



DOWNINGS ASHLEY ROAD | ASHLEY

£1,250,000

An individually designed detached family house of generous proportions standing in grounds approaching one third of an acre. Situated within open countryside and well placed for access to both Hale and Knutsford. Replanned and refurbished to a high standard, the beautifully presented accommodation briefly comprises enclosed porch, entrance hall, dining room, sitting room, living room, living/dining kitchen, utility room, laundry room, office, cloakroom/WC, primary bedroom with en suite shower room/WC, further double bedroom with en suite shower room/WC, two additional double bedrooms and family bathroom/WC. Gas fired central heating and PVCu double glazing. Driveway providing off road parking and detached double garage. Stone paved rear terrace and secluded gardens laid mainly to lawn.

POSTCODE: WA14 3QE

DESCRIPTION

Downings is a unique detached house occupying an enviable position within the Green Belt and with the benefit of exceptional views over undulating countryside. Despite the rural location the shopping centres of Hale and Knutsford are easily accessible and Ashley train station provides a commuter service into Manchester.

Surrounding the property are woodlands and fields and grounds approaching one third of an acre. The setting is tree lined and incorporates a substantial stone paved terrace which is ideal for al fresco entertaining and adjacent expanse of lawn all with the benefit of a high degree of privacy.

Refurbished by the current owners this superbly presented family home offers a high standard of internal fittings and has been carefully replanned for modern living.

Upon entering the feeling of space is apparent and the naturally light reception hall is flanked by a formal dining room and dual aspect sitting room with the focal point of a stunning revealed brick fireplace and wood burning stove. The impressive living/dining kitchen is fitted with Shaker style units complemented by quartz work surfaces and features an outstanding centre island with adequate provision for dining. There is ample space for a seating area with bi-folding windows opening onto the aforementioned terrace and French windows also lead onto the gardens alongside a useful utility room which similarly has external access. The accommodation continues beyond an inner hallway and includes a further living room, generous office and laundry room with walk-in shower. Completing the ground floor is a well appointed cloakroom/WC.

At first floor level there are remarkable far reaching views and the excellent primary suite comprises double bedroom with French windows to a Juliet balcony and luxurious en suite shower room/WC. There is an further double bedroom with Juliet balcony and en suite shower room/WC, two additional double bedrooms and sumptuous family bathroom complete with free standing bath and walk-in shower.

The driveway has provision for ample off road parking and the detached double garage also has the advantage of a remotely operated door.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

Composite wood grain effect composite front door with opaque double glazed insert and set within matching side-screens. Stone effect flooring. Recessed LED lighting.

ENTRANCE HALL

18'2" x 11'4" (5.54m x 3.45m)

Luxury vinyl wood effect flooring. Coved cornice. Dado rail. Contemporary vertical radiator. Double opening glazed/panelled doors to:

DINING ROOM

13'1" x 12' (3.99m x 3.66m)

PVCu double glazed window to the front. Luxury vinyl wood effect flooring. Contemporary vertical radiator.

SITTING ROOM

22'4" x 15'3" (6.81m x 4.65m)

Revealed brick chimney breast and wood burning stove set upon a tiled hearth. PVCu double glazed French windows to the terrace. PVCu oriel bay window to the front. Radiator.

LIVING/DINING KITCHEN

24' x 17'8" (7.32m x 5.38m)

Fitted with Shaker style wall and base units beneath quartz work-surfaces/up-stands and undermount 1 1/2 bowl composite sink with instant hot water/mixer tap. Substantial matching centre island with provision for dining. Glazed door to a pantry with shelving. Integrated appliances include an electric fan oven/grill, combination microwave/oven/grill, five zone induction hob with extractor/light above, fridge and dishwasher. Recess for an American style fridge/freezer. Ample space for seating. Aluminium double glazed bi-folding windows with integrated blinds to the terrace. PVCu double glazed French windows with integrated blinds to the gardens. Wide PVCu double glazed window to the side. Luxury vinyl wood effect flooring. Recessed LED lighting. Plumbed underfloor heating.

