



Part Exchange
Considered

Carberry Court, Cheadle Hulme, SK8 5EA

SHRIGLEY ROSE & CO
Bespoke Estate Agents





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A beautifully presented Victorian-style residence, this elegant three-storey home combines timeless architectural charm with thoughtfully chosen contemporary upgrades. Tucked away on a quiet cul-de-sac of just six distinctive period-style homes, the property feels wonderfully private and unexpected, set back from the road and backing directly onto Oak Meadow Park, ensuring mature trees and the confidence that the rear will never be developed. Approached via two dedicated parking spaces, one positioned directly in front, complete with a newly installed EV charger, the home immediately impresses with its stained-glass front door, a characterful introduction to the warm and stylish interior that unfolds inside.

The hallway flows seamlessly into the heart of the home with continuous LVT wood-look Karndean flooring leading you through to the kitchen diner. This beautifully updated space (refitted just six years ago) is both modern and welcoming, anchored by a box window to the front featuring a built-in storage window seat, perfect for reading, relaxing, or watching the world go by. A compact island provides storage, power, and sociable prep space, and is complemented by a matching dining table topped with a solid laminate worktop. The kitchen is fully integrated with high-quality appliances, including a CDA wine fridge, AEG induction hob with NEFF extractor, NEFF microwave-combi oven with a full-size oven below, Bosch dishwasher, Bosch integrated washing machine, and a 60/40 Bosch fridge freezer. A stainless-steel inset sink, modern cabinetry, and space for a wall-mounted TV complete this stylish, practical space.



Throughout the lower floor, walnut veneer internal doors and a coordinating dark-wood handrail add warmth and refinement. Just off the hall is a contemporary downstairs WC, freshly decorated, and a generous understairs storage area equipped with motion-sensor lighting, ideal for coats, shoes, and everyday essentials. At the rear, the extended living space is bright and beautifully connected, where the original wall openings to the sunroom have been preserved to create open gaps that allow natural light to cascade through both rooms. The living room feels simultaneously cosy and contemporary, while the sunroom extension, added around 15 years ago, offers skylights, bifold doors to the garden, and fantastic flexibility as an office, dining room, or playroom.

The garden is a particular highlight: wonderfully low-maintenance with paving and gravel, bathed in sunlight throughout the day, and entirely unoverlooked thanks to the mature trees of Oak Meadow Park behind. A modern garden room, built just two years ago and fitted with electricity and lighting, provides an exceptional workspace or studio. The right side of the garden features a covered cooking and bar area, ideal for entertaining, while the left side contains large planters with evergreen buxus along the length of the fence and arbour sitting area as well as a charming strip "allotment" lined with veg trugs for home-grown produce. A tiled pathway set in gravel leads you elegantly to the garden room.



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Upstairs, the first floor offers two double bedrooms and the family bathroom. Bedroom Two overlooks the garden with two windows drawing in the greenery from outside. The bathroom is fitted with a bath, rain-head shower, and useful under-sink storage. Bedroom One sits to the front, complete with fitted wardrobes and a stylish ensuite featuring a rain-head shower, mirrored cabinet with built-in charging sockets (ideal for electric toothbrushes), under-sink storage, and a front-facing window. A further turned staircase leads to the top floor, where Bedroom Three occupies the entire level. This generous double room has an inviting loft-style atmosphere with slanted ceilings, a garden-facing window with space for a seating area, and two deep eaves storage cupboards, one of which houses the Worcester boiler (approx. 4 years old and still under warranty).

The property benefits from new carpets and LVT flooring installed throughout just two years ago, ensuring a fresh and exceptionally well-maintained feel from top to bottom. The development also provides three additional guest parking spaces for visitors. Perfectly positioned for Cheadle Hulme Village and the train station, the home sits within walking distance of Lane End, Hursthead and Oak Tree Primary Schools as well as Laurus High School and Cheadle Hulme High School. With the tranquillity of its tucked-away setting, the security of no development to the rear, and the convenience of village life close by, this Victorian-style gem is an outstanding opportunity for buyers seeking character, comfort, and contemporary living in an unbeatable location.

The Current Owners Love:

- The all-day sunshine and the peaceful, private backdrop of Oak Meadow Park behind the garden.
- The generous downstairs layout and the spacious feel of all three double bedrooms
- The superb Cheadle Hulme location, tucked away on a quiet and secluded cul-de-sac.

