

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



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**\*\*\*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.

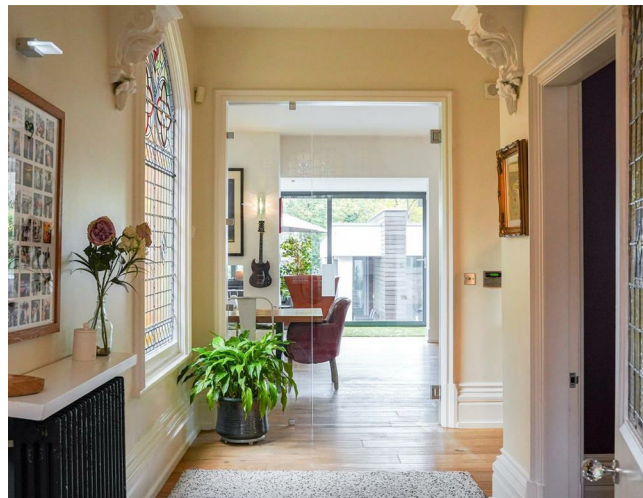
In brief this imposing and remodelled home offers; a porch, a welcoming reception hall which has access down into the converted basement, a large lounge to the front aspect complete with bay window and feature fireplace, a fantastic open plan kitchen/breakfast/ family room benefitting from a central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



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