



# Chorlton Grange

a Cube Homes Development

**A Place to Live. *A Lifestyle to Love.***



CUBE HOMES



## Take a look

Scan the QR code now to visit our website and find out more about your potential new home.



# Welcome to Chorlton Grange

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We are excited to welcome you to our luxury collection of brand-new modern townhouses, elegant apartments and beautifully modernised Victorian villas.

Located in Chorlton, one of Manchester's most sought-after neighbourhoods, this development offers a mix of houses, townhouses and two apartments for market sale along with four apartments for shared ownership.

Set in the midst of a thriving creative community, laden with quirky independent shops, beautiful green spaces, access to high-quality services all within a short commute of Manchester city centre, Chorlton Grange delivers luxury living with high-quality specification throughout.

These new homes feature generous living spaces, dedicated parking, with EV charging as standard and with air-source heat pumps.

Each home is built to the highest standard, with every detail carefully considered, while offering purchasers the opportunity to customise elements of their new home, subject to reservation date.

Welcome to Chorlton Grange – where heritage and culture come together on your doorstep.





**Light-filled spaces,  
timeless finishes,  
*exceptional detail.***



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# Chorlton-cum-Hardy

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## Chorlton has everything you could wish for in a *thriving* community.

Bursting with culture and character, Chorlton is rightly considered one of Manchester's most desirable places to live. Close to Chorlton Green and the lively Beech Road, with its green spaces, unique boutiques and independent stores. Chorlton Grange has it all.

Beech Road is filled with shops, cafés, and bars, as well as independent stores that draw people from across Manchester.

With roots dating back to the ninth century, Chorlton is now a conservation area rich in charm, with preserved features of the original village.

There are also beautiful parks, including Chorlton Water Park, Longford Park, Turn Moss, Ivy Green and Chorlton Nature Reserve, that offer peaceful escapes from city life, while excellent amenities and transport links provide everything you need.

If you're looking for a home with quality at its core, in a neighbourhood with culture at its heart, Chorlton Grange is the place for you.



*Inspired* living in a  
truly sought-after  
location.



# Everything on your doorstep

5 Manchester City Centre

1 Chorlton Tram Stop

6 Wilbraham Road  
(Bars, Restaurants and Cafes)

4 Barlow Moor Road  
(Bars, Restaurants and Cafes)

6

1

4



Chorlton Grange

3 Beech Road  
(Bars, Restaurants and Cafes)

2 Chorlton Green

3

2



# The local *neighbourhood*

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- |   |                |
|---|----------------|
| 1. Chorlton Tram stop                             | 12 minute walk |
| 2. Chorlton Green                                 | 3 minute walk  |
| 3. Beech Road (Bars, Restaurants and Cafes)       | 2 minute walk  |
| 4. Barlow Moor Road (Bars, Restaurants and Cafes) | 5 minute walk  |
| 5. Manchester City Centre                         | 25 minute tram |
| 6. Wilbraham Road (Bars, Restaurants and Cafes)   | 5 minute walk  |
- 



