



HOMES

THE  
SOMERFORD  
BOOTHS  
HALL  
ESTATE

PH HOMES

PH PRIVATE CLIENT

PH MALLORCA



HOMES

THE  
SOMERFORD  
BOOTH'S  
HALL  
ESTATE

A SUPERB DEVELOPMENT OF  
FOUR AND FIVE BEDROOM HOMES  
SET IN THE IDYLIC GROUNDS  
OF A GRADE II\* LISTED HALL



## THE SOMERFORD BOOTHS HALL ESTATE

It's hard to imagine a more perfect setting. Surrounded on all sides by the beautiful Cheshire countryside as far as the eye can see, in the grounds of a Grade II\* listed Hall dating from 1612 and part of one of the county's oldest estates, **The Somerford Booths Hall Estate** offers the perfect rural retreat, a place for peace, relaxation and unrivalled family time.

Built in the style of the local vernacular, each of these stunning homes is arranged around a traditional Cheshire courtyard but has the latest contemporary features and technology at its heart.



Somerford Booths Hall just prior to renovation.



Edmund Swetenham, circa 1620.

## HISTORY

There has been a settlement at Somerford Booths since medieval times, although the Hall itself – originally complete with moat – was built in 1612 for Edmund Swetenham after he inherited the estate from his father Laurence. His descendants lived there until 1768, when it passed to an indirect heir, Roger Comberbatch, who assumed the Swetenham name.

In 1817 Clement Swetenham had the Hall remodelled by architect John Webb, who focused on the South and East elevations. Throughout the 19th century the estate yard also developed, with the addition of several buildings including a courtyard and stables or coach house. The family eventually sold the estate in 1935, and the Hall was Grade II-listed in 1952. In the 1960s it was turned into offices, which were used until the early 2000s. Today, it offers a unique opportunity to enjoy life in one of the most desirable parts of Cheshire.



T. Jeavons Engraving, circa 1860.



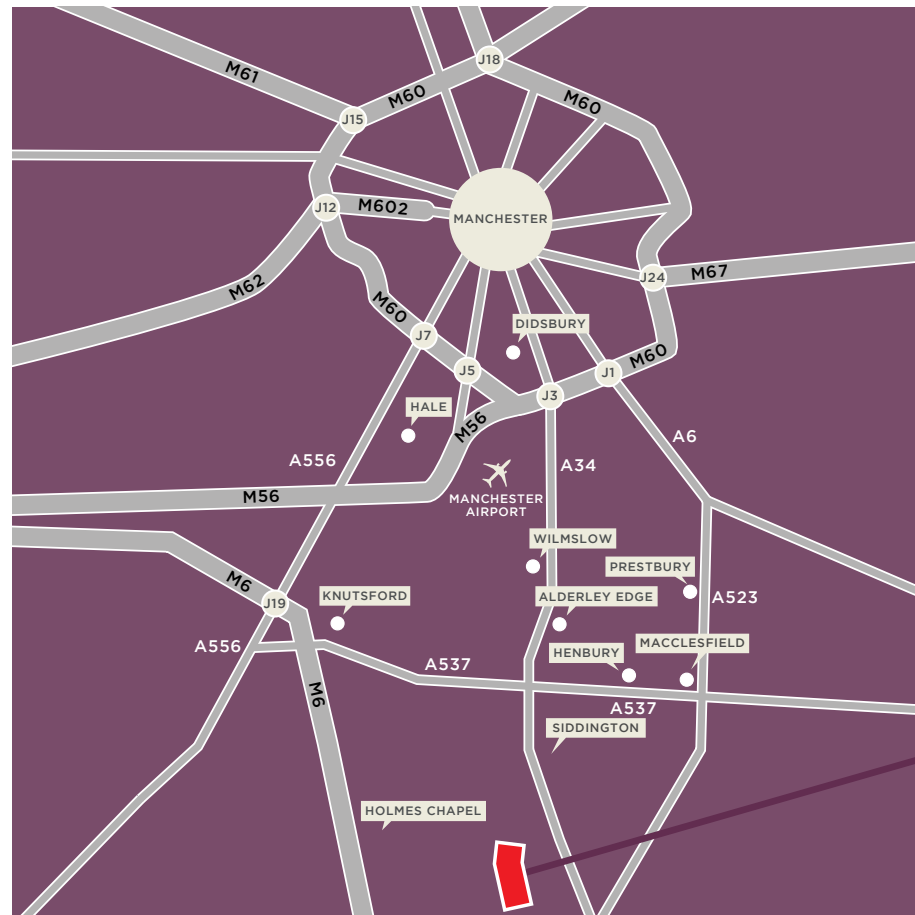
Somerford Booths Hall, 1950s.

