

ANY
PART EXCHANGE
WELCOME



Valda

Beechfield Road, Cheadle Hulme

SHRIGLEY ROSE & CO

Bespoke Estate Agents



Valda, Beechfield Road, Cheadle Hulme

As you arrive at this grand detached family home, set proudly on a generous corner plot, you are greeted by an impressive pair of black cast iron gates. The beautifully maintained, hedge-lined frontage offers both privacy and a sense of seclusion, while the expansive block-paved driveway provides ample parking. The home sits with regal presence at the corner, offering fantastic views and a prime position.

Upon entering, the elegant black banister catches the eye, adding sophistication and complementing the light-filled space, creating a timeless, elegant atmosphere throughout the home. To the right of the hallway, the original wood flooring guides you into a bright lounge, where a charming bay window floods the space with light and a stunning fireplace serves as the focal point, adding warmth and character.

Through double doors, you step into a stunning open-plan dining kitchen, where style meets functionality. The space is beautifully finished with extra-large grey tiled flooring, enhancing the sense of light and openness. A sleek central island with a breakfast bar takes centre stage, perfect for casual dining or entertaining. Behind, sliding doors seamlessly connect the indoors with the outdoor patio, creating a wonderful indoor-outdoor flow, ideal for alfresco dining. Designed for culinary enthusiasts, the kitchen is equipped with a high-end Range Master cooking hob, an integrated microwave, and a double sink with an integrated dishwasher below. A full-sized integrated fridge and freezer, along with a pull-out larder, provide ample storage, ensuring both convenience and elegance in this exquisite space.

Stepping outside, the rear garden is a peaceful sanctuary, offering a private retreat from daily life. Mature cherry blossom trees burst into bloom in the spring, creating a picturesque setting of soft pink hues and natural beauty. Thoughtfully landscaped, this tranquil space is perfect for relaxation, outdoor dining, or entertaining, all set against a backdrop of beautiful scenery.

Completing this floor for added convenience is a well-equipped utility room that the current owners added, with side door access. A stylish and practical downstairs wet room adds further functionality, perfect for guests or busy family life. Additionally, there is a versatile extra bedroom on this level, offering endless possibilities—whether used as a private home office, a cosy snug, or an additional living room to suit your needs.

Ascending to the first floor, an impressive wrap-around landing enhances the sense of grandeur and connectivity within the home. Thoughtfully designed, an alcove has been purposely created to accommodate a future loft conversion, allowing for the seamless addition of a staircase should you wish to expand further. This presents an excellent opportunity to create additional living space, whether as an extra bedroom with an ensuite, home office, or luxury suite.

Here, you will discover four generously proportioned bedrooms, each designed to maximise natural light and create an inviting yet refined atmosphere. The principal suite is a true statement of luxury, featuring a beautifully appointed open dressing area, naturally illuminated to showcase its elegance. This sophisticated retreat seamlessly flows into a sleek and contemporary en-suite shower room, finished to an exceptional standard. Adding further convenience, a pristine family bathroom serves the remaining bedrooms, offering a stylish and tranquil space complete with high-quality finishes, ensuring both practicality and indulgence.





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Beechfield Road is ideally situated in the heart of Cheadle Hulme, offering effortless access to both Cheadle Hulme and Bramhall villages. These sought-after locations are brimming with a vibrant mix of independent boutiques, charming cafés, and renowned restaurants, creating a lively yet welcoming community atmosphere. Highly regarded for its outstanding educational opportunities, the area is perfect for families, boasting excellent local schools, including the acclaimed Cheadle Hulme High School, the prestigious Cheadle Hulme School, and the well-regarded Hursthead Primary School.

The Current Owners Love:

- Large and very private wraparound garden - makes the property quite unique (and it is what drew us to it!)
- Panoramic views from large shaker kitchen into garden.
- We're within walking distance of both Cheadle Hulme and Bramhall village centres, with The Church Inn and The Governors pubs just a four-minute walk away. We're also in an excellent school catchment area and just two hours from central London by train—an absolute lifesaver for day trips to the capital for work.

We Have Noticed:

- Fabulous Value for Money.
- Huge Corner Plot.
- Historical Planning Permission to Opportunity to Further extend this Substantial Family Home.





