



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# Highfield, Woodhouse End Road, Gawsworth, Cheshire, SK11 9QS

A beautiful and substantial detached country property presented to a very high standard. Well balanced accommodation, including a detached Green Oak fully fitted garden room. Hardstanding for several vehicles. Green Oak triple garage with adjoining tack room set within approximately 0.6 acres of formal gardens with 360 degrees of the most amazing views over open countryside.

**Guide Price £1,195,000**

Constructed in 1928, this beautiful period property offers the discerning purchaser a magnificent home with well balanced accommodation over three floors fitted out to a high standard.

The accommodation briefly comprises on the ground floor an entrance hall, sitting room with feature fireplace and hearth, WC, 16 ft lounge opening through to the dining room with French doors to the garden. The magnificent dining kitchen enjoys a new range of Shaker style units, Quartz worktops, a matching breakfast bar and an abundance of built in appliances, opening through to utility/kitchen prep room with walk in pantry. To the first floor the landing allows access to four good sized bedrooms and two bathrooms ( one en-suite ). To the second floor there are two further bedrooms. An oil fired central heating system has been installed.

An internal inspection is highly recommended to fully appreciate the size, space and quality of this wonderful home.

The property is approached via electric gates which leads to the gravel forecourt allowing ample hard standing for several vehicles and easy access to the recently constructed Green Oak triple garage and tack room. The gardens extend to approximately 0.6 acres and are laid mainly down to lawn, well stocked borders, shrubs, mature specimen trees, orchard of soft fruit trees, stone flagged terraces and a large composite decking area wrapping around the garden room.

A newly constructed Green Oak garden room, really does need to be seen to be believed, enjoys a custom made kitchen with Granite worktops, built in Napoleon gas four burner barbeque along with a Napoleon sizzle zone sizzler and many other built in appliances. There is an ample seating and dining area and four sets of BI-Folding doors opening up to the magnificent gardens.

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 15 minutes and 30 minutes drive of the property.

#### Directions:

From the centre of Macclesfield adjacent to Arighi Bianchi furniture store proceed along the Silk road towards the direction of Leek. Pass Macclesfield Football Ground turning right into Woodhouse End Road and continue for approximately one mile where the property can be found on the right hand side.

#### ACCOMMODATION

##### GROUND FLOOR

##### ENTRANCE HALL

With tiled floor, radiator, stairs to first floor, full range of under stairs cupboards and shelving.

##### SITTING ROOM 15'5 x 12' ( overall )

With the most amazing views, radiator, fitted base cupboards, feature fireplace and hearth.

##### WC

With low level WC, wash hand basin, tiled floor.

##### LOUNGE 16'10 x 12' ( plus bay window )

With radiator, superb views, cast iron stove, opening through to:

##### DINING ROOM 13' x 12'1

With radiator, four sets of skylights, French doors to garden.

##### DINING KITCHEN 14'10 x 13'8

Enjoying a new range of Shaker style units including base cupboards and drawers, wall cupboards and Quartz worktops, matching central island with breakfast bar, fridge and freezer, pantry cupboard, dishwasher, built in bin cupboard, Quooker hot water tap with 'Cube', combination microwave oven, oven/grill, five ring induction hob with extractor hood, double bowl sink unit, tiled floor, radiator, opening through to:

##### UTILITY/KITCHEN PREP ROOM 19'6 x 9'5

With walk in pantry, matching units with composite worktop, fridge and freezer, plumbing for washing machine, radiator, stainless steel sink unit, built in bin cupboard, door to garden, large walk in boiler room, oil fired boiler, water cylinder with tiled floor, water pump, hanging rails.

#### FIRST FLOOR

##### LANDING

With radiator, beautiful views, stairs to second floor.

##### BEDROOM ONE 14'11 x 13'7 ( overall )

Double aspect room enjoying fantastic views, radiator.

