



HILL TOP
M A N O R

SETTLE INTO YOUR SURROUNDINGS

“We love Hill Top so much so that we only moved from just down the road!”

Hill Top Avenue is one of Cheadle Hulme's most desirable addresses. Tree-lined and delightfully leafy, Hill Top has changed little over the years and is still instantly recognisable from age-old sepia photographs. Cheadle Hulme is undoubtedly a village with everything, and homes on Hill Top are within an easy stroll of all that. An avenue where every residence is substantial and impressive, where many have undergone sympathetic improvements and extensions, in keeping with the area's Conservation status. All exude abundant character, charm, and that sought-after period appeal. This is a location to love – and in many cases, to stay a lifetime.

Hill Top Avenue is quiet and peaceful, with minimal traffic – yet surprisingly it's just moments away from the village centre and other local amenities, and just a little further from Bramhall Village and all it has to offer – whether on foot or by car.

Just up Hill Top Avenue is Church Road with its array of useful local shops as well as two popular local hostelrys. Bramhall and Cheadle Hulme's outstanding transport links go some way to explaining the high demand for properties here. Travel into Manchester, Wilmslow or Stockport's charming old town is a doddle – Cheadle Hulme's mainline station is an easy stroll away, making Cheadle Hulme to London Euston just over two hours door to door, running three times every hour. The A34 and A555 bypasses mean Manchester airport – the gateway to the world – and the motorway network are mere minutes away. Nonetheless, Cheadle Hulme retains real character and community. Nestling on the fringe of northeast Cheshire, yet just twenty minutes from everything vibrant Manchester boasts, Cheadle Hulme regularly tops polls of places people actively want to live.



“We have countryside on the doorstep, exceptional schools, plus all the sports and social options we could hope for. Cheadle Hulme is the perfect place.”



