



**GASCOIGNE
HALMAN**

The Green, Cheadle Hulme
Offers Over £1,750,000

THE AREA'S LEADING ESTATE AGENCY



This magnificent five double bedroom detached family residence is neatly tucked away in a highly desirable private residential location. The property sits on The Green which is an exclusive & established part of Cheadle Hulme. Occupying a plot of around a third of an acre or thereabouts, this handsome and imposing residence enjoys secure gated access with landscaped gardens to the front and rear. The setting could not be more convenient with easy access to Cheadle Hulme Train Station as well as Cheadle Hulme village with all its bars and restaurants. The local primary & secondary Schools are outstanding, if not some of the best in the country. Cheadle Hulme High School sits on the doorstep and will appeal to families who want to develop their children's education not only academically but also in a variety of sports and arts too. This substantial home with accommodation approaching 4700 sq/ft is certainly unique in terms of its impressive size & location but also due to the transport links, amenities, Schools and facilities being in such close proximity. Whilst the villages of Bramhall & Cheadle are only a short drive away, there really is no need to venture far from Cheadle Hulme to be able to enjoy the community spirit & a real village feel. Viewing this property will provide a memorable experience and one which we would strongly encourage.

Property details

- Walking Distance to Cheadle Hulme Village
- Easy access to Cheadle Hulme Train Stations
- Highly Desirable Residential Location Occupying A Large Landscaped Plot
- Ideally Positioned for Cheadle Hulme Primary & Secondary Schools
- Beautiful Living Accommodation Throughout with 4650 sq/ft
- Spacious Detached Outbuilding Currently Used as Gym



About this property

Approaching the property through secure double gates and the beautiful sweeping driveway it is evident that behind this brick-built facade is a sophisticated family home which will not disappoint. The reception hallway forms the perfect introduction with its double height ceiling and the most spectacular gallery landing overlooking the reception hallway. The reception hallway could be used for a variety of purposes and whilst this is currently set up as a dining area, there are possibilities to close off this space and have a further reception space/home office etc. Sitting adjacent to the hallway is a wonderful living room which features inglenook and double doors to the spectacular rear garden. A further separate well-proportioned lounge creates a comfortable living space whilst the piece de resistance awaits in the form of a glorious open plan kitchen family room with vaulted ceiling, skylight windows and two sets of double doors offering a seamless indoor/outdoor lifestyle. The kitchen area really does offer a perfect space for families to dine with the addition of a further sitting room revealing a lovely area for additional entertaining. A large useful utility room, downstairs WC and integral double garage complete excellent well balanced ground floor accommodation. Leading up the staircase to the first floor you are greeted by a beautiful gallery landing which certainly provides form and function but equally this space allows you to pause and reflect as well as relax. The sleeping quarters are beautifully designed and presented, all of which include bespoke Barwoods fitted wardrobes which elegantly illuminated with internal lighting. Four double bedrooms occupy the first floor with the master bedroom having a dominant presence with his and hers dressing room as well as a contemporary en-suite with its walk-in shower. Completing the first floor is a modern family bathroom which includes a four-piece suite. To the top floor the property includes an additional fifth double bedroom which reveals sky light windows and storage which has been carefully and intelligently incorporated into the eave's areas. There is also the possibility to include an en-suite bathroom to the remaining loft area which is currently used as storage. Externally the property is impressively landscaped offering a high degree of privacy. The contours of the garden are beautifully shaped with a delightful large patio area ideal for entertaining. There is ample space for a hot tub, outdoor bar and kitchen which will offer wonderful opportunities for social gatherings. Towards the end of the garden is a purpose-built detached dwelling which is currently used as a gym but could also provide alternative uses subject to a buyer's requirements. There is ample lighting around the exterior adding not only to the ambiance but also providing excellent security.



















DIRECTIONS

SK8 6JB

COUNCIL TAX BAND

G

TENURE

Freehold

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Stockport MBC

VIEWING

Viewing strictly by appointment.

EFFICIENCY RATING

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PRIMARY SOURCE OF HEATING

Gas fired hot water radiators

PRIMARY ARRANGEMENT FOR SEWERAGE

Mains Supply

PRIMARY SOURCE OF ELECTRICITY

Mains Supply

PRIMARY SOURCE OF WATER

Mains Supply

BROADBAND CONNECTION

Copper wire

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

Ask Agent

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

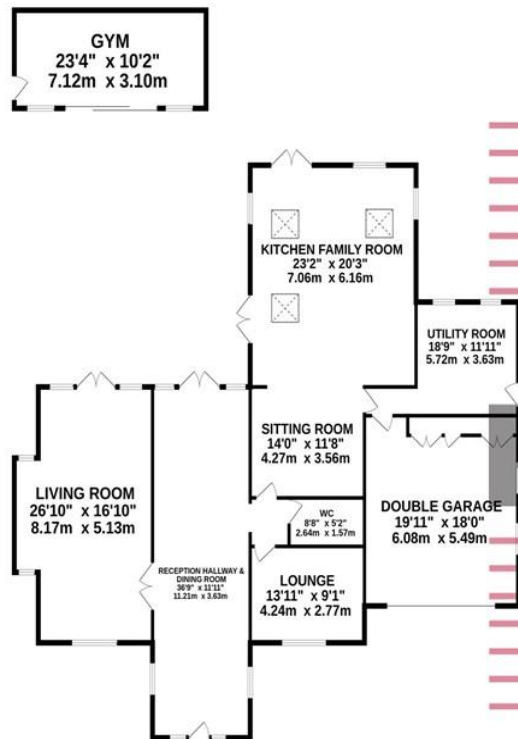
Ask Agent

HAS PROPERTY BEEN FLOODED IN 5 YEARS

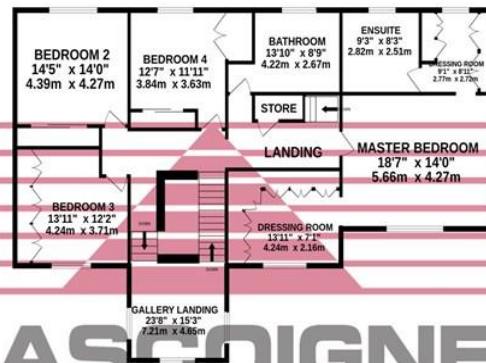
No

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

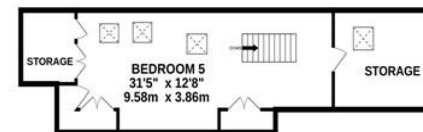
GROUND FLOOR
2471 sq.ft. (229.6 sq.m.) approx.



1ST FLOOR
1599 sq.ft. (148.6 sq.m.) approx.



2ND FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 4654 sq.ft. (432.4 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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0161 439 5555 bramhall@gascoignehalman.co.uk
9 Ack Lane East, Bramhall, Cheshire, SK7 2BE