

ANY  
PART EXCHANGE  
WELCOME



Acre Lane  
Cheadle Hulme, SK8 7PA

SHRIGLEY ROSE & CO  
Bespoke Estate Agents







## Acre Lane, Cheadle Hulme, SK8 7PA

This grand five-bedroom, two-bathroom detached family home on the prestigious Acre Lane in Bramhall, offers the perfect blend of modern luxury and traditional charm. Set behind modern electric gates, the property features a large landscaped gravel driveway with a universal EV charging point, surrounded by mature gardens, adding to its curb appeal.

As you enter through the elegant Composite granite front door, you're greeted by a spacious and bright hallway with a glass balustrade staircase, setting the tone for the home's modern yet warm interior. The hallway provides access to four distinct rooms, including a charming dining room on the left. This room, flooded with natural light from a large bay window, boasts original floorboards and a period fireplace, making it an ideal space for family dinners or social gatherings.

Adjacent to the dining room, you'll find a large and versatile lounge and sunroom, also featuring original floorboards. This room is a hub of comfort, with ample seating areas, a modern living flame gas fire, and a sunroom that truly lives up to its name. The sunroom, with its large glass roof lantern window and expansive garden views, is the perfect spot for relaxation. French doors open to the rear garden, seamlessly blending indoor and outdoor living.

The modern kitchen is a chef's dream, equipped with a central island and high-end integrated appliances, including Bosch and Belling brands. The open-plan design flows into a spacious lounge/diner area, making it a perfect space for both cooking and entertaining. A separate laundry room with garden access and a downstairs W/C add to the home's practicality.

Ascending to the first floor, the spacious landing leads to five double bedrooms and a beautifully tiled family bathroom with a freestanding bath and wet room-style shower. The principal bedroom, with its original period fireplace and ample wardrobe space, exudes classic elegance. The other bedrooms are equally impressive, with features like bay windows, built-in wardrobes, and views of the garden. Two of these bedrooms are connected by a Jack and Jill bathroom, offering convenience and privacy.

A second staircase leads to a versatile top floor, currently used as a large dressing room and storage area, but offering potential for various uses.







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The south-facing rear garden is a true sanctuary, combining grass, Indian stone, and decking to create a tranquil, private space perfect for relaxation and outdoor activities. This property is ideally located, with close proximity to Handforth Dean, Total Fitness, and Bramhall Village, as well as excellent schools and motorway links, making it a prime family home in a sought-after location.

### The Current Owners Love:

- It is as 10 minute stroll from Bramhall Village - great nights out with lots of bars and restaurants and great connections for Stockport / Manchester and main Train Line for London. Proximity to shops both local and Handforth Dean / Wilmslow.
- It is a close proximity to the best rated schools in South Manchester for Reception / Junior and Senior. Easy commute to ALL the major Private Schools.
- It is as a great home for a growing family to expand into with ample accommodation for the adults to have a little time away from the kids, Secluded mature gardens front & rear. You can chase the sun the whole day with decking to make the most of the outdoors - Great for parties.

### We Have Noticed:

- This stylish decorated home features spacious, bright rooms with high ceilings, plenty of storage throughout and with the great addition of the usable loft space.
- The expansive, private and secure south-facing garden is a tranquil oasis, beautifully balanced with mature greenery, lush lawn, and a well-proportioned patio.
- This grand home is ideally located in a prime area, close to Bramhall, Cheadle Hulme, Wilmslow, Woodford, and all essential amenities.











### Key Features:

- Very popular location, walking distance of Bramhall Village
- Catchment for Cheadle Hulme High School
- Lovely private landscaped rear garden
- Secure Gated parking for several vehicles
- Striking Detached Family Home
- The converted loft, partly used as a dressing room and part storage is a great use of the space
- 5 minutes drive to both Handforth Dean Retail Park, Total Fitness and John Lewis, David Lloyd and Sainsburys

