



STRETTON GREEN
— CHESHIRE —

MARLOES

PLOT 9

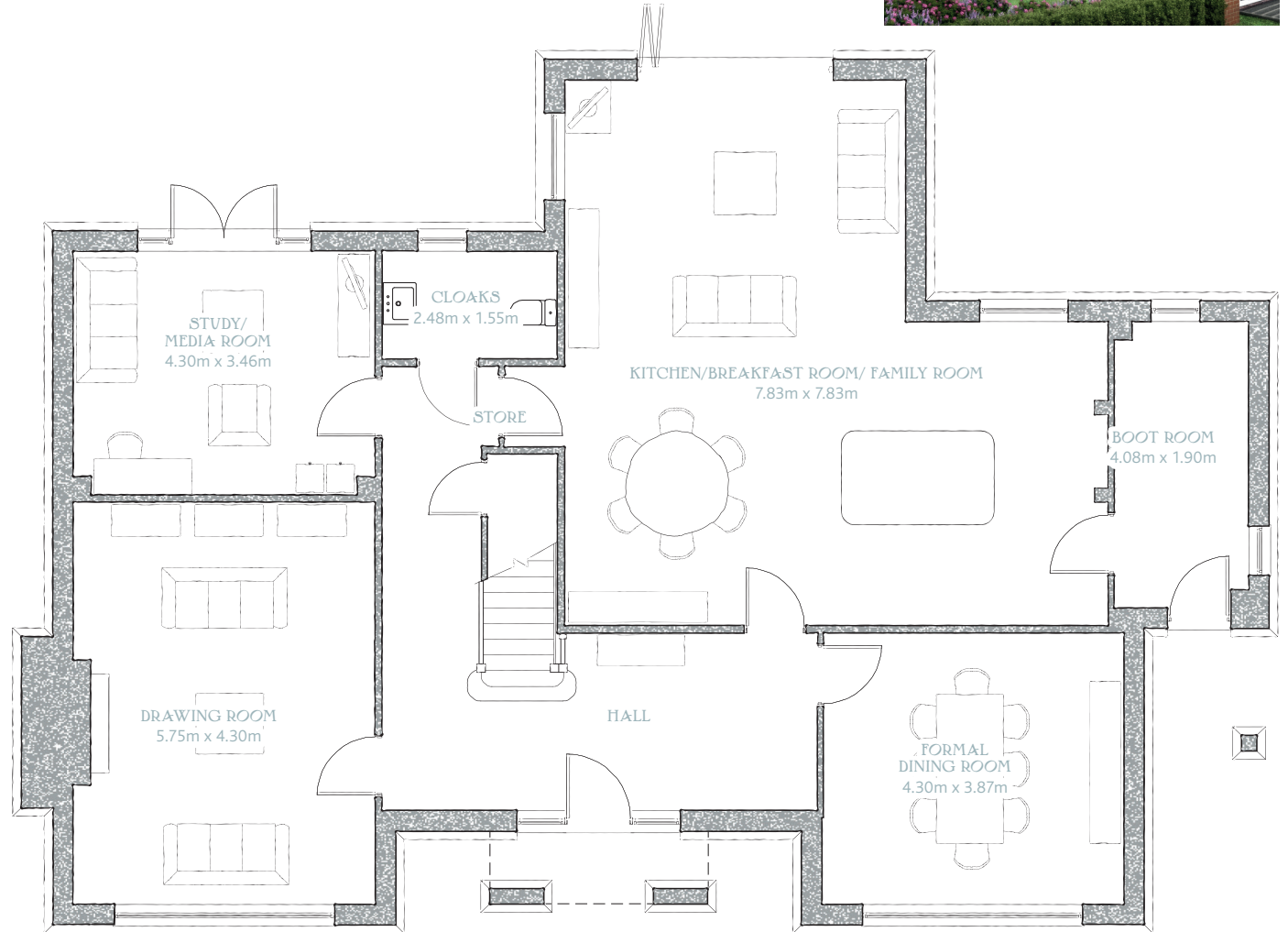
Marloes is a prestigious double-fronted country home with impressive entrance porch. Marloes almost symmetrical façade creates a very imposing first impression.



Customers please note the illustration and specification will vary from plot to plot, please speak to one of our sales consultants for detailed plans.