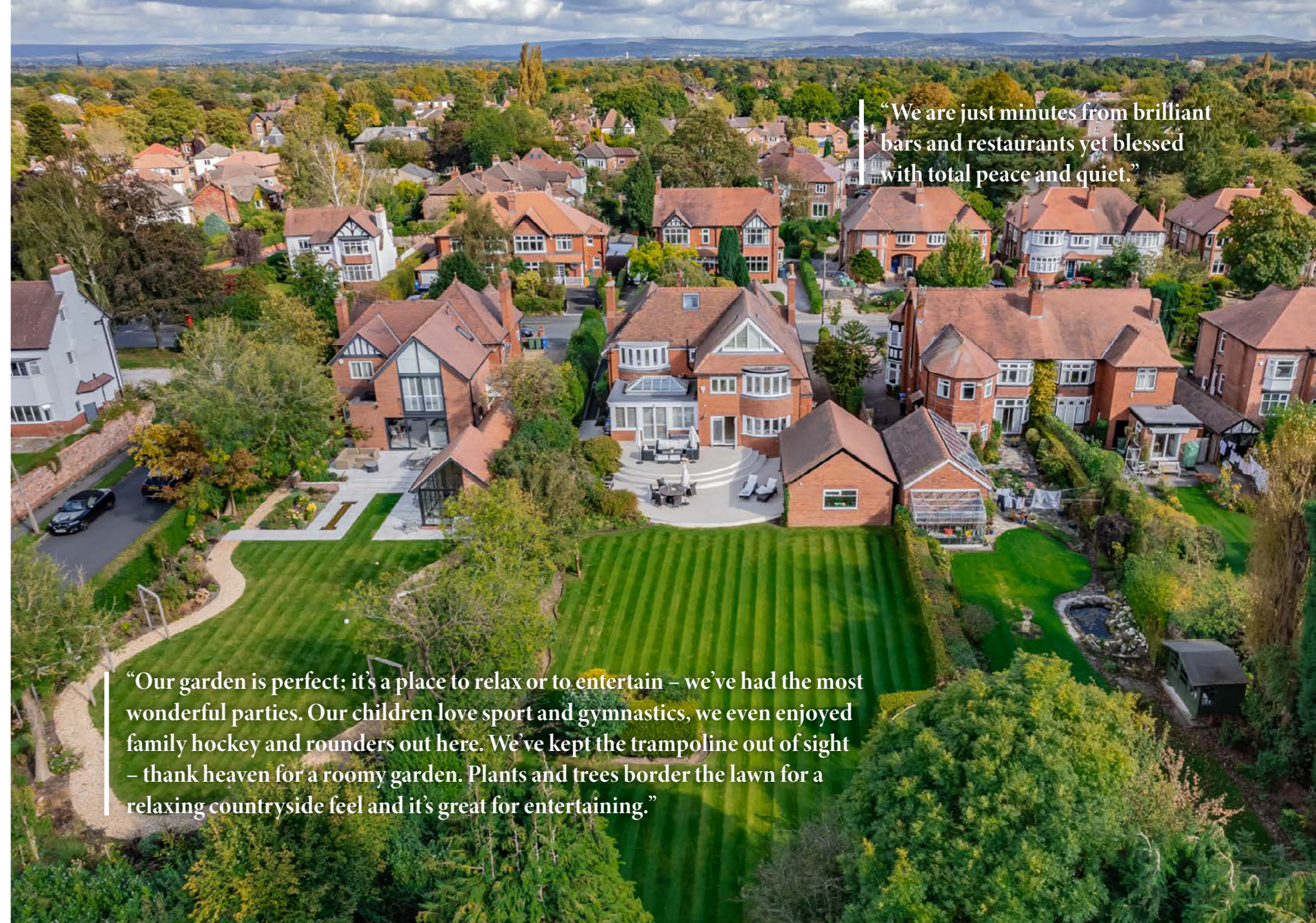
APPROACHING THE PROPERTY



This beautiful, detached family home is both attractive and substantial, a perfect fit for Hill Top Avenue, and blessed with copious period charm. Hill Top Avenue is considered a rather prestigious location in an already notable locale, and it's clear to see why. Every home is sizeable and imposing, and residents clearly take great pride in their surroundings. The property itself is set a little way back from the road, sitting proudly on a smart and generously proportioned drive with satisfyingly crunchy gravel, protected by coded wrought-iron electric gates and softened by an abundance of mature shrubs which also give privacy.

The south-facing – for maximum sunshine - garden is vast, beautifully planted and well maintained, predominantly laid to lush and well

cared-for lawn. There is more than enough room for all the family's play or sport apparatus – even a large trampoline, cleverly secreted behind shrubs. A spacious dual-level porcelain patio offers space to relax and enjoy the day when the garden is bathed in sunlight, simply perfect for a lazy Sunday with papers and pastries. Attractive yet unfussy planting mingles with mature shrubs – notably a beautiful Acer – and trees for complete privacy, plus enough rhubarb for all the crumbles one could desire! A huge garage, with electric door and bi-fold side door. Offers plenty of room for a cherished car, furniture, and gym equipment. Carefully constructed in brick and hardwood for a fittingly attractive appearance, completes the outdoor space.



“We are just minutes from brilliant bars and restaurants yet blessed with total peace and quiet.”

“Our garden is perfect; it's a place to relax or to entertain – we've had the most wonderful parties. Our children love sport and gymnastics, we even enjoyed family hockey and rounders out here. We've kept the trampoline out of sight – thank heaven for a roomy garden. Plants and trees border the lawn for a relaxing countryside feel and it's great for entertaining.”

WELCOME HOME



This extraordinary home exudes kerb appeal and boasts a tremendous, homely charm, belying its sheer square footage. Characteristic Edwardian features include a warm, traditional brick construction with rosemary tiles and stained-glass bay windows, and a stunning hardwood and stained-glass door. With an Arts-and-Crafts construction, further enhanced by Art Nouveau details, this is a truly lovely house.

The current owners have given it an exquisite, high-end finish while retaining every vestige of warmth and cosiness and adding all manner of innovative convenience. This is the perfect family home, in quite possibly the perfect place, painstakingly and thoughtfully improved to become a future-proof home that is ready to welcome another family, even another generation. As is usual with Edwardian and Arts-and-Crafts properties, this home was created with family and practicality in mind and has continued to be improved with that philosophy.





