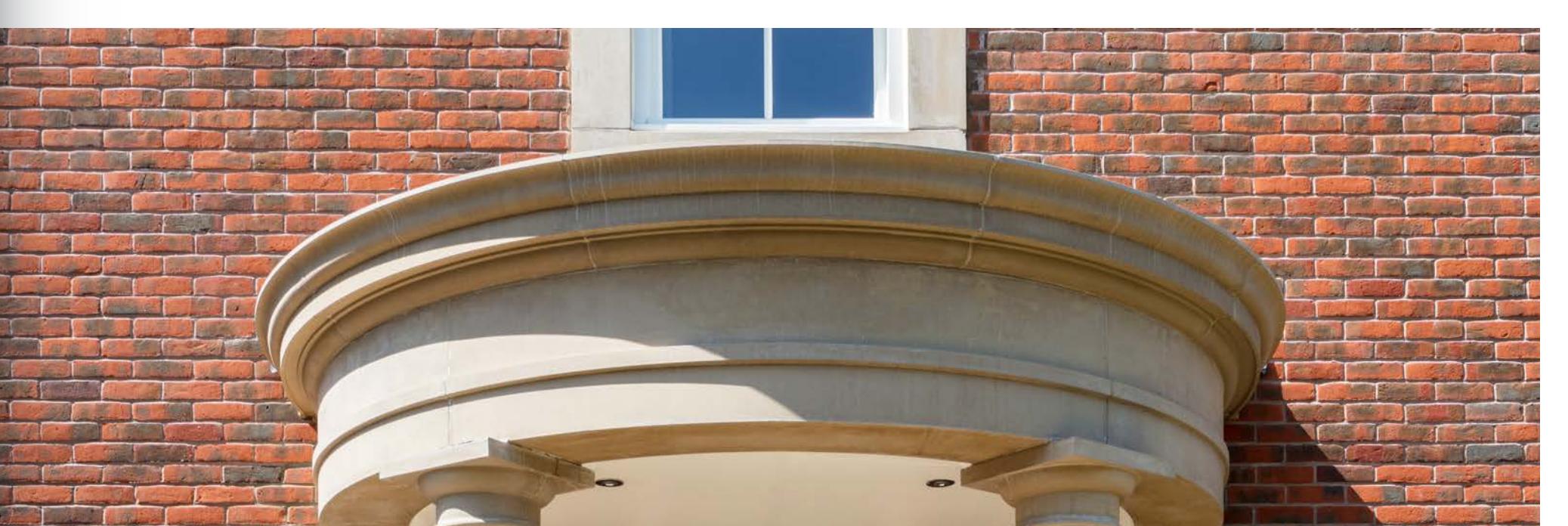
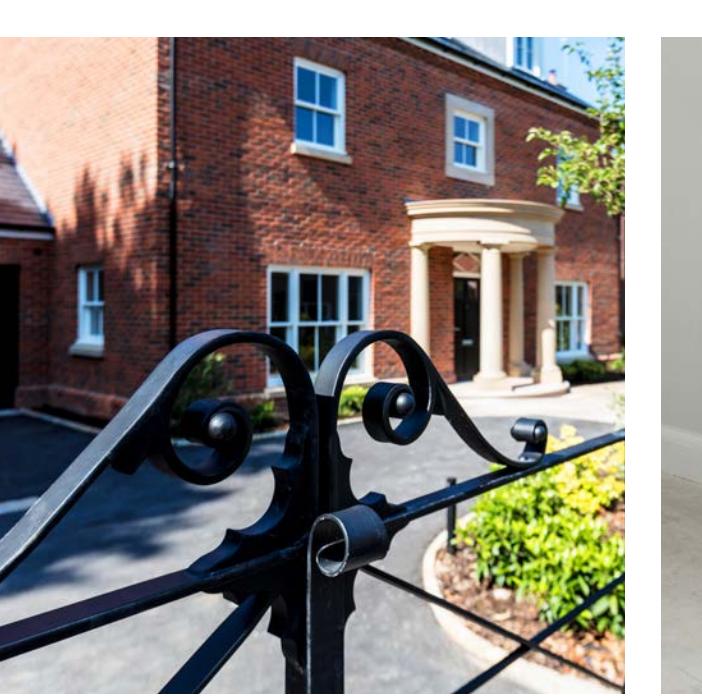
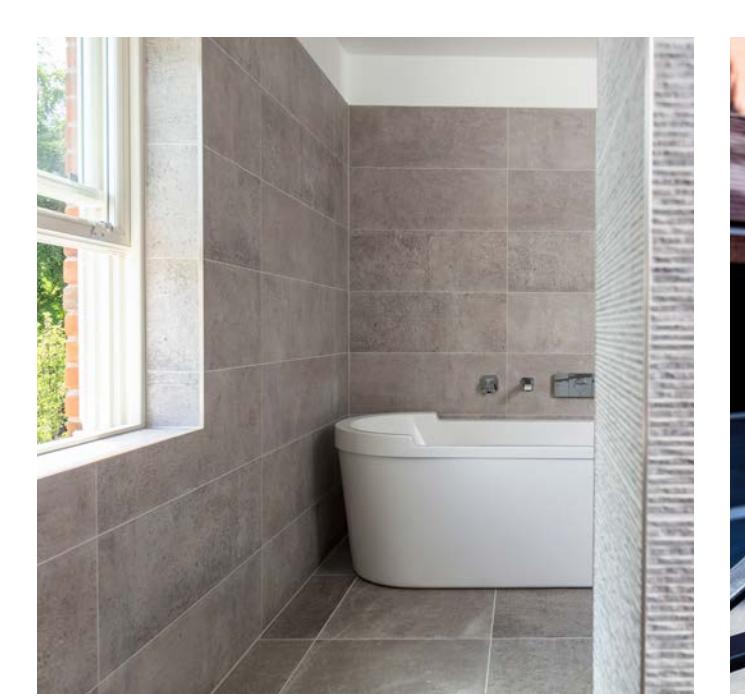




