



Part Exchange
Considered

Courtside Close, Cheadle, SK8 1DF

SHRIGLEY ROSE & CO
Bespoke Estate Agents



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Exceptional 2020-built Henderson Homes property in an exclusive four-home hamlet in Cheadle. Offering versatile accommodation, a luxury SieMatic kitchen and private South-facing garden, with Barchester Tennis Club opposite and excellent local amenities nearby.

Built in 2020 by respected developer Henderson Homes, this exceptional three-storey residence occupies a desirable end-corner position within an exclusive hamlet of just four homes. Combining contemporary architecture with an impressive specification, a beautifully landscaped south-facing garden and exceptionally versatile accommodation, this is a home designed for modern family living while offering an enviable level of comfort, privacy and style. Approached via a private driveway, the property immediately benefits from an electric vehicle charging point and an integral garage, currently used primarily for storage but offering the flexibility to accommodate a car if required. There is also excellent additional storage throughout the property, including useful understairs storage, and the property benefits from a modern Viessmann boiler.

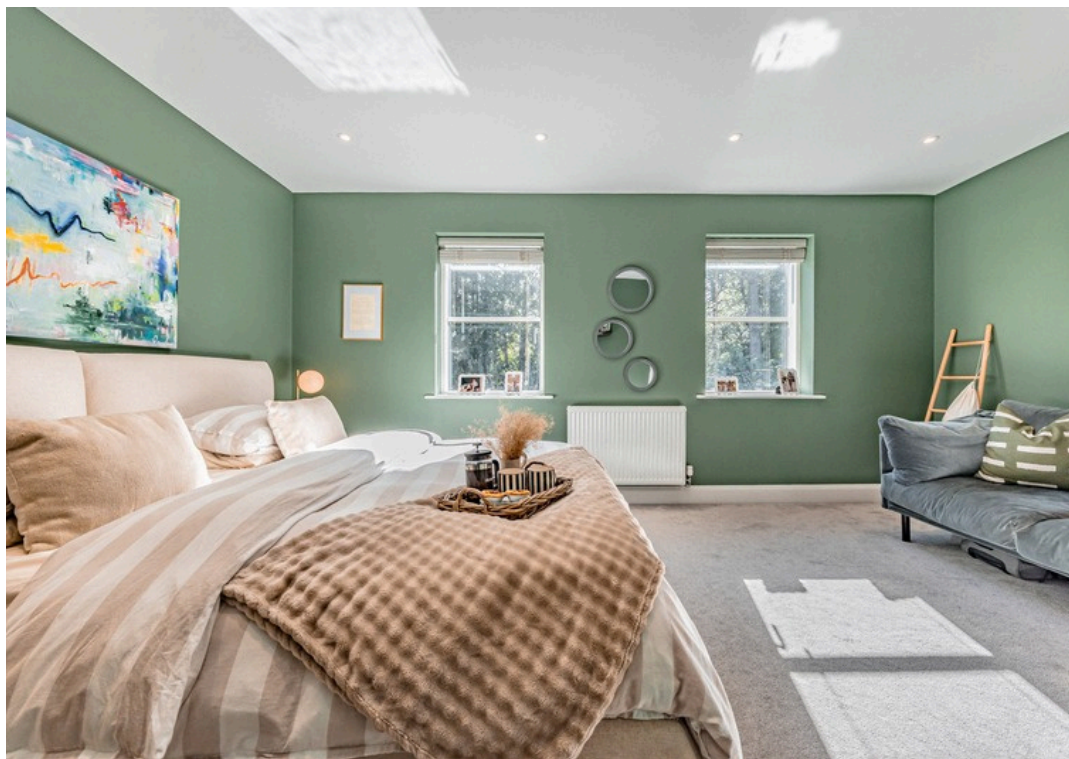
The heart of the home is the impressive SieMatic kitchen, beautifully designed to combine sophisticated style with everyday practicality and effortless entertaining. The high-end specification includes Siemens appliances, comprising an electric hob, oven, microwave, dishwasher and 70/30 fridge-freezer, complemented by a Quooker boiling-water tap. The adjoining utility room provides excellent additional functionality, with space for a washing machine and tumble dryer, further storage and provision for an additional fridge-freezer. Both rooms benefit from luxury LVT flooring with wet underfloor heating, creating a warm and inviting environment. Bi-fold doors open directly onto the garden, creating a seamless connection between the indoor and outdoor spaces and allowing the natural light to flood in.