Local Restaurants  
**2 minute walk**



Local GP  
**11 minute walk**



Local Bars  
**2 minute walk**



Local Dentist  
**7 minute walk**



Local Schools  
**6 minute walk**



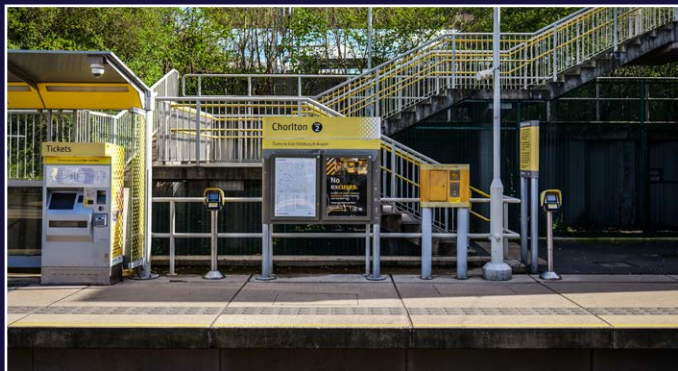
Chorlton Waterpark  
**7 minute drive**

# A Place to Live. *A Lifestyle to Love.*

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## A Thriving Neighbourhood

Chorlton is famed for its welcoming community and creative atmosphere. Independent cafés, artisan bakeries, boutique shops, and family-run restaurants fill the high street, creating a relaxed and inviting place to spend your days. From weekend brunch spots to cosy pubs and stylish bars, this is a neighbourhood with personality and plenty of choice.

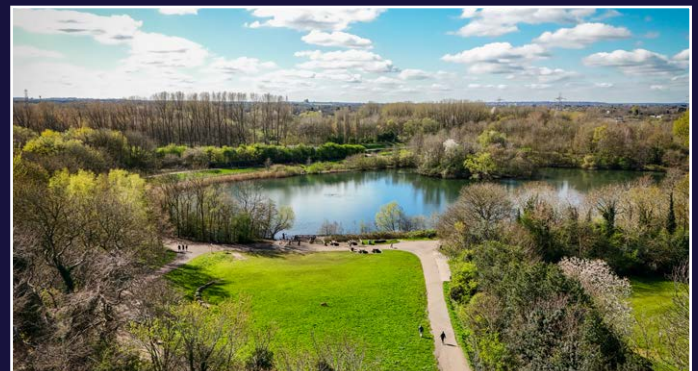


## Effortless Connections

With excellent transport links into Manchester City Centre and beyond, getting where you need to be is simple. Frequent tram services, strong bus routes, nearby motorway access, and dedicated cycling paths mean the city is never far away. Ideal for commuters, families, and those who want the best of both worlds.

## Nature on Your Doorstep

Life in Chorlton means being moments away from some of Manchester's most beautiful outdoor spaces. Chorlton Water Park and Chorlton Ees Nature Reserve offer peaceful walking trails, wildlife, cycling routes, and tranquil lakeside views. Whether you're looking for a morning jog, a weekend stroll, or a family day out, nature is always within reach.



# Site Plan



 **The Oakmere**

 **The Martledge**

 **Victoria Manor**

 **The Carlton**

 **The Brook**

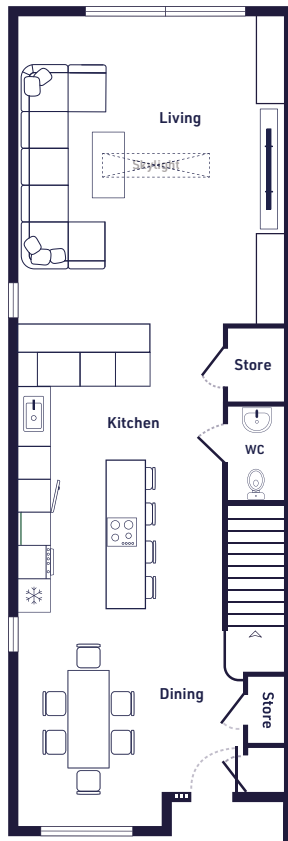
 **P Parking**

# The Oakmere



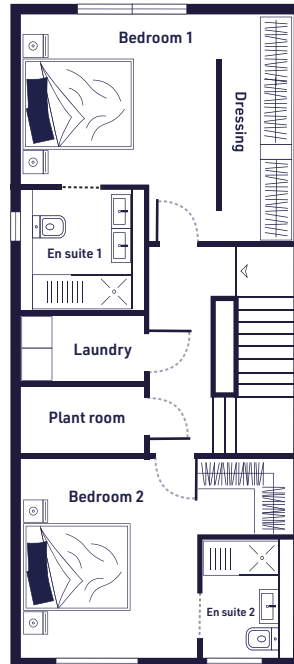
## **Upgrade options available**

Reserve early to access a selection of bespoke finishes and upgrade options. Contact us for more details.