“We knew this house well – in fact, our friends lived here – and were so inspired by its proportions and potential. We WANTED it; indeed, we simply had to have it! Now, we love EVERY room.”

This amazing home is unashamedly large yet never brash or boastful. Every room is spacious, bright, and airy with décor to perfectly enhance the space and designation. There's accommodation across three floors, and a useful cellar-come-boiler room – in fact, that's just one of the many ways in which utilities and unsightly but essential everyday items are kept out of sight. Every aspect of this home lends itself to family life; there's abundant space to spend invaluable time together, space to enjoy grown-up sanctuary, and space to work or study. Space to escape into peace and tranquility is assured by five well-

appointed double bedrooms – each en-suite and each with an incredible uncluttered feel thanks to cleverly designed and subtle built-in storage. This property perhaps is the epitome of 'move in and put the coffee on'. It really is unusual for such a capacious property to retain such a warmth and welcome. Hill Top feels like home; a truly happy home, planned and perfected with space and comfort for a family in mind.

The perfectly styled, solid wood front door welcomes you into a bright and spacious entrance hall, almost a room in itself, with herringbone solid Oak parquet flooring and a feature art nouveau fireplace reflecting the exquisite brass door plates. An understairs cupboard hides away essential wires and security paraphernalia, as well as offering space for boots and coats. From the hall original stained glass wooden doors lead into the beautiful rooms beyond.





HOME FOR LIFE



Firstly, heading to the left from the hallway, we're welcomed into an appealing study, aptly known by the family as the Blue Room. This space could also be ideal for running a business from home or alternatively would simply make an attractive snug – two cosy velvet chairs currently nestle around the fireplace. Complete with a beamed ceiling, stained-glass bay window and feature cast iron fireplace, there's magnificent bespoke, local craftsman-built desks and shelving which really sets off the beautiful, heritage-blue – hence the name – painted walls. The main bay window floods light into the room, with even more added by two pretty side windows while made-to-measure shutters offer privacy and peace when required.

From the right off the hallway is a sizeable sitting room – ideal as a family room (or perhaps the grown-ups' lounge). Again, stained glass windows are both pretty and maximise the light, while tasteful décor enhances the space, while Herdwick wool – inspired by the family's love for the Lakes – carpet offers the ultimate plushness underfoot. There's ample space for two, perhaps three big, comfy sofas along with a couple of squishy chairs around the oak sleeper-topped log burner making this the definitive area for family times or entertaining. This lovely room opens – via full-width wood and glass bi-folding doors – into an enormous dining room which in turn gives way to the garden vista.

The dining space currently houses a superbly roomy, round dining table with room for not just the family, but countless friends and guests, too. The porcelain tiled floor enhances the light and airy feel, along with a lantern glass apex above.

The dining space opens seamlessly into the open plan kitchen and family room. The kitchen is sleek and high-end, glossy, and equipped to the nth degree – even boasting a barista-worthy bean-to-cup coffee machine. Neff appliances and a cavernous American fridge freezer add every modern convenience whilst an exquisite mother-of-pearl splash back is highly decorative, light-reflecting and totally original. And still, there's more. An open-plan family area with space for a made-for-movie-nights L-shaped sofa extends from the kitchen, back to the hallway, delivering that enviable flow throughout the ground floor. There's also access here to

an exceptionally generous utility room, complete with a dedicated drying area, as well as an enormous downstairs cloak room and WC. The final door leads to the cellar which houses the state-of-the-art boiler which packs a powerful heating punch.

