



THE SEASONS PLOT 1 SUMMER HOUSE 7 BROOK LANE | TIMPERLEY

£1,100,000

LAST HOME REMAINING The Seasons is an exclusive and stunning development of four beautifully crafted family homes situated on Brook Lane, a highly desirable and sought after location. The double fronted accommodation is approached via the entrance hall which provides access onto the living room to one side and a formal dining room to the other. Towards the rear of the property an impressive open plan living dining kitchen with high quality units providing a mix of German and Shaker styles with ceramic work tops and quality integrated Neff appliances and bi folding doors leading onto the rear garden. The ground floor accommodation is completed by a separate cloakroom/WC and large utility. To the first floor the master bedroom benefits from an en-suite shower room/WC and walk-in wardrobe. There is a further bedroom with en-suite shower room and third double bedroom is serviced by the family bathroom/WC. The accommodation is completed by the second floor which provides a two large double bedrooms plus fifth bedroom which could be used as a study and with an adjacent third bathroom/WC. There is ample off road parking to the front of the property and delightful gardens to the rear presented to an exceptional standard with meticulous detail. Viewing is highly recommended to appreciate the standard of accommodation on offer.

DESCRIPTION

The Seasons is a development of four beautifully designed homes, situated off a private road in the heart of Timperley. With generous living spaces, exceptional build quality, and forward-thinking energy performance, these homes offer a rare opportunity for those seeking both style and substance in a truly desirable location.

Each residence spans three thoughtfully planned floors, with up to five spacious bedrooms, including luxurious en-suites, expansive open-plan kitchen and dining areas, and separate living spaces ideal for family life. Flexible layouts, high ceilings, and carefully positioned roof lights and glazing allow natural light to flow throughout creating homes that feel both welcoming and refined.

With clean-lined architecture, private driveways, landscaped gardens, and a cohesive, high-spec finish. Externally the houses have traditional features, bay windows, brick plinth detailing all of which feature on Victorian homes but built to modern day standards with all eco benefits. The Seasons achieves a timeless yet contemporary look. Inside and out, every detail has been considered to ensure comfort, practicality, and long-lasting quality.

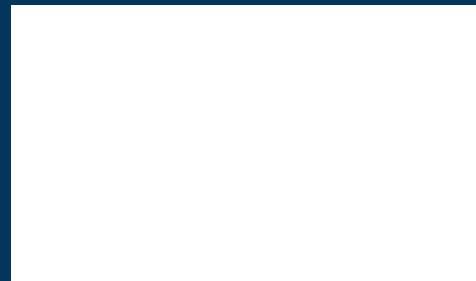
Sustainability is at the heart of the design. Each home is EPC A-rated, featuring air source heat pumps, integrated solar panels, and advanced thermal insulation—delivering exceptional energy efficiency, lower running costs, and future-ready performance.

Ideally located, The Seasons offers peaceful residential living while being just a short walk from Timperley village and its local amenities. Navigation Road Metrolink station is a minutes walk away providing direct, fast connections to Altrincham, Manchester city centre, and beyond making this location perfect for commuters and families alike. These outstanding homes are positioned within the catchment area of outstanding schools, including Altrincham Grammar Schools for boys and girls, and also the sought after Wellington School. Green open spaces, and Altrincham's thriving town centre are all within easy reach.

- 5 bedrooms
- Size: 2,400 sq ft
- Master Bedroom with ensuite and walk-in wardrobe
- Kitchen / Diner
- 4 bathrooms
- Kids' TV room / Home office

GENERAL HOME SPECIFICATION

- Private Road
- Private driveways to each home
- Ground floor zoned underfloor heating
- Spot Lights throughout
- LED Coving lighting in: Kitchen/Diner, Master Bedroom & Formal Living
- Black aluminium Bi-fold doors to the rear of each home
- Pre-wired CAT6 in each room for high speed internet access.
- Timber stairs with black balustrade and newel posts with modern glass panels
- Composite front entrance doors
- Black double glazed aluminium windows and doors.
- Internal doors: Black panelled
- Modern brass style handles and door furniture.
- Kitchen/Diner & Utility room floors tiled in 100cmx100cm porcelain tiles or 120cmx20cm planks in herringbone pattern
- Hallway tiled with large format porcelain tiles
- Stairs, living room, kids tv room/ office, bedrooms and landing all carpeted. Colour options available
- Master bed with ensuite, walk - in wardrobe, built in led backlit headboard and bedside hanging pendants
- Built in media walls in all Kitchen/ Diners Living Room
- Dimmer switches in habitable rooms and switches in bathrooms/storage/utility.
- 5 double sockets in each room (2 of which USB sockets).
- Modern black wall hung radiators on 1st floor and 2nd floor of each home.
- Moulded skirting boards and architraves
- Mains powered smoke detection system.



