



**GASCOIGNE
HALMAN**

Beechfield Road, Cheadle Hulme
£935,000.00

THE AREA'S LEADING ESTATE AGENCY



Offering in excess of 1800 sq/ft of living space and unquestionable possibilities to extend, this remarkable home with a plot of approximately 0.25 acres will certainly cater for most families looking for a convenient fascinating setting. This double fronted detached family residence is positioned in a highly desirable location close Cheadle Hulme High School as well as excellent transport links and an array of amenities within Cheadle Hulme village. The property reveals an abundance of space with a plethora of reception rooms, five double bedrooms and three modern and contemporary bathrooms.

Property details

- Withing Walking Distance Of Cheadle Hulme Village & Cheadle Hulme Train Station
- Wonderful Substantial Corner Plot With Panoramic Gardens & Electric Vehicle Charging Point
- Highly Desirable Residential Location Close To Cheadle Hulme High School
- Excellent Opportunity to Extend (STPP) - Previous Planning Approved - Reference for Stockport Planning Portal - DC/083468
- Substantial Five Bedroom Detached Family Home With 1800 sq/ft of High Specification Living Accommodation
- Three Stunning Bathrooms & Immaculate Open Plan Kitchen Family Room



About this property

Nestled on the prestigious Beechfield Road in Cheadle Hulme, this exquisite 5-bedroom, 3-bathroom detached house epitomizes luxury living. Boasting generous living accommodation of 1800 square feet, this high specification freehold property is a true gem in a sought-after residential location. Sitting on a substantial plot of approximately 0.25 acres, this wonderful family home enjoys superb panoramic gardens with established borders providing a high degree of privacy. Upon entering, you are greeted by a welcoming entrance hallway which leads to two principal elegant reception rooms, perfect for entertaining guests or unwinding in style. The property features a high-end finish throughout, with attention to detail evident in every corner. The living room reveals a feature bay window and an inglenook fireplace draws attention to the beautiful original features on offer. The second reception area functions as a dining room, whilst also displaying an open plan arrangement to the outstanding kitchen breakfast room. The kitchen breakfast room arguably forms the hub of the home and with its shaker style units, bi-folding doors and the spectacular centre island unit there is not only a sophisticated presentation on offer but also a fabulous space for family gatherings, promoting a seamless indoor-outdoor lifestyle. The ground floor accommodation provides additional space in the form of a useful utility room, an immaculate shower room and a bay fronted double bedroom which is ideal for guests or even multi-generational living. The exquisite staircase exposes some beautiful detailing with its black metal spindles and gallery landing and this provides the perfect introduction to the first floor accommodation. Positioned in all four corners of the home are the sleeping quarters, perfectly arranged in the form of double bedrooms and the unique layout results in every bedroom having a superb level of privacy. The master bedroom includes a cleverly arranged dressing room which promotes intelligent storage and an en-suite shower room provides a classic finish with its three piece suite. A fully tiled family bathroom which divides two of the bedrooms has been re-styled to reveal a beautiful fashionable appearance. The landing area could also incorporate a home office setting, allowing for a flexible working environment but for those with a vision for expansion there is undeniably ample space for an additional fixed staircase which could give access to a full loft conversion should discerning buyers choose to re-develop the loft area. The exterior compliments the setting with double gates promoting access to a double driveway which in turn leads to a newly built detached garage. The property has been future proved with the addition of an electric vehicle charging point. This home blends not only sophistication with comfort but also functionality with practicality and this rare find delivers on so many levels.











DIRECTIONS

SK8 7DS

COUNCIL TAX BAND

E

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		75 C
55-68	D	60 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 the 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?