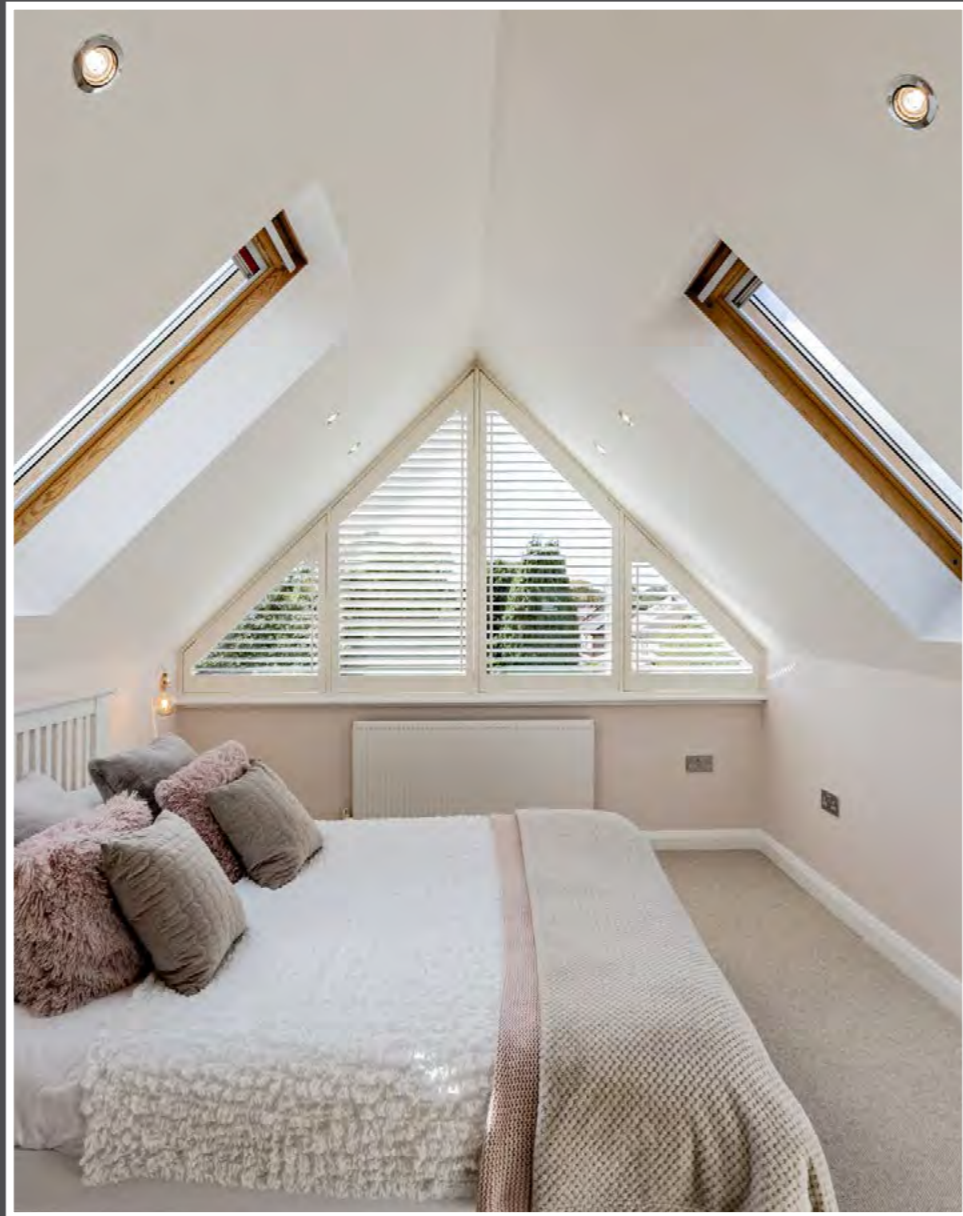
“Christmas here is really rather special. We have EVERYONE round, gathered around the dining table. There's a great, big tree on every floor and in virtually every window. We just love to be part of the Hill Top Christmas Light Switch On!”

Therein lies another beauty of Hill Top: its friendly, neighbourly feel, without any obligation to socialize and total understanding for anyone who'd prefer not.