**Tenure:** Freehold

**Council Tax Band:** F

**Possession:** Vacant possession upon completion

**Total Floor Area:** 2844

**Viewing:** Strictly by appointment only through Shrigley Rose & Co



## Property Summary:

**Dining Room** 16'0" x 11'0" (4.88m x 3.35m)

**Living Room** 20'5" x 14'5" (6.22m x 4.39m)

**Kitchen** 13'0" x 12'10" (3.96m x 3.91m)

**Lounge/Diner** 21'0" x 17'11" (6.4m x 5.46m)

**Utility Room** 13'2" x 8'6" (4.01m x 2.59m)

**Downstairs w/c** 5'5" x 3'0" (1.65m x 0.91m)

**Bedroom 1** 14'0" x 12'5" (4.27m x 3.78m)

**Bedroom 2** 14'0" x 12'0" (4.27m x 3.66m)

**Bathroom** 9'5" x 4'10" (2.87m x 1.47m)

**Bedroom 3** 16'0" x 11'5" (4.88m x 3.48m)

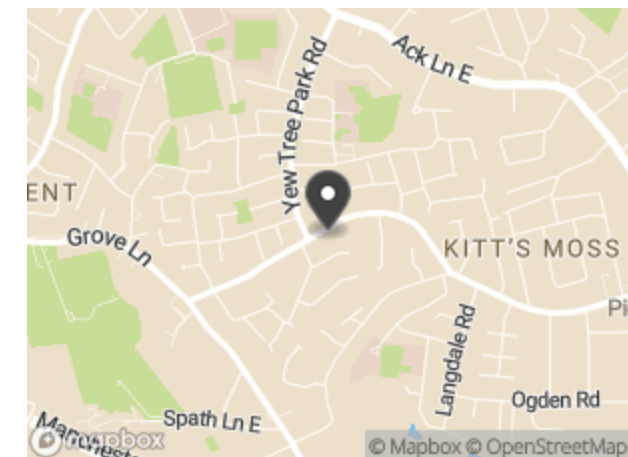
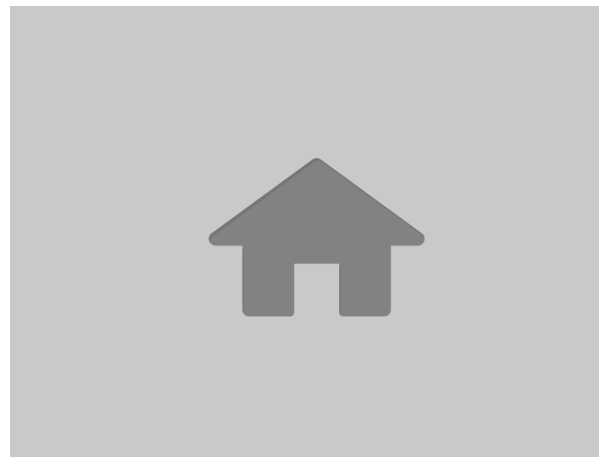
**Bedroom 4** 16'5" x 6'10" (5m x 2.08m)

**Bedroom 5** 11'5" x 10'5" (3.48m x 3.18m)

**W/C** 7'0" x 3'1" (2.13m x 0.94m)

**Bathroom** 12'0" x 7'0" (3.66m x 2.13m)

**Loft** 28'10" x 22'10" (8.79m x 6.96m)

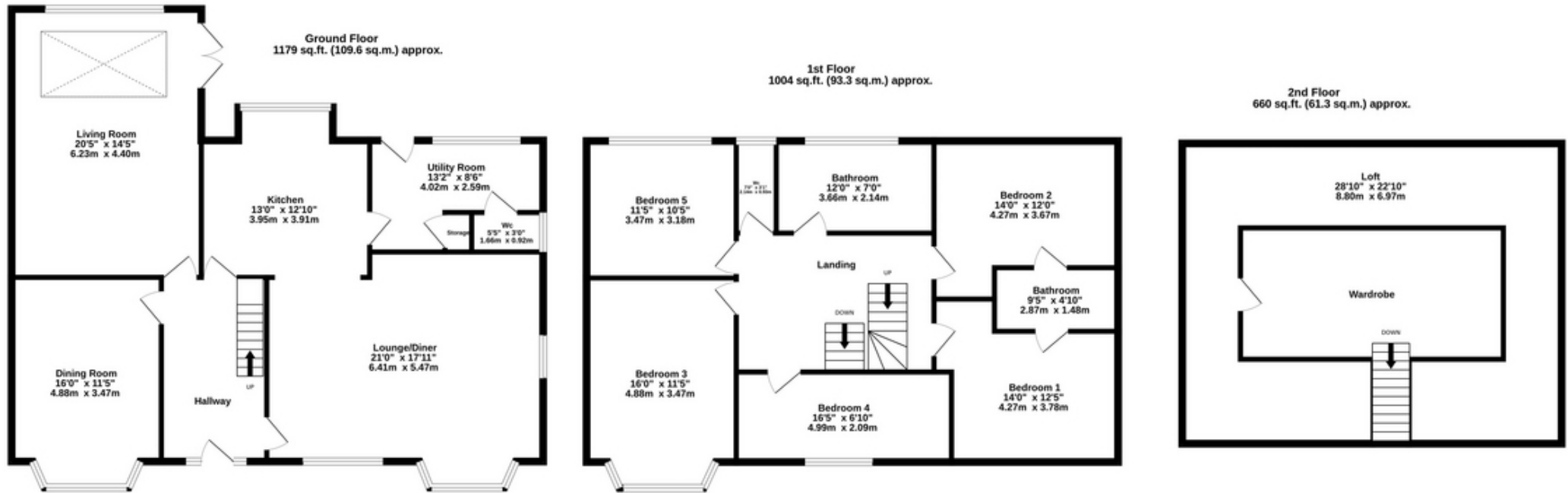








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**TOTAL FLOOR AREA : 2844 sq.ft. (264.2 sq.m.) approx.**

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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