



Oaker Chase, 17 Oaker Avenue, West Didsbury, Manchester, M20 2XH

Guide Price £1,350,000

- 3400 sq ft of Luxury Living on Tree Lined Road
- Potential Income Stream from Coach House Circa 18K pa
- Off Road Parking Accessed by Electronic Gates
- Family Home plus Coach House Conversion
- Sought After Location, Walking Distance to West Didsbury Village
- 5 Bedrooms, 3 Receptions, 3 Kitchens

17 Oaker Avenue, Manchester M20 2XH

Once in a Lifetime Opportunity. 3400sqft of Luxury Living on Tree Lined Road. Sought After Location. Walking Distance to West Didsbury Village and Mersey Valley Country Park. Converted Coach House with Potential Income of circa £18k. Off Road Parking Accessed via Electronic Gates. 5 Bedrooms, 3 Receptions, 3 Kitchens, 3 Bath/Shower Rooms, Gym. Must Be Viewed to Appreciate the Calibre of this Delightful Property.



5



3



3



C

Council Tax Band: G



THE GRAPEVINE WITH A LEMON TWIST

Oaker Avenue is a charming tree lined road, nestling close to the Mersey Valley County Park, with a range of classic properties, convenient for all amenities and set in the hugely in demand village of West Didsbury.

As you approach Oaker Chase, you can be sure your life is about to change. Impressive, electrically operated solid gates, robust in appearance and cantilevered for maximum efficiency, herald your arrival. The entry system is Cloud connected to your smart phone, tablet, or Windows PC, how's that for an impressive beginning? Safely beyond the gate you are met with an extensive drive for numerous cars and the exciting first view of this enchanting, detached home.

It sits immediately next to its parent 'Lismore' an august Victorian pile built in circa 1885. Indeed, in the beginning the stable, hayloft and coach house to this home is what you are about to discover along with the addition of a superb family home that was built adjacent to the stable in 1988. As a paean to its past a winding grapevine wraps itself around the balcony staircase to the old hayloft. The sapling vine was planted at the property by the second owner of Lismore, a noted South African eye surgeon some 50 years ago.

It is tremendous good fortune that the current owners have careers that span development, architecture, interior design, and construction. Oaker Chase became their passion play, and the result elevates it to one of the finest homes I have ever been instructed to sell.

From the hallway you enter a sumptuous reception lounge with an eye-catching bay window seat and feature fireplace. Double doors invite you into an equally impressive open plan sitting room with a separate dining area adjacent. There is much to admire here with a heart-warming oak fireplace with a Chesney Beaumont wood burning stove as its centrepiece. A room for the ages and beyond it the place of many people's dreams, the kitchen, located in the stable conversion so wonderfully tended to by our clients. It is an in-frame kitchen with hand painted shaker style cabinets in exquisite Farrow and Ball colours, wooden carcasses and dovetail joints make up the architecture and the handles are finished with bespoke brass hardware created by The Foundry Man. The work surfaces and breakfast bar are Atlas Plan Calacatte Imperiale. The extensive range of appliances including the steamer are high end Miele and Siemens, whilst the 'every home should have one' brass pot filler is a showstopper. If your breath is still not taken then

the Victorian, oversize mantel with its multi fuel stove and Welsh slate hearth should do the job but the double storey cupboards above the full height fridge and freezer did it for me, for the pure theatre of emphasising the sheer height of the ceiling.

From here, down a corridor to the old tack room, now a preparation kitchen with its oven, wine fridge and sink, first experienced through the period, glazed panel windows and doors, best described as looking into a new 'curiosity shop', quite simply delicious fare. Still more to discover as you next enter the fully equipped gym; running machine, weight systems and bench et al (available for separate negotiation).

Time to travel upstairs accessed via the primary hallway, utility room and downstairs WC. Split level accommodation invites you initially to four double bedrooms, the principal room has a Juliette balcony looking out over the lush gardens of 'Lismore' toward the River Mersey Park and golf course. It also has a remarkable ensuite bathroom with a five-piece suite that includes an Insignia steam shower with DAB radio touch control panel, so good you can positively hear the bells and whistles. The separate shower room services the other bedrooms with sublime Porcelanosa tiles in a delightful ripple sand design.

It is all heady stuff, when at the upper level you discover a vestibule secured by two fire doors which leads to the old hayloft and represents a wonderful lemon twist as it provides converted living accommodation with a fifth double bedroom, shower room, then a living kitchen with vaulted ceiling, more high-end cabinetry and back to our beginnings with the balcony garlanded with the grapevine and glorious purple wisteria. So, dependant relative suite or, as our clients prosper from, an Air BnB offering that was in the top 5% in Greater Manchester, achieved 5-star rating and became a guest favourite to boot! Documented through the years the income has varied between £18k -24k per annum. How's that for a mortgage subsidy if you need it?

The grounds outside, which largely face southwest, have been split into three terraces arranged around lawned areas and include a private screened and decked area for the owner's seclusion from the business area of their arrangements.

It is a once in a lifetime opportunity, some 3400 square feet of luxurious home lovingly created and protected by ADT alarm system (Cloud based of course) and AI powered 'Homesafe' video monitoring.

Ground Floor

Reception

6.45m x 3.80m 21'1" x 12'5"Max

WC

0.90m x 2.30m 2'11" x 7'6"

Hall

2.10m by 6.05m 6'10" x 19'10"Max

Laundry

1.55m by 2.90m 5'1" x 9'6"

Cloaks

1.10m by 2.90m 3'7" x 9'6"

Lounge

6.20m by 6.00m 20'4" x 19'8"Max

Kitchen

4.55m by 7.90m 14'11" x 25'11" Max

Prep Kitchen

3.15m by 3.05m 10'4" x 10'0"

Gymnasium

3.55m by 4.90m 11'7" x 16'0"

Garage 1

4.85m by 3.20m 15'10" x 10'5"

First Floor

Bed 1

5.40m x 3.50m 17'8" x 11'5"Max

Ensuite

3.15m x 3.45m 10'4" x 11'3"

Bed 2

4.75m x 3.80m 15'7" x 12'5" Max

Landing

6.65m x 2.80m 21'9" x 9'2" Max

Family Shower

2.10m x 1.65m 6'10" x 5'4"

Linen

1.05m x 1.05m 3'5" x 3'5"

Bed 3

3.70m x 2.65m 12'1" x 8'8"

Study 1

1.80m x 3.80m 5'10" x 12'5"

Bed 4

5.30m x 2.65m 17'4" x 8'8"Max

Bed 5

3.00m x 2.70m 9'10" x 8'1"

Study 2

1.90m x 3.50m 6'2" x 11'5"

Bathroom 2

2.60m x 2.10m 8'6" x 6'10"

Hall 2

1.75m x 2.05m 5'8" x 6'8"

Lounge Kitchen Dining

4.90m x 4.60m 16'1" x 15'1"







Directions

Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(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		