MARLOES

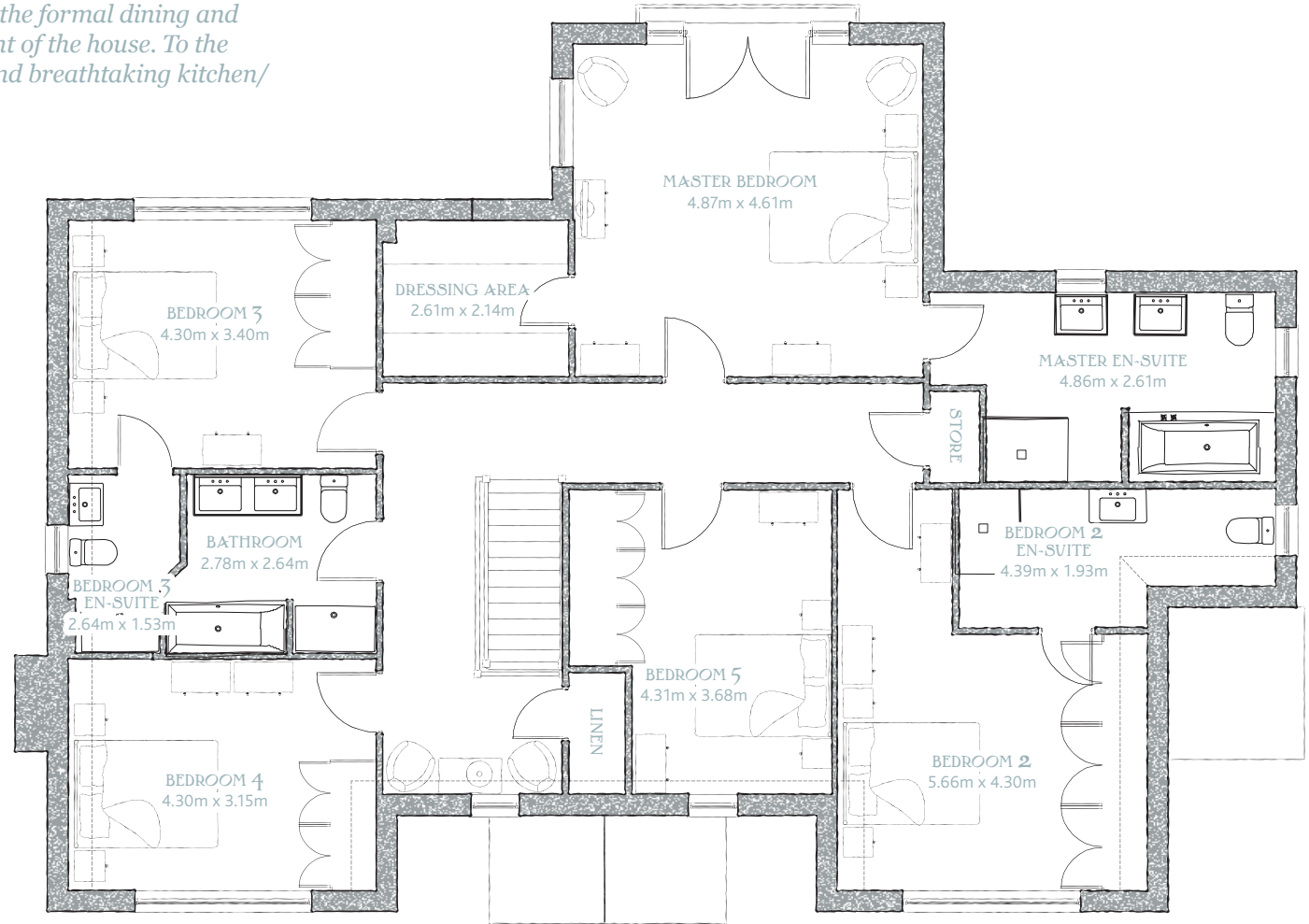
PLOT 9



GROUND FLOOR

Drawing Room	18'10" x 14'1"	5.75m x 4.30m
Formal Dining Room	14'1" x 12'8"	4.30m x 3.87m
Kitchen / Breakfast Room / Family Room	25'8" x 25'8"	7.83m x 7.83m
Study /Media Room	14'1" x 11'4"	4.30m x 3.46m
Cloaks	8'2" x 5'1"	2.48m x 1.55m
Boot Room	13'5" x 6'3"	4.08m x 1.90m

