



**GASCOIGNE
HALMAN**

THORNCLIFFE, WILMSLOW ROAD, MOTTRAM ST.
ANDREW

THE AREAS LEADING ESTATE AGENT

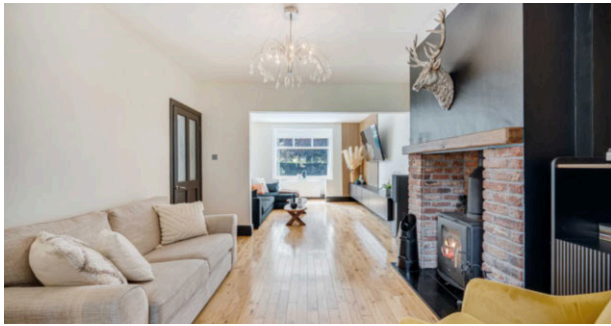


THORNCLIFFE, WILMSLOW ROAD, MOTTRAM ST. ANDREW

A flexible, beautifully positioned family home offering generous well portioned accommodation in an idyllic semi-rural setting.

The property is situated near the small village of Mottram St Andrew, equidistant between Alderley Edge, Prestbury and Wilmslow. Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks & Spencer, Tesco and John Lewis are a short drive away. The village has a range of social and recreational facilities, and local schools cater for children of all ages. Alderley Edge is well placed for easy access to Manchester and Stockport, the M56 is accessible at Ringway and the M6 at Holmes Chapel. Alderley Edge train station offers a fast electric commuter service with Inter City links available in Wilmslow. Manchester International Airport is only a short drive away.





Occupying a stunning position on the fringe of Mottram St. Andrew, Thornccliffe is a much-loved family home set within a truly special semi-rural landscape, surrounded by open fields and countryside, yet conveniently located for access to nearby amenities. This home offers the best of both worlds, the tranquillity and lifestyle of the countryside, with all the conveniences of village and town life close at hand.

Originally constructed in the 1930s, the property enjoys generous proportions throughout and has been carefully adapted over time to suit modern family living. The accommodation is both spacious and flexible, making it ideal for growing families or those who value a sociable and engaging home environment.

Well set back from the road and with a generous driveway, the property enjoys a high degree of privacy. A beautiful mature beech tree at the front adds charm and seasonal colour, while the surrounding landscape offers open views and a true sense of escape. There is ample off-road parking for multiple vehicles on the spacious driveway.

On entering the home, a welcoming entrance porch leads into a generous hallway. The ground floor accommodation is centred around the family dining kitchen, which spans the entire rear of the property. This space is fitted to a high standard, beautifully appointed and designed for modern family life. It seamlessly integrates dining and cooking areas, with double doors leading out onto the rear garden, allowing for easy indoor-outdoor living and entertaining.

A bay-fronted formal lounge offers a more traditional and cosy sitting area, while a further family space with a wood-burning stove provides a relaxed everyday living area. In addition to the primary living spaces, there is a further reception room on the ground floor, currently used as a bedroom. This area offers excellent flexibility for use as a playroom, home office, gym, or guest accommodation depending on needs.

To the first floor, the principal bedroom is of generous proportions, enjoying lovely views to the front and benefitting from its own en suite shower room. There are three further bedrooms and a well-appointed family bathroom, providing practical space for family life. A noteworthy feature is the substantial loft, offering significant potential for further development, subject to the necessary consents.

Externally, the property continues to impress. The rear garden is truly a highlight, large, private, and backing onto open fields.

Surrounded by mature hedging and mainly laid to lawn, it offers a fantastic setting for children, pets, and entertaining. A covered seating area adds year-round usability, perfect for enjoying the surroundings in any weather.

Additional practical points to note include LPG central heating (with a recently installed underground tank at the front of the property) and septic tank drainage. Within the valuation of this property an allowance and evaluation have already been factored in for future upgrades to the drainage system.

Thornccliffe represents a rare and exciting opportunity to acquire a substantial, flexible, and sociable family home in one of Cheshire's most desirable semi-rural locations. A viewing is strongly recommended to fully appreciate the setting, scale, and lifestyle on offer.

DIRECTIONS

SAT NAV: SK10 4LQ

TENURE

Leasehold

897 years remaining on the lease / Ground rent £4 per annum

LOCAL AUTHORITY

Cheshire East Borough Council

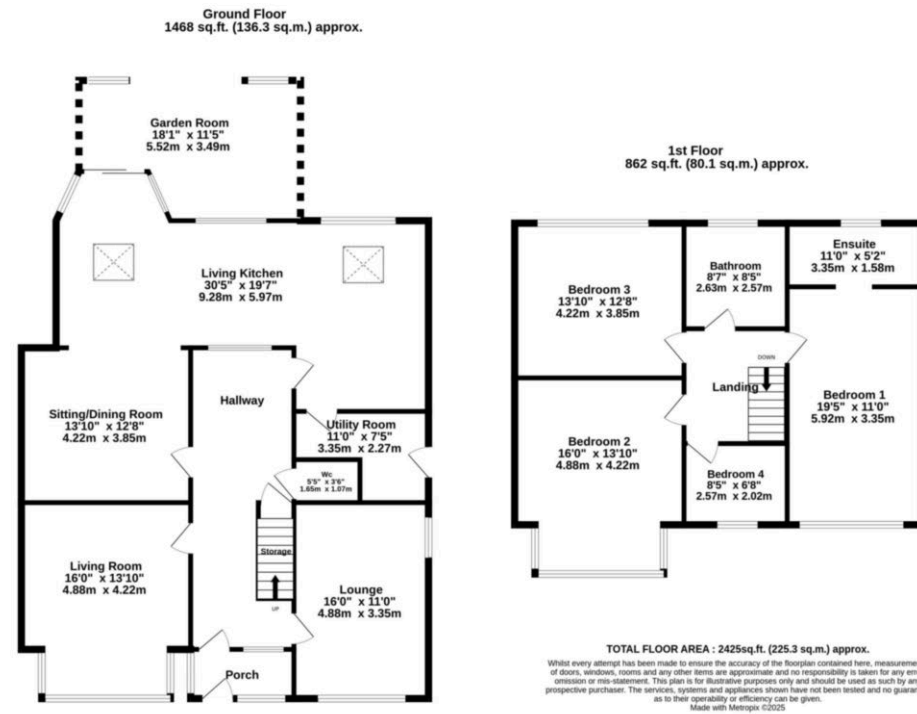
COUNCIL TAX BAND

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VIEWINGS

Viewings strictly by appointment through the Agents.

FLOORPLAN & EPC



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