

# The Oaks

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Poynton

**THOMAS JONES**  
— QUALITY HOMES —



Street Scene CGI

## Welcome to The Oaks

Enjoy the benefits of being located near the heart of the village centre and only minutes from the Cheshire countryside at The Oaks, Poynton. Settle into the comfort of a luxury four or five bedroom detached family home nestled in one of Cheshire's most sought-after bustling villages.

Embrace the enchanting ambiance of your new home, cocooned by lush trees and picturesque lawns, where every detail invites you to embark on a journey of aspiration. Design your dream kitchen, adorned with exquisite designer cabinets, stone worktops, and personalised wall and floor tiling, reflecting your unique vision.

Bask in the sheer splendour of superbly crafted doors, woodwork, and extraordinary external features like the paved patio area and screen garden fencing, culminating in an unparalleled experience of Cheshire living.

# The Perfect Location

Poynton takes great pride in its exceptional educational facilities, ensuring that children receive a top-tier education. An array of local amenities enhances daily life, providing both convenience and enjoyment.

The pedestrianised village centre showcases an abundance of independent shops and supermarkets, catering to every need, from essential daily items to distinctive locally sourced products. Furthermore, a diverse culinary scene thrives with an array of restaurants, cafes, and pubs, each offering their own unique dining experiences to suit various tastes and occasions.

Poynton enjoys excellent transport links, situated in close proximity to major road networks that facilitate effortless access to key motorways such as the M56, M60, and M6. Manchester Airport, a mere 6 miles away, ensures convenient air travel, while the local train station provides direct connections to Manchester, Stockport, and Stoke, serving as gateways for national rail travel.

With its strong emphasis on family, convenient amenities, and a vibrant community spirit, Poynton encapsulates a lifestyle that seamlessly combines comfort, convenience, and a profound sense of belonging.



