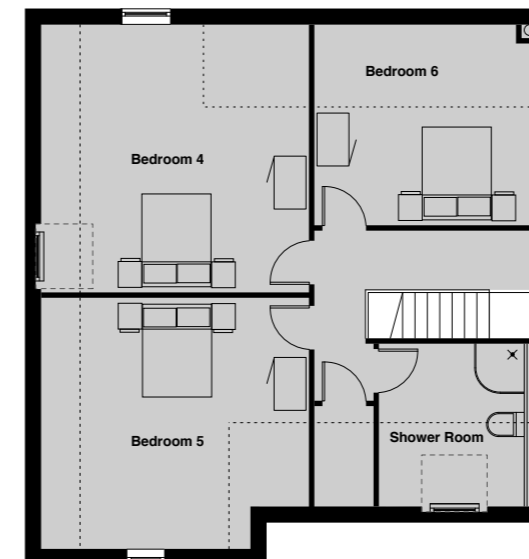
GROUND FLOOR

Kitchen/Lounge	9.12m x 4.92m
Lounge	4.38m x 4.61m
Study	3.26m x 2.97m
WC	0.94m x 1.94m
Garage	3.58m x 5.64m



FIRST FLOOR

Bedroom 1	4.38m x 4.92m
Bedroom 2	4.38m x 4.92m
Dressing	2.21m x 3.67m
Bathroom 1	2.21m x 3.67m
Bathroom 2	2.53m x 2.97m
Bedroom 3	2.58m x 5.63m



SECOND FLOOR

Bedroom 4	4.92m x 4.92m
Bedroom 5	4.61m x 4.92m
Bedroom 6	3.67m x 4.04m
Shower Room	3.97m x 2.84m

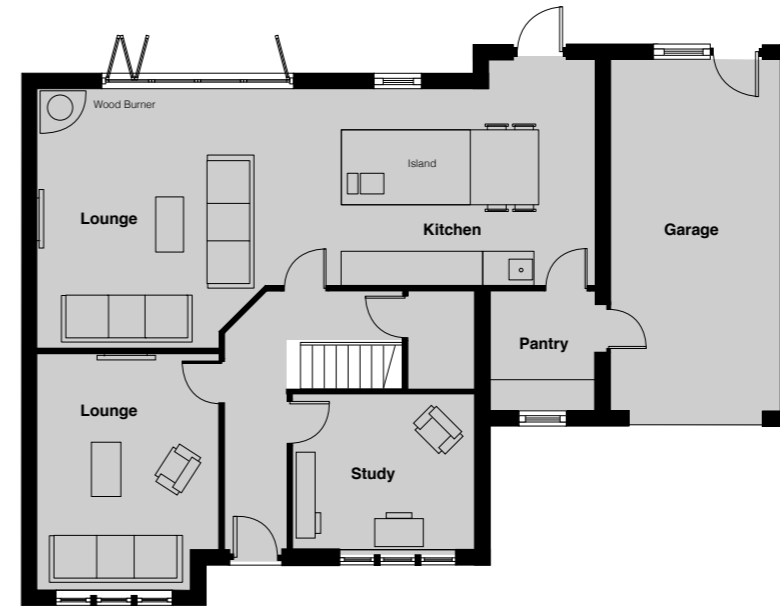
----- 1.8m Headroom Line

TOTAL AREA
277.8 SQM 2989 SQFT APPROX



THE DALE

The Dale - a 6 bedroom, 3 storey, imposing detached property with white rendered elevations beneath a slate roof with cast stone detailing around the windows and doors. The windows and doors are painted Silver Grey with matching painted fascias, garage door and guttering. Comprises 3 reception rooms, 3 bathrooms and an integral garage. This home has a large kitchen with vaulted ceiling above the breakfast bar area with large Velux windows and a separate pantry. The rear garden has a South West aspect.



