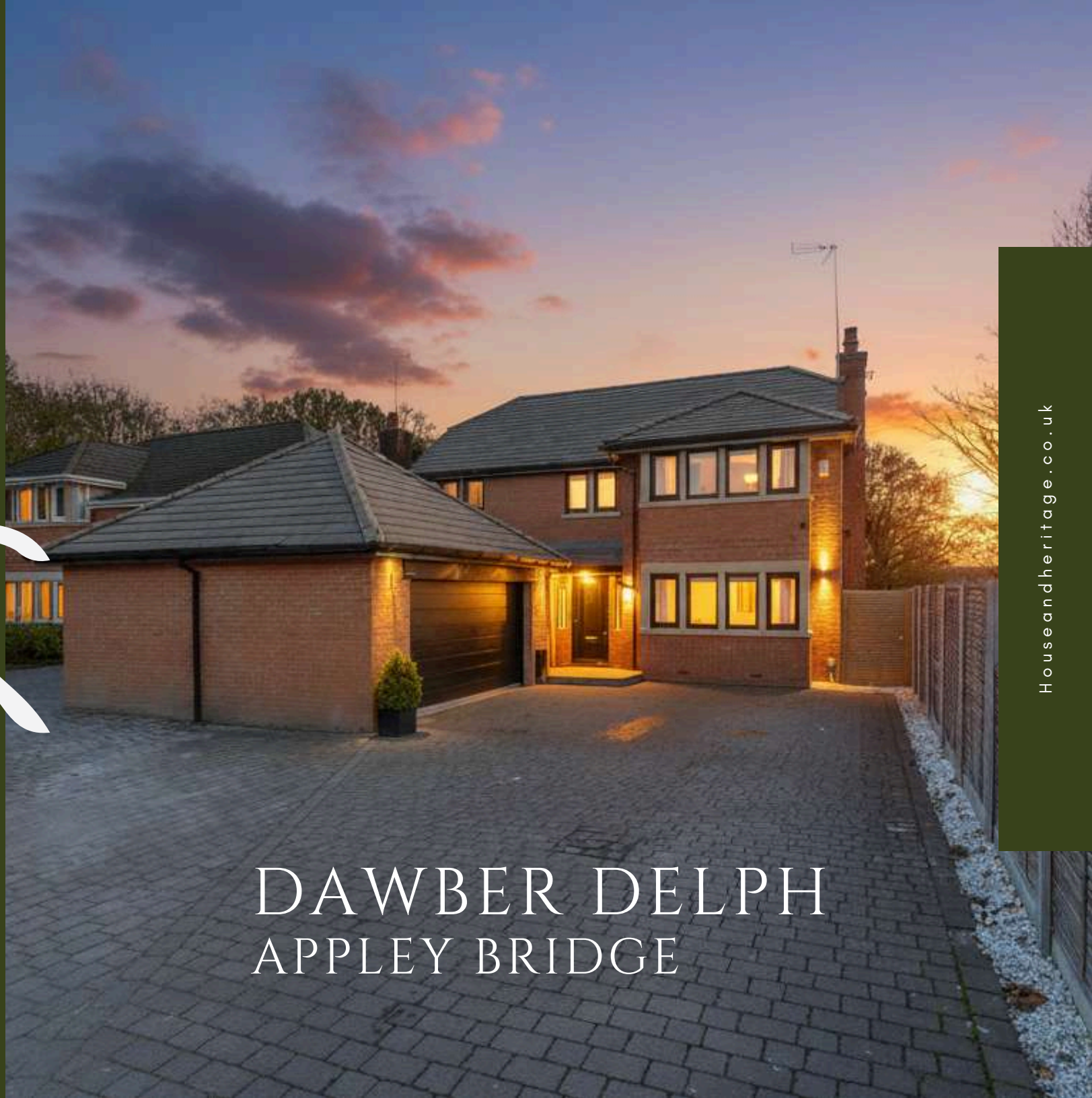




H&H



DAWBER DELPH  
APPLEY BRIDGE



A UNIQUE RESIDENTIAL  
EXPERIENCE

[WWW.HOUSEANDHERITAGE.CO.UK](http://WWW.HOUSEANDHERITAGE.CO.UK)

## WELCOME...

Tucked away in a secluded corner of this sought after development, this exceptional detached home sets a new standard for modern family living. Significantly extended and meticulously refurbished to the highest specification, the property unfolds across three impressive levels, offering a wealth of light-filled space where privacy and views over the Delph are ever-present. From the moment you arrive you feel an immediate sense of calm and sophistication, as each thoughtfully curated detail enhances the welcoming atmosphere

Step inside and discover a breath-taking open-plan family living area, where expansive glazed doors blend indoor luxury with outdoor serenity, bathing the room in natural light and framing picturesque garden vistas. Marble flooring and bespoke finishes echo uncompromising quality throughout, while the designer kitchen, complete with a statement island and premium appliances, true statements of style and functionality. Every space, from the sumptuous lounge to the elegant dining area, is curated to deliver effortless entertaining and relaxed family gatherings.