We Have Noticed:

- Walking Distance to Cheadle Hulme Village and station.
- Modern Victorian Style Home - Extended on the ground floor
- Fabulous Value for Money







Key Features:

- Beautiful Victorian-style three-storey home tucked away on a quiet cul-de-sac of just six houses, backing directly onto Oak Meadow Park.
- Modern, recently updated kitchen diner with box window seat, compact island, matching dining table, and high-quality integrated appliances.
- Extended living space with open flow into a bright sunroom featuring skylights&bifold doors onto the garden.
- Low-maintenance, sun-filled garden with modern garden room (built 2 years ago), covered cooking/bar area, and a dedicated veg-trug allotment section.
- Three spacious double bedrooms including a top-floor loft-style suite with eaves storage and a first-floor principal bedroom with fitted wardrobes and ensuite.
- High-end finishes throughout, including walnut veneer internal doors, continuous Karndean LVT flooring, fresh décor, and new flooring and carpets installed 2 years ago.
- Two parking spaces, new EV charger, excellent local schools, and superb access to Cheadle Hulme Village and station.

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 1485 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Kitchen
3.18m x 5.66m

Living Room
3.70m x 4.61m

Sun Room
3.69m x 4.61m

Wc
1.44m x 2.52m

Bedroom 1
3.18m x 3.94m

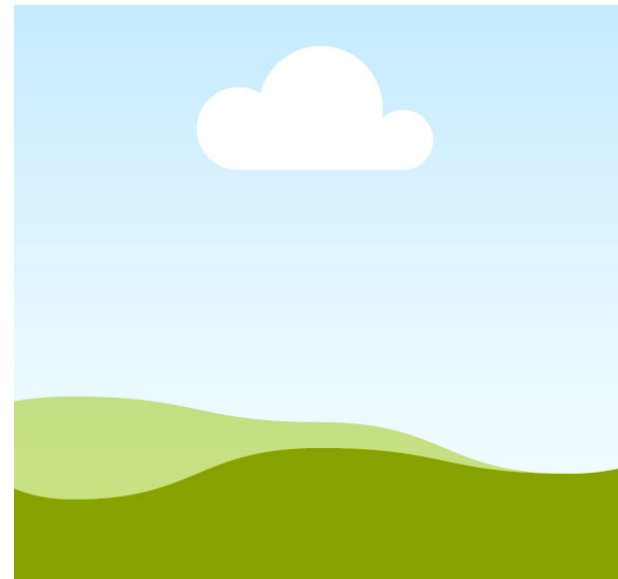
Ensuite
1.43m x 2.58m

Bathroom
1.96m x 2.49m

Bedroom 2
3.69m x 4.61m

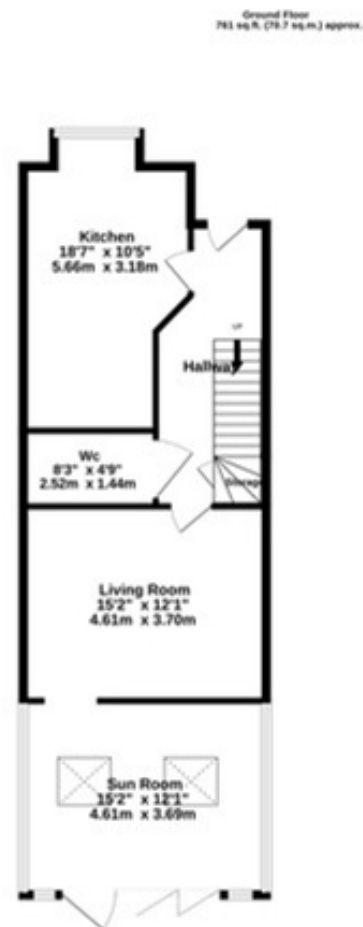
Bedroom 3
4.61m x 6.21m

Garden Room
2.49m x 2.96m

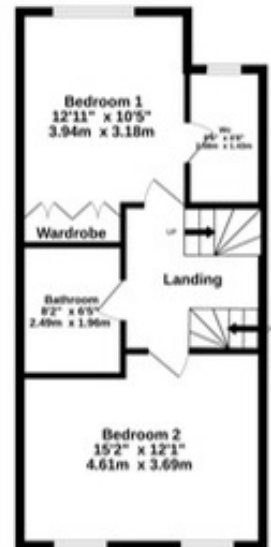




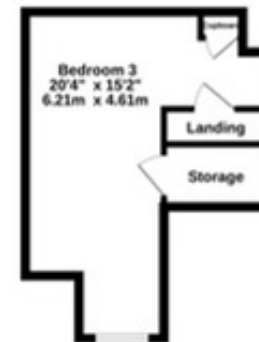
DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



1st Floor
487 sq.ft. (45.2 sq.m.) approx.



2nd Floor
236 sq.ft. (22.1 sq.m.) approx.



TOTAL FLOOR AREA : 1485 sq.ft. (138.0 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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