## LOCATION

While it feels as though you've left the chaos of everyday life behind, **The Somerford Booths Hall Estate** is exceptionally well-placed to return to reality. The M6 motorway is a mere quarter of an hour's drive away, and the area's main A-roads are all within easy reach.

It's just 2 miles to Congleton, with regular rail services to Manchester and London; alternatively, Crewe and Wilmslow stations are just a 20-minute drive. And just a little further is Manchester Airport, Britain's third largest with services to 225 destinations worldwide.

For directions please use CW12 2LY



THE  
SOMERFORD  
BOOTHS  
HALL  
ESTATE





Aerial View from The Somerford Booths Hall Estate, looking out over the Cheshire Plains.



Source of The River Dane.

## LOCAL LIFE

This is one of the most desirable parts of Cheshire in which to live; an area steeped in history, with many small villages down its winding country lanes that have become home to many of the region's elite.

The stunning rural setting offers plenty of opportunities to explore the many historic Country Houses and Parks such as Gawsworth Hall, Biddulph Grange and the nearby Rode Hall and Gardens.

The ever-popular visitor attraction at Jodrell Bank Observatory is also only a stone's throw away, as are the many riverside walks along the idyllic banks of the River Dane.



Rode Hall and Gardens, Rode Heath.



Gawsworth Hall, Gawsworth.



Jodrell Bank Observatory.

Only 8 miles away is the vibrant South Manchester social hub of Alderley Edge with its exceptional bar and restaurant scene, and the equally fashionable town of Wilmslow lies just a little further beyond.



Capesthorpe Hall, Siddington.

Congleton, the small market town noted for its annual Food and Jazz & Blues Festivals, is closer still, while the world renowned Clonter Opera Theatre offers even more in the way of culture.



Clonter Opera Theatre, Swettenham Heath.

In terms of education, Terra Nova School is at nearby Jodrell Bank, while both The King's School in Macclesfield and Alderley Edge School for Girls are within easy reach.

But perhaps one of the greatest joys of living here is exploring the picturesque country lanes and discovering some of the local pubs and restaurants tucked away in the towns and villages of the surrounding area.



Terra Nova School, Jodrell Bank.



The Swettenham Arms, Swettenham Village.



## THE ESTATE

The Somerford Booths Hall Estate comprises the restoration of the magnificent Grade II\* listed Hall plus the construction of 24 fabulous new homes within its historic grounds.

Set in 12.5 acres of rolling Cheshire countryside overlooking the River Dane, it provides a spectacular backdrop for the new homes. Many original features including ornamental ponds, a walled garden and specimen trees have been incorporated into the scheme to create a truly special environment.

**Somerford Square** consists of 14 two and three storey homes set around a formal courtyard and provides luxurious four and five bedroom accommodation with generous garden spaces in a breath-taking setting.



## SOMERFORD SQUARE

The architecture of the 14 luxurious four and five bedroom homes at **Somerford Square** follows the local vernacular, and reflects Cheshire's rich farming heritage. Styled on local agricultural courtyards, each home is constructed from the finest Cheshire brick, with natural slate roofs and timber detailing.

Using a traditional courtyard arrangement, each home has its own parking space and garden frontage in the landscaped central area, with additional covered parking for each home nearby. These exceptional new properties are directly adjacent to the historic **Somerford Booths Hall**, which will be restored, along with the original walled garden and parkland.

Residents will have access to much of the estate grounds, including the ponds that flank the entrance drive, parkland walks and woodland.





