

Kings Pine

B O W D O N

Merepark
Homes



a place

Kings Pine is a traditional Victorian style development with the luxury of modern design features and fittings. The four spacious five bedroomed houses are located in the heart of Bowdon, one of South Manchester's most desirable locations, and provide the perfect combination of relaxed suburban life on the periphery of one of Europe's most dynamic cities. Set in mature landscaped grounds, the secluded properties border the Bowdon conservation area and have been designed to compliment the architectural elegance of the area's distinctive properties.

a lifestyle



The four storey houses feature five bedrooms and three bathrooms on the upper two floors. A luxuriously appointed kitchen, with adjoining family room and conservatory, create a relaxed, informal area to the rear of the ground floor. The basement level, a feature rarely found in modern house design, provides additional scope for sporting, leisure or home working pursuits. High ceilings on the middle two floors add to the grand ambience created by these imposing dwellings.

Bowdon is located within Trafford, one of the few remaining boroughs offering grammar school education. Altrincham town centre is within easy walking distance, as is the well renowned Hale village. With Manchester city centre only 10 miles away, and the Trafford Centre even nearer, retail needs that cannot be met locally, are exceptionally well catered for.

Manchester airport is located 4 miles to the east, with the extensive Northwest motorway network only minutes away.



Selected interiors from other Merepark developments.

Dimensions

Dwelling Type A

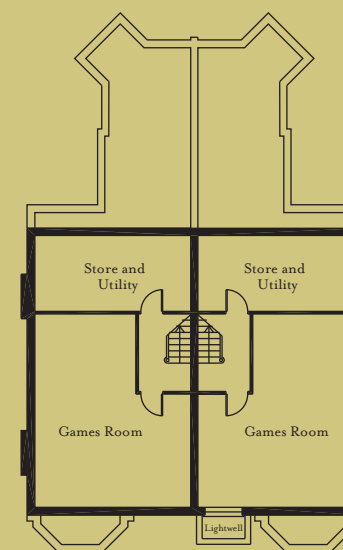
Utility Store	19'7" x 9'6"	5.96m x 2.10m
Games Room	24'3" x 19'7"	7.40m x 5.96m
Lounge	23'3" x 14'1"	5.78m x 4.29m
Dining Room	17'11" x 12'9"	5.46m x 3.89m
Kitchen / Family Room	23'4" x 10'9"	7.11m x 3.29m
Guest Bedroom	19'0" x 14'1"	5.78m x 4.29m
Guest Ensuite	9'10" x 5'3"	2.99m x 1.60m
Bathroom	12'9" x 6'3"	3.89m x 1.90m
Bedroom 3	13'0" x 12'9"	3.99m x 3.89m
Bedroom 5 / Study	12'2" x 10'2"	3.70m x 3.09m
Master Bedroom	19'4" x 12'9"	5.88m x 3.89m
Master Dressing	12'9" x 5'2"	3.89m x 1.57m
Master Ensuite	14'3" x 6'7"	4.36m x 2.00m
Bedroom 4	12'9" x 9'10"	3.89m x 3.00m

Dwelling Type B

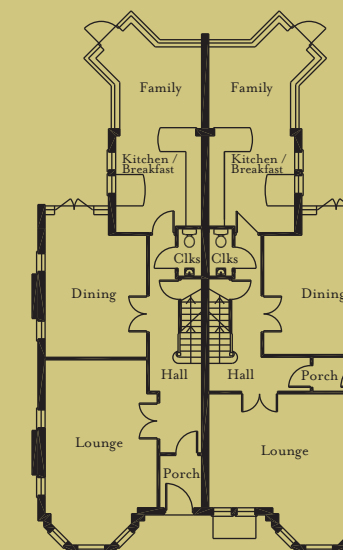
Utility Store	19'7" x 9'6"	5.96m x 2.10m
Games Room	24'3" x 19'7"	7.40m x 5.96m
Lounge	19'8" x 19'0"	5.99m x 5.78m
Dining Room	17'11" x 12'9"	5.46m x 3.89m
Kitchen / Family Room	23'4" x 10'9"	7.11m x 3.29m
Guest Bedroom	19'0" x 14'1"	5.78m x 4.29m
Guest Ensuite	9'10" x 5'3"	2.99m x 1.60m
Bathroom	12'9" x 6'3"	3.89m x 1.90m
Bedroom 3	13'0" x 12'9"	3.99m x 3.89m
Bedroom 5 / Study	12'2" x 10'2"	3.70m x 3.09m
Master Bedroom	19'4" x 12'9"	5.88m x 3.89m
Master Dressing	12'9" x 5'2"	3.89m x 1.57m
Master Ensuite	14'3" x 6'7"	4.36m x 2.00m
Bedroom 4	12'9" x 9'10"	3.89m x 3.00m

Specification

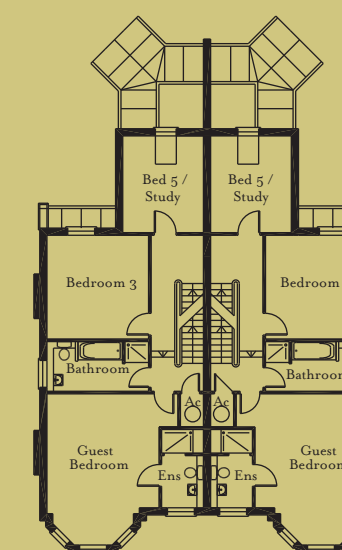
- NHBC Buildmark warranty
- Insulated to high standard
- Gas fired central heating with thermostatic radiator valves
- Sealed unit double glazing throughout
- Living flame fire and choice of surrounds
- Built in wardrobes with traditional panelled doors
- Decorative cornicing
- Power and lighting to garage
- Gardens graded and turfed
- An extensive choice of :-
 - Internal decoration
 - Sanitaryware
 - Wall and floor tiling
 - Fully fitted kitchen with integrated appliances including dishwasher, washer dryer, gas hob, fan assisted double oven, microwave, extractor hood and fridge freezer
 - Smoke detectors to hall and landing
 - Secure window and door locks
 - Security alarm system



