

ANY
PART EXCHANGE
WELCOME



Sarsfield Occupiers Lane, Buxton Road, Hazel Grove,
Stockport, SK7 6LU

SHRIGLEY ROSE & CO
Bespoke Estate Agents





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Built in 1994, this impressive detached home offers a rare balance of space, character, and convenience. With six reception rooms and five bedrooms, it sits in a semi-rural location that feels peaceful and private, yet it is just off the bypass with excellent links to nearby roads and motorways. Hazel Grove Village, Poynton, Bramhall, and Stockport are all within easy reach, while a stream and Hazel Grove Golf Club at the end of the lane add to the rural charm. With only a handful of homes along the lane, the setting feels exclusive and tucked away.

The property is approached by a large driveway with a carport that can hold six to eight cars. A glass double-door porch opens into a grand hallway with black-and-white tiled flooring, ornate coving, and practical downstairs storage. To the right of the hallway lies a versatile ground floor sitting room, could be study - currently being used as a downstairs bedroom, complete with a bay window to the front. Next to this reception room is a stylish cloakroom with a heritage sink and wood-effect flooring.

From here, the house unfolds into its main living spaces. A large formal lounge features French polished parquet flooring, a stone fireplace, exposed wooden beams, period coving, and French doors opening both to the patio and to the conservatory. The conservatory itself connects the living room, dining room, and family room, filling the rear of the house with natural light. The dining room is perfectly suited to formal entertaining, accessible from both the hallway and the kitchen, while the family room provides a more relaxed everyday space.

The open-plan kitchen diner is the heart of the home, fitted with granite worktops, solid wood cabinetry, a brick-surround breakfast bar, and a built-in booth-style dining area. It includes a microwave, two ovens (one a combi), an electric hob, dishwasher, and freestanding fridge freezer. A utility room leads out through a stable door to the gated side of the house, with handy bin storage. Wet underfloor heating runs throughout the ground floor, with the exception of the porch and downstairs cupboard.





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A tall feature window lights the staircase, which rises to a landing with decorative corning and an airing cupboard. The principal suite is exceptionally spacious, with maple wardrobes, plantation shutters, and a partitioned bed area. Its ensuite bathroom offers a Jacuzzi bath set beneath an archway, his-and-hers sinks, a corner shower, and excellent water pressure. The additional bedrooms include a front-facing double room, a guest room with its own ensuite, a rear-facing bedroom with beaded windows, and another good-sized double. The family bathroom, provides both a bath and a separate shower. A vast loft runs the full length of the house, partially boarded and easily accessed with a fitted ladder.

Outside, the rear garden is private and secure, with mature trees, a lawned area, two sheds, and a built-in dog run. A paved patio creates a perfect space for entertaining, while gated access to both sides of the house adds security and practicality. The surrounding area offers excellent countryside walks, yet the home remains within easy reach of sought-after local schools, catchment for Torkington Primary and Hazel Grove High School, and everyday amenities.

Sarsfield represents a rare opportunity to acquire a home of real distinction, a residence that combines grandeur and versatility with warmth and practicality. Offering generous accommodation for growing families or multi-generational living, all set within an exclusive and picturesque location, this is a home that combines scale and grandeur with warmth and practicality, set in a location that offers both privacy and convenience.

The Current Owners Love:

- Built with love and filled with laughter, this is a comfortable home where everyone feels welcome.
- I love the sound of the owls, the breeze through the trees and the babbling brook.

We Have Noticed:

- Amazing location - semi rural close to Hazel Grove Golf Course.
- Large plot – massive scope to create your own dream home.







Key Features:

- Substantial Detached Home – Over 3,000 sq ft of individually designed accommodation
- Private Gated Plot (Approx. 0.30 Acres) – Mature gardens, stream walk, and secure gated
- Five Double Bedrooms – Including a luxurious principal suite with en suite Jacuzzi bathroom
- Open-Plan Kitchen & Dining Area – Featuring granite worktops, brick breakfast bar, and booth seating.
- Six Versatile Reception Rooms – Ideal for family life, entertaining, or working from home.
- Stunning Conservatory – Connecting multiple living spaces with panoramic garden views.
- Large Driveway & Carport – Parking for 6–8 vehicles behind electric gates.
- Semi-Rural Setting – Backing onto Hazel Grove Golf Club, with fields and woodland nearby.

