

'Hornsey Villa', 72 High Lane, Chorlton, Manchester, M21 9XF



JP&Brimelow
ESTATE AGENTS



6 2 2 C

VIDEO TOUR AVAILABLE Rare to the market is this outstanding SIX DOUBLE BEDROOM, period, property. 'Hornsey Villa' sits proudly on a generous plot just moments away from the ever-popular Beech Road and Chorlton Village. Spread over four floors this substantial property boasts over 4000 sqft of accommodation.

This picturesque residence offers an abundance of space and character while perfectly blending modern living with period charm. Externally a detached leisure complex housing an indoor heated 13m swimming pool, secure gated off-road parking to the front and the rear aspect along with a double garage.

Chorlton Village is just a stone through away, several outstanding primary and High schools are on your door step, and fantastic transport links are just a short walk away giving direct access into Manchester City Centre and further afield.

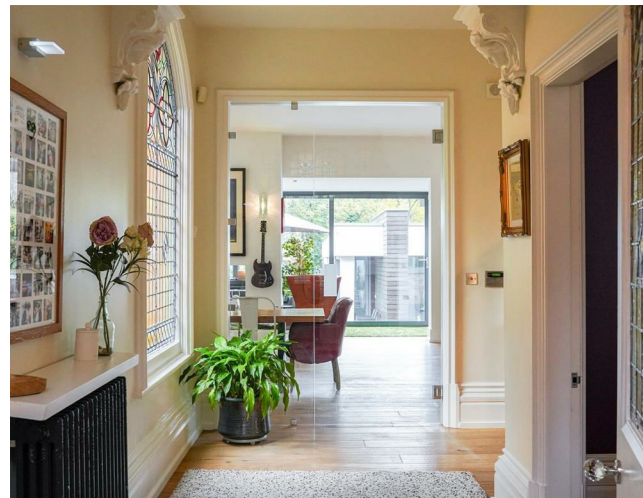
In brief this imposing and remodelled home offers; a porch, a welcoming reception hall which has access down into the converted basement, a large lounge to the front aspect complete with bay window and feature fireplace, a fantastic open plan kitchen/breakfast/ family room benefitting from a central breakfast island, and a sun room with views and access out into the rear enclosed garden.

The converted basement has been transformed by the current owners and benefits from a bedroom/office, cinema/games room, a steam room, useful storage space, and a W.C. There is also access out into the rear garden.

Stairs leading to the first-floor landing reveal three large double bedrooms, a stylish three-piece shower room complete with walk in shower, a utility room, and an inner hallway that allows access onto a rear balcony with sweeping views.

The second floor offers a truly stunning principal suite complete with a free-standing bath tub, and access onto the balcony. Additionally, there is a white three-piece shower room, a large dressing room and a further double bedroom completing this beautiful family home.

£2,750,000





EPC Chart

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Tenure: Freehold Council Tax Band: H



JP & Brimelow Estate Agents Ltd
 430 Barlow Moor Road, Manchester, M21 8AD
 Tel: 0161 8822233
 E: sales@jpbrimelow.co.uk www.jpandbrimelow.co.uk



JP & Brimelow
 ESTATE AGENTS

NOTICE: JP & Brimelow Estate Agents Ltd 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 the 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 JP & Brimelow Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property.

@jpandbrimelowstateagents

@jpandbrimelow

