



HILL TOP
AVENUE

Settle into Your Surroundings



Long considered one of the most sought-after addresses in Cheadle Hulme, Hill Top Avenue really does have everything. Cheadle Hulme already has it all, and homes on Hill Top are the icing on the village's cake. Enviably leafy and tree-lined, Hill Top has changed very little over the years – many already impressive homes have been remodelled and often extended but still exude abundant character and period appeal. Most are blessed with impressive frontages and set well back from the road, affording invaluable privacy without isolation.

Hill Top Avenue enjoys easy access to the village centres of both Bramhall and Cheadle Hulme and all they have to offer – whether on foot or by car, as well as the bustling little enclave of Church Road with its family hardware store and M&S Simply Food. Bramhall and Cheadle Hulme's matchless transport links are just part of the reason properties are quickly snapped up.

Convenient yet unobtrusive railway stations make travel into Manchester a cinch – Cheadle Hulme's mainline station is an easy stroll away. The A34 and A555 bypasses put Manchester airport – the gateway to the world – and the motorway network mere minutes away. Yet Cheadle Hulme is no sprawling suburb. Along with its neighbouring village of Bramhall, Cheadle Hulme retains a thriving character and a community spirit. Bordering the outer reaches of northeast Cheshire, yet within surprisingly easy reach of everything Manchester's metropolis offers, it's easy to see why Cheadle Hulme regularly tops the lists of places people actually WANT to live.

“We wanted somewhere quieter than Didsbury but still wanted all those amenities. The exceptional schools were a huge factor, too. Cheadle Hulme has everything.”



“With countryside nearby, fields on the doorstep, superb shops, pubs, and restaurants plus outstanding schools, it's the perfect village for a family.”



Approaching the Property . . .

“We are a stone’s throw from the village but blessed with peace and quiet for days.”

The property is, in keeping with all the beautiful homes on Hill Top, both charming and substantial with an abundance of period characteristics. Hill Top Avenue has long been considered a rather, dare we say, prestigious location and as you’d expect is delightfully tree-lined and leafy, with imposing period properties. Surrounded by equally impressive homes, the residents of which clearly take great pride in their surroundings and offer passersby a cheery greeting, there’s no sense of living on top of each other. The

property itself is set back from the road, sitting proudly on a smart and generously proportioned drive, softened by shrubs and sympathetic planting. There’s room for all the family’s cars, or ample space for visitors, too. Evergreen border hedges and a walled area deliver privacy and greenery.

A secure side gate allows access to the garden which is both sizeable and beautifully planted and maintained. Predominantly lush and well cared-for lawn, there is more than enough room for all

the family’s play or sport apparatus while still offering plenty of space to relax and enjoy the day when the garden is bathed in sunlight. Attractive yet unfussy planting leads into mature shrubs and trees, affording complete

privacy, and smart sleepers keep the borders contained while reflecting the oak construction of the orangery and pergola. A spacious stone patio bridges the gap between house and garden.

“The garden is ideal; our youngest daughter loves gymnastics and has a large trampoline and space to run and practice her moves. Mature plants and trees surround the grass, and we get the sun from the late morning right through to late evening. There’s a relaxing countryside feel and it’s great for entertaining. The oak gazebo allows us to enjoy the outdoors when it’s raining or to get some shade in high summer.”





“When we viewed, we were impressed with the dimensions of the house and its potential for the future. Now, we love EVERY room but especially that kitchen and the purpose-built oak-framed orangery.”

Welcome Home



The property is blessed with plentiful kerb appeal and tremendous charm, with distinctive features and a warm, traditional brick construction with rosemary tiles and bay windows, and a distinctive arched vestibule. With an Arts-and-Crafts construction, this is a truly lovely house, a delightful meeting of traditional and modern. It's the perfect family home, in quite possibly the perfect place. The current owners have painstakingly and thoughtfully improved what was already a beautiful, big family home and created a future-proof home that is ready to welcome another family. Like all houses built in the Arts-and-Crafts tradition, the home has been built with family

and practicality in mind and has continued to be improved with that ethos.