## Ground Floor

Living	4.8m x 5.6m
Kitchen	3.8m x 5.4m
Dining	2.7m X 3.9m
W/C	0.9m x 1.8m



## First Floor

Bedroom 1	3.4m x 4.1m
En-suite 1	2.14m x 2.19m
Bedroom 2	4.8m x 3.4m
En-suite 2	1.6m x 2.0m
Plant room	1.6m x 1.1m
Laundry	1.6m x 1.2m



## Second Floor

Bedroom 3	3.3m x 3.7m
Wardrobe	1.4m x 3.0m
Bedroom 4	4.8m x 3.4m
Bathroom	2.1m x 2.2m
Office	2.2m x 2.2m

**Maximum dimensions of room provided**

# The Martledge



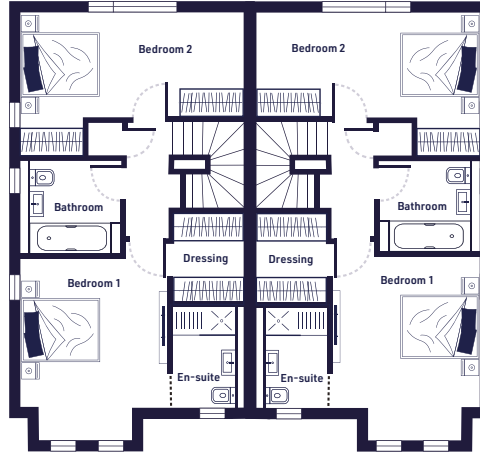
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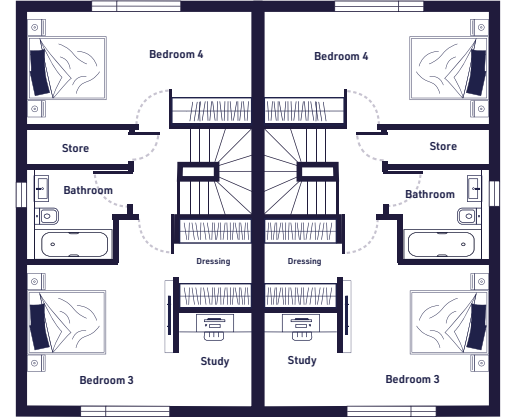
## Ground Floor

Living	3.7m x 4.5m
Kitchen / Dining	5.3m x 4.9m
W/C	2.2m x 1.2m
Utility	1.2m x 1.5m



## First Floor

Bedroom 1	3.5m x 4.0m
En-suite	1.7m x 2.2m
Bedroom 2	5.3m x 3.4m
Bathroom	2.3m x 3.4m
Dressing	1.7m x 2.1m



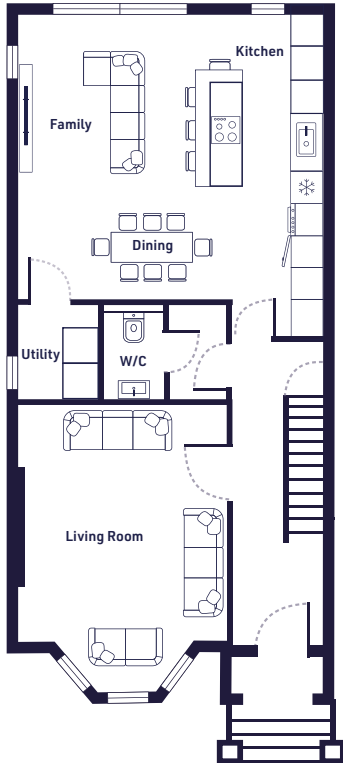
## Second Floor

Bedroom 3	3.5m x 3.3m
Study	1.7m x 2.2m
Bedroom 4	5.3m x 2.5m
Dressing	1.7m x 2.2m
Bathroom 2	2.3m x 2.4m