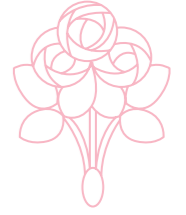




“We are just minutes from brilliant bars and restaurants yet blessed with total peace and quiet.”



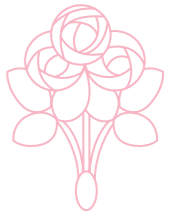
ROOM AT THE TOP



Back to the hallway, an attractive staircase leads us upwards through three returns. Another stained-glass window adds both light and tradition. The two top floors are home to no fewer than five generous bedrooms. Each is a spacious double with a beautifully finished en-suite and a delightful colour palette. Cleverly built-in storage and wardrobes keep the spaces light, bright, and uncluttered. Everyone has their very own space, or there can be room

for guests. while the bright, airy loft room offers even more options.

The first floor and upper floor more than live up to the promises made by the ground floor, with an exceptional finish and the fifth bedroom virtually a suite, accessed as it is via a second as equally grand flight of stairs. Every window on the upper floors gives views over all the abundant greenery.



LOVE LIVING HERE

Cheadle Hulme is renowned for having everything, and neighbouring Bramhall is an added bonus. Between both villages, there is literally everything one could possibly need – real ale pubs, vibrant bars, restaurants boasting a plethora of cuisines and shops for everything. Although just a short stroll from the village, Hill Top remains a quiet, tree-lined road still reminiscent of bygone days. Getting out further afield couldn't be easier (though we'd argue not entirely necessary with so much on the doorstep). This property is within easy reach of more-or-less everything and presents an unmissable opportunity to acquire THE perfect family home, sympathetically and seamlessly improved over the years, and thus with the potential to be a forever home.

The countryside is easily accessible within minutes in every direction, though for quick dog walks or morning runs there are fields a-plenty just nearby – including Hesketh Park, a quiet oasis facing the end of Hill Top. The Ladybrook Valley and Bramhall Park offer gentle strolls, or one can choose to walk much further for more demanding yomps, barely

needing to cross a road. A short drive or train ride away are the myth, legend, and magnificent surroundings 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.

Cheadle Hulme and Bramhall, whilst clearly reasonably affluent and well-appointed, are never pompous or unwelcoming, quite the reverse. Local business owners get to know their regulars by name, and long-established local shops include J Pimlott the butcher, Waterhouse's the greengrocer (which has evolved and now stocks all manner of eco and loose products) and Snapes, a hardware store that stocks – or at least, can get – seemingly anything. A pleasant Sunday amble affords the opportunity to greet countless fellow walkers and pause 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.

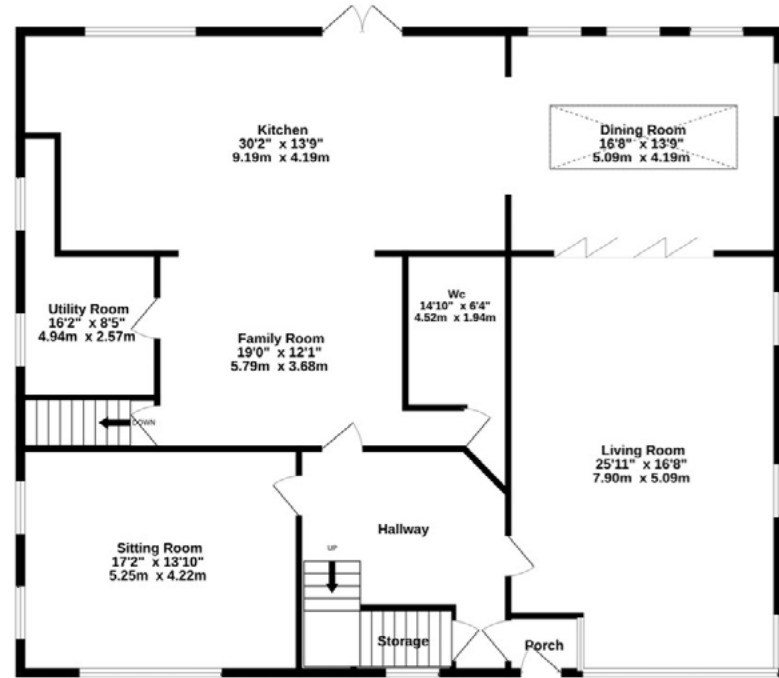
As well as well-equipped villages, agreeable surroundings, and incomparable transport links,

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 state schools. Cheadle Hulme High School is high performing, 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 independent school, and other highly renowned schools such as Stockport and Manchester Grammars, Manchester High and Withington Girls School, are also popular locally with appropriate travel options readily available.