KITCHEN

- Mix of German style and traditional shaker style kitchens
- Ceramic 20mm worktop
- Neff integrated dishwasher
- Neff integrated Slide and Hide Oven
- Neff integrated multifunction oven with grill
- Fully integrated larder fridge
- Fully integrated no frost freezer
- Neff freestanding wine cooler
- Neff Flex induction hob
- Soft motion hinges and drawers
- Cutlery insert tray
- Pull out waste bins
- Quooker boiling tap
- Quartz under mount sink
- Neff wall extractor
- Kitchen Island with ceramic top and mitred waterfall edges, with Bar / Dining seating and power socket.
- Stunning contemporary Bi-fold rear doors leading into private rear garden
- Porcelain large format tiles
- KAELO worktop wine cooler

UTILITY ROOM

- 40mm laminate worktop and up-stand
- Low and high cupboards for storage
- Tall cupboards for storage.
- Plumbing and space for freestanding washer and dryer
- Tiled floor

BATHROOMS

- Low profile anthracite and white shower trays
- Black, Brushed Gold and Nickel brassware and radiators in family bathrooms and W/C's.
- Master En-suites: have a selection of brushed gold finishes such as radiator, brassware and accessories.
- Accessories: Soap dispensers, toothbrush holders, electric toothbrush charger, toilet roll holder, robe hook, toilet brush all with matching overflow covers.
- Large format porcelain tiles (100cmx100cm in family bathroom 60cmx120cm in all other bathrooms
- Floor to ceiling tiled areas with mitred edges.
- Niche LED Lighting
- Concealed Dual Flush cisterns
- Mixture of round and rectangular LED wall mirrors
- Modern black sink and toilet pans
- Wall hung vanity unit sinks

SMART HOME FEATURES

- Texecom Home Security Alarm System (smart phone compatible via App)
- Underfloor Heating (smart phone compatible via App)
- Hot Water (smart phone compatible via App)
- 1st Floor Heating (smart phone compatible via App)
- 2nd Floor Heating (smart phone compatible via App)

SERVICES / RENEWABLE ENERGY

- EPC Rated A for high thermal efficiency and very low home energy running costs.
- Solar Panels to front elevations (Storage battery optional extra)
- Air Source Heat pumps for home heating
- Electric vehicle charging point

POSSESSION

Vacant possession upon completion.

COUNCIL TAX

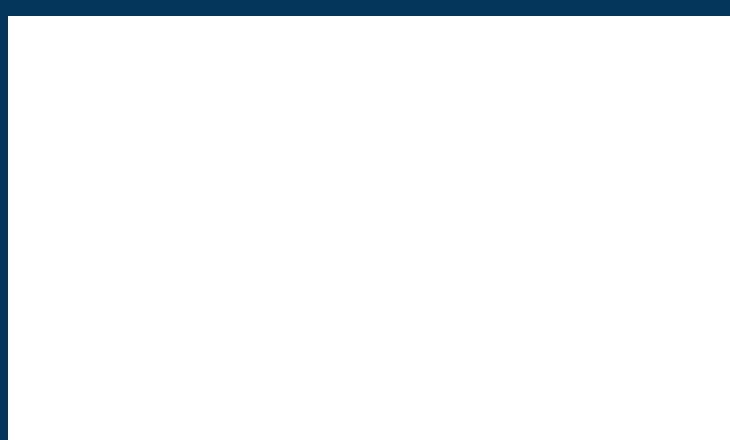
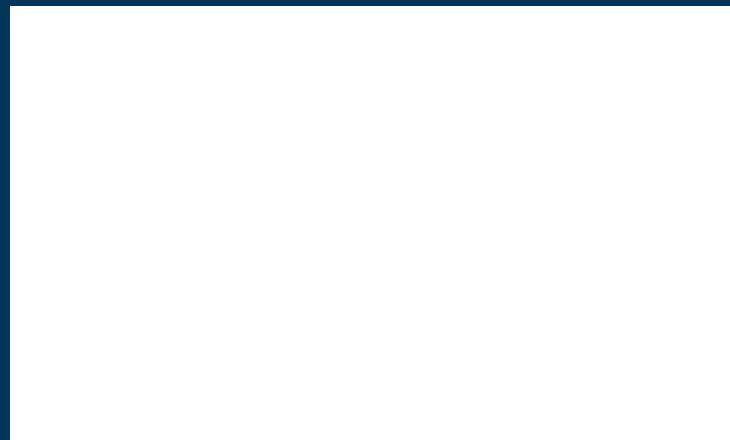
To be confirmed

TENURE

We are informed the property is Freehold. This should be verified by your Solicitor.

NOTE

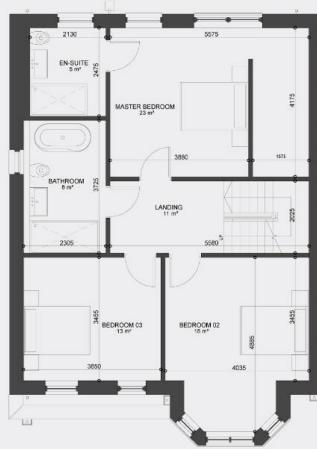
No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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Ground Floor plan



First Floor plan



Second Floor plan

PLOT 1
SUMMER HOUSE



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