



**GASCOIGNE
HALMAN**

Southdown Crescent, Cheadle Hulme
£865,000

THE AREA'S LEADING ESTATE AGENCY



This remarkable double fronted detached family home occupies a highly desirable residential location close to excellent Schools and fantastic transport links. The property is within easy walking distance of Cheadle Hulme village providing excellent convenience for day to day life. The property exhibits large amounts of living space with sq/ft advancing to 2300 sq/ft and with previously approved planning permission, the size could easily be further developed with a two storey side extension and a loft conversion. This home already provides sufficient living accommodation but for those needing even more space, the property could easily be adapted to suit anyone's needs. This delightful home sits on a spacious corner plot with panoramic gardens wrapping around the one fifth of an acre plot.

Property details

- Large Corner Plot Approaching One Fifth of An Acre
- Substantial Four Double Bedroom Detached Family Home Approaching 2300 sq/ft
- Four Superb Large Reception Rooms, Three of Which Include feature Bay Windows
- Ideally Positioned for Cheadle Hulme School As Well As Excellent Primary Schools Such As Bradshaw Hall Primary School
- Within Easy Walking Distance To Cheadle Hulme Village & Cheadle Hulme Train Station
- Excellent Opportunity For Further Development - Previous Planning Application Approved for Two Storey Side Extension & Loft Conversion - Planning Reference - DC/083283



About this property

Nestled in the prestigious Southdown Crescent of Cheadle Hulme, this exquisite Freehold property presents a rare opportunity for discerning buyers. This elegant double bay fronted detached house boasts generous family living accommodation approaching 2300 sq/ft and exudes delightful sophistication and charm. The inviting entrance hallway provides the perfect introduction to this superb home. The authentic front door with side windows are noticeable original features which suit this remarkable family residence. The grandeur of this home is further enhanced by the presence of four reception rooms, three of which feature stunning bay windows, flooding the interiors with natural light and creating a warm and inviting ambiance. There is ample space to relax and entertain family and friends but equally there is room for children to have a designated play area or even a home office. The kitchen sits adjacent to the dining room which includes sliding patio doors. The kitchen is also flanked by a useful downstairs shower room which is combined with a utility area ideal for various day to day appliances. The double integral garage provides an abundance of storage but equally with the previously approved planning permission (Planning Reference - DC/083283) it is reassuring to know that this could be developed further with a two storey side extension and even an extensive loft conversion which would dramatically reimagine the space on offer. To the first floor there is a lovely gallery landing with a feature window to the front and this area could also accommodate a further useful home working environment. Branching out from the landing are four impressively sized double bedrooms along with a large family bathroom revealing a four piece suite. The property sits majestically on a large corner plot, offering ample space and privacy on its sprawling grounds of approximately one-fifth of an acre. To the front there is ample parking for multiple cars and a caravan could even be tucked away behind the established mature hedging to the front. The property's prime location ensures easy access to renowned educational institutions such as Cheadle Hulme School and excellent primary schools such as Bradshaw Hall primary school. Conveniently situated within walking distance of Cheadle Hulme Village and Cheadle Hulme Train Station, this residence offers a perfect blend of tranquility and accessibility. With the added benefit of no onward chain, this property is a rare find in the sought-after Cheadle Hulme locale. This substantial family home is a true gem that promises a lifestyle of luxury and comfort.













DIRECTIONS

SK8 6EQ

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		74 C
55-68	D	64 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

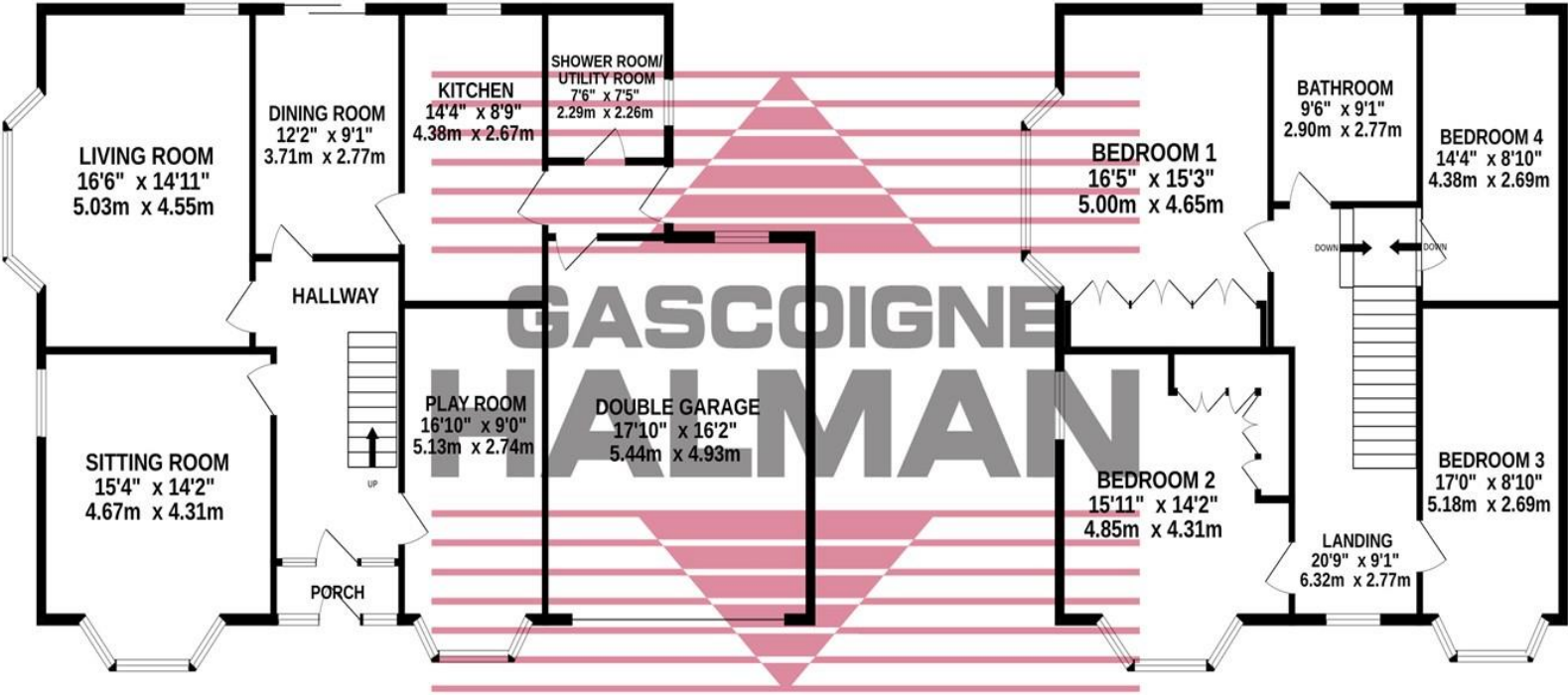
HAS PROPERTY BEEN FLOODED IN 5 YEARS

No

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
1337 sq.ft. (124.2 sq.m.) approx.

1ST FLOOR
953 sq.ft. (88.5 sq.m.) approx.



TOTAL FLOOR AREA : 2290 sq.ft. (212.8 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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