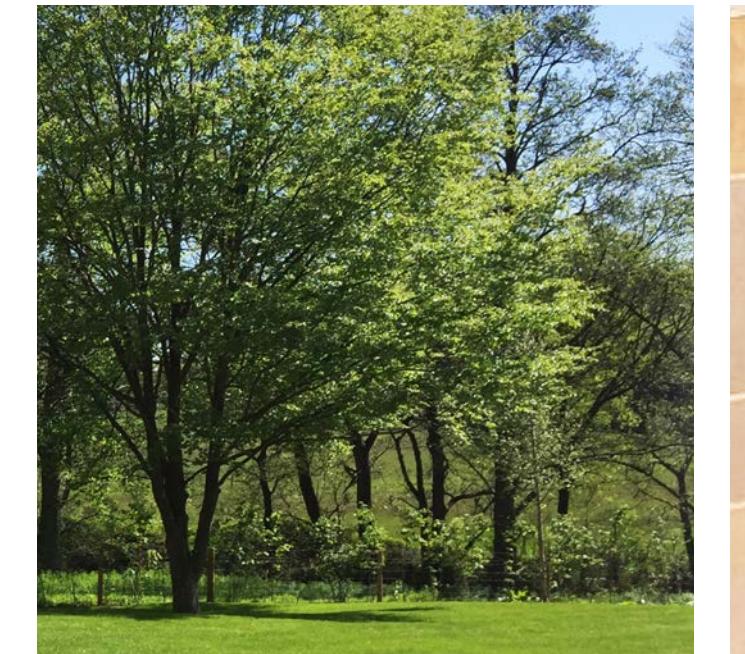
A ALDERLEY PARK
ALDERLEY LIVING REDEFINED

THE SERPENTINE
THE LEVERSEDGE



WELCOME TO THE LEVERSEDGE

Impressive in stature, the elegant 5 bedroom, 5 bathroom Leversedge begins the run of seven majestic residences that line Maisterson Drive. Over 3 floors, this generous family home exudes quality through its materials and craftsmanship, as every PH Homes client has come to expect.





