

ANY
PART EXCHANGE
WELCOME



Kingston Hill
Cheadle. SK8 1JS

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Kingston Hill, Cheadle. SK8 1JS

This exceptional, large, detached family home, located near the heart of Cheadle Village. Nestled within one of the area's most prestigious and private developments, this exclusive residence, one of the largest plots on the close, offers a perfect blend of elegance, space, and practicality for today's discerning family.

Spanning an impressive 2,683 square feet, this spacious 5-bedroom, 2-bathroom detached home, featuring a ground floor WC, two reception rooms, and a large conservatory, is set on a generous plot with a large driveway big enough for 3/4 cars and a double electric integral garage.

As you pull up and enter the large hallway, you are welcomed by a grand entrance hall featuring a convenient ground-floor WC. The expansive living room, warm and cosy by the gas fire and great for family gatherings and tv nights seamlessly flows into a large conservatory/family room, offering a bright and spacious area overlooking the gorgeous rear garden views. This space is perfect for relaxation or a morning coffee sat in the sun.

Additionally, the home boasts a separate dining room and a well-appointed kitchen, complete with a utility room—ideal for culinary enthusiasts and everyday convenience. Opportunity knocks to remove the wall between the kitchen and dining room, creating a more open and spacious layout, if preferred for modern living.

Upstairs, the charming mezzanine landing leads to the master suite which includes a walk in wardrobe style dressing room and offers the potential for a bespoke en-suite shower room. The first floor boasts a further 4 bedrooms, one bright, spacious room with fitted wardrobes features its own ensuite, while the remaining 3 double, sizeable bedrooms are serviced by a beautifully designed family bathroom.

The home benefits from modern comforts such as gas central heating and double glazing, ensuring both warmth and energy efficiency year-round.

The South West facing private and secure sun filled, picturesque rear garden is a private oasis. The spacious lawn is ideal for outdoor seating or family games, complemented by a beautiful fig tree and a captivating ornamental water feature.

Ideally located within close proximity to Cheadle Village, Bruntwood Park, esteemed schools, and excellent commuter links via the A34 and motorway network, this stunning home offers an exclusive yet convenient lifestyle for its next owners.





The Current Owners Love:

- We love the fact the cul-de-sac is exclusive and hidden away from the main road.
- Our home is an individually designed home which isn't overlooked as all the houses face a different direction.
- Great sized sun filled rear garden.



We Have Noticed:

- This home features generously sized, bright, and airy rooms throughout.
- We love how quaint and tranquil the location is. Situated in a prestigious, private development near the heart of Cheadle Village.
- This home has a large integral garage with the potential to incorporate this space into additional living accommodation, adding another layer of versatility to this already outstanding home.





Key Features:

- A large, detached residence spanning 2,683 square feet with 5 bedrooms, 2 bathrooms, a ground-floor WC, and two reception rooms
- The generous plot includes a large driveway for 3/4 cars along with a double electric integral garage
- A separate dining room and a well-appointed kitchen with a utility room. There's potential to create a more open-plan space by removing the wall between the kitchen and dining room
- This home has a sun filled garden room at the back of the home
- The Master Suite features a walk in wardrobe
- Mature facing South West rear garden
- Walking distance to Laurus School
- Close to Bruntwood Park, top-rated schools, and major commuter routes, offering easy access to the A34 and motorway network

Tenure: Freehold

Council Tax Band:

Possession: Vacant possession upon completion

Total Floor Area: 2683

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

Ground Floor

WC 5'10" x 3'0" (1.78m x 0.91m)

Hallway 22'10" x 10'0" (6.96m x 3.05m)

Living Room 23'5" x 12'10" (7.14m x 3.91m)

Dining Room 13'5" x 10'0" (4.09m x 3.05m)

Kitchen 9'0" x 5'5" (2.74m x 1.65m)

Utility Room 9'0" x 5'5" (2.74m x 1.65m)

Garage 22'5" x 16'5" (6.83m x 5m)

Conservatory 13'5" x 12'10" (4.09m x 3.91m)

First Floor

Landing 26'9" x 13'6" (8.15m x 4.11m)

Bathroom 10'0" x 7'10" (3.05m x 2.39m)

Bedroom 1 15'10" x 12'10" (4.83m x 3.91m)

Ensuite 9'0" x 5'10" (2.74m x 1.78m)