## SOMERFORD SQUARE PLAN & HOUSE TYPES

### THE BALMORAL

- 1 7 14

### THE SANDRINGHAM

- 2 3 5
- 6 12 13

### THE HIGHGROVE

- 4 8 11

### THE WINDSOR

- 9 10

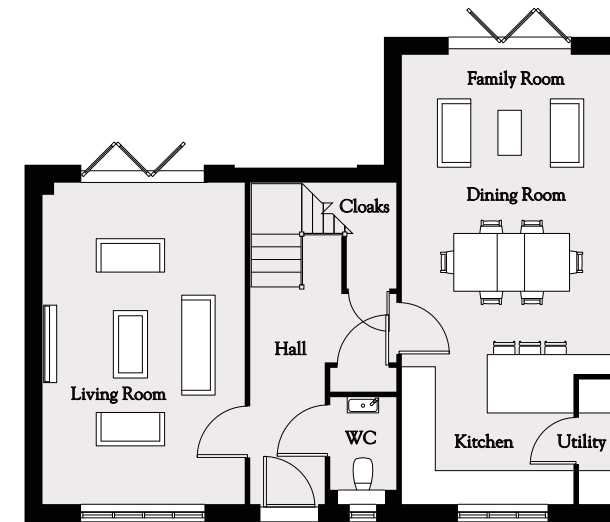


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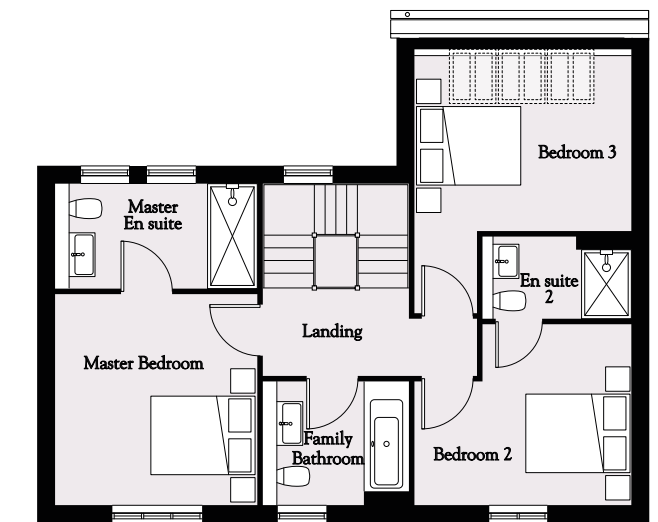
## THE BALMORAL PLOTS 1, 7 & 14



A 1,940 square foot family home with five bedrooms, three bathrooms and two car parking spaces, one of which is covered.

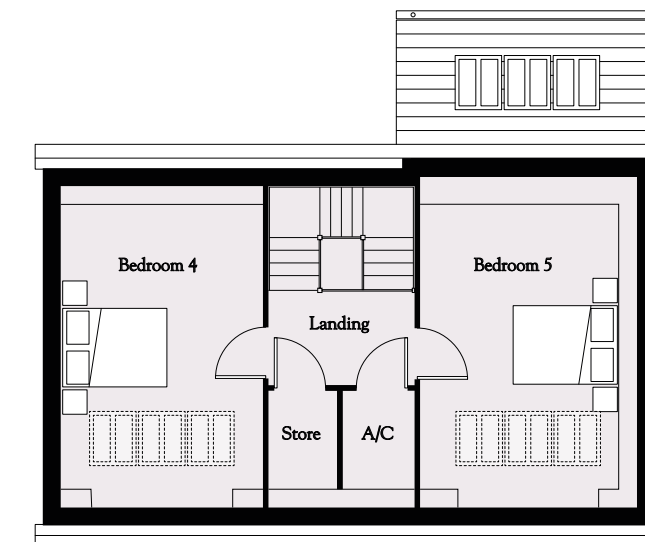


GROUND FLOOR	IMPERIAL	METRIC
Kitchen/Family/ Dining Room	25'9" x 12'6"	7.84m x 3.79m
Living Room	18'4" x 11'6"	5.59m x 3.50m
Utility	8'0" x 2'3"	2.43m x 0.68m
WC	6'0" x 3'6"	1.85m x 1.08m



FIRST FLOOR	IMPERIAL	METRIC
Master Bedroom	12'0" x 11'6"	3.68m x 3.50m
Master En suite	11'6" x 5'11"	3.50m x 1.80m
Bedroom 2	10'11" x 8'5"	3.35m x 2.58m
En suite 2	8'5" x 4'8"	2.58m x 1.43m
Bedroom 3	12'5" x 9'3"	3.79m x 2.83m
Family Bathroom	8'3" x 7'0"	2.51m x 2.14m

SECOND FLOOR	IMPERIAL	METRIC
Bedroom 4	16'5" x 11'6"	5.00m x 3.50m
Bedroom 5	16'5" x 11'9"	5.00m x 3.50m