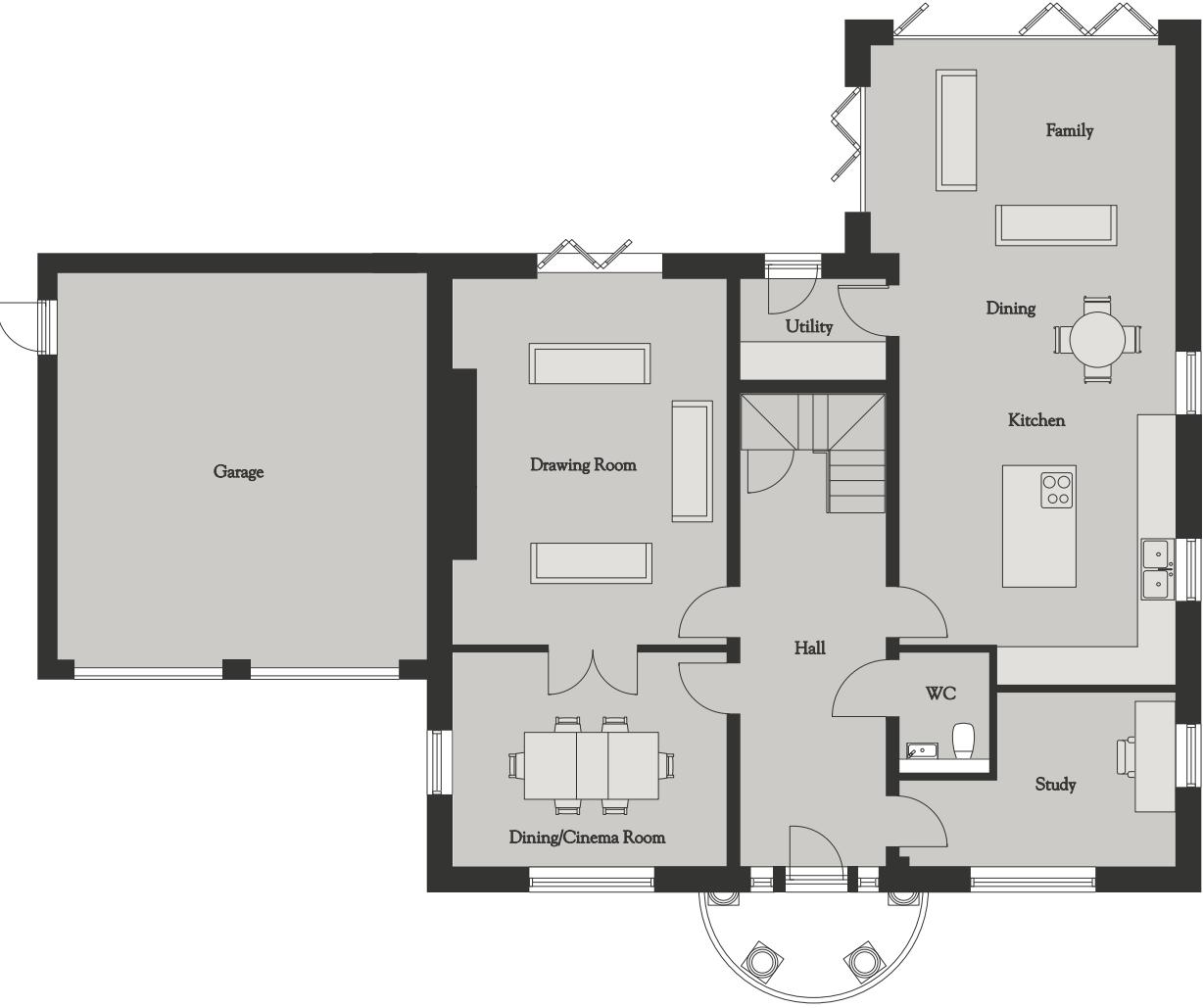
THE LEVERSEDGE

PLOT POSITION AND FLOORPLANS

From the magnificent entrance porch, the hallway leads to the dining room linked by double doors to the grand drawing room, with feature fireplace and doors to the garden. Opposite is the study and spectacular kitchen dining family room, with two further sets of folding doors. Upstairs, the enormous master suite boasts a vast en suite with walk-through shower, feature basin and freestanding bath, walk-through dressing room and folding doors to a terrace overlooking woodland. There are two more double bedrooms with en suites here, while the top floor's two large bedrooms also have shower rooms. A truly exceptional 3,478 square foot home, The Leversedge sits in the most exclusive part of The Serpentine.