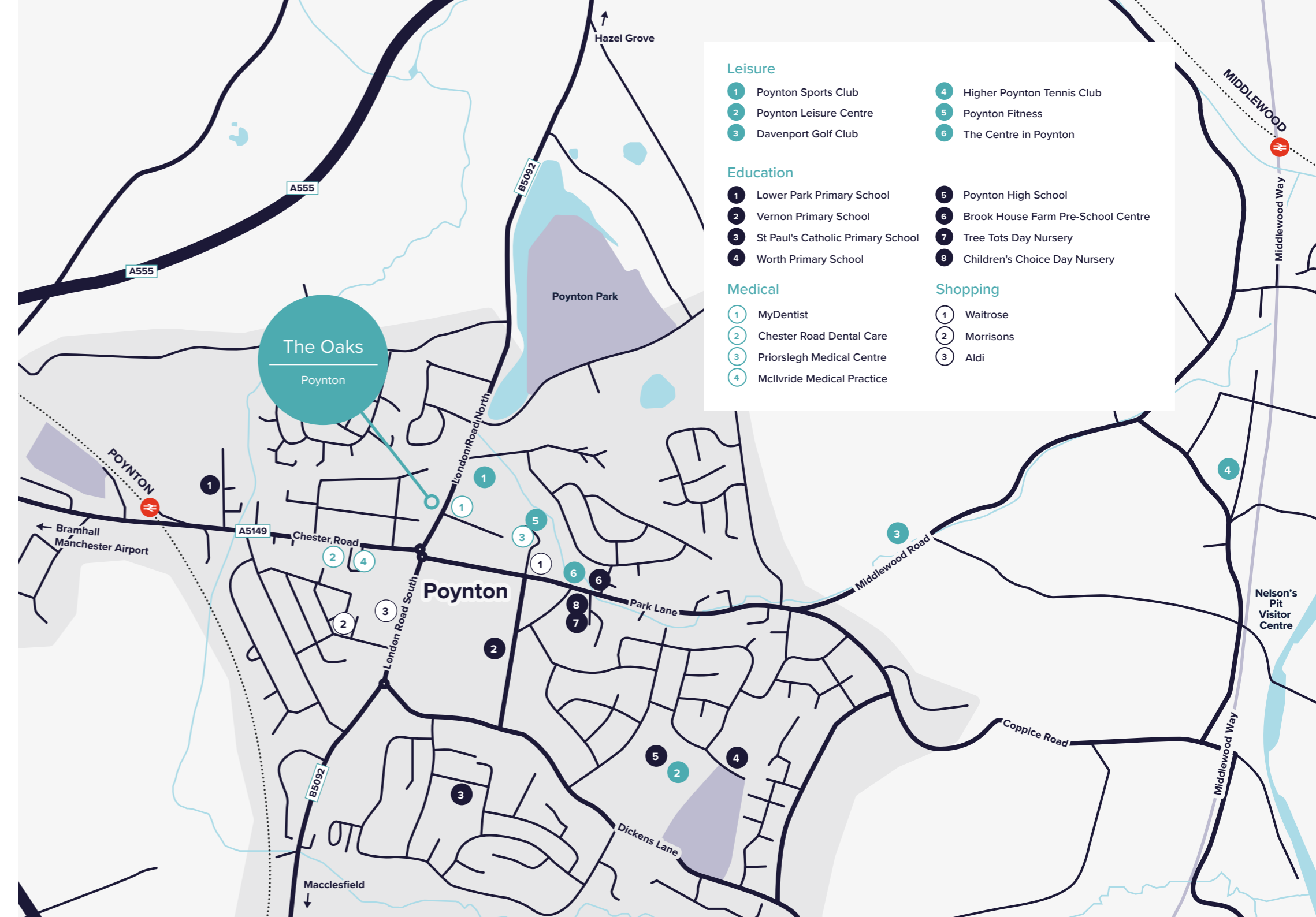
Aerial view of Poynton Village



Vernon Primary School



Poynton Village



## A Poynton Way of life

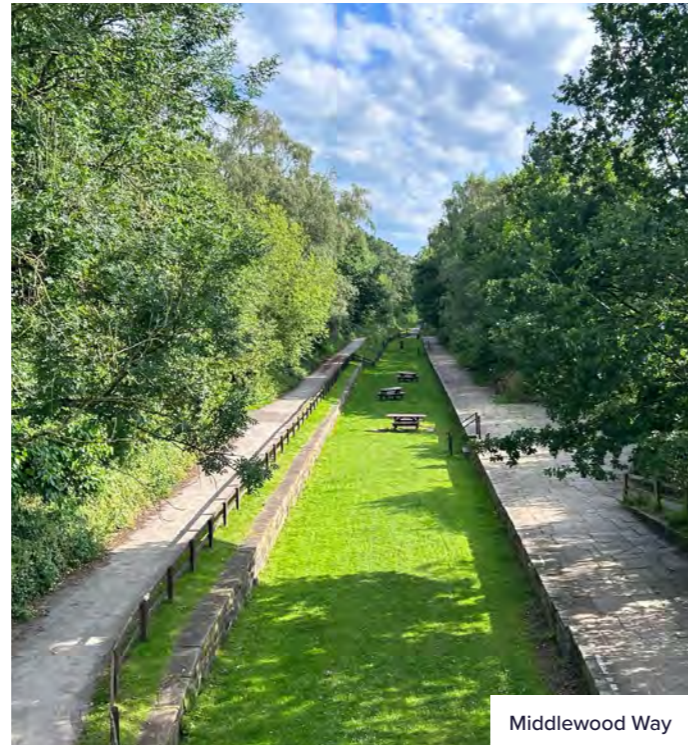
A diverse and exciting life is waiting for you at The Oaks. You'll be spoilt for choice with the huge options available to keep you and your family entertained. Taste all corners of the globe at one of the many delicious food and drink establishments up and down the pedestrianised high street. Lose yourself among the many parks, nature reserves and open areas that Poynton and the surrounding areas has to offer, like Poynton Park, Middlewood Way and Jacksons Brickworks Nature Reserve to name just a few.

Leisure is high up on the agenda when living in Poynton, with the stunning 18-hole Davenport Golf Club only a few minutes' drive away not to mention the local leisure centre being on your doorstep. A little further afield and you'll be able to explore the beautiful Peak District, ramble around Teggs Nose or scale Shining Tor in nearby Macclesfield.

Once you've fully exhausted yourself with the spoils that the local area has to offer, you can rest assured that you can return to your stunning home and take sanctuary to unwind with the people that matter most.