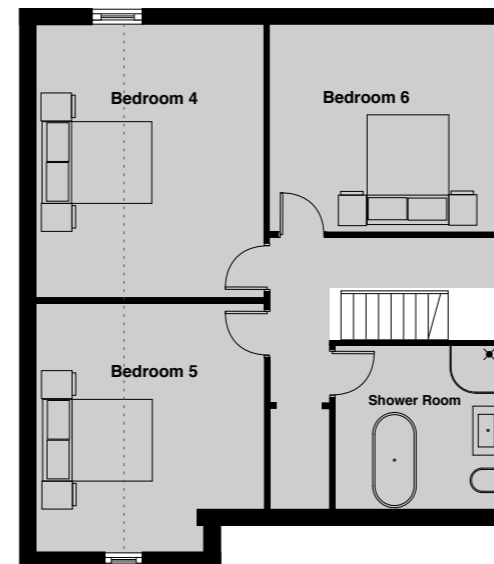
GROUND FLOOR

Kitchen/Lounge	10.78m x 4.99m
Lounge	3.49m x 4.55m
Study	3.49m x 2.97m
WC	1.24m x 1.85m
Garage	3.58m x 6.76m



FIRST FLOOR

Bedroom 1	3.49m x 4.98m
Bedroom 2	3.49m x 4.55m
Dressing	2.44m x 3.77m
Bathroom 1	2.22m x 3.77m
Bathroom 2	2.54m x 2.97m
Bedroom 3	3.47m x 6.76m



SECOND FLOOR

Bedroom 4	4.05m x 4.99m
Bedroom 5	4.04m x 4.55m
Bedroom 6	4.25m x 3.77m
Shower Room	3.05m x 2.97m

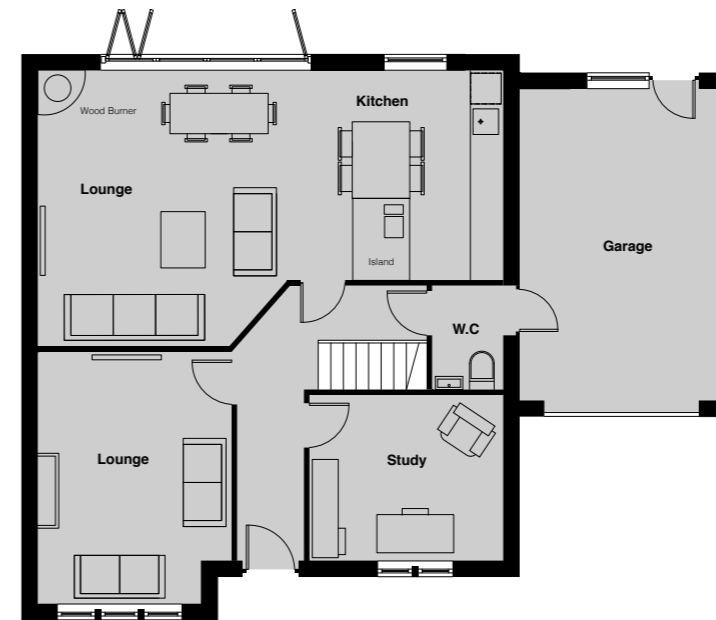
----- 1.8m Headroom Line

TOTAL AREA
278.5 SQM 2997 SQFT APPROX



THE DELL

The Dell - located adjacent to The Rookery at the head of the private shared drive. A 6 bedroom, 3 storey, detached home with brick elevations beneath a slate roof with cast stone detailing around the windows and door. The windows and doors are painted Slate Grey with matching painted fascias, garage door and guttering. Comprises 3 reception rooms, 3 bathrooms and an integral garage. The rear garden has a South West aspect.