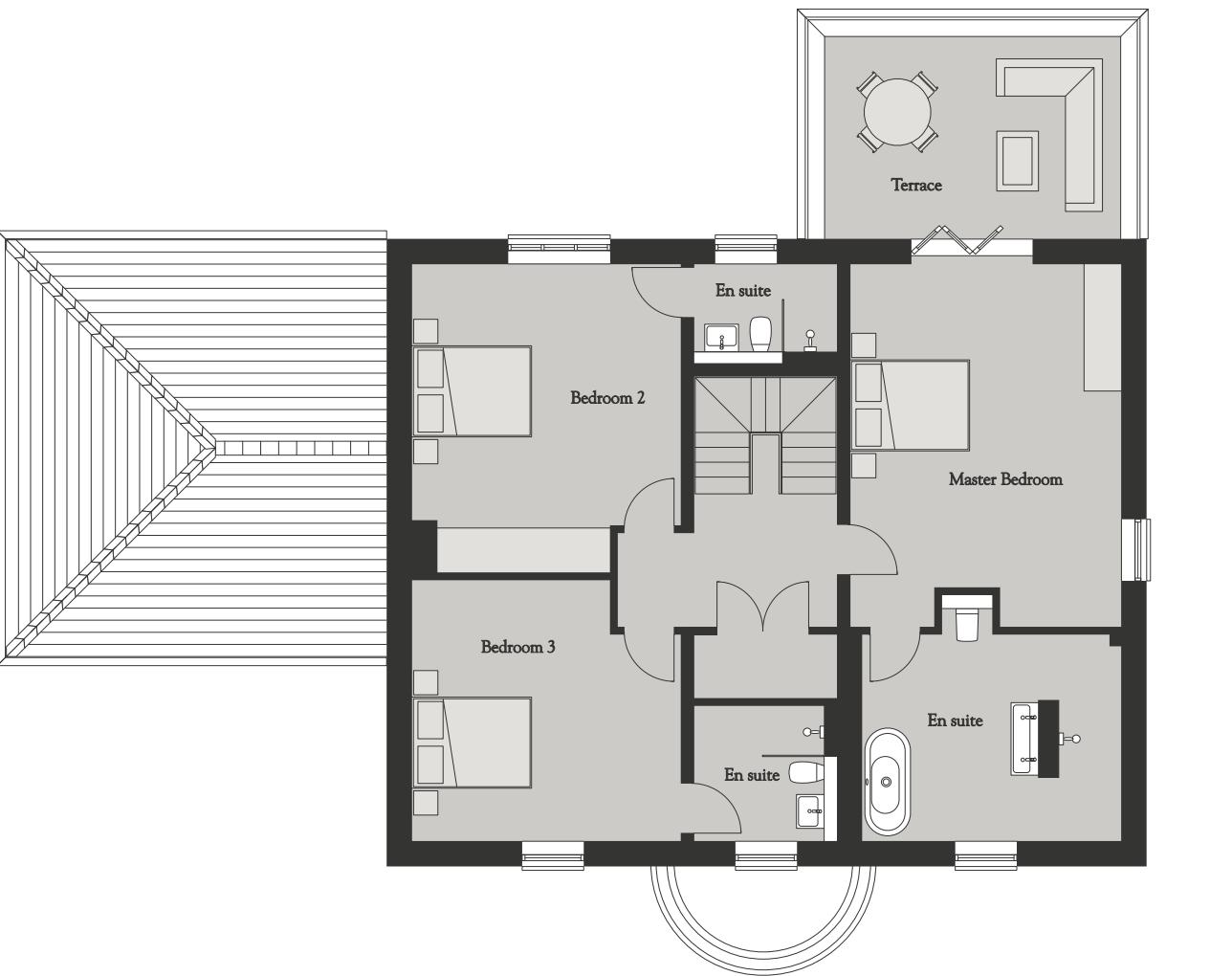
GROUND FLOOR



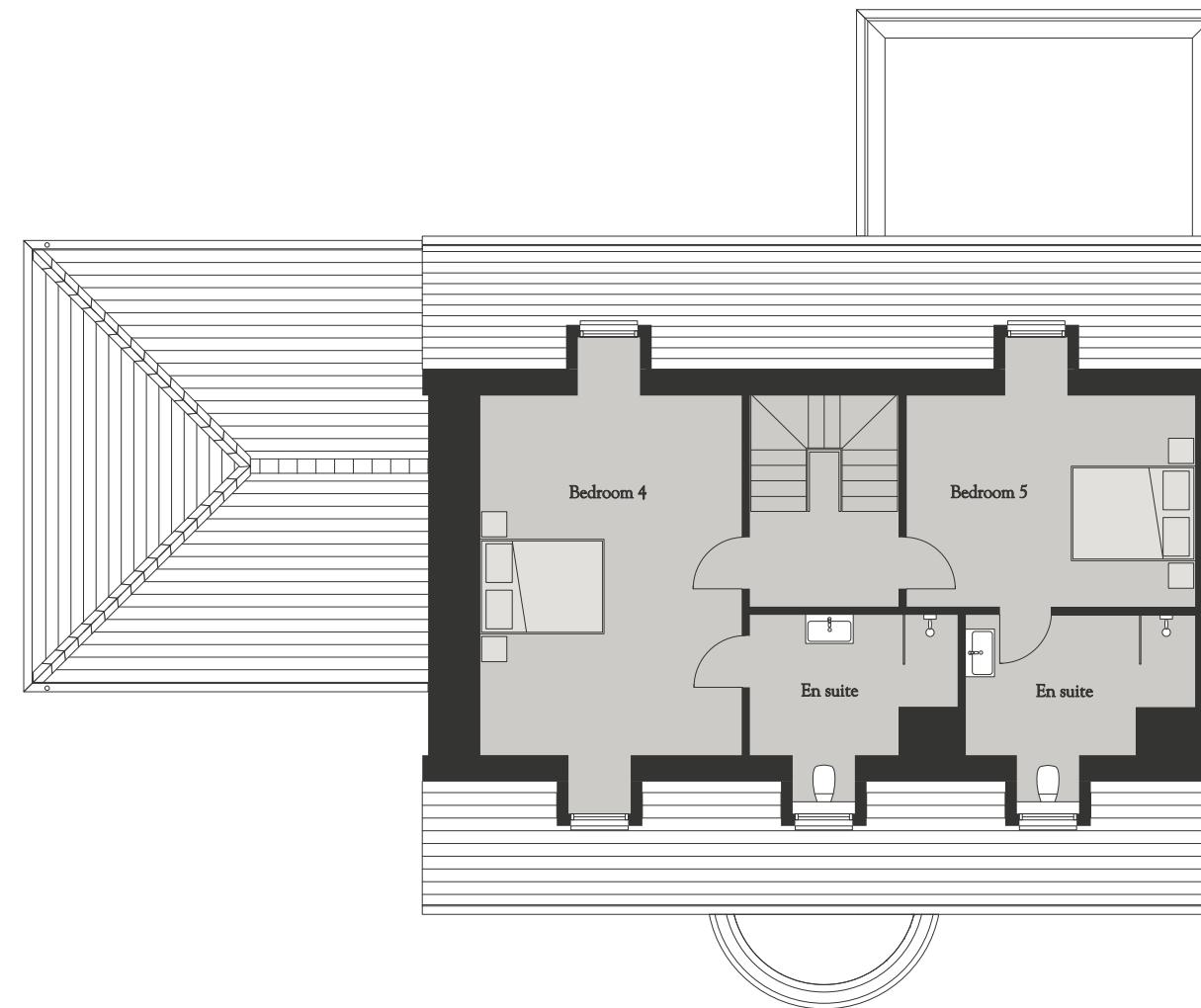
IMPERIAL METRIC

Kitchen/Dining/ Family Room	34'5" x 14'11"	10.48m x 4.55m
Drawing Room	19'8" x 14'11"	6.00m x 4.55m
Study	14'11" x 9'5"	4.55m x 2.88m
Dining/Cinema Room	14'11" x 11'7"	4.55m x 3.54m
Utility Room	7'10" x 5'7"	2.4m x 1.69m
WC	6'6" x 4'9"	1.99m x 1.45m
Double Garage	21'5" x 20'4"	6.54m x 6.20m

