



(‘SPRINGFIELD LODGE’ BROCHURE)

(Front cover)

‘Springfield Lodge’

Alderley Edge, Cheshire

**An outstanding six-bedroom villa located
in one of Cheshire’s most prestigious areas**

‘Timeless quality is its own reward’

OR:

‘True quality is always timeless’

(Introduction)

***“Springfield Lodge represents the gold standard for
discerning buyers... a unique opportunity to create an***

exclusive lifestyle in a private landscaped environment.”

Even by Alderley Edge standards, Springfield Lodge is outstanding. This elegant six-bedroom property delivers a lifestyle that begins and ends with quality.

Its classical Victorian elevations echo the architectural style that has been characteristic of this area since the Manchester cotton barons arrived in the mid-19th century.

Carefully sourced stone and brick enhance the inspired design to create an aura of timelessness that will see this magnificent home mature seamlessly into the Alderley Edge landscape.

The spacious, well-planned accommodation incorporates nothing but the best, both in building materials used and in the innovative features that set this property apart.

With its fully-landscaped half-acre plot – complete with mature trees and shrubs which provide a high level of seclusion - Springfield Lodge is a delightful addition to the local environment.

Understated yet stunning... private yet ideally positioned to access the social, cultural and commercial attractions of

this upmarket part of Cheshire... here is a property that will exceed the expectations of even the most discerning buyer.

“A league apart in its exclusivity – yet very much at one with its Cheshire milieu - Springfield Lodge combines the best of all possible worlds...”

Residents of Alderley Edge enjoy the benefits of a unique environment that blends a sense of sophisticated ‘county’ living with easy accessibility to the many attractions of the area.

Considered to be one of Cheshire’s premier residential locations, Alderley Edge falls within the ‘Golden Triangle’ of affluent Cheshire towns bounded by Knutsford, Wilmslow and Macclesfield.

Springfield Lodge provides a passport to a more genteel lifestyle where Alderley village and all its amenities are less than a five-minute walk away.

Here you will find an abundance of upmarket shops and boutiques, wine bars and restaurants as well as excellent golf and cricket clubs in the true English tradition.

The immediate area offers a selection of first-class schools ranging from primary to prep to secondary, with schools like The Ryleys and Alderley Edge School for Girls boasting long and distinguished track records.

For business and pleasure in both the immediate vicinity and beyond, there are exceptional motorway, rail and airport links to all destinations.

The package that is '*living in Alderley Edge*' is limited only by a resident's preferences. And with convenience, 'commutability' and choice creating a self-selecting list, no-one will be disappointed.

“Springfield Lodge is a distinctive and spacious property where quality construction and attention to detail underpin every superlative.”

Springfield Lodge is a substantial home that was designed to accommodate the full spectrum of modern living. And, it should be said, in considerable style.

Its half-acre plot, six bedrooms and spacious reception rooms set the scene. Marble floors extend from the pillared entrance to an impressive hallway with a sweeping marble staircase leading off.

Opposite is a decorative atrium-style window with views over the rear terrace, whilst the four large reception rooms lead from the hall in all directions.

Each bedroom has its own *ensuite* bathroom and dressing room. Bedroom six meanwhile could easily double as a games room whilst bedroom two has a delightful balcony which overlooks the rear garden.

Endless details such as mood lighting, 'smart electrics' and even a heated driveway are all controlled from a dedicated 'Plant Room' – all of which demonstrates that, when it comes to creating a uniquely comfortable lifestyle, nothing has been overlooked at Springfield Lodge.

“The wide-ranging appeal of Springfield Lodge has everything to do with innovative ideas used in an aspirational context.”

'Quality' is the theme throughout Springfield Lodge. Quality materials. Quality design. Quality finishes. No concession is made to mediocrity. Excellence is in the execution.

The kitchen units, for example, are in hand-picked maple... a material that will actually improve over time. The worktops are granite, as are the splash-backs and shelved areas in all bathrooms. Marble flooring is used throughout the main entrance and hallway areas as well as in the dramatic winding staircase.

Internal doors are made with stunning pre-finished hardwood. And then come the flourishes...

Top-quality appliances in the kitchen, background mood lighting, a house fully-wired for a range of multi-media,

sound and Internet options – plus programmable ‘smart electrics’ that can remotely adjust the settings of heating, lighting, CCTV and virtually everything else that’s electrical!

And there’s more... much more:

- All appliances supplied with the Johnson & Johnson kitchen are by Miele: American fridge-freezer; two wine coolers; double oven; gas hob; microwave; extractor hood.
- Utility room includes: Belfast sink; dishwasher; American washing machine and tumble dryer.
- Electrical features:
 - Mood lighting in kitchen
 - Spotlights to all other rooms
 - Living rooms, games room and study to be fully wired for media
 - All bedrooms to have Sky-Plus and high speed data connection
 - Kitchen wired for sound
 - Master bedroom *ensuite* and dressing room to be wired for sound
 - LED low voltage lighting to the underside of granite window-boards in bathrooms
 - In-wall mounted DAM/5CD/AMP system in master bedroom

- Plant Room houses all mechanical and electrical systems including:
 - Main control panel for fire alarm and burglar alarm
 - Programmable control units for under-floor heating
 - Sky/NTL boxes
 - Boilers
 - High pressure cylinders
 - BT master sockets and Broadband router
 - Utility service meters
 - Electric gate and CCTV master control panels
 - Wireless router
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(Tag lines)

Luxury

Luxury is part of the living at Springfield Lodge

Luxury is a fact of life at Springfield Lodge

Springfield Lodge – Where luxury is a fact of life

Open the door on luxury

Modern

Forever modern...

Totally modern – in the best possible taste!

Where ‘modern’ is built-in

Where ‘modern’ is part of the landscape

Timeless

Timeless quality is its own reward

True quality is always timeless

Tastes change – but quality is always timeless

Experience the timeless...

Forever timeless

Innovative

‘Innovative’ boldly goes...

‘Innovative’ is new, clever, workable

‘Innovative’ dares

Where innovative ideas are imagination in action

‘Innovative’ is beyond tomorrow

Sumptuous

Indulge in the sumptuous

Sumptuous just is

As sumptuous as it gets
Wall-to-wall sumptuous

ENDS

http://www.buzzwords.ltd.uk/property_copywriter.htm