Five spacious bedrooms offer sanctuary across the upper floors, including a master suite with a luxurious ensuite. Spa-inspired bathrooms feature contemporary fittings and tranquil palettes, inviting everyday indulgence at every turn.

Outside, tiered terraces and beautifully landscaped gardens create a peaceful oasis, perfect for alfresco dining or unwinding in total seclusion. With a thoughtfully arranged layout and a total floor area approaching 3,000 sq. ft, this home is unrivaled in scale, refinement, and exclusivity, a true haven blending timeless design with a rare sense of place.



# SOPHISTICATION MEETS EVERY DAY COMFORT.

PROPERTY TYPE	Detached
LIVING AREA	2952 SQFT
BEDROOMS	5
RECEPTION ROOMS	3
BATHROOMS	3

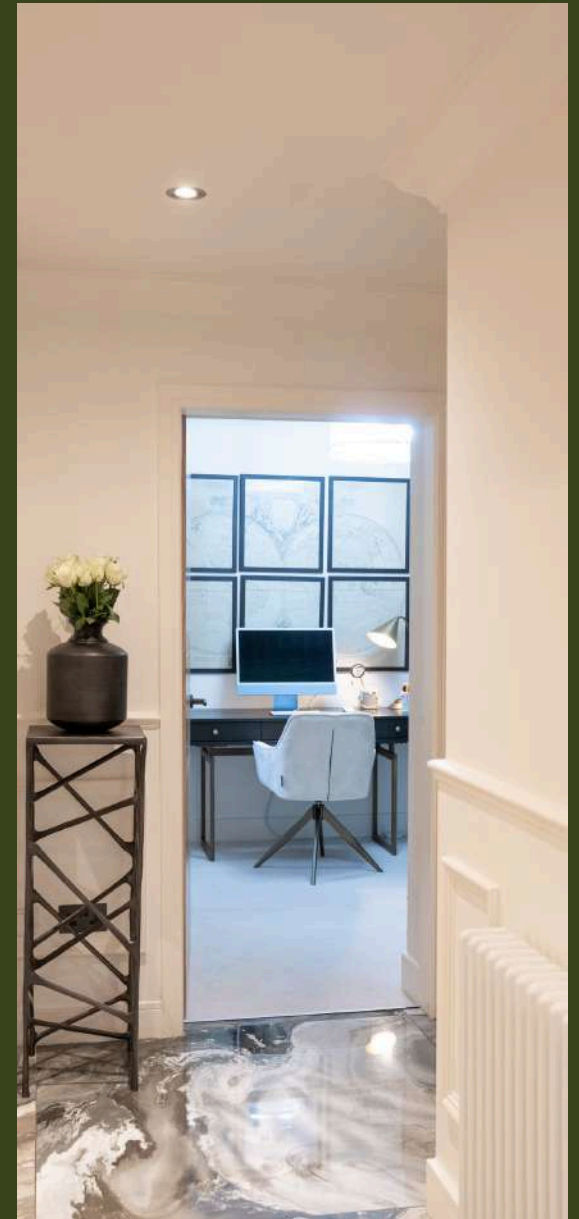




MAIN LOUNGE



RECEPTION HALLWAY &  
MAIN LOUNGE



# A HAVEN TO GROW.



## CONTEMPORARY ELEGANCE



STEP INTO A BEAUTIFULLY DESIGNED OPEN PLAN LIVING SPACE WHERE SOPHISTICATION AND VERSATILITY COME TOGETHER IN PERFECT HARMONY.

The living area is anchored by a statement glass-fronted, remote-controlled fireplace, radiating warmth and contemporary elegance beneath a trio of skylights that further illuminate every bespoke detail. A sumptuous lounge provides plenty of room for relaxation or socialising, with a dedicated dining area that's perfect for hosting memorable meals in style.

