

ANY
PART EXCHANGE
WELCOME



Wilmslow Road
Cheadle, SK8 1NF

SHRIGLEY ROSE & CO
Bespoke Estate Agents



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Wilmslow Road, Cheadle, SK8 1NF

Just a short stroll from the very heart of Cheadle village, Wilmslow Road is delightfully leafy, with woodlands and green spaces within easy reach in almost every direction. Cheadle has always enjoyed a reputation as a desirable place to live due in no small part to its proud heritage and vibrant community spirit. Wilmslow Road affords access to the village and beyond – making Cheadle Hulme, Wilmslow, and Manchester Airport accessible in minutes yet this property is idyllically nestled in front of mature woods and a babbling brook.

This beautiful, substantial home possesses that elusive wow factor in every single space, from the very first fixes to the high-end finish. Thoughtfully and carefully planned, designed, and custom-built, this is the very epitome of a dream home – from the beautifully-appointed bathrooms to the bespoke kitchen. Even at first glance, this is the ideal extensive family home in a superb location. There are five double bedrooms – two of which include impressive, high-spec en-suites and all of which boast built-in storage. Two of those bedrooms, thanks to a well-equipped kitchenette can form an entirely self-contained apartment, ideal for multi-generations. Exquisite cathedral windows give light and character while nodding to the traditional.

The ground floor opens invitingly with a vast and bright entrance hall, with a stylish contemporary oak and glass staircase into a light-flooded landing. An invaluable, walk-in cloakroom leads to the discreet plant – and tech – room, plus there's a beautifully finished downstairs wc. The hallway leads to no fewer than FIVE reception rooms, giving countless options for life, leisure and even business. Currently designated as a playroom, snug, man cave, and dining room which opens from THE most incredible kitchen, these spaces can become anything a new family may desire. But oh, that kitchen. Deliberately and painstakingly created to be the very heart of this home, a space to gather, to entertain and above all, to enjoy - this is a simply breathtaking space. Firstly, its sheer size must be seen to be appreciated, but also its high-spec, high-tech capabilities. Then, the light from the vaulted ceiling skylights and banks of bi-folding doors before enjoying the view over the secluded garden and beyond to abundant mature trees. A generous seating area makes this the perfect family room, while the adjoining elegant dining room keeps dinner parties sociable and seamless. Those doors open fully out to a capacious stone terrace, bringing outdoors indoors and thus JUST the place for parties. Surround sound and zoned underfloor heating ensure comfort as well as convenience, while the state-of-the art security and cctv add to the feeling of safety. This is a house which has been built to order – and built to last.

The smart and sizeable driveway is secured with fob operated gates and wrought-iron railings yet softened with sympathetic planting – which also adds another layer of privacy and security. A large garage delivers plenty of storage space and can also be accessed from the utility room which leads from the kitchen – and which is itself as stylish and well-finished as that kitchen, and even boasting a dog shower for a welcome end to muddy paw prints. This home's incredible footprint offers space for everyone and everything, yet above all, feels like home.





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Every care has been taken to create this home and it's clear that every pride has been taken, too – from the current owners, through architects, and builders, to the carefully-chosen crafts- and tradesmen. This is a home which dots every I and crosses every T. Contemporary and yet timeless, beautifully and thoughtfully brought to life, enviably located in a highly desirable area, with everything one could possibly need right on the doorstep, a new family – perhaps a couple of generations - will love living here every bit as much as the vendors have. Cheadle brings the very best of both worlds, with village life is just a minute or two away, and yet open countryside within equally easy reach. Outstanding transport links allow access anywhere and everywhere, including Manchester in twenty minutes from Gatley, Cheadle Hulme, or Parris Wood – and even London in about two hours – not to mention the airport, gateway to the world, a short drive away. Here is a rare opportunity to acquire this aspirational home - which must be seen to be believed - and to look forward to a happy ever after therein.