The entire house has been renovated and redecorated to the very highest specifications, resulting in a home that is exactly what the owners wanted – and which will appeal to every potential new owner, too. It's immediately fresh and clean, there are no fussy curtains or dust-trapping carpets so everywhere feels uncluttered and there's a pleasing flow to the house. Solid wooden floors and made-to-measure blinds meet tasteful décor, making this a home, not just a house, one into which new owners could simply move in and love from the start.

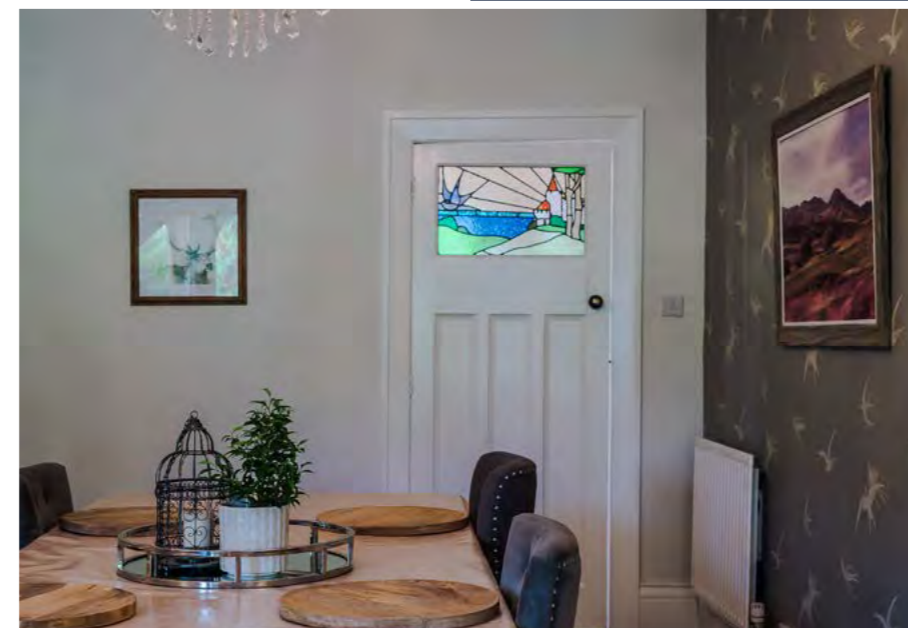


Welcome Home

This delightful property is unashamedly spacious, boasting plentiful room across four floors including a clean, dry, and plumbed basement, complete with WC, that could make an ideal office or studio. It has been sympathetically and thoughtfully improved to deliver a luxurious, yet enduringly homely, finish. Every part of this home works perfectly for a family; there's space to spend invaluable time together and space to escape into peace and tranquility. This is a property into which a family can simply move and make their home. The house – despite its vast square footage – remains above all, warm and welcoming. Hill Top feels like home; more than that, a happy home, which has been planned and developed with room, comfort, and family in mind.

The attractive and welcoming front door is perfectly in-keeping with the property and leads into an impressively proportioned entrance hall, which is a room in itself. A comfy chair nestles in an alcove by the wooden fireplace, and there's space for everyone's coats and boots. From the hall period-style wooden and stained-glass doors lead into the beautiful reception rooms beyond. Stained-glass diffuses the light for a warm welcome, and with the interior doors ajar, one can see through to the pergola and gardens beyond.

Firstly, heading to the left from the hallway, we're met with a charming snug, complete with a bay window and feature fireplace. This is the perfect place to relax after a busy day, to open a bottle of red then curl up in a squishy chair and read or chat. Then, facing the front door, another attractive