**Note:** Plot Numbers: 7 and 14 are handed. Plot Number: 7 does not feature a front Living Room window.

Plot Number: 1 - The Balmoral - Rear Elevation

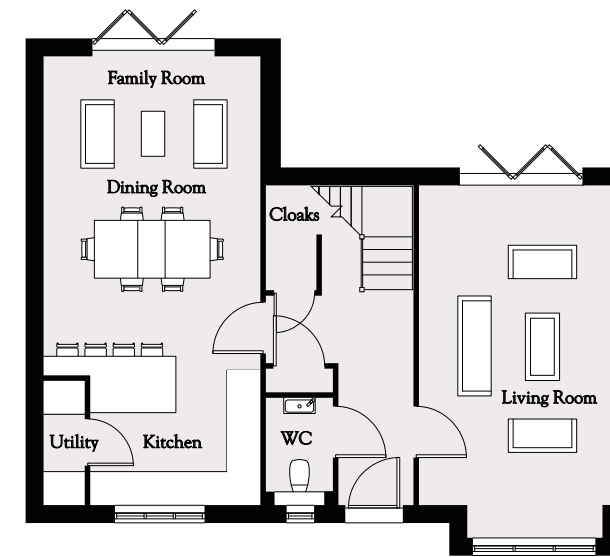




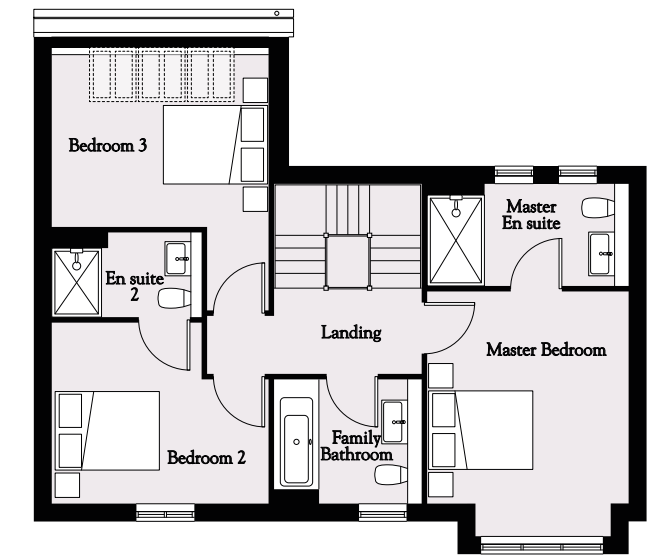
## THE SANDRINGHAM PLOTS 2, 3, 5, 6, 12 & 13



A 1,968 square foot family home with five bedrooms, three bathrooms and two car parking spaces, one of which is covered.

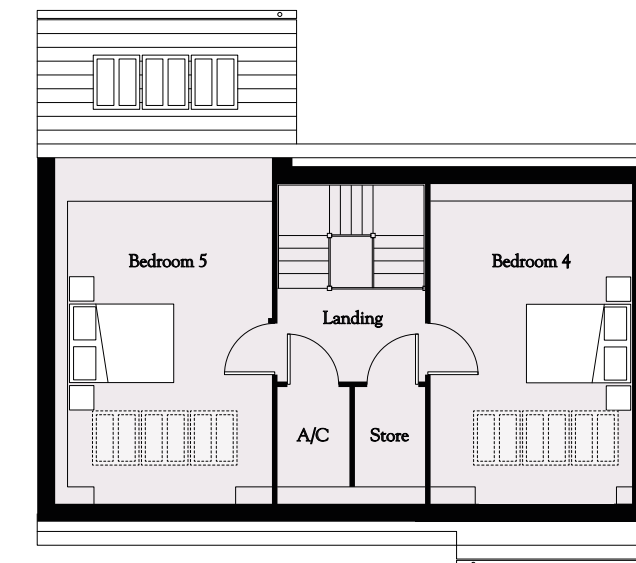


GROUND FLOOR	IMPERIAL	METRIC
Kitchen/Family/ Dining Room	25'9" x 12'6"	7.84m x 3.79m
Living Room	20'2" x 11'6"	6.15m x 3.50m
Utility	8'0" x 2'3"	2.43m x 0.68m
WC	6'0" x 3'6"	1.85m x 1.08m



FIRST FLOOR	IMPERIAL	METRIC
Master Bedroom	13'11" x 11'6"	4.24m x 3.50m
Master En suite	11'6" x 5'11"	3.50m x 1.80m
Bedroom 2	10'11" x 8'5"	3.35m x 2.58m
En suite 2	8'5" x 4'8"	2.58m x 1.43m
Bedroom 3	12'5" x 9'3"	3.79m x 2.83m
Family Bathroom	8'3" x 7'0"	2.51m x 2.14m

SECOND FLOOR	IMPERIAL	METRIC
Bedroom 4	16'5" x 11'6"	5.00m x 3.50m
Bedroom 5	16'5" x 11'9"	5.00m x 3.50m



Note: Plot Numbers: 3, 6 and 13 are handed. Plot Numbers: 3 and 12 do not feature a Kitchen window.