There's much to love about Cheadle Hulme – top of this list must surely be the central yet secluded sought-after Hill Top Avenue.

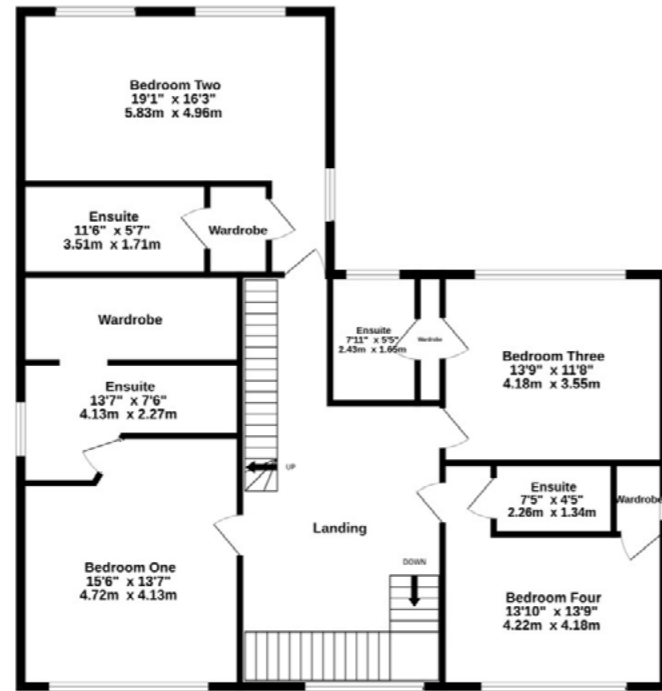
GROUND FLOOR

1856 sq.ft. (172.4 sq.m.) approx



FIRST FLOOR

1325 sq.ft. (123.1 sq.m.) approx

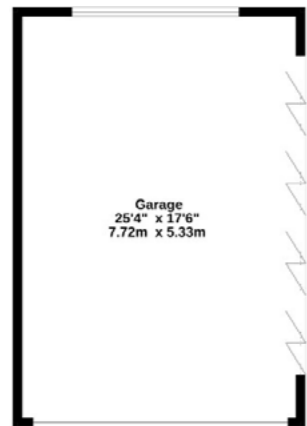


TOTAL FLOOR AREA
4122 sq. ft. (383.0 sq.m.) approx

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71	75
55-68	D		
39-54	E		
21-38	F		
1-20	G		

BASEMENT

93 sq.ft. (8.6 sq.m.) approx



GARAGE

443 sq.ft. (41.1 sq.m.) approx

SECOND FLOOR

406 sq.ft. (37.7 sq.m.) approx



HIGHLIGHTS

- One of Cheadle Hulme's most desirable roads, tree-lined and delightfully leafy
- A truly stunning detached five double bedroom and five bathroom, Edwardian family home
- Four large and beautifully presented reception rooms, two with cosy log burners
- Impressive light filled open-plan kitchen and dining room, perfect for entertaining & family time
- Every high spec bedroom boasts a carefully crafted ensuite & built in storage
- South facing rear garden with a spacious dual-level Porcelain patio offering a great space to relax & entertain
- Every room is spacious, bright, and airy with décor to perfectly enhance the space
- Generous utility room and downstairs WC are perfect additions to this family home
- Electric wrought-iron gates & double garage with electric door
- 5 minutes walk to Cheadle Hulme Village and Train Station - 20 minutes to Manchester & 2 hours to London.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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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