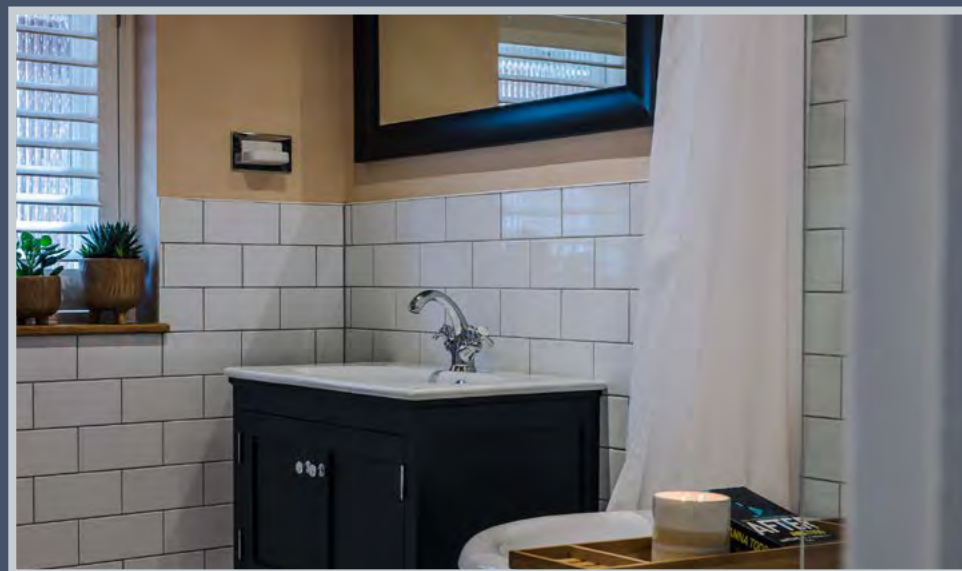
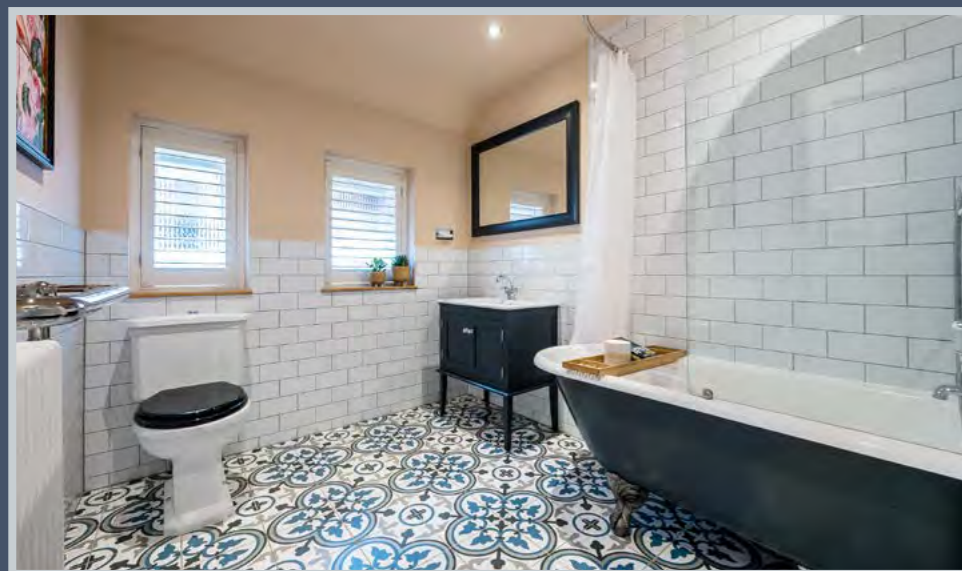


traditional door takes us into the stunning and spacious dining and family room. Here, there's space for a family dining table and a sitting area to enjoy the last of the evening sun while a log burner ensures year-round cosy comfort. The dining room leads directly out into the garden, via a beautifully purpose-built oak framed and solid roofed pergola which gives the perfect juxtaposition of outside and in. With ample space for a huge, comfy sofa this affords the ultimate area for family times or entertaining, looking onto the stone patio and lovely, well-tended garden beyond. This stunning structure seamlessly blends into an adjoining oak orangery. Though make no mistake, this is no ordinary orangery. Nor is it a conservatory, or a mere garden room. Indeed, those terms can do this vast space no justice at all. This is an exquisite and substantial bespoke room, designed by specialists Oakwright. It's just perfect for parties; seemingly MADE for extended family movie nights or gatherings for the big games. The space currently houses both a superbly roomy dining table as well as an immense L-shaped sofa with room for not just the family, but countless friends and assorted dogs, too.