Plot Number: 2 - The Sandringham - Rear Elevation



Computer generated image is indicative only.

Plot Number: 4 - The Highgrove - Front Elevation

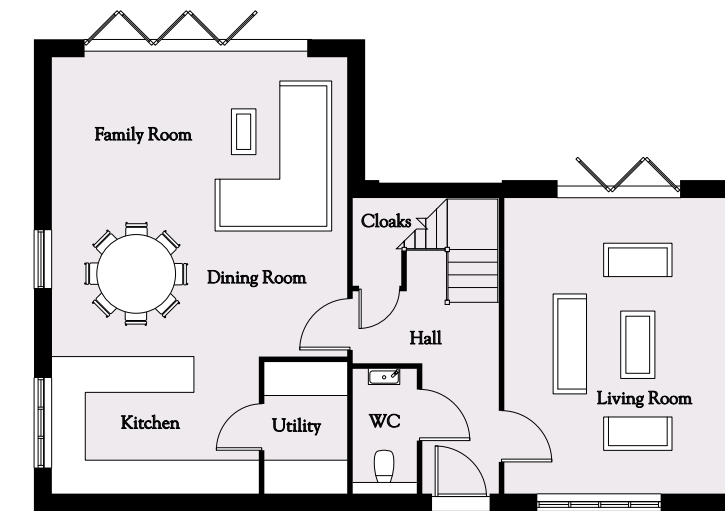


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## THE HIGHGROVE PLOTS 4, 8 & 11

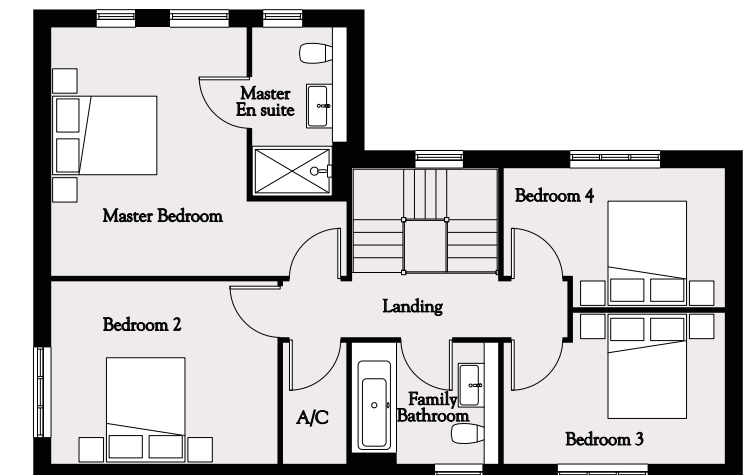


A 1,577 square foot four bedroom, two bathroom family home with two car parking spaces, one of which is covered.



GROUND FLOOR	IMPERIAL	METRIC
Kitchen/Family/ Dining Room	25'0" x 16'10"	7.62m x 5.14m
Living Room	16'10" x 12'7"	5.14m x 3.84m
Utility	7'8" x 4'8"	2.34m x 1.43m
WC	7'1" x 3'6"	2.06m x 1.08m

FIRST FLOOR	IMPERIAL	METRIC
Master Bedroom	14'2" x 11'6"	4.33m x 3.50m
Master En suite	9'11" x 5'4"	3.03m x 1.64m
Bedroom 2	12'10" x 10'5"	3.93m x 3.17m
Bedroom 3	12'7" x 8'7"	3.84m x 2.61m
Bedroom 4	12'7" x 7'11"	3.84m x 2.41m
Family Bathroom	8'3" x 6'4"	2.51m x 1.94m



Note: Plot Number: 11 is handed.

Plot Number: 4 - The Highgrove - Rear Elevation



Computer generated image is indicative only.

