



Part Exchange
Considered

Lynton Park Road, Cheadle Hulme, SK8 6JA

SHRIGLEY ROSE & CO
Bespoke Estate Agents





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An exceptional Five Bedroom, Five Ensuite detached home blending contemporary luxury, flexible living, and private landscaped gardens. Set on an expansive corner plot bathed in sunlight throughout the day, this outstanding five-bedroom, five ensuite detached home offers luxury, privacy, and flexibility in equal measure. Thoughtfully extended and beautifully presented, it combines refined finishes with a warm, welcoming atmosphere, the perfect balance of sophistication and comfort.

The heart of the home is the expansive open-plan living kitchen with dual-aspect views of the stunning, sun-filled rear garden, a true wow factor space. A kitchen designed for both family living and also entertaining. Sleek porcelain tiles complement the elegant Korean-style worktops and a generous breakfast island, while premium integrated appliances include a gas hob with two ovens, microwave, dishwasher, wine cooler, coffee machine, and a hot tap. Large sliding doors open to reveal a beautifully landscaped garden, a tranquil outdoor retreat featuring an Indian limestone patio, pergola seating area, and a greenhouse surrounded by mature planting. Fruit trees and shrubs flourish here, including eating and cooking apple trees, Victorian plum, damson, cherry plum, raspberry, blueberry, and gooseberry, all framed by laurel hedging and two magnificent oak trees. A gravel path with sleepers leads through the garden, creating a sense of calm and connection with nature.



Inside, every detail has been carefully considered. The living room is light and inviting, with large picture windows and a dual-fuel fire set against bamboo flooring. The dedicated cinema room offers an indulgent entertainment experience with wired surround sound, KEF speakers, built-in subwoofer, and ambient strip lighting, ideal for film nights or entertaining guests. There is also a study, a practical utility room with plumbing for a washing machine, and a stylish downstairs WC. The ground floor also provides a fifth bedroom, an ideal teenager's suite or guest space, complete with its own ensuite bathroom featuring a bath with overhead shower, perfect for independent living or overnight visitors.



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Upstairs, four further double bedrooms each enjoy their own luxurious ensuite and walk-in wardrobe. The principal suite is a true sanctuary, with an impressive apex ceiling, fitted glass dressing table, and a beautifully appointed ensuite with both bath and shower finished in porcelain tiles. Another guest room, offers the same indulgence, with a bath and separate shower, while the remaining bedrooms continue the theme of comfort with plantation shutters and warm bamboo flooring throughout.

Practicality complements the elegance of this home: the loft is fully insulated and boarded, providing excellent storage, with additional under-house storage for convenience. The garage, currently fitted as a gym with an electric door, offers versatility, while outside, there is parking for up to seven cars on a part-slate, part-tarmac driveway, complete with an EV charger. A side gate leads directly onto a local field, perfect for dog walks or enjoying the surrounding greenery.



This private and secure residence has been a much-loved family home for the past 11 years. This is a rare opportunity to acquire a truly special home - a perfect blend of elegance, comfort, and thoughtful design.

The Current Owners Love:

- Contemporary kitchen ideal for everyday living
- Spacious bedrooms offering comfort and versatility
- Light-filled rooms creating an airy, welcoming atmosphere

We Have Noticed:

- Striking contemporary home set on a generous, sun-filled plot offering exceptional space and privacy
- Peacefully positioned at the head of a quiet cul-de-sac, featuring a beautifully landscaped and impressively large rear garden
- Outstanding value for the size, quality, and square footage of this remarkable home





Key Features:

- Expansive open-plan living kitchen with dual-aspect views of the stunning, sun-filled rear garden - a true wow factor space
- Five beautifully proportioned double bedrooms, each with a luxurious ensuite
- Exquisite designer kitchen with Korean-style worktops, porcelain flooring, breakfast island, and premium integrated appliances
- Versatile ground-floor suite offering the perfect retreat for guests
- Private cinema room featuring wired surround sound, KEF speakers, built-in subwoofer, and mood lighting for the ultimate experience
- Expansive landscaped gardens
- Secure garage currently configured as a gym, with electric door and driveway parking for up to seven cars plus EV charging

Tenure: Freehold

Council Tax Band: E

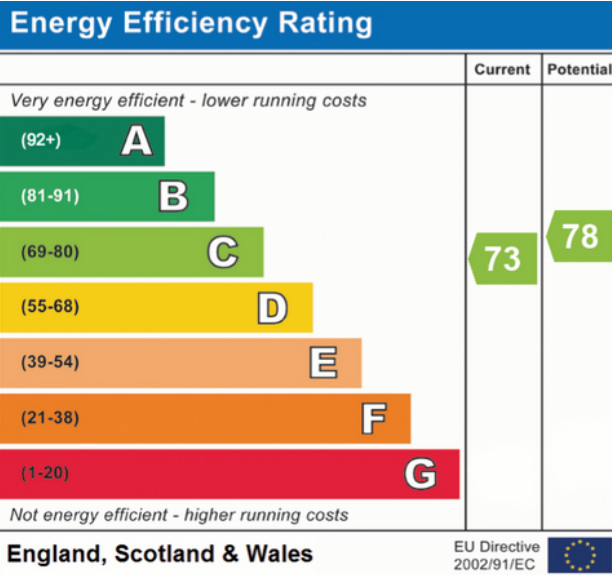
Possession: Vacant possession upon completion

Total Floor Area: 3231 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

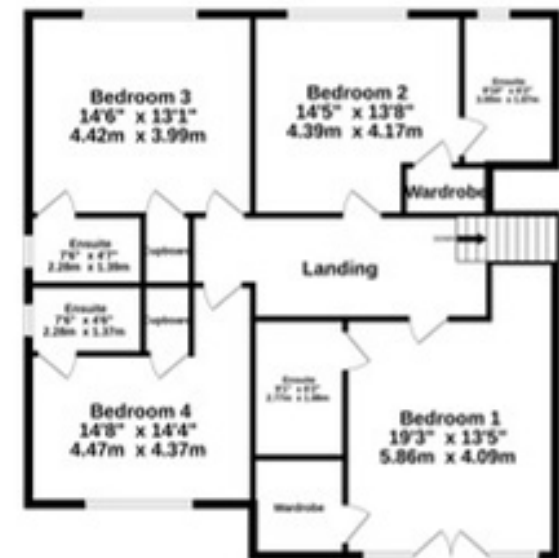
Property Summary:

- Open Plan Kitchen
- 7.34m x 10.21m
- Study
- 3.12m x 3.71m
- Utility Room
- 1.75m x 2.97m
- Living Room
- 4.73m x 5.26m
- Bedroom 5
- 2.97m x 4.60m
- Ensuite
- 1.43m x 2.97m
- WC
- 1.18m x 1.18m
- Cinema Room
- 4.47m x 5.99m
- Double Garage
- 3.00m x 5.36m
- Bedroom 1
- 4.09m x 5.86m
- Ensuite
- 1.88m x 2.77m
- Bedroom 2
- 4.17m x 4.39m
- Ensuite
- 1.87m x 3.00m
- Bedroom 3
- 3.99m x 4.42m
- Ensuite
- 1.39m x 2.28m
- Bedroom 4
- 4.37m x 4.47m
- Ensuite
- 1.37m x 2.28m





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



TOTAL FLOOR AREA : 3231 sq.ft. (300.2 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.

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.



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