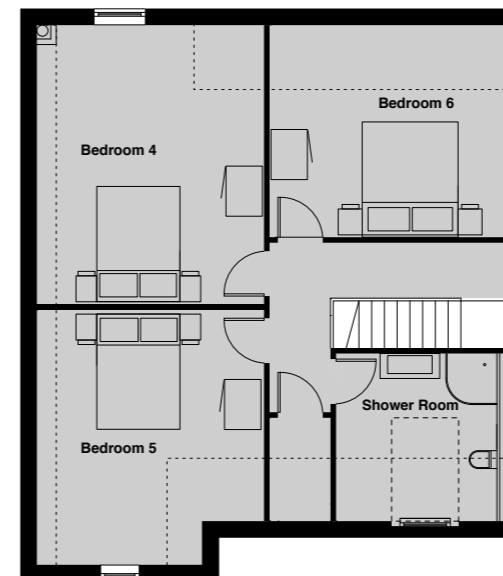
GROUND FLOOR

Kitchen/Lounge	8.44m x 4.98m
Lounge	3.48m x 4.54m
Study	3.48m x 2.97m
W.C	1.24m x 1.84m
Garage	3.58m x 5.63m



FIRST FLOOR

Bedroom 1	3.48m x 4.98m
Bedroom 2	3.48m x 4.00m
Dressing	2.43m x 3.77m
Bathroom 1	2.21m x 3.77m
Bathroom 2	2.53m x 2.97m



SECOND FLOOR

Bedroom 4	4.04m x 4.92m
Bedroom 5	4.04m x 4.00m
Bedroom 6	4.27m x 3.77m
Shower Room	3.04m x 2.97m

----- 1.8m Headroom Line

TOTAL AREA
255.3 SQM 2747 SQFT APPROX



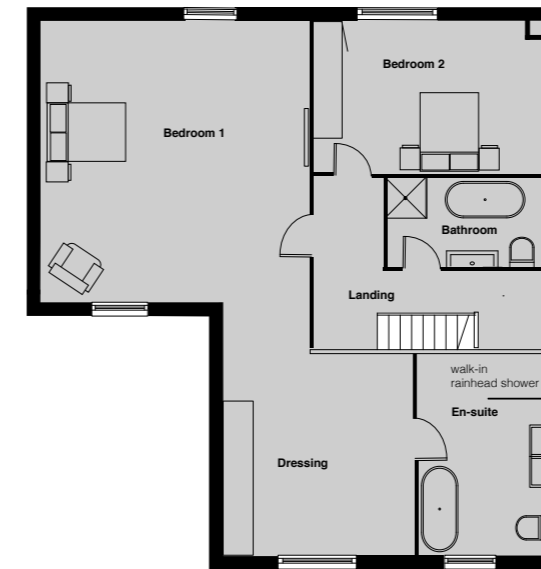
THE DENE

The Dene - located adjacent to The Rookery at the head of the private shared drive. A 5 bedroom, 3 storey, detached home with white rendered elevations beneath a slate roof with cast stone detailing around the windows and doors. The windows and doors are painted Agate Grey with matching painted fascias, garage door and guttering. Comprises 2 large reception rooms, 3 bathrooms and a separate garage. The rear garden has a North West aspect and is bounded by raised planted areas and a rear boundary high feature wall and separate garage.



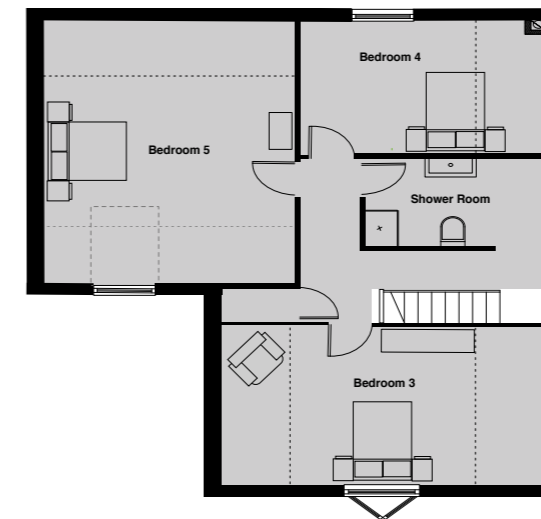
GROUND FLOOR

Kitchen/Lounge	9.12m x 4.74m
Lounge	5.86m x 3.94m
W/C	1.29m x 1.77m



FIRST FLOOR

Bedroom 1	4.55m x 6.64m
Dressing	3.36m x 3.94m
Bedroom 2	4.41m x 2.94m
Bathroom	3.21m x 2.18m
En-suite	2.34m x 3.94m