# The Carlton

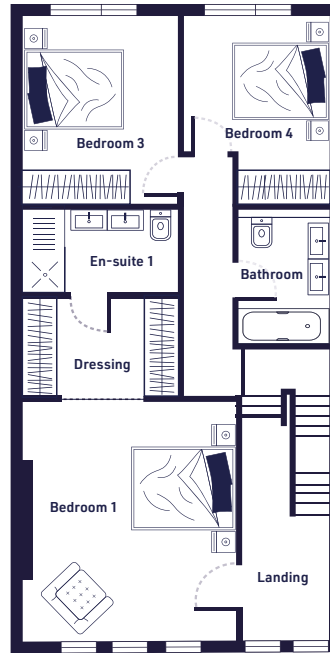


**Upgrade options available**  
Reserve early to access a selection of bespoke finishes and upgrade options. Contact us for more details.



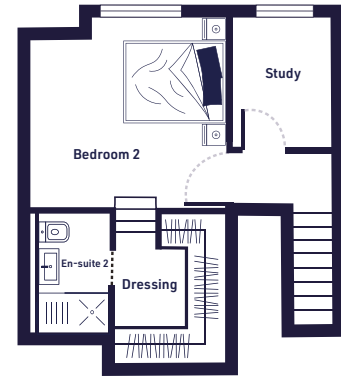
## Ground Floor

Living	4.1m x 5.6m
Kitchen / Dining / Family	6.0m x 6.4m
Utility	1.7m x 1.9m
W/C	1.0m x 1.9m



## First Floor

Bedroom 1	4.1m x 4.6m
En-suite 1	2.8m x 1.6m
Dressing	2.8m x 1.9m
Bedroom 3	3.0m x 3.6m
Bedroom 4	2.8m x 3.6m
Bathroom	1.8m x 2.5m



## Second Floor

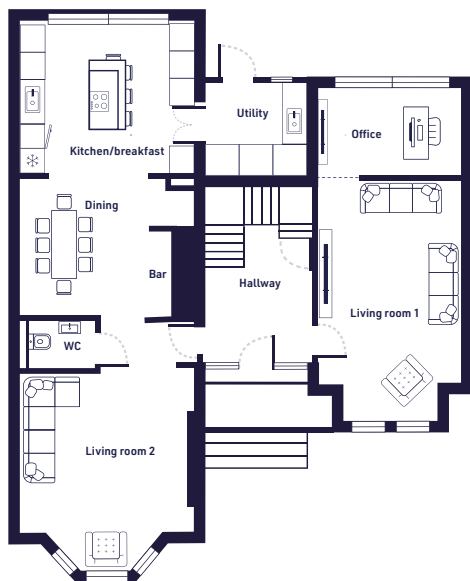
Bedroom 2	3.8m x 3.6m
Dressing	2.0m x 2.8m
En-suite 2	1.6m x 2.3m
Study	1.85m x 2.5m

# The Brook

## Upgrade options available

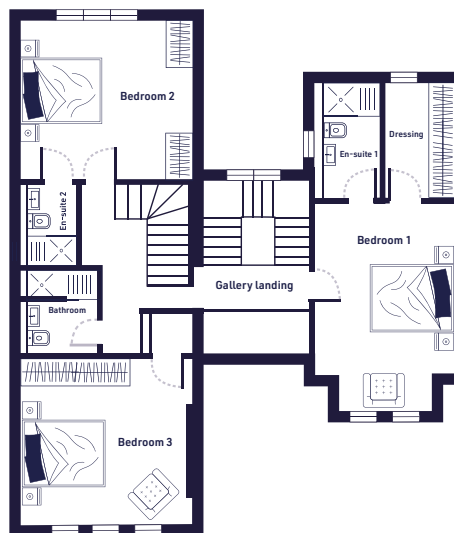
Reserve early to access a selection of bespoke finishes and upgrade options. Contact us for more details.