Key Features:

- A striking gated entrance on a generously sized corner plot
- Five generous bedrooms, a luxurious principal suite, and potential for a loft conversion.
- Beautifully landscaped with mature cherry blossoms, offering a private space for relaxation and entertaining.
- A ground-floor bedroom with an adjoining wet room, ideal for guests or multi-generational living.
- Located within catchment and walking distance of the 'Outstanding' Cheadle Hulme High School.
- Perfectly designed for modern family living with a central island, allocated dining space and a seamless indoor-outdoor flow.
- Any Part Exchange Welcome
- Historic planning permission to further extend - DC/083468

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 1900

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

Ground Floor

Storm Porch

Hallway

Storage

Sitting Room 13'11" x 11'6" (4.24m x 3.51m)

Dining Room 13'9" x 11'6" (4.19m x 3.51m)

Kitchen 18'1" x 10'1" (5.51m x 3.07m)

Utility Room 5'8" x 5'1" (1.73m x 1.55m)

Shower Room 5'7" x 3'10" (1.7m x 1.17m)

Bedroom 5 8'7" x 8'5" (2.62m x 2.57m)

First Floor

Landing

Bedroom 2 13'8" x 11'7" (4.17m x 3.53m)

Dressing Room 11'6" x 4'2" (3.51m x 1.27m)

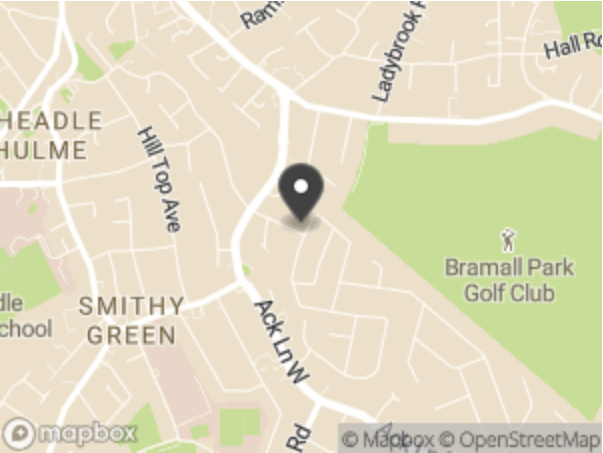
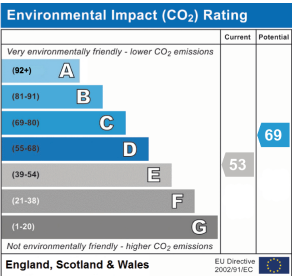
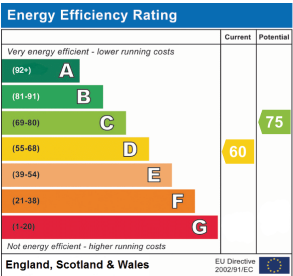
Bedroom 1 13'9" x 8'6" (4.19m x 2.59m)

Ensuite 6'6" x 5'9" (1.98m x 1.75m)

Bedroom 4 10'8" x 9'7" (3.25m x 2.92m)

Bathroom 6'6" x 6'4" (1.98m x 1.93m)

Bedroom 3 10'9" x 9'7" (3.28m x 2.92m)



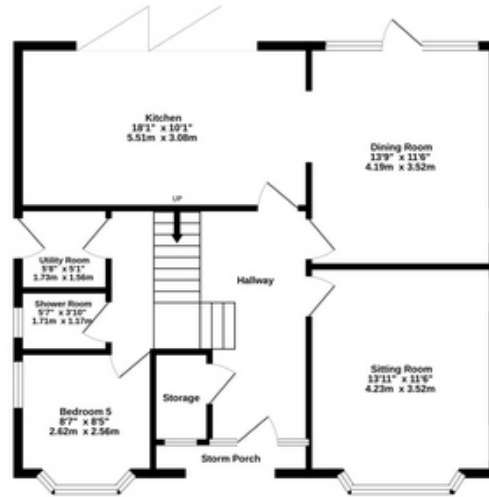


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Garage
164 sq.ft. (15.2 sq.m.) approx.



Ground Floor
808 sq.ft. (74.9 sq.m.) approx.



1st Floor
734 sq.ft. (68.2 sq.m.) approx.



Loft
202 sq.ft. (18.8 sq.m.) approx.



TOTAL FLOOR AREA : 1900 sq.ft. (176.5 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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