Lord Vernon's Wharf, Macclesfield Canal



Middlewood Way



## The Oaks Development Plan



# Plot 1

Four bedroom detached



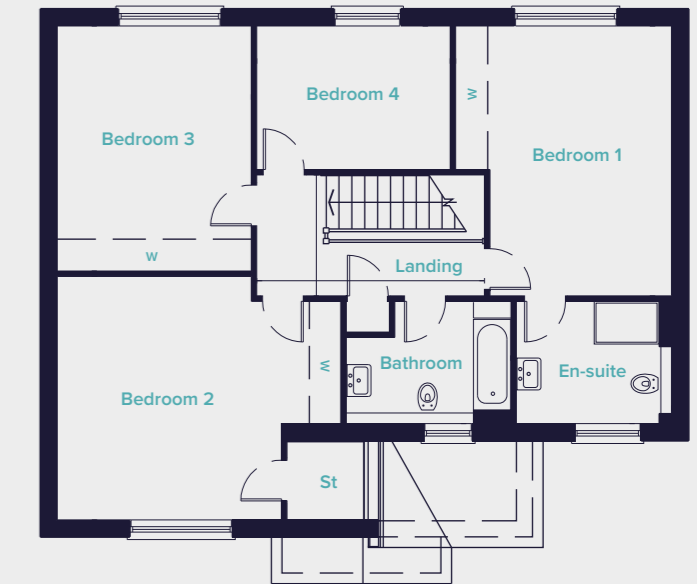
## Ground Floor

Breakfast/Family/Kitchen • 6992mm x 5550mm (max)

Study/Office • 4408mm x 4160mm

Living • 4388mm x 4950mm

Utility • 3160mm x 1760mm



## First Floor

Bedroom 1 • 4062mm x 5057mm

Bedroom 2 • 5320mm x 4557mm (max)

Bedroom 3 • 3632mm x 4592mm

Bedroom 4 • 3624mm x 2689mm

# Plot 2

Five bedroom detached



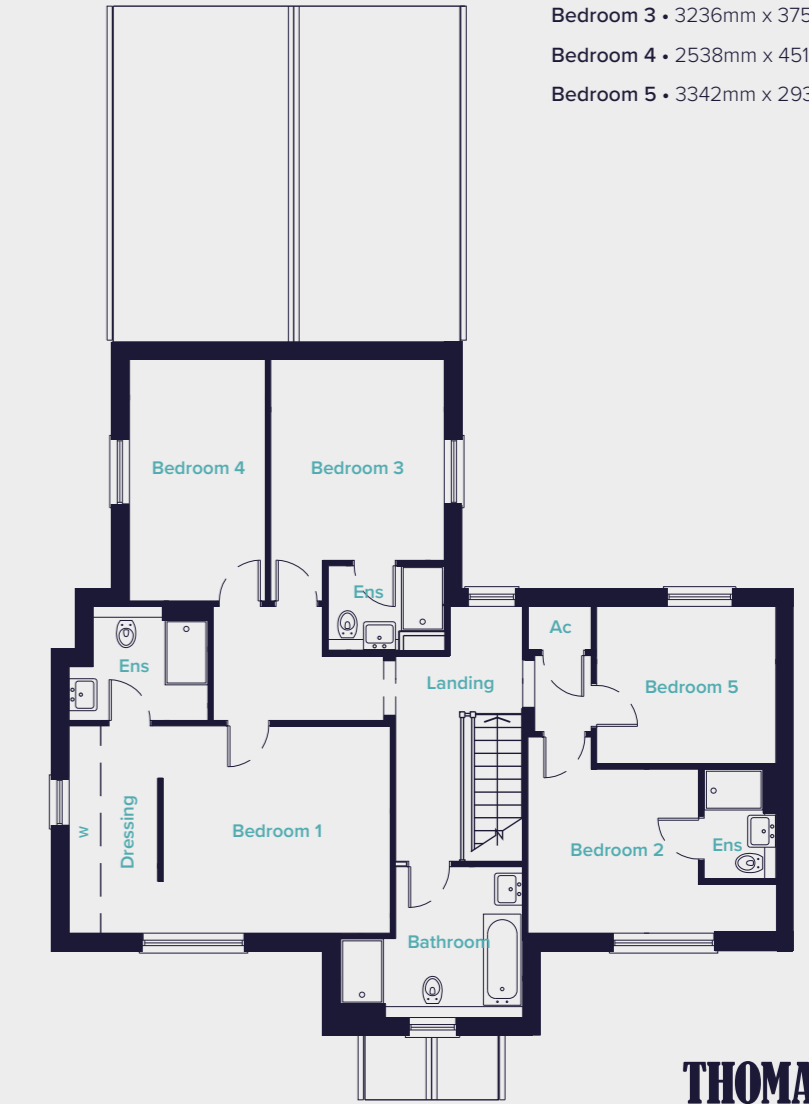
## Ground Floor

- Kitchen/Family/Dining • 5895mm x 5598mm
- Dining/Study • 4948mm x 2975mm
- Living • 5537mm x 6100mm (max)
- Utility • 3534mm x 1860mm
- Garage • 5735mm x 5960mm