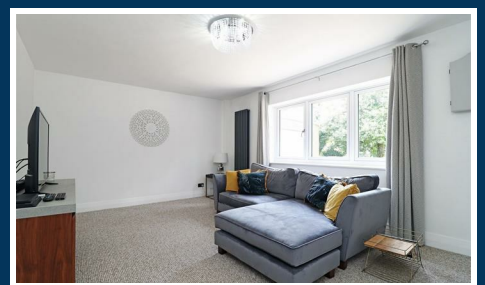
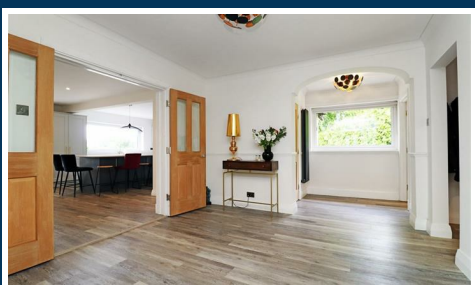
UTILITY ROOM

8'7" x 8'1" (2.62m x 2.46m)

Shaker style wall and base units beneath wood effect heat resistant work-surfaces/up-stands and inset stainless steel drainer sink with mixer tap. Concealed floor standing boiler. Panelled/double glazed wood grain effect composite door to the rear. PVCu double glazed window to the rear. Luxury vinyl wood effect flooring. Recessed LED lighting. Extractor fan. Plumbed underfloor heating.

CLOAKROOM/WC

White/gold effect vanity wash basin with mixer tap and low-level WC. Opaque PVCu double glazed window to the rear. Luxury vinyl wood effect flooring. Recessed LED lighting. Contemporary radiator.



INNER HALL

Space for hanging coats and jackets. Luxury vinyl wood effect flooring. Recessed LED lighting.

LIVING ROOM

16'5" x 11'10" (5.00m x 3.61m)

PVCu double glazed window to the front. Contemporary vertical radiator.

OFFICE

13'1" x 9'11" (3.99m x 3.02m)

PVCu double glazed window to the rear. Recessed LED lighting. Contemporary vertical radiator.

LAUNDRY/SHOWER ROOM

10'2" x 5'10" (3.10m x 1.78m)

Shaker style wall and base units beneath wood effect heat resistant work-surfaces/up-stands and inset stainless sink with mixer tap. Recess for an automatic washing machine and tumble dryer. Deep walk-in tiled shower with thermostatic rain shower plus hand-held attachment. Panelled/opaque double glazed wood grain effect composite door to the rear. Opaque PVCu double glazed window to the rear. Luxury vinyl wood effect flooring. Recessed LED lighting. Chrome heated towel rail.

FIRST FLOOR

LANDING

Two velux windows. Recessed LED lighting.

BEDROOM ONE

27'2" x 16'6" (8.28m x 5.03m)

PVCu double glazed French windows set within matching side-screens to the Juliet balcony with glass balustrade. Two PVCu double glazed windows to the front. Recess for hanging rails. Recessed LED lighting. Two radiators.

EN SUITE SHOWER ROOM/WC

White/chrome vanity wash basin with mixer tap and low-level WC. Wide enclosure with marble effect panelled walls and thermostatic rain shower plus handheld attachment. Tall opaque PVCu double glazed window to the rear. Tile effect flooring. Recessed LED lighting. Shaver point. Extractor fan. Heated towel rail.

BEDROOM TWO

18'6" x 15'7" (5.64m x 4.75m)

PVCu double glazed windows to the front and side. Contemporary radiator.

BEDROOM THREE

14'9" x 9'6" (4.50m x 2.90m)

PVCu double glazed French window set beside a matching picture window to the Juliet balcony with glass balustrade. Recessed LED lighting. Contemporary vertical radiator.

EN SUITE SHOWER ROOM/WC

White/chrome vanity wash basin with mixer tap and low-level WC. Tiled enclosure with thermostatic rain shower plus handheld attachment. Mosaic effect flooring. Recessed LED lighting. Shaver point. Extractor fan. Chrome heated towel rail.

BEDROOM FOUR

11'10" x 9'5" (3.61m x 2.87m)

PVCu double glazed window to the side. Radiator.

FAMILY BATHROOM/WC

14'1" x 11'9" (4.29m x 3.58m)

Fitted with a white/chrome suite comprising freestanding roll-top bath, vanity wash basin with mixer tap and low-level WC. Wide walk-in tiled shower with thermostatic rain shower plus handheld attachment beyond a glass screen. Opaque PVCu double glazed window to the rear. Tile floor. Recessed LED lighting. Extractor fan. Period style radiator/heated towel rail.

OUTSIDE

DETACHED GARAGE

Remotely operated up and over door. Light and power supplies. PVCu door to the side. Timber framed window to the rear.

SERVICES

Mains electricity, gas and water are connected with drainage to a septic tank.

POSSESSION

Vacant possession upon completion.

