



**GASCOIGNE
HALMAN**

Grove Lane, Cheadle Hulme
£875,000

THE AREA'S LEADING ESTATE AGENCY



This immaculate double fronted detached residence reveals in excess of 2500 sq/ft of superb living accommodation and is certain to provide ample space for any growing family. With five well proportioned bedrooms, two elegant bathrooms as well as three large principal reception rooms and a spectacular kitchen family dining room, this family home really does display a fine living arrangement with a variety of sociable entertaining spaces. The property sits in a highly desirable setting with convenient access to Thorn Grove Primary School, Hursthead Infant & Junior school as well as St James Catholic High School & Cheadle Hulme High School. Not only does the location provide excellent educational facilities but the transport links allow for easy access to Manchester Airport or even Stanley Green Retail Park & Handforth Dean Retail Park. Following a hard days work you can even relax in the nearby establishment of The Pointing Dog Pub or take a walk into Bramhall Village with its array of amenities, bars and restaurants.

Property details

- Traditional Double Fronted Five Bedroom Detached Family Home
- Immaculate Accommodation In Excess of 2500 sq/ft Including the Double Garage
- Three Principal Reception Rooms & A Magnificent Kitchen Family Dining Room
- Easy Access to Wilmslow-Handforth Bypass As Well As Manchester Airport
- Close to Hursthead Infant & Junior School & Cheadle Hulme High School
- Spacious Driveway Providing Ample Parking & Large Private Established Rear Garden



About this property

This wonderful family residence is packed full of charm, character and noticeable original features. This is no more evident that stepping into the welcoming spacious entrance hallway which reveals a delightful timber front door, picture window with original stained glass and a magnificent staircase rising to a gallery landing. There are three impressive reception rooms and these spaces can be used flexibly depending on anyone's needs. These multi-functional spaces come in the form of a bay fronted dining room, a tremendous lounge overlooking the beautiful rear garden and a fabulous living room which could easily be a playroom, another bedroom or even a home office. The piece de resistance awaits in the form of a glorious family kitchen dining room with patio doors and views across the rear garden. A useful utility room, cloakroom and downstairs WC complete excellent ground floor accommodation. To the first floor the property continues to impress with the gallery landing offering space for a study area. There are five capable bedrooms, all of which are beautifully presented, some even including a range of fitted wardrobes. There are two bathrooms either side of the landing, one which includes a modern shower room, the other displaying a contemporary bathroom. Externally there is driveway providing ample parking for multiple vehicles whilst a large double detached garage can provide ideal storage or even a workshop. There is also the possibility to further develop and or extend across and over the garage or even to the rear but with 2500 sq/ft of living accommodation how much space does a family really need. To the rear there is a delightful established garden which is perfect for families and children whilst promoting a space for social gatherings all year round.













DIRECTIONS

SK8 7NG

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		73 C
55-68	D	57 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

Fibre to Premises

ANY EASEMENTS, SERVITUDES OR WAYLEAVES?

No

ARE THERE ANY RESTRICTIONS ASSOCIATED WITH THE PROPERTY

No

THE EXISTENCE OF ANY PUBLIC OR PRIVATE RIGHT OF WAY?

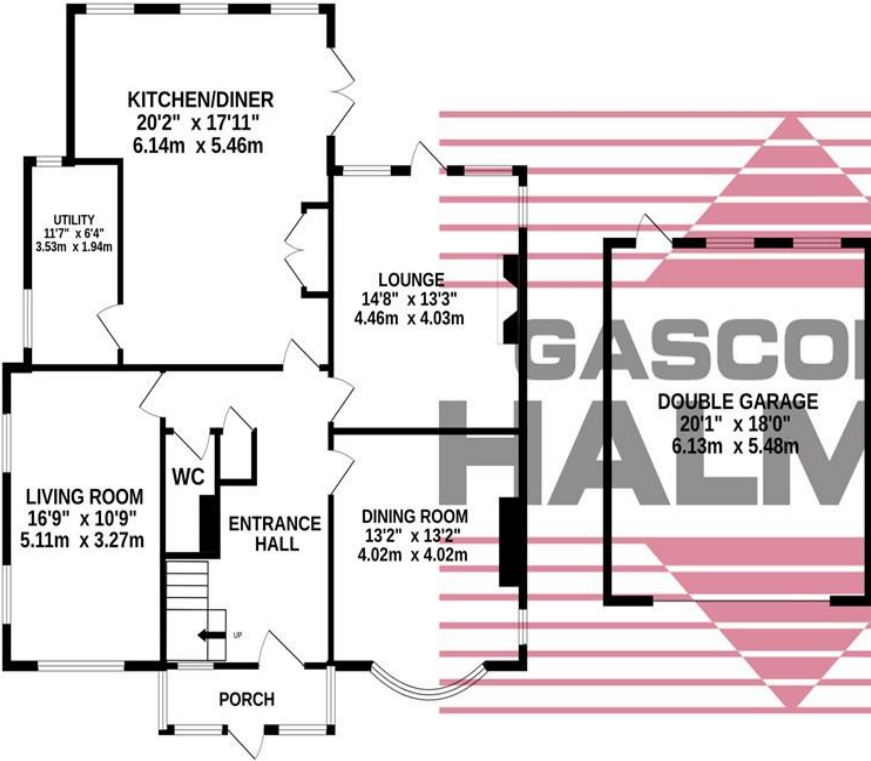
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HAS PROPERTY BEEN FLOODED IN 5 YEARS

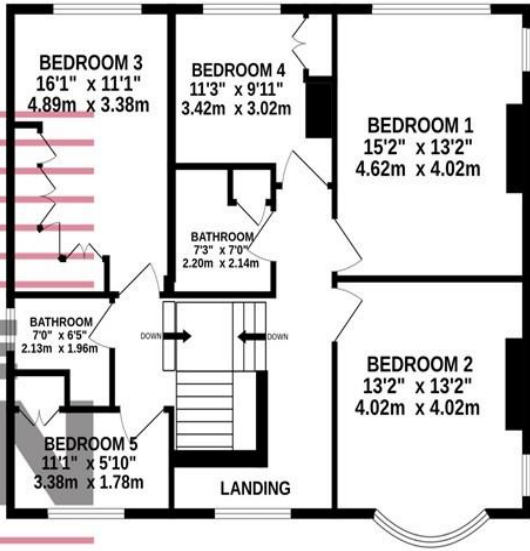
No

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
1530 sq.ft. (142.1 sq.m.) approx.



1ST FLOOR
987 sq.ft. (91.7 sq.m.) approx.



TOTAL FLOOR AREA : 2517 sq.ft. (233.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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