Plot Number: 9 - The Windsor - Front Elevation

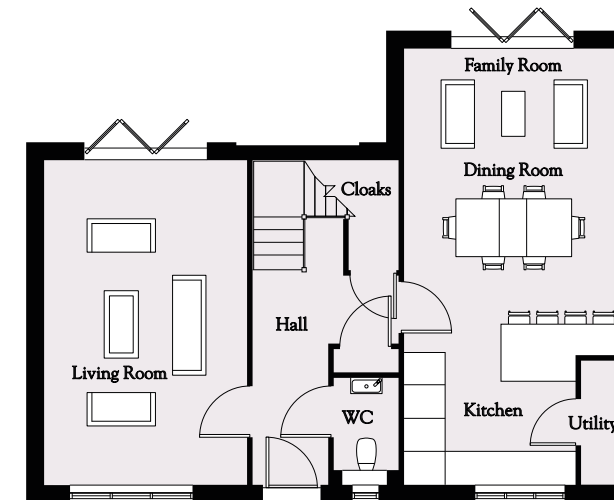


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## THE WINDSOR PLOTS 9 & 10

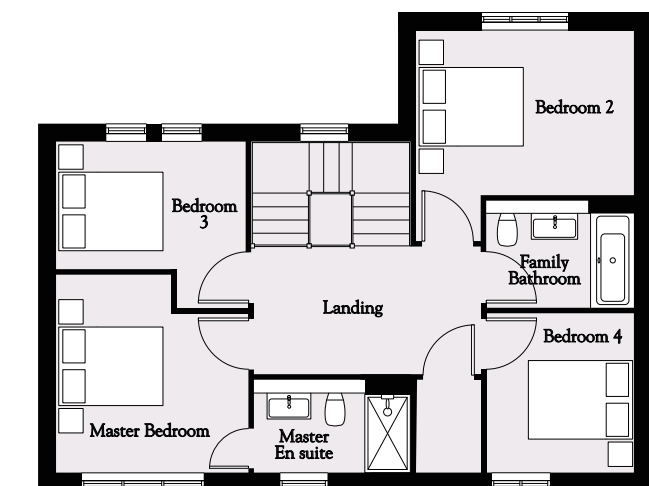


A 1,477 square foot four bedroom, two bathroom family home with two car parking spaces, one of which is covered.



GROUND FLOOR	IMPERIAL	METRIC
Kitchen/Family/ Dining Room	26'5" x 12'5"	8.07m x 3.79m
Living Room	19'10" x 11'6"	6.04m x 3.50m
Utility	7'4" x 2'3"	2.25m x 0.68m
WC	6'0" x 3'6"	1.85m x 1.08m

FIRST FLOOR	IMPERIAL	METRIC
Master Bedroom	11'11" x 11'6"	3.64m x 3.50m
Master En suite	8'3" x 5'8"	2.51m x 1.74m
Bedroom 2	12'5" x 9'8"	3.79m x 2.96m
Bedroom 3	11'6" x 7'6"	3.50m x 2.29m
Bedroom 4	9'8" x 8'5"	2.95m x 2.58m
Family Bathroom	8'5" x 6'4"	2.58m x 1.94m



Note: Plot Number: 10 is handed.

Plot Number: 9 - The Windsor - Rear Elevation





## 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 under cupboard lighting maintain the theme. A comprehensive range of appliances also ensures your kitchen is as practical as it is beautiful.

- High gloss laminate doors
- Soft motion hinges and drawers
- 30mm Quartz worktop with 50mm upstands and drainer grooves
- 4 Zone induction hob
- Single oven
- Microwave oven
- Integrated low frost fridge freezer (60/40)
- Integrated dishwasher
- Extractor hood
- Stainless steel one and a half bowl under mounted sink
- Single lever Monobloc mixer tap

### UTILITY ROOM

- Matt laminate doors
- Laminate worktop with steel effect front edge and laminate upstand
- Plumbing for washer and dryer



### BATHROOMS

Each bathroom has been painstakingly designed to create maximum impact. The position of each tile is carefully considered to complement the sanitary ware, and brushed stainless steel tile trims provide crisp sharp edges. Minimalist glass screens to showers and large bespoke mirrors complete the look, while high quality Hansgrohe brassware ensures function is as impressive as form.

