



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

The Kennels, Longridge, Ridge Hill, Sutton, Macclesfield, SK11 0LU

A magnificent recently constructed detached bungalow, in a most amazing setting with far reaching views over adjoining countryside yet within a 10 minute drive of Macclesfield town centre and railway station to London and Manchester.

Offers Over £800,000

Constructed of Kerridge stone, this magnificent new build offers the discerning purchaser the opportunity to acquire an amazing home in a stunning setting, with far reaching views over the adjoining countryside and hills beyond.

On entering the property you are immediately welcomed by a spacious reception hall which allows access to a separate utility, WC, magnificent living family kitchen which is quite clearly split into three zones including a lounge, dining area and kitchen fitted with Shaker style units with marble tops and an abundance of built in appliances. A spacious inner hallway allows access to three good sized bedrooms and two bathrooms (one en-suite). There is heat pump underfloor heating throughout the property.

An internal inspection is highly recommended to appreciate this first class property and the views to the rear.

The property enjoys good sized gardens to both the front and rear, laid mainly down to lawn with a large stone flagged patio area taking in the views. Ample hardstanding for motor vehicles.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 and 40 minutes drive of the property.

DIRECTIONS: From the traffic lights immediately adjacent to Arighi Bianchi furniture store, proceed in the direction of Leek, turning left after a short distance at the traffic lights into Byrons Lane. Continue past The Kings Head, underneath the aqueduct bridge, taking the next turning left into Jarman Road. After a short distance, turn right at The Church House public House onto Ridge Hill, the property can be found after approximately half a mile on the right hand side.

ACCOMMODATION

RECESSED PORCH

Of stone and green oak construction.

ENTRANCE HALL 9'02 x 4'10

With access to inner hall, tiled floor with underfloor heating.

UTILITY

With fitted units including base cupboard and wall cupboards, washing machine, dryer, tiled floor with underfloor heating, access to:

WC

With low level WC, wash hand basin with store cupboard below, tiled floor with underfloor heating.

LIVING FAMILY KITCHEN

All open plan but split into zones including:

LOUNGE 13'8 x 15'1 (extending to 18'1)

With magnificent views, feature contemporary electric fire, tiled floor with underfloor heating, full height windows and French doors to garden, opening through to:

DINING AREA 12'3 x 10'6

With tiled floor with underfloor heating, French doors to garden, superb views, opening through to:

KITCHEN 14'9 x 10'4

With Shaker style units including base cupboards and drawers wall cupboards and marble worktops, ceramic hob and extractor hood, double oven/grill, warming drawer, fridge and freezer, double bowl sink unit, dishwasher, fabulous views, tiled floor with underfloor heating.

INNER HALL

With large airing cupboard housing pressure hot water cylinder, underfloor heating controls.

BEDROOM ONE 12'8 x 10'9

With underfloor heating.

EN-SUITE

With low level WC, vanity wash hand basin with drawers below, double shower, tiled walls, tiled floor with underfloor heating, radiator/towel rail.

BEDROOM TWO 13'4 x 9'02

With underfloor heating.

BEDROOM THREE 9'2 x 8'3

With underfloor heating.

BATHROOM/WC

With panelled bath with overhead shower, vanity wash hand basin with drawers below, low level WC, radiator/towel rail, tiled walls, tiled floor with underfloor heating.

OUTSIDE

Gardens as previously mentioned, ample hardstanding. Foundations and base are already in-situ for a garage.

Tenure

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

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.

NB

- This is the only new property built on Ridge Hill's green belt in 20 years.
- It's eco-friendly design being ScandiHaus with traditional Kerridge stone and Welsh slate roof.
- Heat Pump/underfloor heating.
- Borehole water free from microplastics/pollution and water utility pricing/management.
- Glorious views to the west, sheltered from the north/east.

PRESTBURY OFFICE:

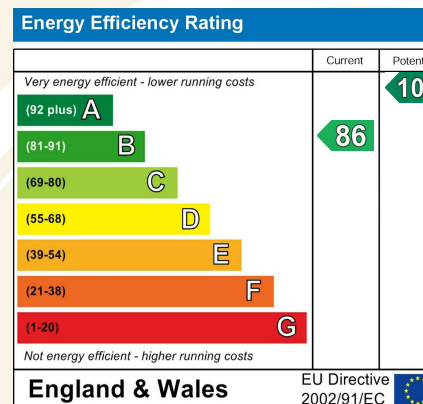
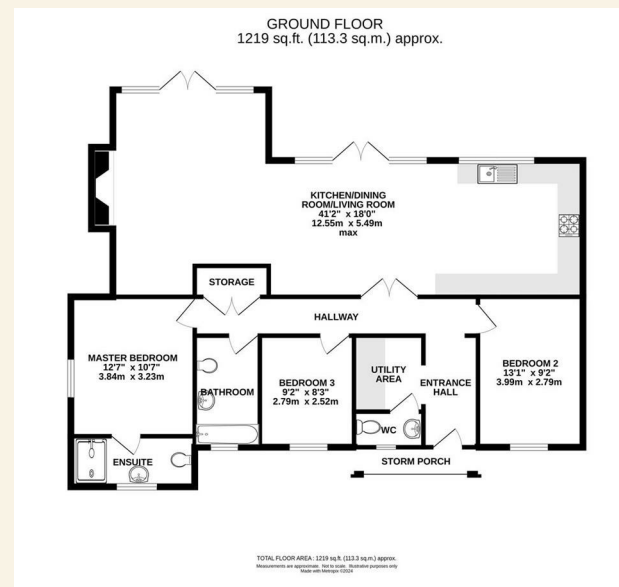
THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254

FACSIMILE: 01625 820019

HEAD OFFICE:

16 HIGH STREET,
BOLLINGTON,
MACCLESFIELD,
CHESHIRE, SK10 5PH
TELEPHONE: 01625 560535
FACSIMILE: 01625 574445



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