Masterful design continues with the bespoke fitted breakfast & dining area, perfectly positioned to foster cherished family moments. The kitchen stands as a true culinary showcase, featuring seamlessly integrated premium appliances, dishwasher, fridge, freezer, an instant hot tap and twin ovens, within sleek, custom cabinetry. Bespoke displays with feature lighting in the media wall combine elegance and practicality, artfully framing the space.

A pool table anchors the entertainment area, offering a vibrant focal point for gatherings. Four expansive sliding glass doors seamlessly connect the interior to the outdoor entertaining area, flooding the entire space with natural light and inviting garden views inside. This remarkable living area embodies both effortless daily comfort and a stunning environment for entertaining.

The practical element of the home's downstairs living area is completed with a utility room and a cloaks/WC. The utility space is expertly finished with sleek cabinetry, ample worktop surfaces, high-quality appliances, and direct exterior access, providing a seamless solution for everyday chores. The cloaks/WC echoes the home's sense of style, showcasing contemporary fixtures, designer detailing, and a fresh palette for a sophisticated touch

MODERN APPLIANCES



MARBLE TILING





ENTERTAIN IN STYLE

ROOM TO BREATHE





## A NOTE FROM THE OWNERS

"We have lived here over 10 years now - the longest we have lived anywhere, and although the house always worked very well for us extending it has allowed us to create something which we think is very special, somewhere we could spread out as a family.

The open-plan kitchen and the terrace were definitely worth the investment. We love having family over for a BBQ, and we've enjoyed many late summer evenings out there. It's very private too, and I've always noticed how relaxed everyone seems whenever we've had a gathering.

It certainly feels like an escape coming home, but we're still very close to the centre of the village, so all the day-to-day bits are easy as well.

It's been more than just a house to us, it's been a proper home for the kids to run about in, and somewhere friends and family have always felt welcome. Letting go of it is honestly tougher than we thought; it's been the heart of so many of our happiest memories"





BOUTIQUE  
BEDROOMS  
& BATHROOMS.

H&H



## A CALMING & ELEGANT ATMOSPHERE

The bedrooms are arranged over two inviting levels, each crafted with a boutique flair that exemplifies high-end living. Every bedroom offers a generous sense of space, featuring bespoke fitted wardrobes which seamlessly blend style with practical storage, enhancing the elegant atmosphere of each room.

From the rear bedrooms, residents can enjoy picturesque views stretching across the tranquil Delph, drawing the beauty of nature directly into the home. The landing area is alluringly spacious, serving as a welcoming hub that effortlessly connects each room and supports a harmonious flow perfect for family life.

Bathrooms continue the boutique theme, offering refined touches and a calming ambience, ensuring luxury and comfort at every turn. The thoughtful layout means every member of the family benefits from privacy, space and exceptional surroundings, presenting a desirable blend of style and practicality befitting a prestigious residence