- Roca floor mounted WCs with concealed cistern
- Polished chrome dual flush plate
- Roca basin with vanity unit
- Hansgrohe Focus Monobloc mixer tap
- Walk-in shower with shower tray, hinged glass door or shower screens
- Hansgrohe thermostatic shower valve
- Roca bath
- Shaver sockets
- Polished chrome heated towel rails

#### HEATING, ELECTRICAL AND LIGHTING

- Gas fired central heating
- Mechanical extraction to all bathrooms, kitchen and utility
- Chrome polished heated towel radiators to all bathrooms
- Feature fireplace to living room
- LED downlighting to kitchens and bathrooms
- External feature lighting to front door and ground floor sliding folding doors
- Electric vehicle charging point

#### INTERIOR FINISHES

- Vertically boarded doors with painted finish
- Polished chrome ironmongery
- Large format porcelain tiles to kitchen, utility, WC 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
- Timber staircase with contemporary stop chamfered painted spindles and newel posts
- High quality light switches and sockets

#### EXTERNAL FINISHES

- Traditional brick structure with natural slate roof
- Oak framed car port with natural slate roof
- High quality bespoke timber casement windows
- Feature brick corbelled verge detail with exposed spar feet to eaves
- Sliding folding doors to kitchen/family/dining room and living room



#### LANDSCAPING

- Natural Sandstone paving to paths and patios
- Rear gardens laid to lawn
- Front gardens laid to lawn with feature planting
- External tap
- Feature central courtyard
- Communal paddocks, ponds and woodland
- Communal children's play area

#### CAR PARKING

Each property has the benefit of two car parking spaces – one undercover in a feature oak framed car port, and a second in the central courtyard with a dedicated electric vehicle charging point.

Seven visitor car parking spaces are also provided.

#### AUDIO VISUAL, TELECOMS AND DATA

- Communal Satellite Dish provides signal to all homes
- Prewired for Sky Q service
- High level TV points to reception rooms and all bedrooms
- Data point to each floor
- BT point to each floor

#### SECURITY AND PEACE OF MIND

- Intruder alarm system with PIR detection
- Alarm keypad adjacent to front door
- External doors feature ultra-secure 5 point espaglonette locking system
- Mains fed smoke/heat detectors with battery backup
- Carbon Monoxide detector
- 10 year New Home Warranty
- 2 year PH Homes Warranty with our dedicated After-Care team



## THE DIFFERENCE IN A PH HOME

With **PH Homes** your home is, quite simply, unlike any other. Not just its unrivalled and unfailingly desirable location, but in its design, materials, workmanship and exquisite detailing. Every development offers exceptional levels of specification with unique interior design options – allowing you to make yours a truly personal statement.



### LOCATIONS AND LIFESTYLE

We only build in the most desirable locations. We know there's more to creating the perfect home than just the property itself. Finding the right location is just as important. We build in some of the most prestigious and sought-after areas of South Manchester and Cheshire. The locations that can provide the lifestyle demanded by our discerning clients.

We're renowned for selecting smaller, more mature sites with exclusive addresses. Rather than flat, featureless land, we seek out more established settings with character, providing interest to all our developments, the antithesis of the vast tracks of land crammed with standard house types offered by the volume house builders of today.



### ARCHITECTURE AND DESIGN

We're privileged to work hand-in-hand with leading, award-winning architects to create our homes. Their talent gives every one of our developments its own unique characteristics, and has enabled us to build a vast and diverse portfolio. Whether we're faithfully recreating the essence of the great architectural periods from Georgian to Edwardian or creating our own style in keeping with the local vernacular, our homes are designed to accommodate modern lifestyles while featuring the proportions and detailing crucial to any design's success.

The **PH Homes** team work tirelessly to make sure every detail is right. Indeed, this meticulous attention to detail is something for which we've become renowned, and which sets our homes apart from others. 'Off-the-shelf' has no place at with us. We don't have standard house types and very rarely do we build the same house twice. Every home we create is treated as a bespoke residence, from the initial design to the very last finishing touch.

### EXTERNAL MATERIALS

Every one of our developments uses the finest quality materials – materials you won't find with other house builders, and more often than not, natural materials. Our windows, doors, eaves, barge boards, corbels and finials are constructed from the finest timber. We use natural slate and clay roof tiles, and hand-made clay bricks with carefully selected mortar colours to complement the brick type. This meticulous selection of materials ensures a **PH Homes** dwelling looks like no other.





## INTERIOR DESIGN AND CHOICE

While original period homes may look perfect outside, internally they're all too often compromised by a layout that struggles with the demands of today's modern living. We always overcome these challenges, providing every home we build with the best use of space and a seamless flow to the layout of each room, all as standard.