## Ground Floor

Living room 1	3.3m x 5.7m
Home office	3.3m x 2.1m
Living room 2	4.1m x 4.9m
Dining/Bar	3.7m x 3.1m
Kitchen	4.2m x 3.7m
WC	1.8m x 1.0m
Utility	2.4m x 2.0m



## First Floor

Bedroom 1	3.3m x 5.1m
Dressing	1.8m x 2.8m
En-suite 1	1.4m x 2.8m
Bedroom 2	4.2m x 3.6m
En-suite 2	1.4m x 2.3m
Bedroom 3	4.1m x 4.0m
Bathroom	1.9m x 2.1m



## Second Floor

Bedroom 4	2.6m x 4.2m
En-suite 3	2.6m x 1.6m
Storage	3.8m x 1.5m

# Victoria Manor



## **Upgrade options available**

Reserve early to access a selection of bespoke finishes and upgrade options. Contact us for more details.



## Ground Floor

Kitchen/Living/Dining	5.7m x 5.1m
Bedroom 1	2.6m x 5.1m
En-suite	2.6m x 2.1m
Bedroom 2	2.9m x 4.3m
Bathroom	1.9m x 2.1m
Utility	1.7m x 0.6m



## First Floor

Kitchen/Living/Dining	5.7m x 5.1m
Bedroom 1	2.6m x 5.1m
En-suite	2.6m x 2.1m
Bedroom 2	2.9m x 4.3m
Bathroom	1.9m x 2.1m
Utility	1.7m x 0.6m



## Second Floor

Kitchen/Living/Dining	5.7m x 5.1m
Bedroom 1	2.6m x 4.4m
En-suite	2.6m x 2.1m
Bedroom 2	2.9m x 3.5m
Bathroom	1.9m x 2.1m
Utility	1.7m x 0.6m

Only second-floor apartments are available for outright purchase, while ground and first-floor apartments are offered through Shared Ownership.





**A home that  
brings style and  
*functionality*  
together.**

# Kitchen specification

## *A kitchen that feels as good as it looks*

Thoughtfully designed kitchens bring together soft contemporary finishes with practical features that make everyday living feel effortless.

Each space is styled with thoughtfully designed cabinetry, with soft close hinges, complemented by smooth Silestone worktops and full-height splashbacks that create a calm, refined backdrop for cooking and entertaining.

Integrated storage solutions, including discreet bin systems on selected homes, that help keep the space clean and organised.

A suite of high-quality Bosch appliances are seamlessly built into the design, offering everything you need for modern living. Every element has been chosen to provide a balance of performance, style and quiet reliability.

Installations are beautifully crafted and finished with care to maintain the clean architectural lines of the kitchen, ensuring a composed space that feels considered, harmonious and ready to enjoy from the moment you move in.



## Bathroom and en-suite specification



### *Elegance tailored for everyday wellbeing*

Bathrooms and ensuites are designed as calm, contemporary spaces, combining soft grey finishes, crisp white surfaces and refined matte black details. Wall-hung vanities in satin grey provide practical storage with a clean, modern look, complemented by elegant black handles and clicker wastes.

The Vernis Blend matte black basin mixers bring refined simplicity to each room, while premium fixtures throughout ensure reliable performance and a cohesive aesthetic. Showers feature a round fixed head and handset in matte black, paired with either bold-framed sliding doors or minimalist walk-in screens, depending on layout.

Slimline JT Fusion shower trays complete the contemporary feel. Bath areas include durable Kaldewei steel baths combined with Hansgrohe thermostatic mixers, creating a balance of comfort and control. Finishing touches such as matte black pop-up wastes extend the consistent design language.

Each WC is equipped with a sleek Duravit D-Neo wall-hung toilet and a matching matte black dual-flush plate, keeping the look modern and uncluttered. Together, these elements create beautifully composed bathrooms that blend style, practicality and long-lasting quality. Flooring options are available.