TENURE

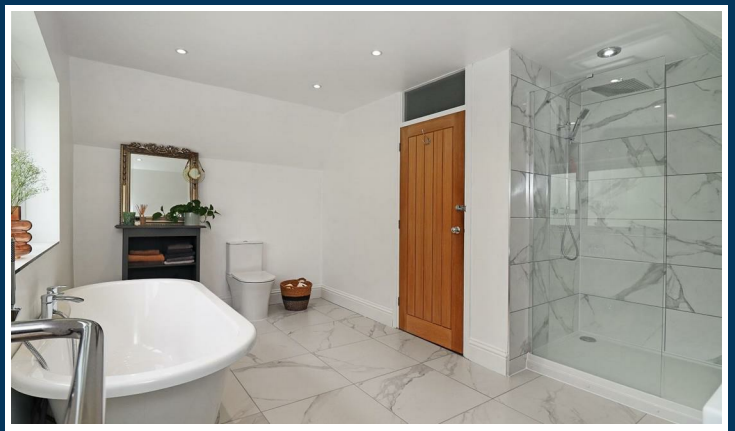
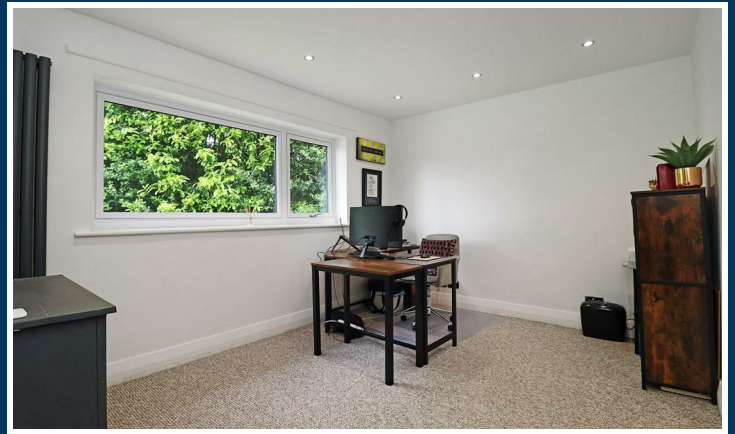
We are informed the property is Freehold. This should be verified by your Solicitor.

COUNCIL TAX

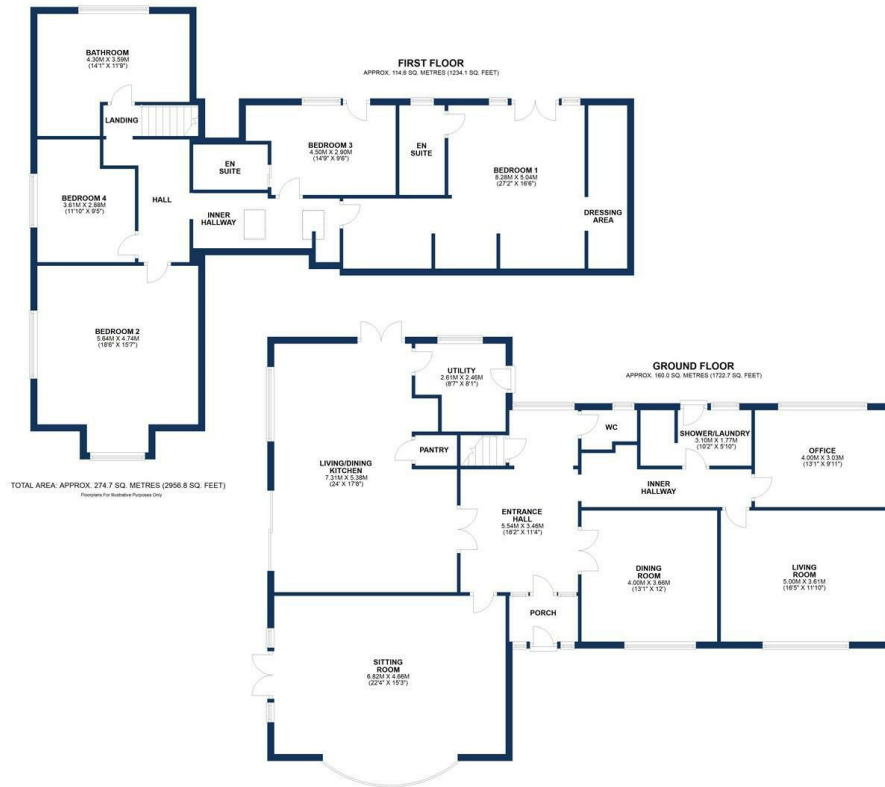
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NOTE

No appliances, fixtures and fittings have been inspected and purchasers are recommended to obtain their own independent advice.



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