FIRST FLOOR



SECOND FLOOR



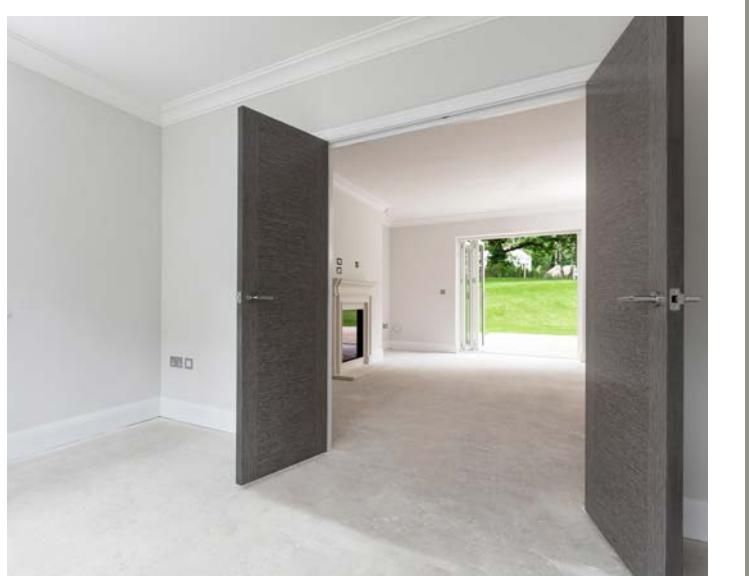
IMPERIAL METRIC

Master Bedroom	14'11" x 19'6"	4.55m x 5.94m
En suite	14'11" x 11'6"	4.55m x 3.49m
Terrace	16'2" x 11'3"	4.93m x 3.43m
Bedroom 2	16'11" x 14'11"	5.17m x 4.55m
En suite	7'10" x 5'7"	2.4m x 1.69m
Bedroom 3	14'11" x 14'4"	4.55m x 4.37m
En suite	7'10" x 7'6"	2.40m x 2.30m

IMPERIAL METRIC

Bedroom 4	18'8" x 13'10"	5.69m x 4.23m
En suite	11'0" x 7'3"	3.35m x 2.21m
Bedroom 5	15'3" x 11'0"	4.65m x 3.36m
En suite	12'1" x 7'3"	3.68m x 2.21m

PLATINUM SPECIFICATION



The Leversedge benefits from our Platinum Specification:

Kitchen

A sleek handleless Kitchen finished in a deep rich gloss with striking horizontal and vertical line work is the embodiment of contemporary style. Polished quartz worktops, large format ceramic floor tiles and LED feature lighting maintain the theme. A comprehensive range of appliances also ensures this Kitchen is as practical as it is beautiful.

Utility Room

- Gloss laminate door finish
- 40mm laminate worktop with steel effect front edge and laminate upstand
- Blanco inset stainless steel sink and drainer
- Blanco Crest single lever Monobloc mixer tap
- Plumbing for washer and dryer

Kitchen Key Features:

- High gloss lacquer doors with stainless steel finger grip
- Soft motion hinges and drawers
- Cutlery insert storage
- Pull out waste bins
- 30mm Quartz worktop with 50mm upstands and drainer grooves
- Miele 90cm 6 Zone Induction Hob with integrated extraction
- Miele PureLine Single Oven Pyroclean
- Miele PureLine Single Oven Moisture Plus Pyroclean
- Miele Warming Drawer
- Miele PureLine Microwave
- Neff Fully Integrated Larder Fridge
- Neff Fully Integrated Larder No Frost Freezer
- Neff fully integrated dishwasher
- Blanco Andano stainless steel under mounted sink
- Blanco Ellipse single lever Monobloc mixer tap with flex spray rinse head
- Quooker Hot Cold and Boiling Tap
- High definition LED under cupboard lighting

Bathrooms

Each En suite Bathroom has been painstakingly designed to create maximum impact. The position of each tile is carefully considered to complement the sanitary ware, and box section brushed stainless steel tile trims provide crisp sharp edges. Minimalist glass screens to showers and huge back lit mirrors floating on a bed of light complete the look.

