



# RESIDE

—  
MANCHESTER



Chorlton Villas Hardy Lane  
Chorlton, Manchester, M21 8DN

**Asking Price £1,395,000**



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# Chorlton Villas Hardy Lane

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This five-bedroom house with an incredible south west facing garden and roof terrace occupies a peaceful location at the very end of Hardy Lane, overlooking Chorlton Golf Club. This stunning new home provides around 3000 sqft of accommodation, briefly comprising of five bedrooms, three with en-suites and a further family bathroom, along with three reception rooms.

This house has been designed with an exciting approach to light and space throughout, with sliding doors connecting the living area to the garden, making it the ultimate space for summer BBQs. Huge floor-to-ceiling windows in the bedrooms capitalise on this property's green leafy surroundings which can be enjoyed from all aspects.

Built to the highest of standards, this house has been finished with superb specification throughout. The cleverly designed layout and an immense amount of living space on offer make this the perfect home for modern family living.

A very contemporary and unique new build home and now available for viewings. To arrange a viewing please contact Reside Manchester on 0161 837 2840.

### The Tour

Chorlton Villas is a highly regarded gated development backing onto Chorlton Golf Course and is entered through a secure electronic gate that requires fob access. As soon as you enter this property you are met with an incredible amount of space. A floating wooden staircase gives a sense of luxury, which continues throughout the entire property. The design of this house consistently brings a sense of the outdoors inside and this can be felt from the moment you step through the front door as a windowed door to the living area means you can see through to the garden as soon as you enter the house.

An incredibly spacious kitchen/dining/living area is the perfect space for entertaining friends and family especially in the summer as sliding glass doors connect you with the garden which has a patio area to the South, ideal for summer BBQs and garden parties. A spacious bespoke utility area provides additional storage space along with a cloakroom and a plant room.

The first floor houses four bedrooms and three bathrooms, two of which are en-suites and one being the family bathroom. A beautiful curved tiled wall in the family bathroom showcases the level of craftsmanship and eye for detail that has gone into this property.

On the top floor, you have the primary suite consisting of a large bedroom, dressing room, ensuite, and a separate home office. In the primary bedroom, there is a huge terrace that overlooks Chorlton Golf Course. This is an incredible space whether you're having your morning coffee before work or enjoying a glass of wine watching the sunset, you certainly won't get tired of relaxing on the terrace or waking up to the view.







### The Area

Located only a short walk from the independent bars, cafes, and restaurants Chorlton has to offer and only a stone's throw away from Chorlton Nature Reserve, this is the perfect location for those looking to live somewhere secure and peaceful but with plenty of options nearby for socialising and eating out. Chorlton is an area that has become incredibly popular in recent years and is a prime spot within South Manchester for eateries and leisure activities, with an abundance of parks to choose from.

### General Specification

#### External -

Private driveway with ample room for multiple cars and one EV charging point. South West facing turfed garden with patio area and wild grass area. Wifi controlled alarm system and security cameras.

#### Kitchen & Utility -

Anthracite matt Lucente kitchen with 30mm Calacatta Quartz worktop. Neff oven, induction hob, microwave and warming drawer. Blomberg full-height fridge and full-height freezer. Bosch integrated dishwasher washing machine.

#### Bathrooms -

Fully tiled Tissino bathrooms throughout.

#### Heating -

Underfloor heating throughout, other than master bedroom which has wall mounted electric panel heater.

#### Tenure -

Freehold

#### Maintenance costs -

£165 per annum

- New Build Contemporary House
- Five Bedrooms
- Detached Residence with driveway
- Large Terrace Overlooking Golf Course
- Three Reception Rooms
- Circa 3000 sqft of accommodation
- EPC TBC
- Superb Specification
- Incredible South West Facing Garden
- Secure Gated Development



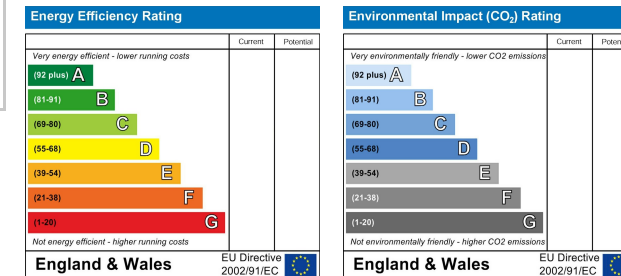
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Reside Manchester Office on 0161 837 2840 if you wish to arrange a viewing appointment for this property or require further information.

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