SECOND FLOOR

Bedroom 3	5.86m x 3.94m
Bedroom 4	4.41m x 3.34m
Bedroom 5	4.55m x 3.64m
Shower Room	3.21m x 2.18m

----- 1.8m Headroom Line

TOTAL AREA
273.9 SQM 2947 SQFT APPROX

SITE PLAN

PALATINE ROAD



SPECIFICATION

KITCHEN

Truly luxurious Harvey Jones hand-made and hand-painted Linear kitchens with quartz worktops. Linear kitchens combine minimalist, modern kitchen design aesthetics with tried-and-tested joinery techniques.

The Harvey Jones Linear Kitchen has won 'Best Kitchen System' at the Grand Design Awards as well as 'Best Luxury Kitchen' at the House Beautiful Awards. For more information see www.harveyjones.com

Integrated Caple winecooler. Neff integrated appliances including: dishwasher, Induction hob, Domino gas hob, ceiling extractor, oven, combination microwave, American style stainless steel fridge / freezer, stainless steel inset sink, Quooker instant boiling water dispenser.

DESIGNER BATHROOMS

Every bathroom has been designed to an exacting specification with Italian Catalano ceramics and Italian Nocode brassware and illuminated mirrors.

The luxury sanitaryware includes: Newflush™ rimless vortex WC pans, Merlin shower enclosures and feature walk-in shower to Master ensuite, Vincent Alexander free-standing bath tubs, Aries chrome towel radiators.

Porcelain tiling to selected wall areas, porcelain washed wood plank style floor tiling with electric underfloor heating.

Underfloor heating to bathrooms and ensuites.

WARDROBES

Walk-in fitted wardrobes to Master bedroom dressing room.

GARDENS AND GARAGING

Lawned and planted landscaped gardens with raised beds and planted shared areas.

Southern Yellow Pine decking with glass Pergola to rear patio for outside entertaining, with electric wall heater, wall lighting and cabled for external wall loudspeaker.

Electric vehicle charging point in garage.

Up and Over Hormann garage door - fully automated and colour coordinated with windows.

GENERAL SPECIFICATION

Real flame 'Gazco Richmond' gas stove with stone 'Exodus' fireplace and hearth (The Dale, The Dell, The Dene).

Freestanding 'Aduro 9-2' wood-burning stove sat upon a granite plinth.

Multi-room audio cabling installed throughout including for rear garden loudspeaker.

Sonos music system to rear dayroom/kitchen with in-ceiling Monitor speakers, Integrated data and media cabling infrastructure throughout including for 5.1 surround-sound home cinema and CCTV. Virgin media ready. Satellite dish and Digital / DAB aerial fitted.

Door entry system with floor-to-floor intercom. Whole house Wi-Fi with extenders to each floor.

Porcelain long/wide plank style tiled flooring to whole of ground floor with underfloor heating.

Carpets to bedrooms and landings.

Oak staircase and balustrading.

Oak four panelled internal doors.

Lutron lighting control to rear dayroom/kitchen and rear garden.

Worcester Bosch A-Rated gas boiler with underfloor heating to ground floor and radiators to upper floors. HeatMiser intelligent heating control.

Aluminium rainwater guttering and downpipes, powder coated and colour coordinated to windows.

Double glazed high efficiency factory painted timber windows and doors with 10 year warranty: Front elevation windows vertical sliding sash, bi-fold timber doors opening into the rear gardens.