SPACE & LIGHT





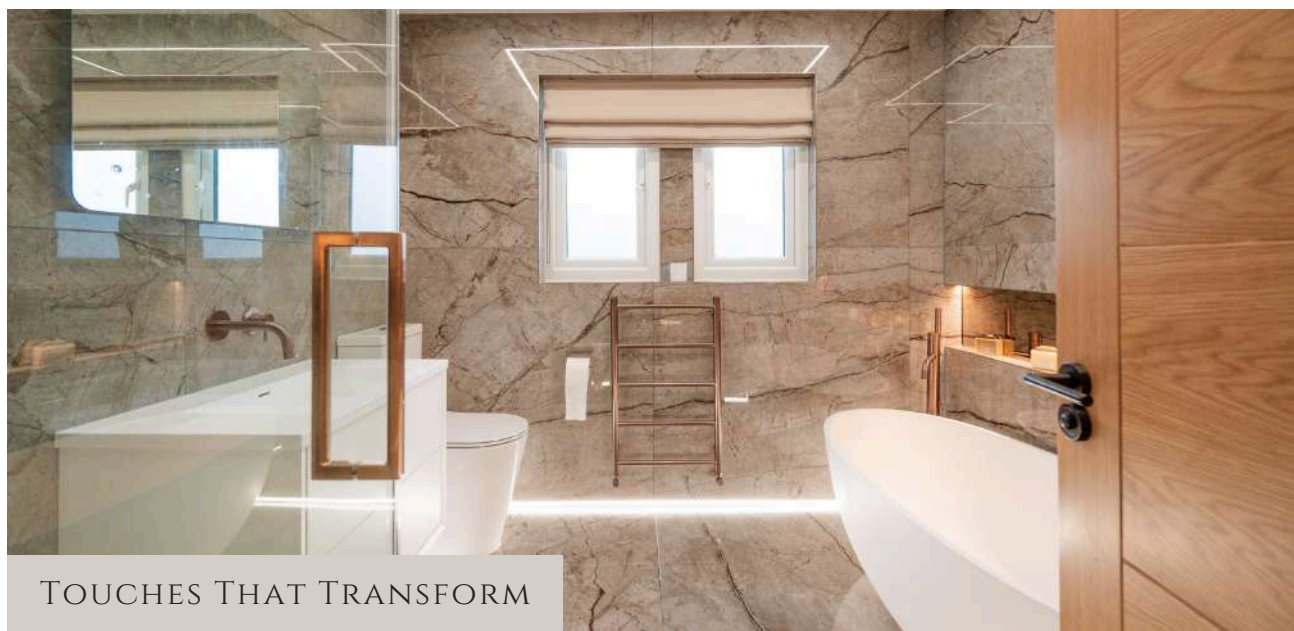
## BEAUTIFULLY BESPOKE

The bathrooms evoke the sophistication and indulgence of a high-end boutique hotel. Each one perfectly appointed, blending contemporary design with luxury finishes that elevate daily rituals into moments of calm and relaxation. Sleek lines, subtle textural elements, and thoughtfully chosen lighting create sanctuary-like spaces, whether it's the tranquil family bathroom or a stylish en-suite.

Modern features such as sculptural basins, walk-in showers, and refined fixtures work harmoniously with premium materials and elegant details, bringing both comfort and showstopping style. Clever cabinetry and bespoke storage solutions further enhance the practicality of these spaces, offering beauty without compromise.

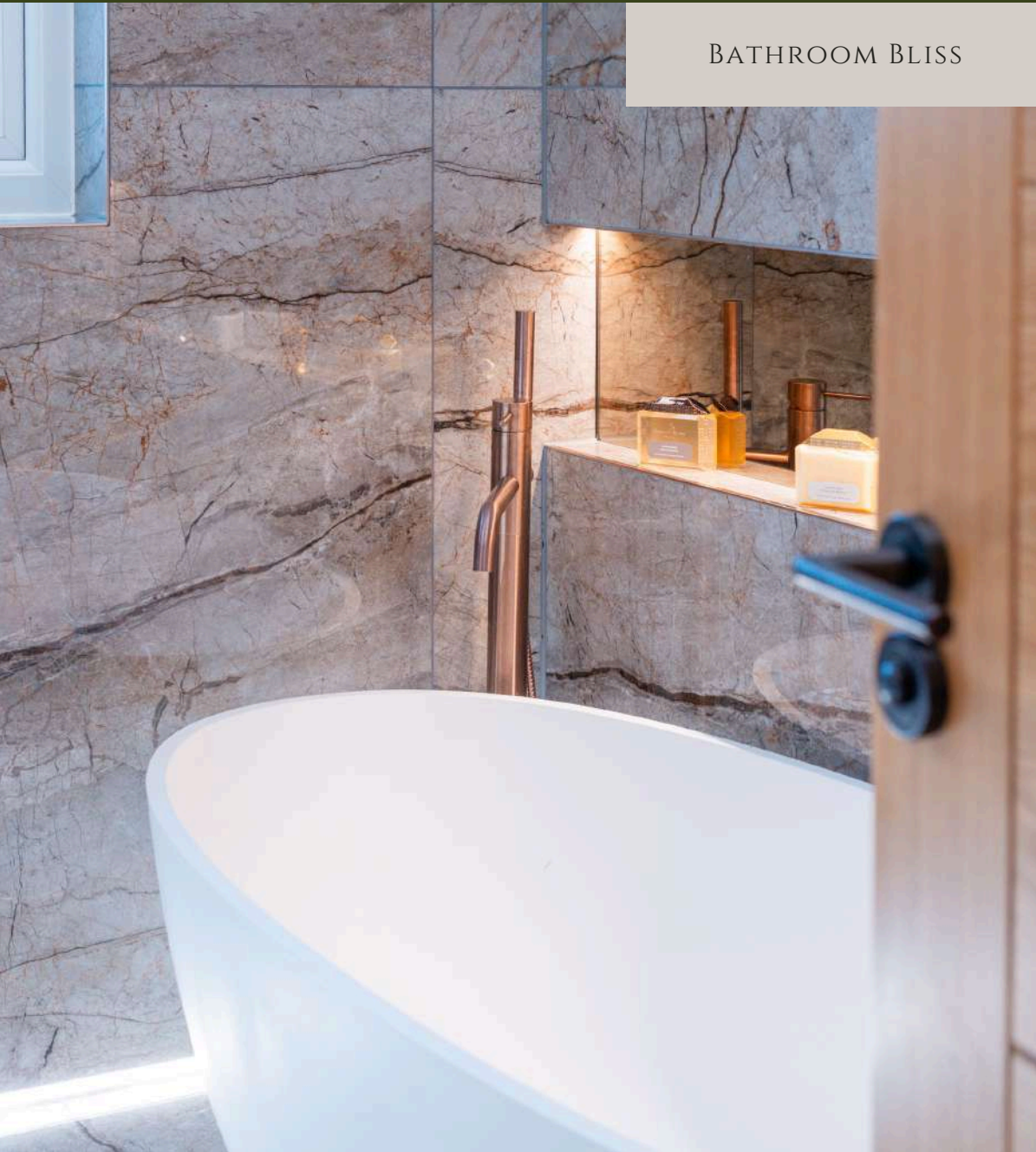
These exceptional bathrooms provide a sanctuary of privacy and well-being, each designed to capture a sense of serenity and luxury, befitting the most discerning tastes.

