



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Overhill Cottage, Sutton, Macclesfield, Cheshire, SK11 0NA

A delightfully situated 4 bedroom detached bungalow in a sought after rural location

Guide Price £800,000

This fabulously situated 4 bedroom detached bungalow offers the discerning purchaser the opportunity to acquire a well proportioned property in a delightful rural location, yet still within a short distance of Macclesfield and all its amenities. The accommodation briefly comprises: Entrance hall, Kitchen/diner with archway through to morning room with delightful views over the garden, utility room, living room with log burner, dual aspect dining room with log burner, inner hall allowing access to four bedrooms (one en-suite) and a further bathroom. An oil fired central heating system and alarm system have been installed.

Outside, the property is approached via a sloping driveway, flanked by lawns with borders, shrubs, mature and specimen trees, a large pond with charming arched wooden bridge and paved area for seating. steps lead up the garden and onto a raised balcony/terrace area with far reaching views. A small brook runs down the edge of the property. There is an area of hard standing allowing parking for motor vehicles and gives access to the garage and a delightful Amdega Canadian cedar conservatory . To the rear of the property is a delightful patio area with a stone built pond with fountain, a sloping area of planting contained behind a stone wall and a path leading round the side of the house.

There is a wide range of shopping, travel, educational and recreational facilities available in nearby Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 30 minutes drive of the property.

From Arighi Bianchi furniture store: Continue along the Silk Road in the direction of Leek. Turn left after approximately three quarters of a mile into Byrons Lane. Continue past the Kings Head Public House on the left hand side, taking the next turning left into Jarman Road. At the Church House public house turn right onto Ridge Hill, located to the left hand side of the pub, and continue for a distance up the hill taking the first left onto Wetton Way and then first right onto Bollinhead Lane, which in turn becomes Heathcote Lane. On reaching a sharp left hand bend in the road with twin stone pillars on the right, take the right turn through the pillars and continue for approximately 100yards, where the property is located up the first driveway on the left hand side.

ACCOMMODATION

ENTRANCE HALL 9'07 x 4'10

With tiled floor.

UTILITY ROOM 9'07 x 5'05

With tiled floor, oil fired boiler, plumbing for washing machine, Belfast sink, worktops.

KITCHEN/DINER 21'04 x 10'0

Kitchen area containing base cupboards and drawers, wall cupboards and worktops, tiled splash backs, electric Aga, peninsula butchers block unit, open shelving , tiled floor. In the Diner area is a dresser style unit of base cupboards and drawers, wall cupboards and worktops, loft access, archway through to:

MORNING ROOM 9'04 x 6'10

With radiator, picture window with views over garden and beyond.

LIVING ROOM 16'07 x 11'04

Feature fireplace with log burning stove, radiator, views over garden and beyond.

DINING ROOM 20'02 x 16'08 (reducing to 10'07)

Dual aspect, feature fireplace with log burning stove, radiator, glazed door to rear patio, sliding door to front terrace, views over garden and beyond, leading through to:

INNER HALL 15'04 x 13'0 (overall)

With radiator, built in storage cupboard.

BEDROOM ONE 19'11 x 14'11 (overall)

Dual aspect with far reaching views, two radiators, loft access, leading to:

EN-SUITE 9'01 x 7'02 (overall)

With shower, panelled bath with shower attachment, low level WC, pedestal wash hand basin, wooden floor, part tiled walls, radiator.

BEDROOM TWO 14'08 x 10'08

With wooden floor, radiator.

BEDROOM THREE 16'08 x 9'0

With radiator, open shelving, views over garden and beyond.

BEDROOM FOUR 10'02 x 9'01

With radiator, built in storage, views over garden and beyond.

BATHROOM 6'07 x 5'07

With panelled bath, low level WC, pedestal wash hand basin, heated towel rail, part tiled walls.

OUTSIDE

Charming gardens as previously mentioned.

CONSERVATORY 15'10 x 12'7

Amdega Canadian cedar built conservatory with K-glass windows and Optifloat glass roof, with exposed brick wall, 4 electric storage heaters, tiled floor.

GARAGE 17'11 x 9'01

With up and over door, power and light. Alarm system fitted.

Tenure

Freehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.

PRESTBURY OFFICE:

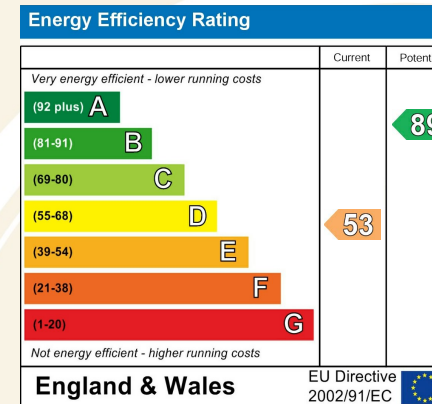
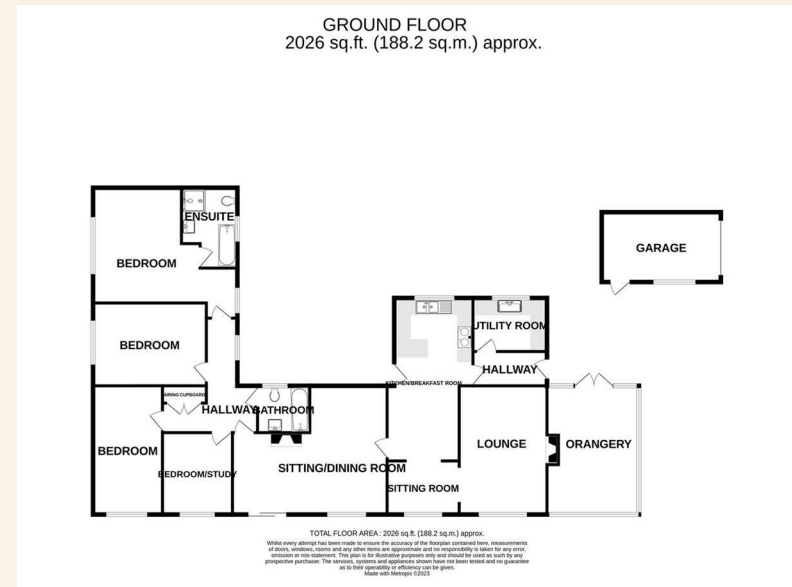
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