##### EN-SUITE

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

##### BEDROOM TWO 11'11 x 10'10

With radiator, built in wardrobes, cast fireplace, lovely views.

##### BEDROOM THREEE 12' x 9'8

With radiator, cast fireplace, fabulous views.

##### BEDROOM FOUR 9'1 x 7'

With radiator, fabulous views.

##### BATHROOM/WC

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

#### SECOND FLOOR

**BEDROOM FIVE 11'5 x 8'2 ( limited headroom )**

With radiator, under eaves storage, fabulous views.

**DRESSING ROOM/STUDY 14'9 x 8'1 ( limited headroom )**

With under eaves storage, fabulous views, radiator.

**OUTSIDE****DETACHED GARDEN ROOM 19' x 19' ( plus covered terrace )**

Beautiful Green oak construction, custom built kitchen with Granite worktops, stainless steel sink unit, 'Napoleon' gas four burner barbeque with drawers below, 'Napoleon' sizzle zone sizzler, double fridge, matching bins, tiled floor, power and light, seating and dining area, electric skylights, four sets of Bi-Folding doors allowing access and views over the gardens and countryside beyond.

**DETACHED GARAGE BLOCK/TACK ROOM****TACK ROOM/ UTILITY STORE 19'3 x 9'9**

Green oak construction with power and light.

**TRIPLE GARAGE 29'6 x 18'10**

Green Oak construction with power and light, twin electric roller doors.

**GARDENS**

Beautiful landscaped gardens extending to 0.6 acres acre as previously mentioned.

**TENURE**

We have been advised that the property is Freehold. Interested purchasers should seek clarification of this from their Solicitors.

**VIEWINGS**

Strictly by appointment through the Agents.

**POSSESSION**

Vacant possession upon completion.

**COUNCIL TAX**

BAND G

**PRESTBURY OFFICE:**

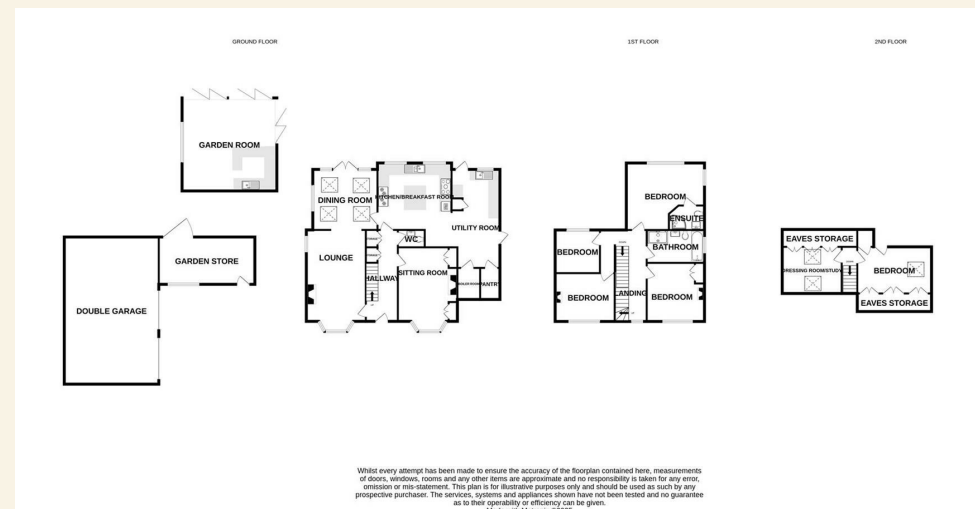
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**Energy Efficiency Rating**

|                                             | Current | Potential                  |
|---------------------------------------------|---------|----------------------------|
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         | 73                         |
| (55-68) <b>D</b>                            | 60      |                            |
| (39-54) <b>E</b>                            |         |                            |
| (21-38) <b>F</b>                            |         |                            |
| (1-20) <b>G</b>                             |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>2002/91/EC |

**MISDESCRIPTIONS ACT 1967**

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