Cleverly, the equally bespoke Tom Howley kitchen opens directly out into the orangery, and what a kitchen this is. True made-to-measure, craftsman-built solid wood cabinetry is, once again, a perfect blend of traditional and modern. Eternally stylish shaker fronts in timeless and classic whisper grey (or dove grey/off white? Farrow & Ball Elephant's Breath?) are highlighted by walnut open shelves and a capacious double pantry unit, which inconspicuously takes care of smaller appliances for a seamless and clutter-free finish. An impressive Falcon stainless steel range cooker is balanced by the double American-style fridge freezer opposite, while marble work surfaces which are both elegant and enduring complete the space.

This entire living area is quite possibly the ultimate entertainment space. And that's before we see the incredible outdoor space which has the effect of bringing the outside in, and vice versa. Then, with the addition of the snug at the front of the house, along with the generous entrance hall, the ground floor accommodation offers literally everything.





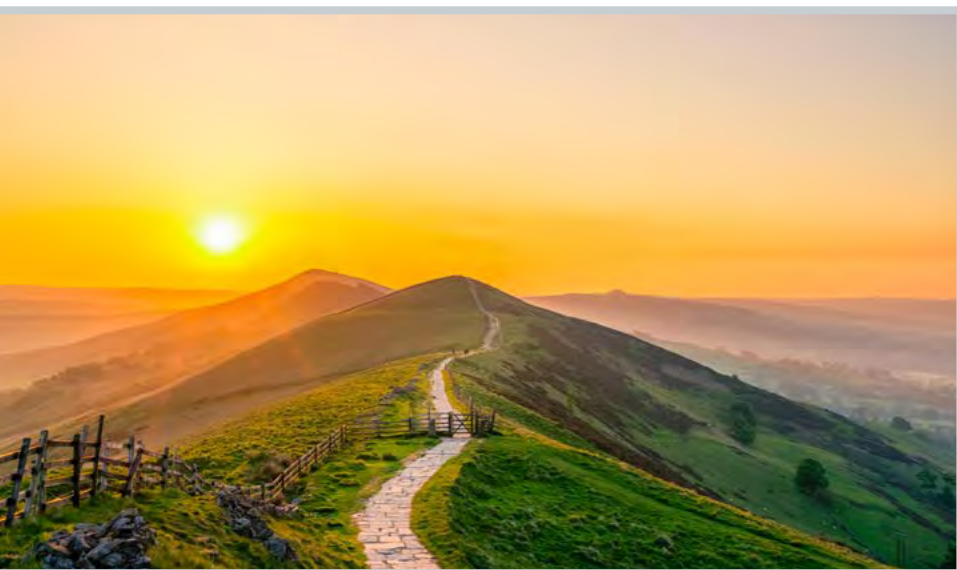
Room at the Top . . .

From the hallway, an attractively balustraded staircase leads us upwards. As the stairs turn, a demi landing with a stained-glass window adds a pleasing focal point. Four generous bedrooms mean everyone has their very own space, and make room for guests, while the bright, airy loft room offers even more options. The Master bedroom is a superb size, with oodles of room for the very biggest of beds and elegant, wooden fitted wardrobes designed by Tom Howley. A bay window overlooks the garden, and there's a beautifully fitted ensuite. Two further generous double bedrooms are to the front of the property, and the fourth bedroom looks out over the garden. There's also a bright and roomy family bathroom, styled with white metro wall tiles and smart grey patterned floor tiles which, as with everything in this beautiful home, easily bridge the gap between classic and contemporary. The fittings are high-end and the furniture by Albion Bath Company. A statement roll-top bath, rather cleverly fitted to the wall, with an elegant shower over adds a

luxurious look and feel. This is further underlined by charcoal accents, including the vanity unit. Elegant chrome fittings echo the bath's ornate feet and thus complete the overall appeal. Two windows allow natural light to flood in.