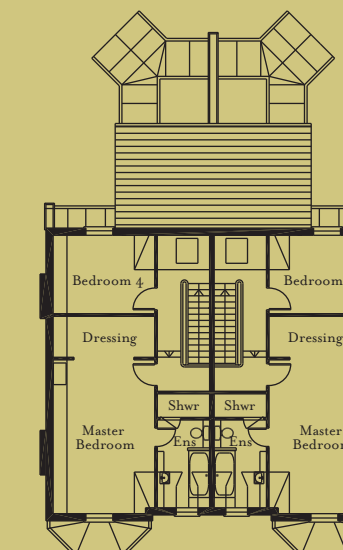
A B
Basement Floor Plan



A B
Ground Floor Plan

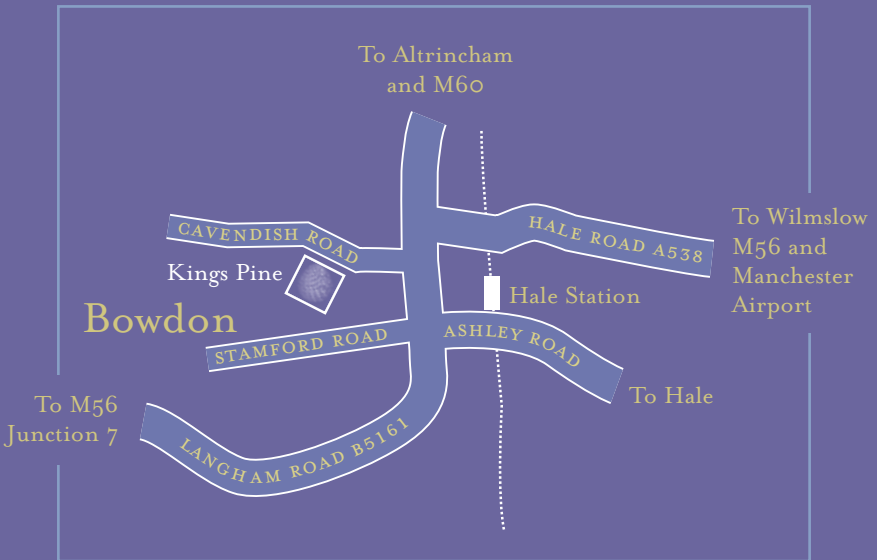
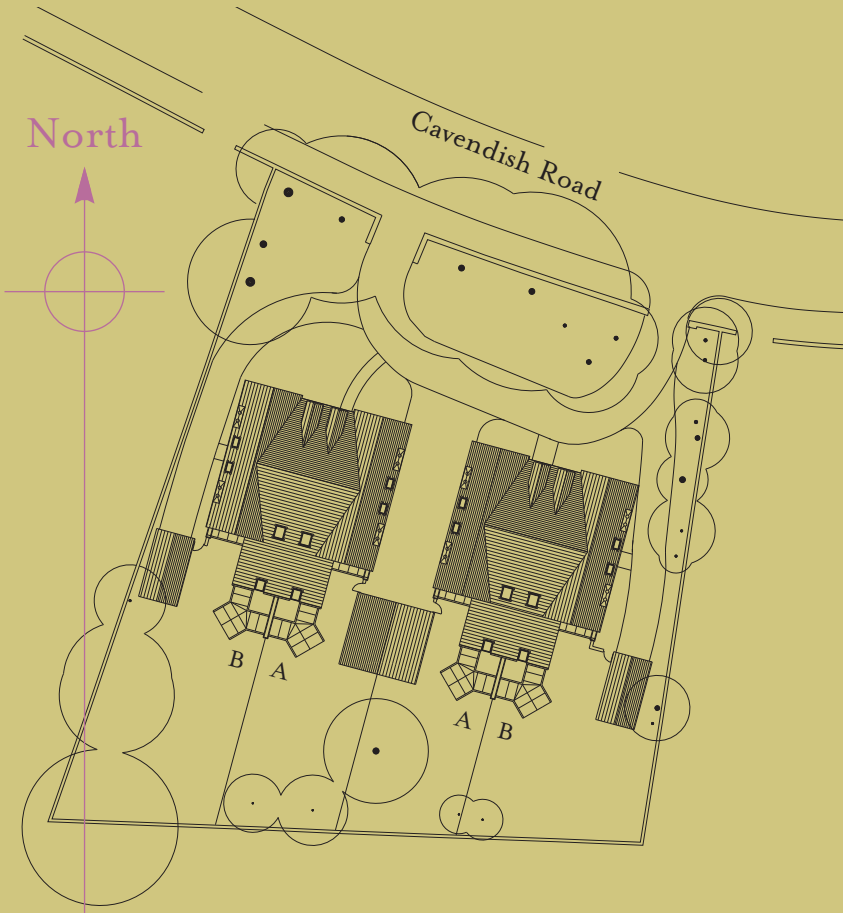


A B
First Floor Plan



A B
Second Floor Plan

the location



These details and plans are intended as an indication of the proposed development. Merepark reserve the right at all times to make any alterations and the contents of this document form no part of or a representation of any contract.

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