ENHANCED MODERN  
LIGHTING



TOUCHES THAT TRANSFORM

BATHROOM BLISS



## AN OUTDOOR RETREAT FOR MOMENTS THAT MATTER

Set within a larger-than-average plot, this exceptional home boasts private, extensively landscaped terracing that creates distinct outdoor areas tailored for family gatherings, sophisticated entertaining, and children's play. The gardens envelop the property with a leafy, secluded backdrop and offer aspects over the tranquil Delph, ensuring the space is not directly overlooked and filled with natural beauty.

Generous terraces accommodate alfresco dining and seating, including a dedicated hot tub area for relaxation beneath open skies. Thoughtful lighting illuminates the outdoor zones after sunset, transforming the rear into a magical space for evening occasions. Expansive sliding glass doors seamlessly link the open-plan living spaces to the terrace, fostering fluid indoor-outdoor living that elevates the lifestyle of residents.

Ample frontage provides secure parking for multiple vehicles and leads to an attached double garage, equipped with electronic up-and-over doors for absolute convenience.

Whether hosting summer celebrations, unwinding in privacy, or enjoying the serene backdrop, this residence delivers luxurious outdoor living rarely found at such scale.





RELAX. DINE. ENJOY THE OUTDOORS.



ELEVATED LIVING

PEACEFUL RETREAT



DAWBER DELPH  
APPLEY BRIDGE



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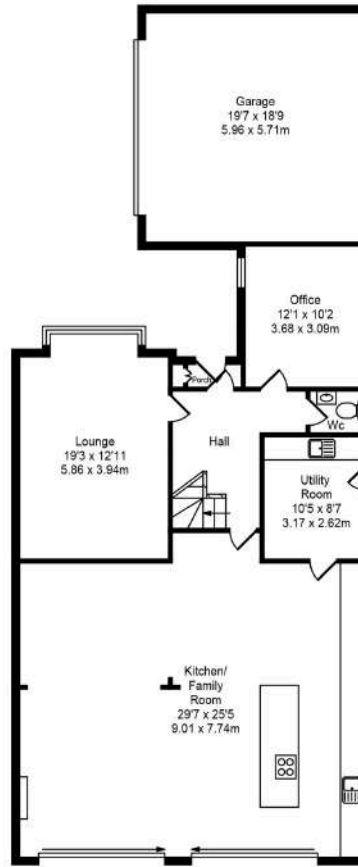
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Dawber Delph, Appley bridge

Total Approx. Floor Area 2952 Sq.ft. (274.24 Sq.M.)

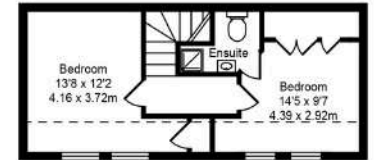
Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Ground Floor  
Approx. Floor  
Area 1748 Sq.Ft  
(162.39 Sq.M.)



First Floor  
Approx. Floor  
Area 857 Sq.Ft  
(79.62 Sq.M.)



Second Floor  
Approx. Floor  
Area 347 Sq.Ft  
(32.24 Sq.M.)



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