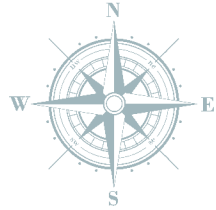
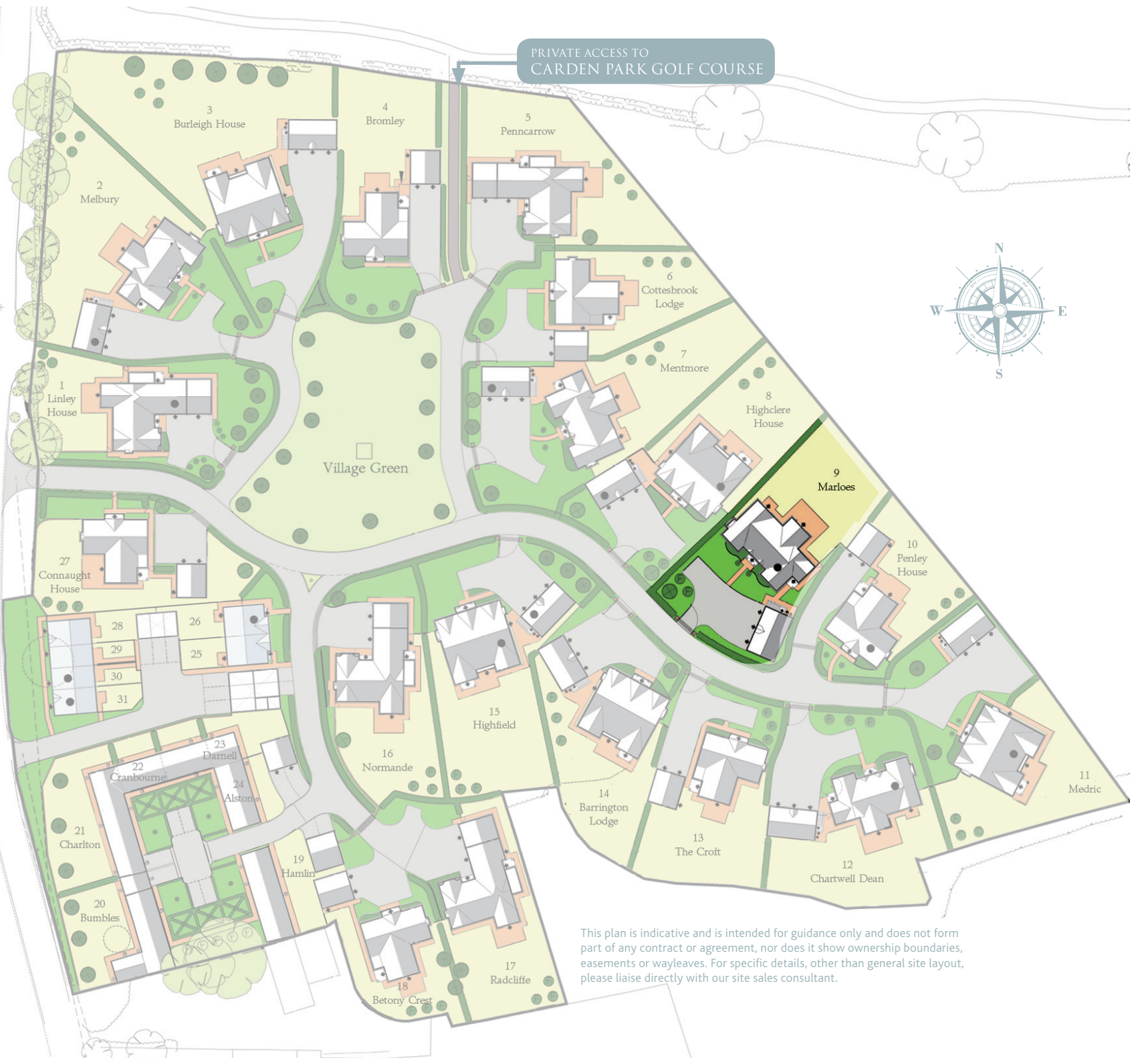
With a triple garage, which has expandable space above, is positioned close to the boot room, with an integral porch to make day-to-day family access easy. Visitors are sure to be impressed with the welcoming L-shaped hallway, off which the formal dining and drawing rooms are located towards the front of the house. To the rear, both the intimate study/media room and breathtaking kitchen/breakfast/family room open out onto the garden (the latter with bi-fold doors). Marloes boasts a spectacular master bedroom suite, with superb en-suite bathroom and Juliette balcony overlooking open countryside. Bedrooms two and three also have en-suite facilities and all bedrooms have built-in wardrobes, while the family bathroom serves both bedrooms four and five. Stunning brick, stone and render detailing and varied roof lines make this one of the most attractive properties on the site.



FIRST FLOOR

Master Bedroom	15'12" x 15'1"	4.87m x 4.61m
Master En Suite	15'11" x 8'7"	4.86m x 2.61m
Dressing Room	8'7" x 7'0"	2.61m x 2.14m
Bedroom 2	18'7" x 14'1"	5.66m x 4.30m
Bedroom 2 En-Suite	14'5" x 6'4"	4.39m x 1.93m
Bedroom 3	14'1" x 11'2"	4.30m x 3.40m
Bedroom 3 En-Suite	8'7" x 5'0"	2.64m x 1.53m
Bedroom 4	14'1" x 10'4"	4.30m x 3.15m
Bathroom 5	14'2" x 12'0"	4.31m x 3.68m
Bathroom	9'1" x 8'7"	2.78m x 2.64m

PRIVATE ACCESS TO
CARDEN PARK GOLF COURSE



This plan is indicative and is intended for guidance only and does not form part of any contract or agreement, nor does it show ownership boundaries, easements or wayleaves. For specific details, other than general site layout, please liaise directly with our site sales consultant.