The first floor already delivers on all the promises made by the ground floor, and yet, there's even more. Another staircase leads further up from the landing to a magnificent loft room which has potential in spades. There's currently space for two beds as well as eaves storage, and the dormer adds headroom as well as light while allowing a bird's eye view of the pretty garden and trees in all directions.

Incredibly, there's also even more space to the lower ground floor. Superb cellars, with three separate chambers, offer unmissable potential. Already housing a downstairs wc, this could be developed into something wonderful. That said, even as it stands, it's all the work or storage space you'd need.



Love Living Here

Cheadle Hulme has everything one could possibly need, and the proximity of Bramhall is an added bonus. Despite the property's proximity to the village, Hill Top remains a quiet, tree-lined road still eminently recognizable from the many black-and-white photos of a bygone era. Heading out and about couldn't be easier – though entirely unnecessary with so much on the doorstep. This property is within easy reach of more-or-less everything and presents an opportunity to acquire THE perfect family home, sympathetically and seamlessly improved over the years yet still with potential for more.

There's countryside within minutes in every direction, and for quick dog walks or morning runs there are fields aplenty – including Hesketh

Park, a quiet oasis facing the end of Hill Top. The Ladybrook Valley and Bramhall Park offer gentle strolls or more demanding yomps – with plenty of opportunities to stop for a coffee and a croissant en route. A little further afield but still mere minutes away are the breathtaking surroundings and legend of Alderley Edge as well as the vast Styal Country Park. Lyme Park and the edges of the Peak district are just twenty minutes away.

The villages and their surroundings, whilst clearly reasonably affluent, are never pretentious or unwelcoming; quite the reverse. Local business owners get to know their regulars by name, and long-established local shops include a butcher, a greengrocer (which has evolved and now stocks all

manner of eco and loose products) and a hardware store that stocks – or at least, can get – anything. A pleasant Sunday meander means greeting countless fellow walkers and pausing momentarily to pass the time of day, before settling into one of the many outstanding bars, cafés, or restaurants for a coffee, a restorative beverage, or a satisfying Sunday roast.

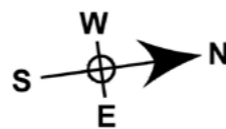
As well as well-equipped villages, agreeable surroundings, and incomparable transport links, there are also plenty of clubs and societies – Golf, rugby, tennis, cricket, and football are catered for, while clubs and societies from allotments to amateur dramatics can be found in a couple of clicks. Perhaps most unique are the all-important outstanding schools. Cheadle Hulme



