

Thorndale

Mottram St Andrew



Guide Price £820,000

Andrew J Nowell
& Company



Thorndale, Oak Road, Mottram St Andrew, SK10 4RA

A charming semi-detached home situated in this idyllic rural position with stunning open views across the neighbouring countryside.

- Four Bedrooms
- Countryside Views
- Character Features
- Idyllic Location

Thorndale is a spacious four-bedroom semi-detached home which has been extended to provide over 1700 sq.ft of accommodation.

On the ground floor is the entrance hall which opens through to the family room. The family room has a bay window and central fireplace with log burning stove. From the family room is the bright open kitchen/dining room with shaker style units, large central island with marble worksurfaces. There are French doors opening onto the garden and a utility room.

The large living room is accessed from the kitchen which spans over 27ft and has superb views across the garden and the countryside beyond. Both the kitchen and the living room have beautiful wooden flooring. In addition, on the ground floor is a downstairs WC and large understairs storage cupboard.

To the first floor are four double bedrooms and two bathrooms (1 en-suite). The bathrooms have traditional fittings and bespoke tiling.







Externally the property is approached via a gravel driveway which offers ample off-road parking. To the rear is a large south-westerly facing garden with stunning open views across the neighbouring fields. The garden is mainly laid to lawn with an Indian stone flagged patio. There are charming mature trees and borders and a brick-built storage shed.

Situated in the charming village of Mottram St Andrew with beautiful local walks to Hare Hill. Thorndale is conveniently located within a few minutes' drive of Alderley Edge, Wilmslow and Prestbury which offer everything for day-to-day needs and the train station with links to Manchester and London.

Important Information

Council Tax – Cheshire East – Band F

EPC Rating – C (69/79)

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric & Water, Drainage via septic tank (does not meet the current regulations)

Parking: Driveway

What 3 Words – [///enrolling.mermaids.steer](https://enrolling.mermaids.steer)

Flood Risk*: Very low risk of flooding

Broadband**: Ultrafast Broadband available.

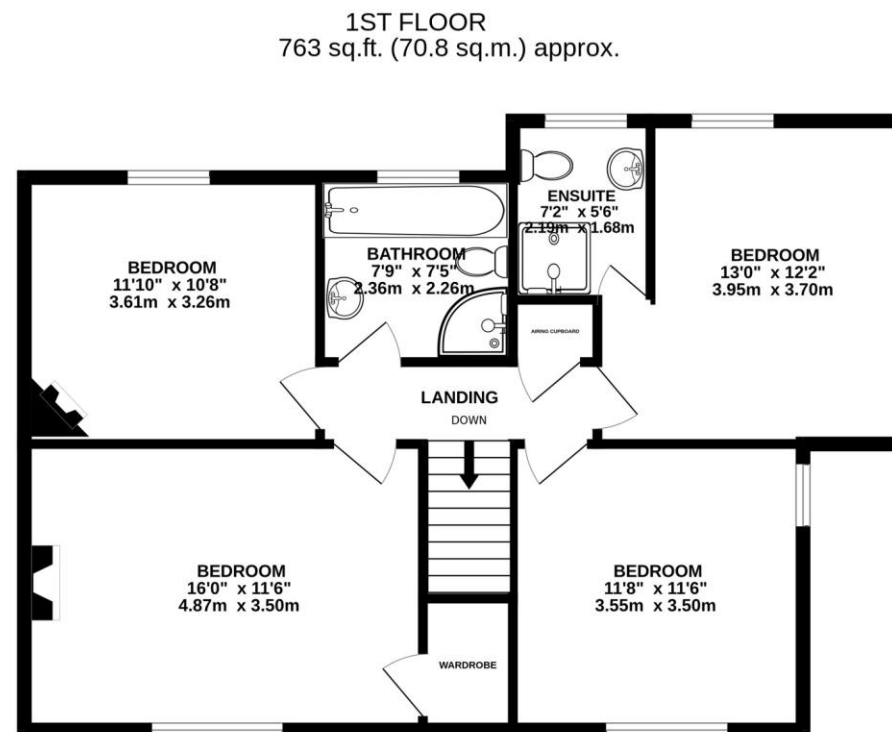
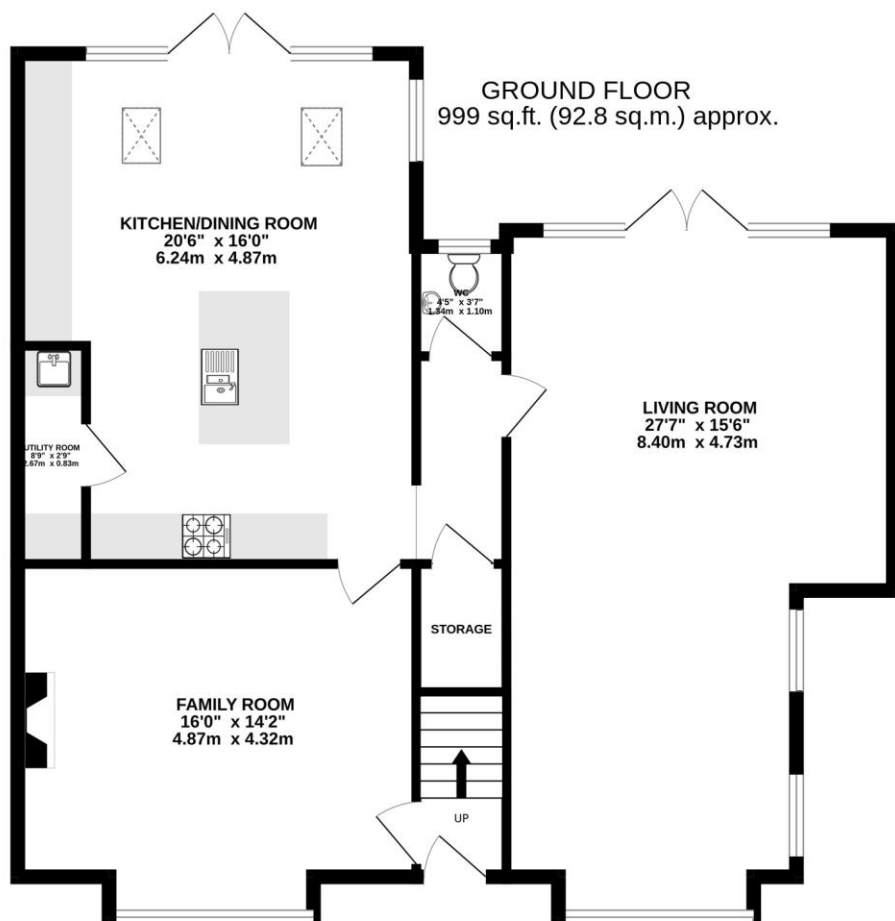
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

* Information provided by GOV.UK

**Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.





TOTAL FLOOR AREA : 1761 sq.ft. (163.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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