Tenure: Freehold

Council Tax Band: H

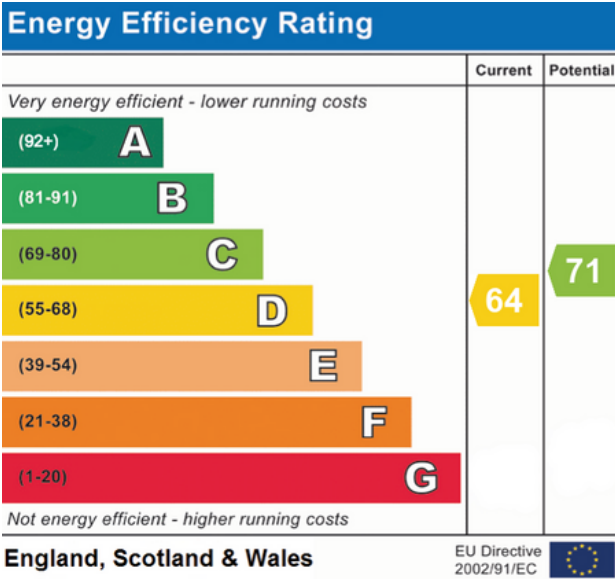
Possession: Vacant possession upon completion

Total Floor Area: 3130 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

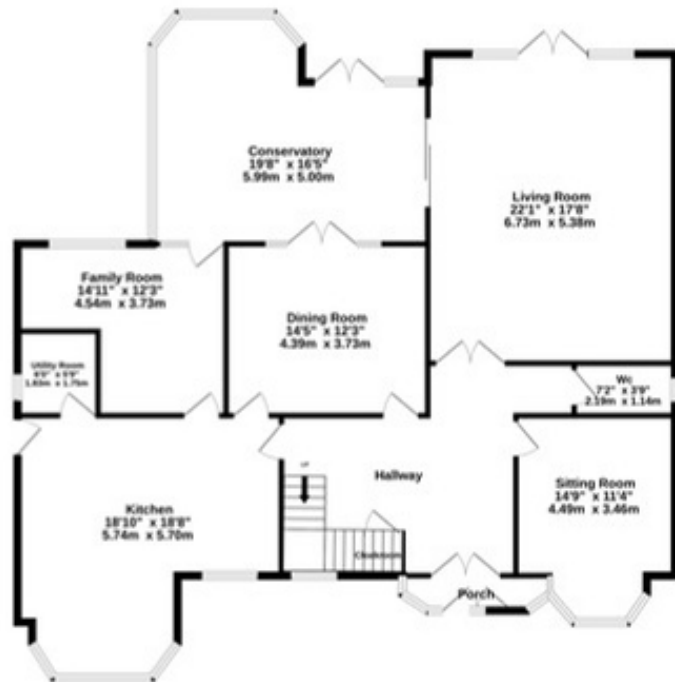
- Sitting Room
3.46m x 4.49m
- Kitchen
5.70m x 5.74m
- Utility Room
1.75m x 1.83m
- Wc
1.14m x 2.19m
- Living Room
5.38m x 6.73m
- Dining Room
3.73m x 4.39m
- Family Room
3.73m x 4.54m
- Conservatory
5.00m x 5.99m
- Bedroom 1
4.78m x 7.87m
- Ensuite
2.66m x 4.16m
- Bedroom 2
3.48m x 4.49m
- Ensuite
1.71m x 2.26m
- Bedroom 3
3.48m x 3.73m
- Bedroom 4
3.46m x 3.48m
- Bedroom 5
3.19m x 3.73m
- Bathroom
2.26m x 2.59m





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

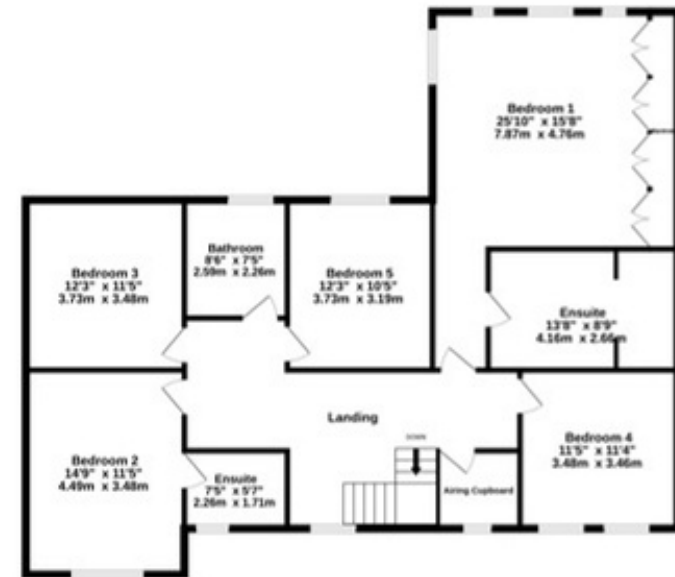
Ground Floor
1743 sq.ft. (161.9 sq.m.) approx.



TOTAL FLOOR AREA : 3130 sq.ft. (290.7 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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1st Floor
1386 sq.ft. (128.8 sq.m.) approx.



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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.