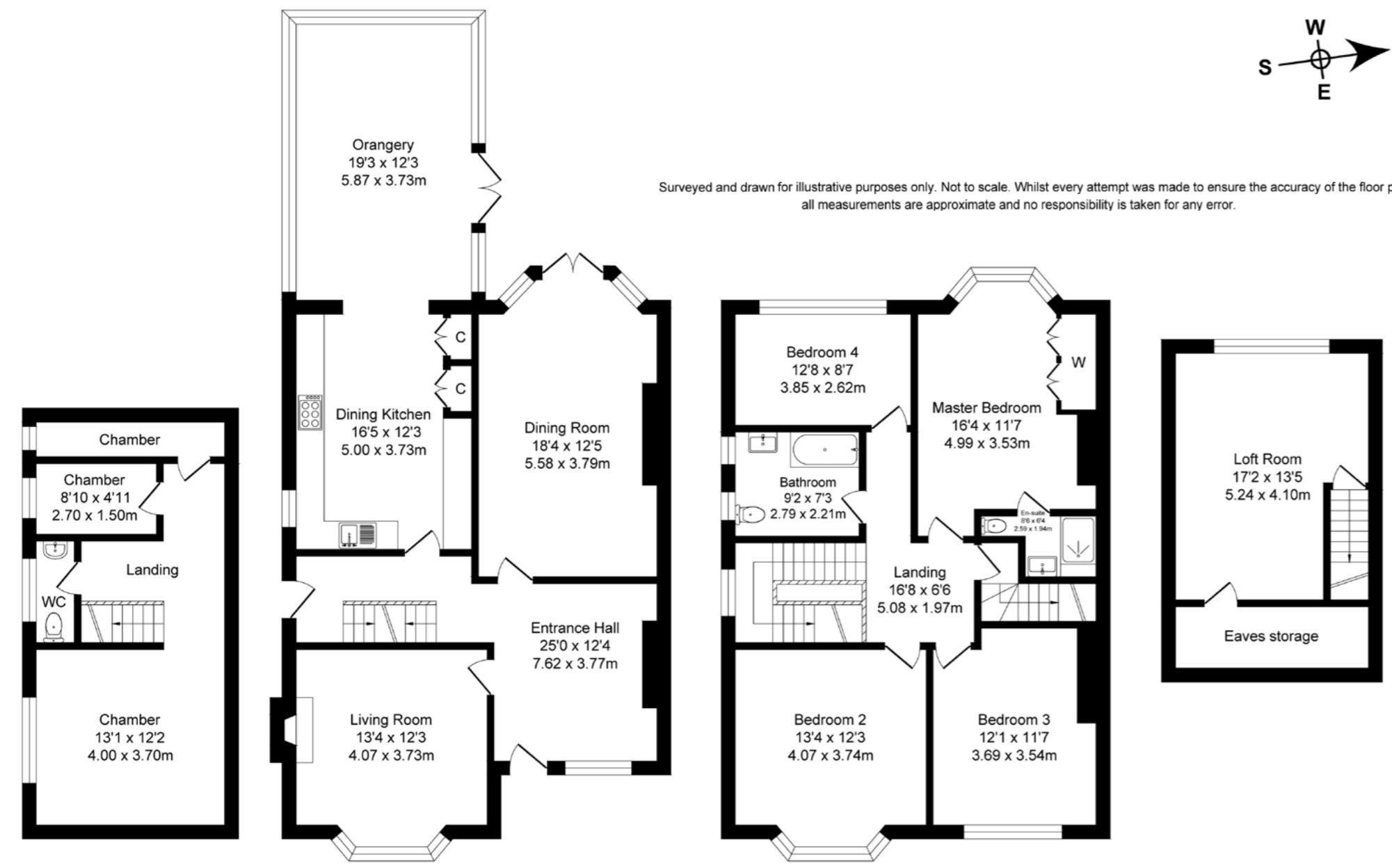
High School is high-performing and over-subscribed, so the Laurus Trust opened another excellent school nearby. CHHS also reintroduced an unapologetically academic sixth form, whose reputation is stellar, while Cheadle College caters for every vocational course imaginable. Every local primary school is superb, from the small but perfectly formed Lane End with its village school feel, to the eternally popular Hurst Head. Cheadle Hulme School is a superb grammar school, while those train and road networks mean that other highly renowned schools such as Stockport and Manchester Grammars are also popular locally.

There's much to love about Cheadle Hulme – not least the central yet secluded sought-after Hill Top Avenue.





Surveyed and drawn for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Basement
Approx. Floor Area 368 Sq.Ft (34.2 Sq.M.)

Ground Floor
Approx. Floor Area 1118 Sq.Ft (103.9 Sq.M.)

First Floor
Approx. Floor Area 918 Sq.Ft (85.3 Sq.M.)

Second Floor
Approx. Floor Area 230 Sq.Ft (21.4 Sq.M.)

TOTAL APPROX. FLOOR AREA
2634 sq.ft. (244.8 sq.m.) approx

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70
55-68	D		
39-54	E	54	
21-38	F		
1-20	G		

Highlights

- A bay fronted, semi-detached Edwardian family home
- Situated on one of Cheadle Hulme's most sought after roads
- Catchment area for excellent local schools including Cheadle Hulme High School
- Tom Howley Kitchen and Bathrooms
- An orangery, creating a stunning addition to this characterful home
- Fantastic garden, perfect for entertaining
- Cellars
- Turn-key home



58 Hill Top Avenue, Cheadle Hulme

presented by

SHRIGLEY ROSE & CO

Bespoke Estate Agents

0161 425 7878 | hello@shrigley-rose.co.uk