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Highfield Road, Cheadle Hulme, Cheadle, SK8 6EN

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Highfield Road, Cheadle Hulme, SK8 6EN

A Substantial and Stylish Family Home in a Prime Bramhall Location

This beautifully presented and thoughtfully extended family home offers an abundance of space, style, and practicality, perfectly blending contemporary design with everyday comfort. Positioned within the highly sought-after catchment for Bradshaw Hall Primary School and Cheadle Hulme High School, it presents an outstanding opportunity for family living at its very best.

Through a welcoming porch, inside the ground floor showcases underfloor heating throughout, with striking porcelain tile flooring setting the tone for a sleek and modern interior. The heart of the home is the impressive open-plan living kitchen, fitted with modern grey handleless cabinets, elegant quartz worktops, and a full suite of premium appliances including Neff induction hob, Siemens integrated dishwasher, combi oven microwave, steam oven, and two double ovens. A freestanding Samsung American-style fridge freezer is also included. A built-in quartz sink with waste disposal, Quooker boiling tap, and contemporary lighting above the central island complete the space, making it both stylish and practical.

Flooded with natural light, the kitchen and family living space benefits from double roof lanterns, full-width sliding doors, and French doors – all with electric blinds. A modern gas fire provides a cosy focal point, while spotlights run throughout. The utility room offers excellent storage, a second sink, and space for laundry appliances, complemented by a handy downstairs WC. Additional reception rooms include a welcoming front living room with electric fire and bay window, and a bright home office/study with plantation shutters, fitted shelving, and a bespoke corner desk.

Upstairs, the generous accommodation includes six bedrooms. The main bedroom suite features a ceiling fan, elegant window seat with built-in storage, fitted wardrobes, and a beautifully appointed ensuite with jacuzzi bath, shower, and bespoke dressing area. The other bedrooms, one of which could easily serve as a study or office, are all generously sized. Most feature built-in wardrobes, and all boast modern flooring and plenty of natural light. This includes a dual-aspect dormer extension with skylights and custom-built bookshelves. The family bathroom is spacious, offering both a large corner bathtub and a rainfall shower.





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Externally, this home impresses just as much. The south-facing rear garden is a private haven, with no houses overlooking and the widest plot on the road. Designed for entertaining and family life, it features multiple seating areas, a pergola with firepit, Astroturf play area, raised lawn, and porcelain tiled patios. Power points, lighting, and water connections are thoughtfully positioned, with sockets even at the rear of the garden for outdoor features. Access is available on both sides of the property, with covered and gated storage for bikes and prams, and a sheltered area at the garage for everyday convenience.

The double garage provides space for two cars, fitted shelving, and electric access, while the impressive drive-in, drive-out driveway accommodates up to five cars. Security and peace of mind are assured with an 8-camera system. Additional highlights include a brand-new roof (January 2025), boarded and insulated loft with ladder and lighting, and carefully considered touches throughout such as new carpets, integrated storage, and feature lighting. With its versatile layout, contemporary design, and outstanding school catchment, this home offers everything a growing family could wish for, and more.

The Current Owners Love:

- We love the location
- The large family space
- The Garden

We Have Noticed:

- Set on a superb plot with an exceptional multi-tiered landscaped garden
- Show-stopping open-plan kitchen, dining and living space designed for modern family life
- Perfect for larger families, with generous reception rooms and ample parking







Key Features:

- Within catchment for Bradshaw Hall Primary and Cheadle Hulme High School.
- Stylish open-plan kitchen with quartz worktops, Bright family living space with double roof lanterns
- Five well-proportioned bedrooms including a luxurious master suite with jacuzzi ensuite & dressing area. Additionally a study/office also doubles up as a sixth bedroom.
- Private south-facing garden – the widest plot on the road, not overlooked, with multiple seating areas, pergola & firepit.
- Utility room, home office with bespoke desk, and ample built-in storage throughout.
- Double garage with electric door, 5-car drive-in, drive-out driveway
- 8-camera security system, brand new roof (2025), and boarded/insulated loft with ladder & lighting.

Tenure: Freehold

Council Tax Band: F

Possession: Vacant possession upon completion

Total Floor Area: 2798 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Living Kitchen 8.31m x 7.17m