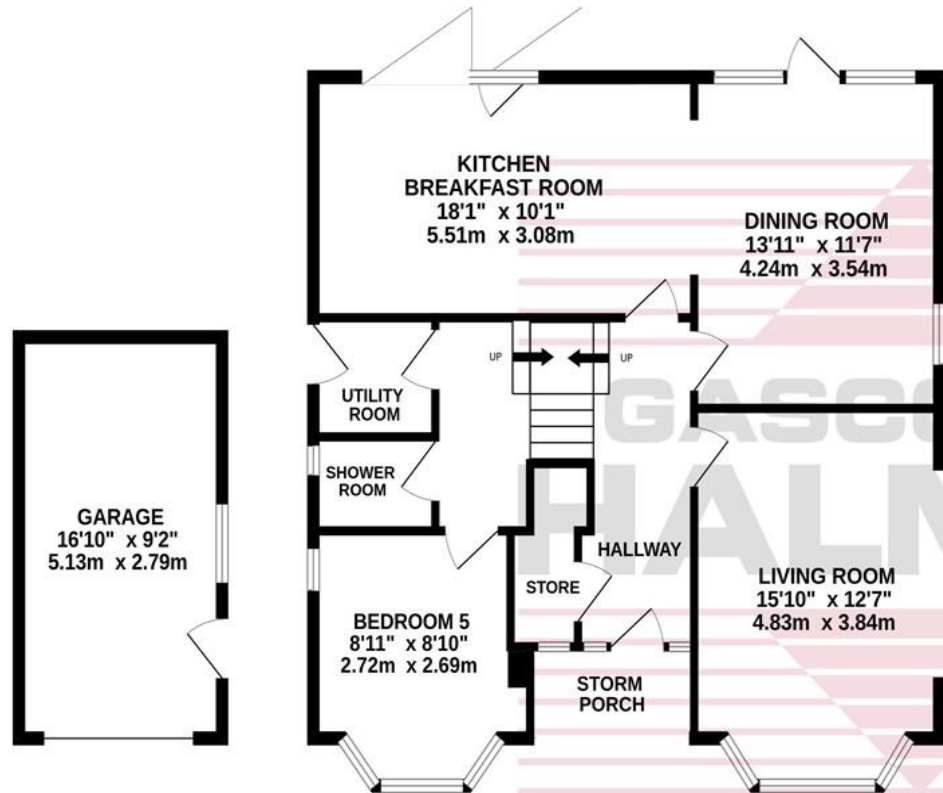
No

HAS PROPERTY BEEN FLOODED IN 5 YEARS

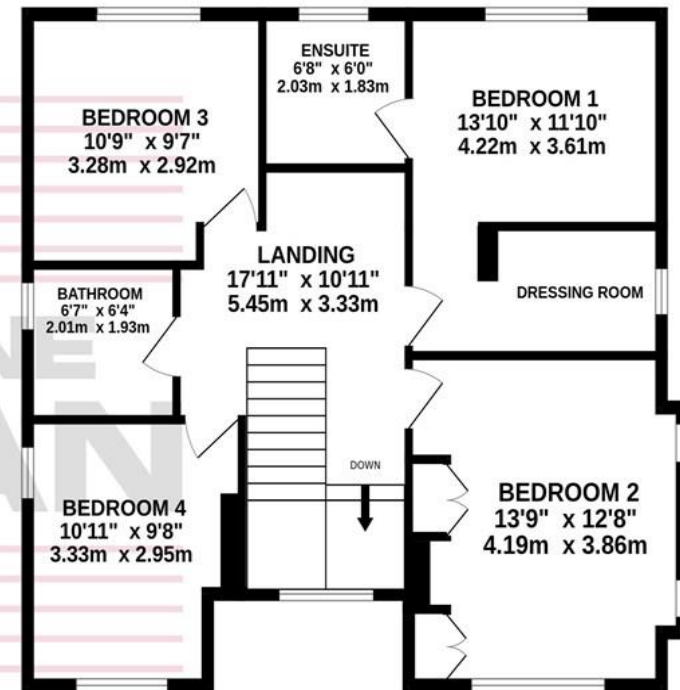
No

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GROUND FLOOR
1020 sq.ft. (94.8 sq.m.) approx.



1ST FLOOR
813 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA : 1833 sq.ft. (170.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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