Traditional masonry cavity walls with highly insulating 'Supafil 34' insulation. Rivendale fibre cement slate combining sustainable modern slate technology with the look of natural slate.

Permeable block paving.

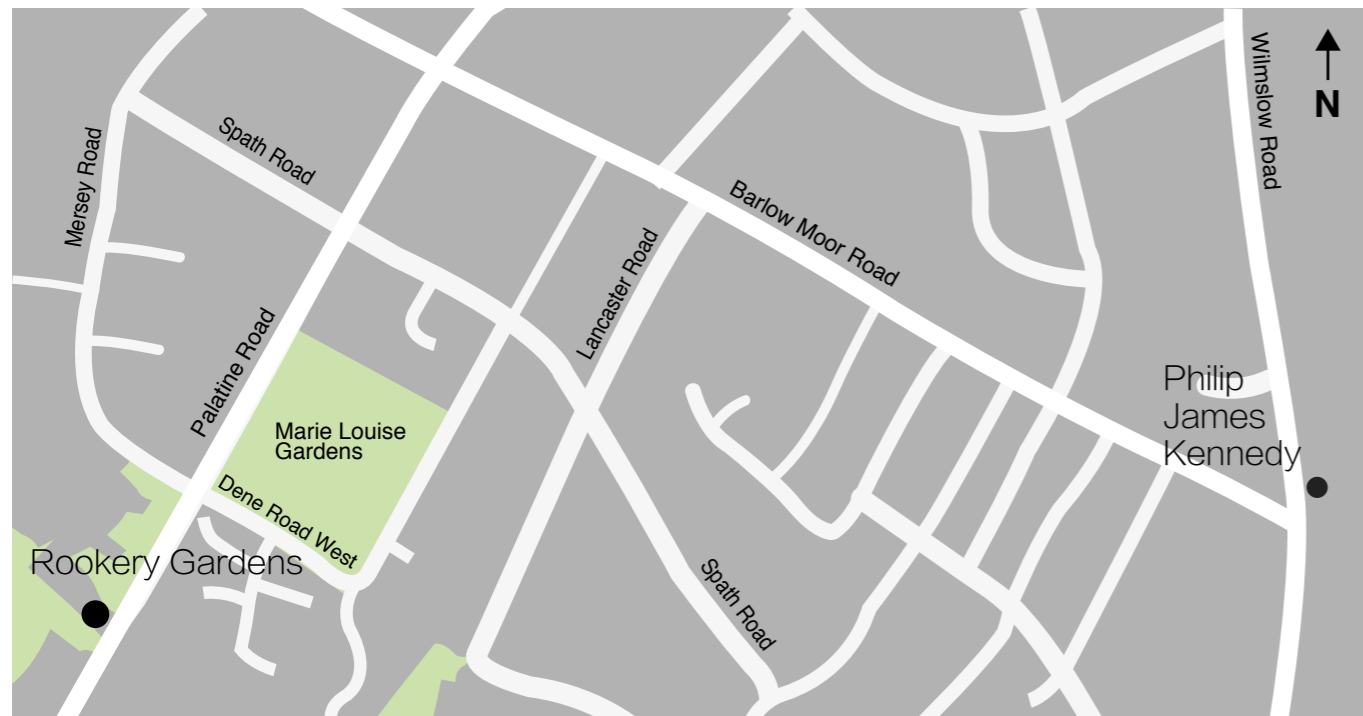
Secured by Design certified
10 Year BLP Warranty
EPC rating 87B - equivalent to Code for Sustainable Homes level 3



DIDSBURY AND WEST DIDSBURY

Located 4.5 miles from Manchester city centre Didsbury is one of South Manchester's most desirable suburbs, enjoying easy access to the M60, M56, M61 and M62 motor ways, metrolink services into the city centre and just 4 miles from Manchester Airport.

Famous for its fashionable independent cafes, bars and restaurants, the area also boasts beautiful parks, gardens and golf courses, and benefits from excellent transport links into the city centre.



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