# Full specification

## Kitchen

- Contemporary fitted kitchens with integrated Bosch appliances
- Full-height fridge and freezer (or combined fridge/freezer to selected homes)
- Bosch single oven and induction hob
- Soft-close cupboards and drawers throughout
- LED under-cabinet lighting
- Matte black sink
- Porcelain tiling to floor
- Silestone 20mm quartz countertop with full-height splashback

## Bathroom

- Contemporary bathroom and en-suite
- Wall-hung vanity units in satin grey
- Matte black shower fittings and accents
- Porcelain tiling to floors
- Shower to en-suites and bath with overhead shower to family bathroom

## External

- Rear garden boundary fencing
- Bi-fold doors opening onto the garden, enhancing natural light (to selected homes)
- Turf to gardens (where applicable)

## Sustainable

- Electric vehicle charging points
- Air source heat pump (to selected homes)
- Energy-efficient double glazed aluminium windows throughout

## General

- Fibre broadband connectivity
- TV points to living room and main bedroom
- Matte black sockets and switches to ground floor
- White sockets and switches to first and second floors
- High-quality internal doors with black ironmongery
- Tiled flooring to hallways (to selected homes)

**10-year building  
warranty as  
standard**



# About Cube Homes

For more than a decade, the award-winning Cube Homes has been delighting customers across the Northwest with homes that have quality at their heart.

Whether you are searching for your first home, looking for more space for a growing family or seeking a touch of luxury, we have a home built with you in mind.

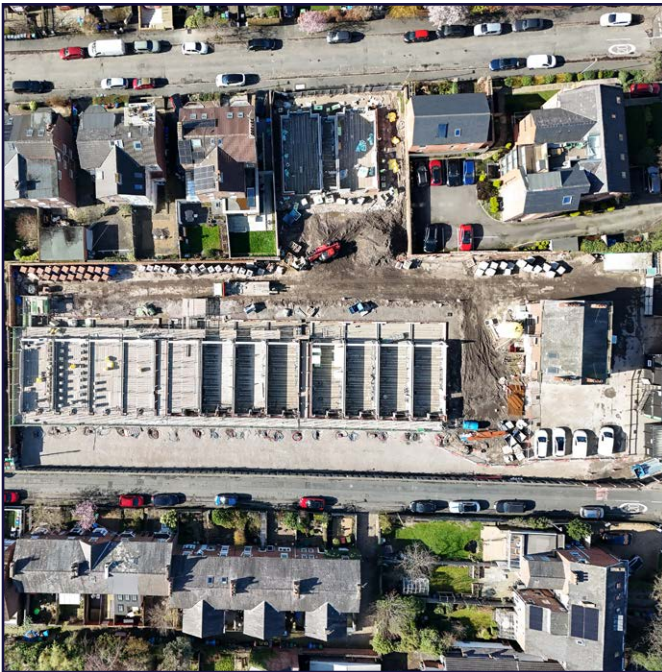
Cube Homes operates on a 'Profit for Purpose' business model, meaning all surplus profits are reinvested into social value initiatives and building more homes.

Our architects design each home with layouts perfect for entertaining, family life and home working. When reserving early, you can personalise many of the quality features we offer to suit your taste and lifestyle.

Cube Homes uses the latest energy systems to make sure homes are efficient, cost-effective, low maintenance and environmentally-friendly.

All our homes come with a 10-year building warranty as standard, and we are accredited by the New Homes Quality Board. NHQB set comprehensive requirements that developers must meet to provide construction quality, transparent sales practices, and a comprehensive two-year aftercare service.

We believe that home is where the heart is – and our homes are at the heart of the communities in which they are built.



*Holcombe View, Whitefield*





*Fairways View, Prestwich*



*Lime Grove, Woodley*

**Designed  
with *care.*  
Built with  
*experience.***





# Enquiries

To find out more or register your interest:

**0300 102 0056**

**Info@cubehomes.com**



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