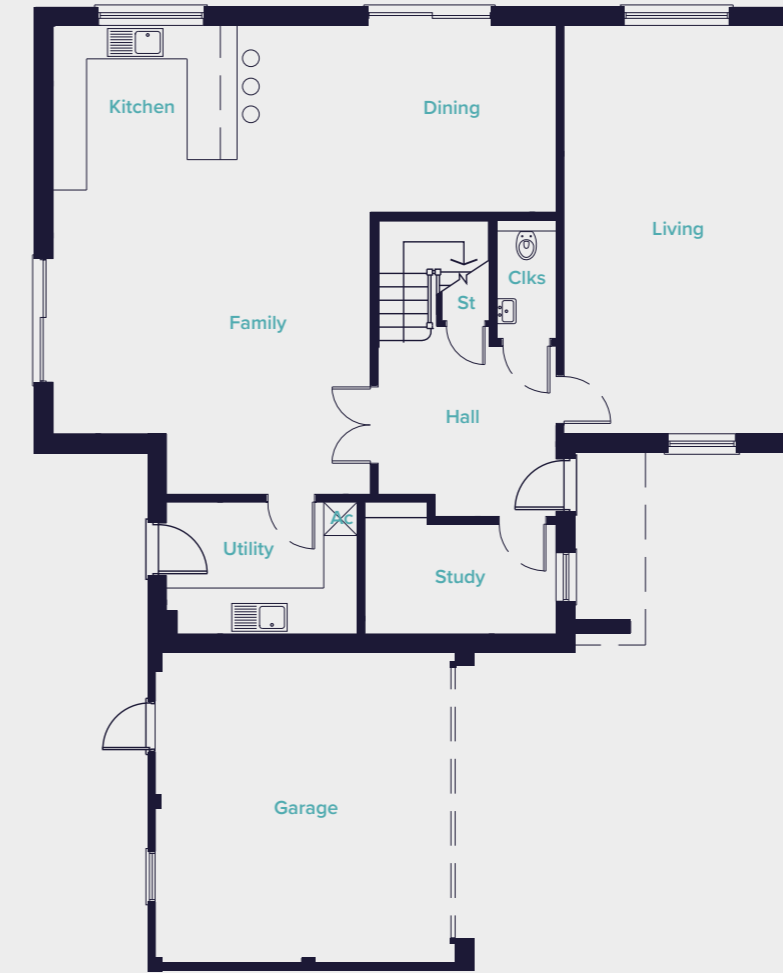
## First Floor

- Bedroom 1/Dressing • 5995mm x 3882mm
- Bedroom 2 • 3200mm x 3063mm
- Bedroom 3 • 3236mm x 3753mm
- Bedroom 4 • 2538mm x 4512mm
- Bedroom 5 • 3342mm x 2936mm