The Current Owners Love:

- Our favourite room is the kitchen/family room, there is nothing nicer on a summers day than opening up all the bi-fold doors and bringing the garden inside.
- The terrace is a real sun trap and it moves across the whole width of the house from one end of the terrace to the other from 11am until 8pm. Although we live on a main road, you cannot hear traffic noise in the garden and on a summers evening, it is so peaceful, you could be sat anywhere in the world.
- The location is first class because of its close proximity to the motorway network, Manchester Airport, local tram and the new railway station planned for 2025. It is also, only a short stroll into the village which has 2 supermarkets, independent shops and an abundance of restaurants.

We Have Noticed:

- The wow appeal from the outside of the home that continues to lead on inside, really is the most beautiful family home
- The shower cubicle in the utility room is perfect for any furry friends, keeping the mud and mess away from the rest of the house
- The location is perfect for wanting to walk into Cheadle Village of an evenings for dinner or weekends for breakfast!





Key Features:

- A beautiful detached five bedroom family home
- The hub of the home the kitchen/family room, perfect for cosy family evenings or entertaining
- A mature rear garden with an elegant stone patio area
- Utility room with shower cubicle, downstairs WC and integral garage
- A driveway secured with fob operated gates leading to an attached garage
- Just a short stroll from the very heart of Cheadle village

Tenure: Freehold

Council Tax Band: H

Possession: Vacant possession upon completion

Total Floor Area: 4379

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

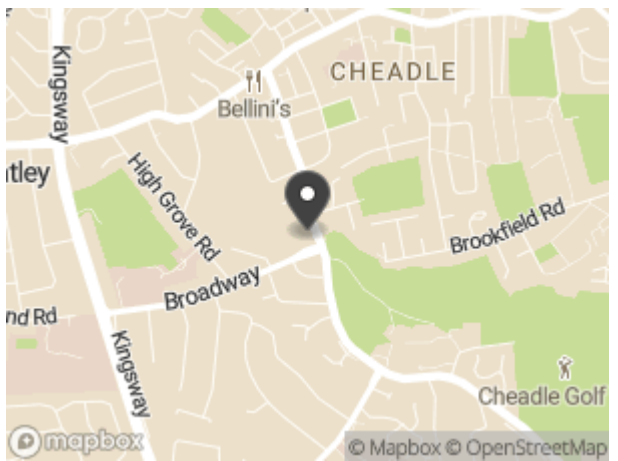
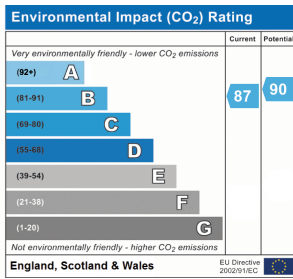
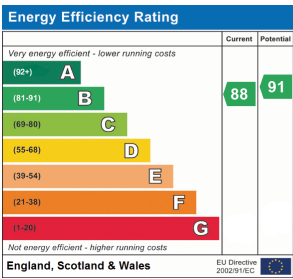
- Hallway 27'2" x 10'5" (8.28m x 3.18m)
- Sitting Room 16'9" x 15'5" (5.11m x 4.7m)
- Sitting Room/Study 15'10" x 11'1" (4.83m x 3.38m)
- Play Room 15'10" x 12'10" (4.83m x 3.91m)
- Dining Room 15'5" x 11'8" (4.7m x 3.56m)
- Kitchen 41'8" x 21'1" (12.7m x 6.43m)
- Utility Room 17'9" x 9'7" (5.41m x 2.92m)
- Integral Garage 17'9" x 17'5" (5.41m x 5.31m)