Living Room 4.34m x 3.73m

Study 3.10m x 2.39m

Utility Room 2.39m x 1.70m

W/C 1.30m x 0.86m

Car Port 6.63m x 2.64m

Garage 6.40m x 5.08m

Store 6.40m x 1.55m

Office 2.31m x 2.18m
Currently used as a bedroom

Bedroom 1 4.50m x 3.76m

Ensuite 2.54m x 1.91m

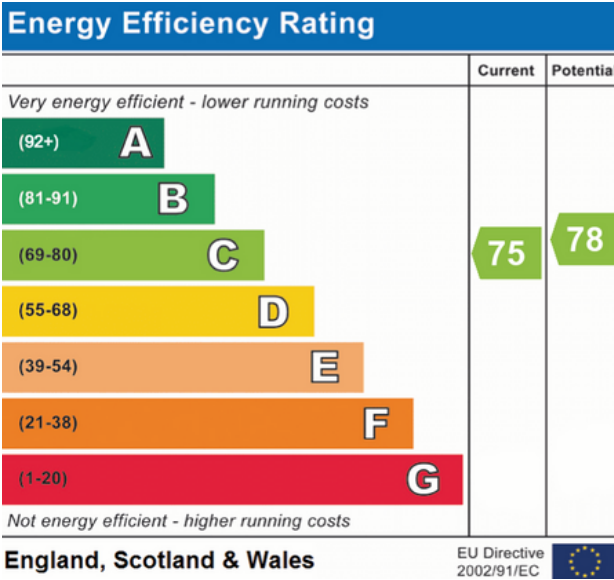
Bedroom 2 5.79m x 3.23m

Bedroom 3 5.49m x 3.28m

Bedroom 4 4.01m x 3.48m

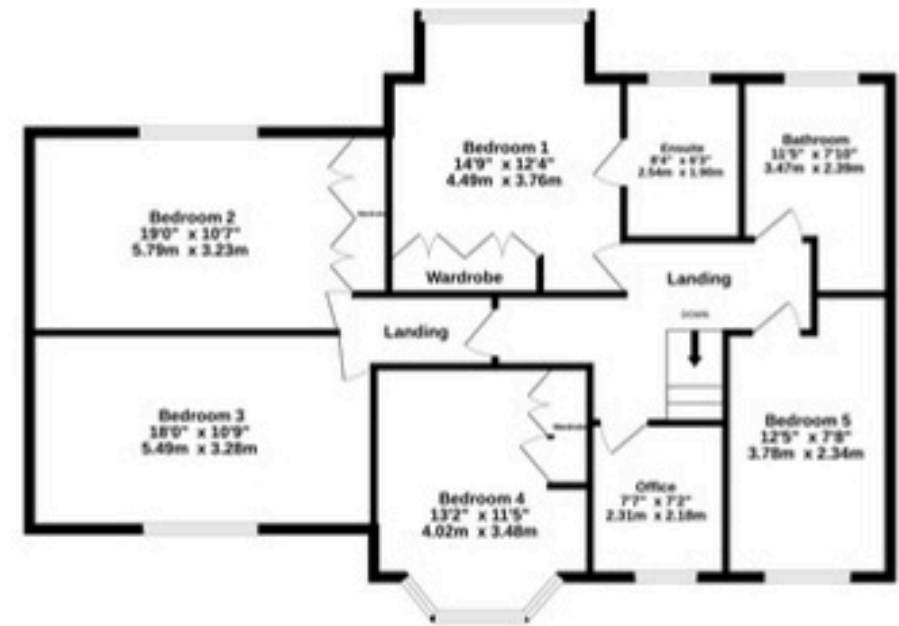
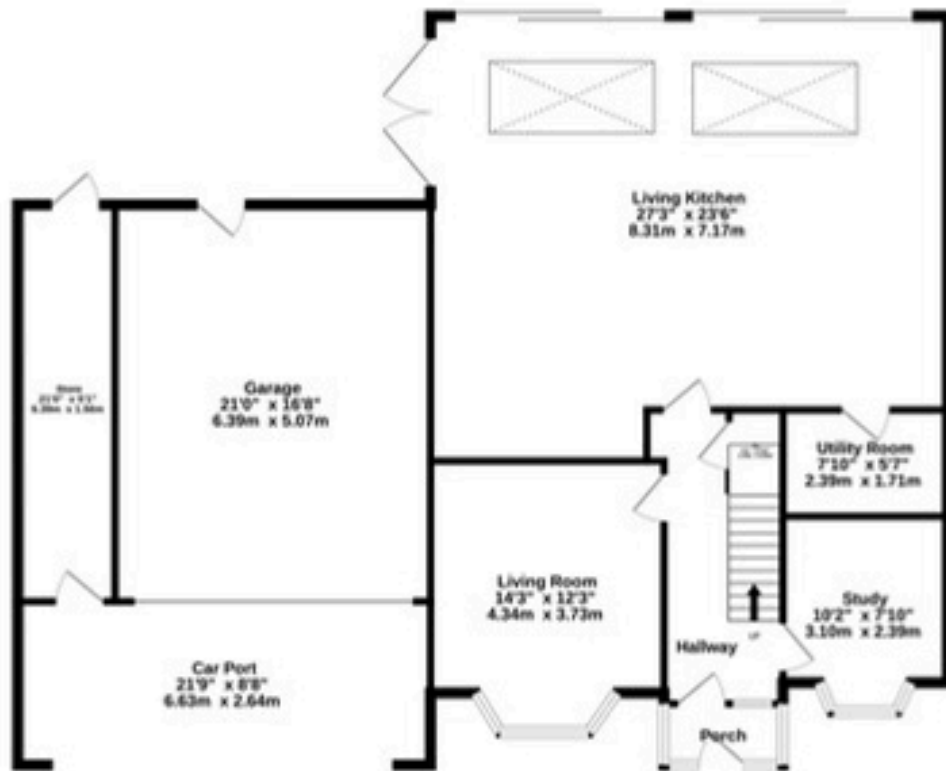
Bedroom 5 3.78m x 2.34m

Bathroom 3.48m x 2.39m





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TOTAL FLOOR AREA : 2798 sq.ft. (259.9 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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