# Plot 3

Five bedroom detached



## Ground Floor

Kitchen/Family/Dining • 9038mm x 8428mm

Study/Office • 3434mm x 1973mm

Living • 4122mm x 7338mm

Utility • 3426mm x 2371mm

Garage • 5402mm x 5605mm



## First Floor

Bedroom 1 • 5046mm x 3499mm

Bedroom 2 • 4136mm x 3379mm

Bedroom 3 • 3527mm x 3399mm

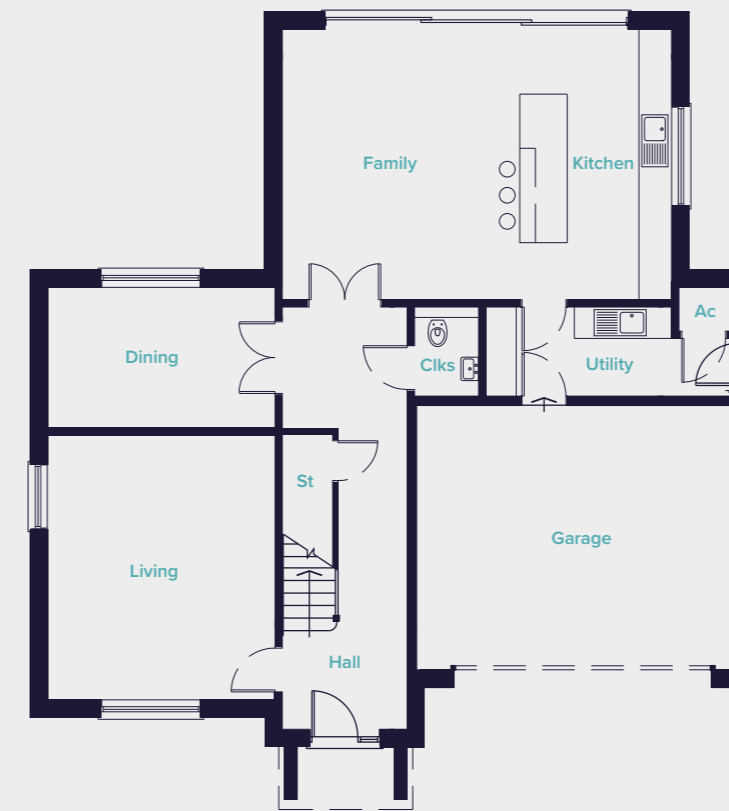
Bedroom 4 • 4666mm x 3208mm

Bedroom 5 • 4107mm x 3208mm

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# Plot 4

Four bedroom detached



## Ground Floor

- Family/Kitchen • 7450mm x 5177mm
- Dining • 4360mm x 2693mm
- Living • 4360mm x 5067mm
- Utility • 4677mm x 1705mm (max)
- Garage • 6032mm x 5075mm



## First Floor

- Bedroom 1 • 4280mm x 4600mm
- Bedroom 2 • 6086mm x 3805mm (max)
- Bedroom 3 • 4399mm x 3749mm
- Bedroom 4 • 4412mm x 3375mm





Image for illustrative purposes only.

## A Superior Specification

### Kitchens

- Choice of handle less kitchen cabinets with stone worktops
- Induction Hob
- Stainless steel electric ovens
- Integrated extractor hood
- Energy efficient dishwasher
- Energy efficient integrated Fridge
- Energy efficient integrated Freezer
- Quooker tap
- Worktop lighting
- Stone splash back/upstands
- Choice of floor tiling

### Bathrooms, En-Suite's and Cloakroom

- Duravit designer bathroom suites with chrome taps and fittings
- Shower and glass panel over bath in main bathroom
- Choice of wall tiling
- Choice of floor tiling
- Heated chrome towel warmers
- Under floor heating

### Electrical

- Ample supply of power, TV and BT points throughout the home
- Energy efficient interior lighting, LED down lights kitchens and bathrooms
- Ample supply of power, TV and BT points throughout the home
- Energy efficient interior lighting, LED down lights kitchens and bathrooms
- Shaver points to main bathroom and en-suite's
- Internet connection points
- Prewiring for home entertainment systems
- Mains powered smoke detectors
- Intruder alarm system
- Vehicle charging point

### Heating

- Super-efficient gas fired heating with system boiler and separate zone controls
- Underfloor heating to ground floors
- Thermostatic valves to all radiators
- Super-insulated loft and cavities
- Contemporary gas fire to lounge

### Doors and woodwork

- White contemporary style internal doors
- White ogee skirting and architrave throughout
- Feature staircase with oak handrails
- Contemporary polished chrome door furniture throughout

### Decoration

- All woodwork to be finished in satin white
- Internal walls finished with emulsion paint

### Notable Features

- Double glazed PVCu windows and doors
- Feature front door with multi point locking system
- Automated garage doors
- NHBC 10 year Warranty
- 2 year Thomas Jones Homes Warranty

### External Features

- Paved patio area
- Turf to front and rear gardens
- Screen fencing to rear gardens
- Outside tap
- Exterior lighting
- A residents' management company will be formed for the maintenance and upkeep of the development road, communal spaces and lighting



These details are intended to give a general indication of the proposed development and floor layouts. The company reserves the right to alter any part of the development, specification, and floor layouts at any time and without prior notice. The contents herein shall not form part of any contract or representation inducing any such contract.

About Thomas Jones Homes

# Building Quality Homes for Life

Since 1934 Thomas Jones Quality Homes have been a reliable and trusted name among house builders in the North West. Family owned with family values, we build homes that people love to live in.

Built in great locations across Cheshire, our homes are packed with character and beautifully finished, you can feel the difference as soon as you walk in.

When choosing your new home, choose a name you can trust – Thomas Jones, Quality Homes.



The Orchards, Stockton Heath



Treetops, Wilmslow



Church View, Prestbury

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