WC

- Cloakroom
- Plant Room

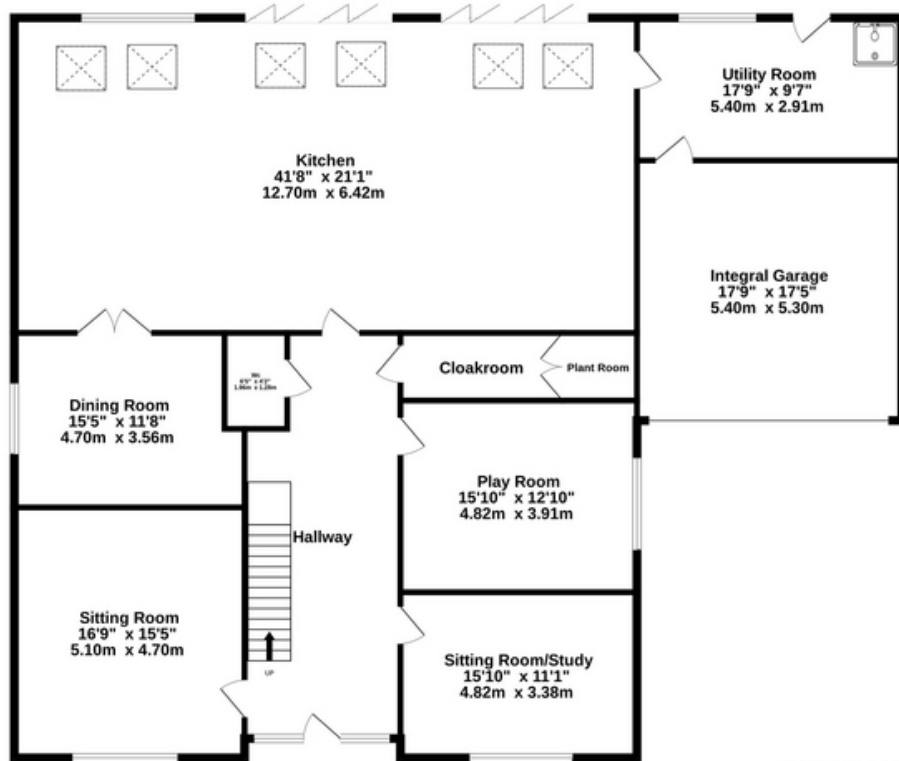
FIRST FLOOR

- Landing 16'7" x 12'11" (5.05m x 3.94m)
- Bedroom One 20'7" x 16'4" (6.27m x 4.98m)
- Ensuite 12'7" x 5'10" (3.84m x 1.78m)
- Bedroom Two 16'5" x 15'10" (5m x 4.83m)
- Bathroom 15'10" x 6'2" (4.83m x 1.88m)
- Bedroom Three 16'4" x 15'5" (4.98m x 4.7m)
- Ensuite 16'4" x 15'5" (4.98m x 4.7m)
- Bedroom Four/Reception Room 28'5" x 15'5" (8.66m x 4.7m)
- Additional Utility Room 12'1" x 7'2" (3.68m x 2.18m)
- Bedroom Five 10'8" x 10'5" (3.25m x 3.18m)
- Airing Cupboard

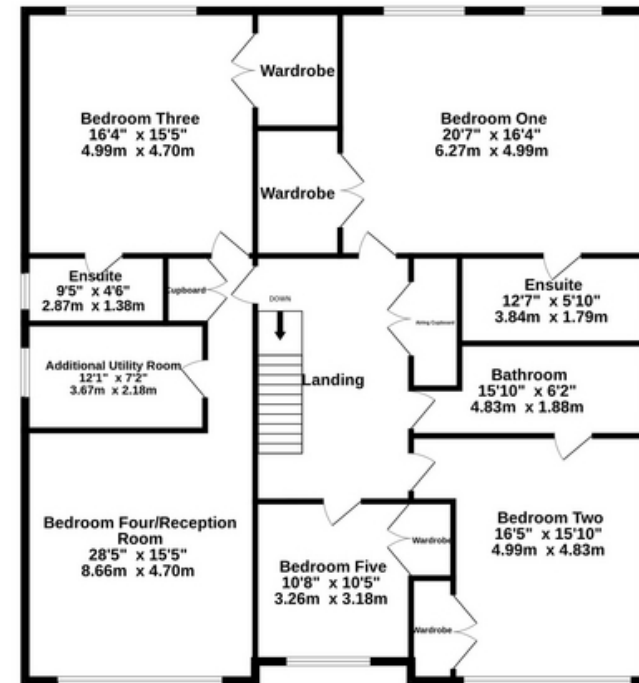




DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



Ground Floor
2526 sq.ft. (234.7 sq.m.) approx.



1st Floor
1853 sq.ft. (172.1 sq.m.) approx.

TOTAL FLOOR AREA : 4379 sq.ft. (406.8 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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