Our talented and passionate interior designers continually scour the world for emerging trends, materials and techniques to create dream homes to suit all tastes. Of course, not everyone's taste is the same, which is why at PH Homes we give you as much choice as possible provided your purchase is at an early enough stage in development.

## SPECIFICATION AND TECHNOLOGY

Market leaders; brands featured in the latest home style magazines; names you know and trust. Rather than source our internal fixtures, fittings and materials from faceless trade suppliers you'll find we offer more familiar marques. Branded kitchens such as Rational, with Miele, AEG, or Neff appliances, and Duravit, Villeroy & Boch, Roca and Hansgrohe brassware in our bathrooms. This level of quality extends to other fittings too, like the flush chrome light switches and sockets, hardwood veneered doors and ornate plaster cornices.

Technology also forms an integral part of our homes, with futureproof wiring to cater for all your entertainment needs, and advanced heating controls and LED lighting to minimise your on-going costs.



## LANDSCAPING

We think the exterior spaces of your home are just as important as the interiors – they complement the character of the house and provide a spectacular backdrop to your new lifestyle. So our no-compromise approach applies here too. Natural stone paving, resin bound gravel drives and Hazel hurdle fencing are just some of our favoured products.

We won't leave you to your own devices with your landscaping, as many other housebuilders do. All our homes feature turfed rear gardens and fully landscaped front gardens, expertly prepared and ready when you move in.

## QUALITY AND AWARDS

While we create homes for modern day living, we also employ traditional standards when we build them. We've developed an incredible site management team which, along with our trusted suppliers and sub-contractors, can be relied upon to take great pride in the quality of their finished work. They understand exactly what makes our developments different and it's their exceptional workmanship and attention to detail that help us create some of the finest properties available today, and over the years, we've received many industry awards in recognition of this unrivalled approach.

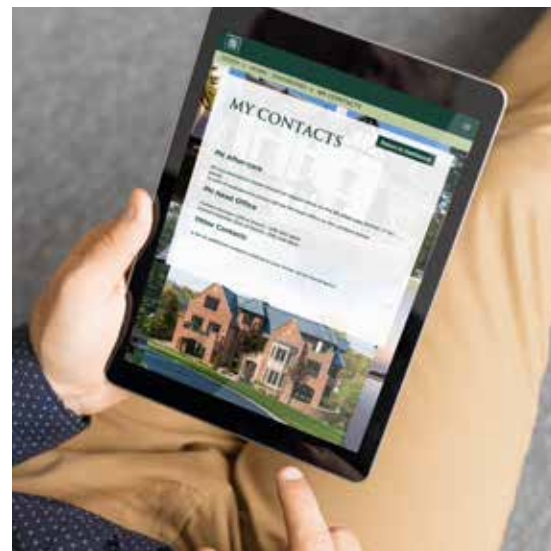


## PH AFTER-CARE

Our commitment to our clients doesn't end when they complete their purchase. We pride ourselves on the level of after-care we provide. Each PH Homes development has a dedicated After-Care Manager.

We're always looking for ways we can improve and enhance our clients' experience, and to that end, we've introduced the PH Purchaser Portal, an online resource that enables every client to interact with us when it best suits them.

After-care issues can be easily logged and monitored, providing seamless communication throughout the purchase process and beyond, with all the information needed for every stage in one convenient place. From specification choices to manuals for each home's various features and more, it's all available at any time.



## THE PH STORY

PH Property Holdings Ltd was founded almost 25 years ago and quickly established a reputation for building the highest quality homes in the very best locations for the most discerning clients.

From listed barn conversions to the recreation of an English Country Estate, we've built some of the finest homes in Cheshire, and in 2005 we extended our philosophy to Port Andratx, one of Mallorca's most exclusive and glamorous locations where we've created some of the most spectacular villas in the Mediterranean.

We're now focusing our attention on more traditional family homes. Drawing on the wealth of experience and expertise gained operating in the upper echelons of the housing market, we're bringing new levels of style and sophistication to a much wider but equally discerning audience.

We pride ourselves on our ability to offer levels of service and quality which are second to none within our industry. Every home we build is treated as if it were for our own occupation. Working alongside our award winning architects and designers, we spend hours painstakingly revising design details until they are just right.

This broad depth and range of skills has seen PH Homes grow into one of the most successful house building companies operating today.







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