Bedroom 2 16'5" x 13'0" (5m x 3.96m)

Wardrobe 16'5" x 7'0" (5m x 2.13m)

Bedroom 3 12'10" x 10'0" (3.91m x 3.05m)

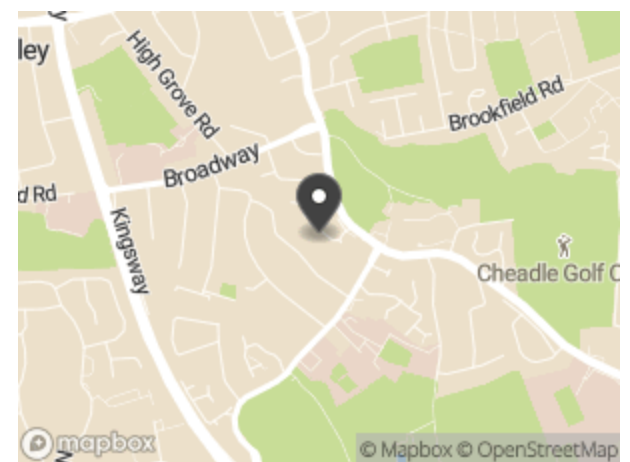
Bedroom 4 12'10" x 9'10" (3.91m x 3m)

Bedroom 5 10'0" x 9'10" (3.05m x 3m)



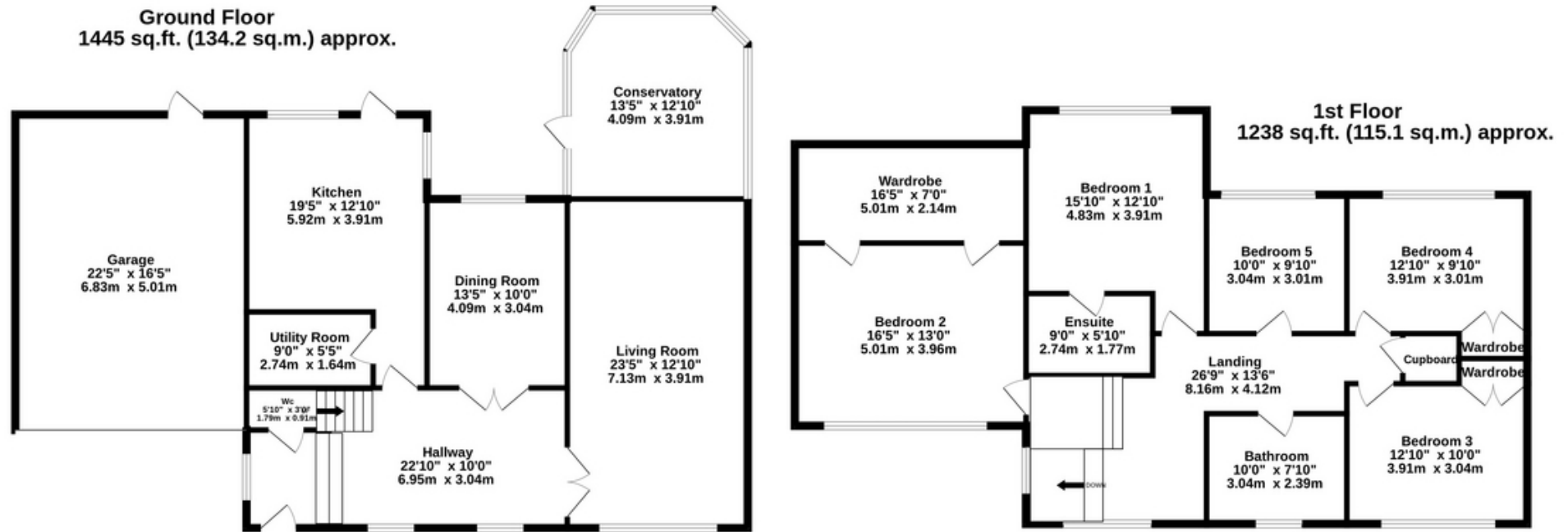
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	





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



TOTAL FLOOR AREA : 2683 sq.ft. (249.3 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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MONEY LAUNDERING REGULATIONS 2017 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars, whilst believed to be accurate are set out as a general guideline and do not constitute any part of an offer or contract. Intending Purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.