High quality Hansgrohe brassware ensures function is as impressive as form, and for that added touch of luxury, each Bathroom features programmable electric underfloor heating.

Dressing Rooms

A bespoke, fully fitted Dressing Room complements the Master Bedroom Suite, making a striking statement and more than just practical storage space.

Bathroom Key Features:

- Wall hung WC to Master En suite
- Duravit Durastyle wall mounted WCs to all Bathrooms
- Polished chrome dual flush plate
- Duravit Durastyle basin with vanity unit
- Duravit Durastyle furniture
- Axor Hansgrohe Citterio Brassware
- Flush tiled shower trays with brushed stainless steel linear waste
- Hansgrohe thermostatic shower valve
- Duravit bath with exo fill and wall mounted taps
- Polished chrome flush fitting shaver socket
- Programmable electric under floor heating
- Polished chrome heated towel rails





Security and Peace of Mind

The Alderley Park Estate is protected by a dedicated on-site 24 hour security team that regularly patrol the grounds, providing security and peace of mind.

For an additional fee a key holder service can be offered to residents, providing a first response service to any alarm activations notified by the resident's third party monitoring company.

- Intruder alarm system with PIR protection to accessible rooms on ground and first floors
- Alarm system capable of connection to a third party monitoring system
- Flush fitting polished chrome alarm keypads adjacent to front door and Master Bedroom
- Panic button
- External doors feature ultra-secure 5 point espaglonette locking system
- Spy hole to front door
- Pre wiring for four CCTV cameras
- Mains fed smoke/heat detectors with battery backup
- CO₂ detector
- 10 year New Home Warranty
- 2 year PH Homes Warranty with our dedicated customer service team



Audio Visual, Telecoms and Data

All BT, TV and Data points are wired back to a central patch panel using Cat 6 cable, a high specification versatile network cable that carries data around your home.

Its multi-functionality provides flexibility for all your equipment such as routers, satellite dishes, Blu-Ray players and games consoles, allowing you to locate them centrally or locally within each room.

- Pre-wiring for ceiling speakers to Living Room, Kitchen/Breakfast/Family Room and Master Bedroom
- Speaker cables to all ground floor reception rooms and first floor Bedrooms
- Provision for a pair of external speakers to the ground floor patio area
- TV/BT/Data points to all reception rooms and Bedrooms
- High level TV points to principal rooms
- Wiring for cinema room to dining room

Having worked together for many years, PH are delighted to have AV Specialist Wild Copper Audio Visual as our chosen AV partner. Wild Copper can tailor a home entertainment package to meet your exact requirements.

Ultrafast Fibre Broadband

We've installed a fibre infrastructure to future proof every home at Alderley Park. Capable of speeds of up to 1Gbps, fibre optic cable can carry massive amounts of digital information as pulses of light, making the transfer of data lightning fast.

The Openreach fibre link runs all the way from the local telephone exchange directly into your home, meaning you'll have reliable and constant speeds no matter how far the data has to travel.

However you use Broadband, fibre makes it quicker, easier and more stable, with every member of your household able to make the most of this high speed service all at the same time.

- High speed internet for home working, streaming and video calling
- Cable also carries phone calls (even if your home loses power, emergency calls can still be made)
- 4K streaming for compatible TVs



Interior Finishes:

- Hardwood veneered doors
- Polished chrome ironmongery
- Large format porcelain tiles to Kitchen, WCs and Bathroom floors
- Large format ceramic tiles to walls in WCs and all Bathrooms
- Deep section skirting boards and architraves
- Walls finished in Dulux Heritage emulsion
- Ceilings finished in Dulux white emulsion
- Cut string staircase with hardwood hand rail, newel posts and spindles
- Polished chrome light switches and sockets
- Deep moulded plaster cornice to ground and first floor (excluding Bathrooms)

Landscaping:

- Granite kerbs and feature bonded gravel pavements
- Large format paving to paths and patios
- Bonded gravel finish to drive
- Rear Gardens laid to lawn
- Cheshire Railings or hedging to plot boundaries
- External tap to Garage and rear elevation
- Remote control motorised vehicular gates to drive



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PH HOMES

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