A versatile room adjoining the kitchen is currently used as a comfortable sitting room and playroom, providing the perfect space for families to relax while remaining connected to the kitchen and entertaining areas. The principal living accommodation is equally impressive, with a beautifully presented, naturally light and modern carpeted lounge, providing a warm and inviting space in which to relax away from the social hub of the kitchen. A stylish ground-floor WC completes this level.

Ascending to the first floor, the impressive principal bedroom provides a wonderful private retreat, with generous proportions, a dedicated dressing area and walk-in wardrobes. The luxurious en-suite bathroom is finished with porcelain tiling and features both a freestanding-style bath and separate walk-in shower, while a skylight introduces additional natural light.

A further guest bedroom on this floor benefits from its own beautifully appointed tiled en-suite shower room, providing an ideal space for visiting family or guests. A further versatile room offers the flexibility to be used as a home office, study, nursery or additional bedroom depending on the needs of the next owners. The top floor provides yet more adaptable accommodation. A beautifully presented bedroom, complete with carpeting, window and skylight, is accompanied by a third shower room. The current owners have cleverly reconfigured part of the upper level to create a highly versatile space. One of the bedrooms has been divided with stud walls to create a smaller bedroom or dressing room alongside a larger bedroom area incorporating a dedicated office desk. This arrangement could easily be adapted to meet changing family needs, whether as children's bedrooms, a teenager's suite, guest accommodation, a home office, or simply reinstated as one generous bedroom. The property also offers a partially boarded and insulated loft, accessed via a loft ladder, providing further valuable storage and potential for additional boarding if desired.





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Outside, the gardens are a particular highlight. The South-facing rear garden is beautifully landscaped, private and secure, with established trees to the rear helping to obscure neighbouring properties and create a peaceful, secluded outlook. Indian sandstone paving provides an elegant terrace for outdoor dining and entertaining, while established flower beds and mature planting add colour and character. There is also a children's playground currently positioned within the garden, which may be available by separate negotiation.

Further outdoor features include a side tap, a pond and a charming stream running alongside the property, as well as a chicken coop, adding to the unique character of the gardens. Bin storage is discreetly accommodated, ensuring the attractive appearance of the property is maintained.

The location is particularly appealing, with Barchester Tennis Club directly across the road, offering an excellent recreational facility practically on the doorstep.

This outstanding Henderson Homes property presents a rare combination of contemporary luxury, thoughtful design and genuine flexibility. From the SieMatic kitchen and Siemens appliances to the porcelain-finished bathrooms, underfloor heating, Quooker tap, Viessmann boiler and electric vehicle charging point, the specification has been carefully considered throughout. Combined with three floors of versatile accommodation, an integral garage, substantial storage and a private south-facing landscaped garden, this is a sophisticated modern home offering an exceptional lifestyle in an intimate setting of just four properties.



Courtside Close is an exclusive and peaceful residential setting in Cheadle, comprising just four homes and offering a rare sense of privacy and community. The property enjoys a particularly convenient position, with Barchester Tennis Club directly opposite and Cheadle's excellent range of shops, cafés, restaurants, schools and everyday amenities all within easy reach. With attractive green spaces, leisure facilities and excellent transport connections nearby, Courtside Close provides a wonderful balance of tranquillity and convenience, making it an ideal location for modern family living.

The Current Owners Love:

- A private South-facing garden, perfect for relaxing, entertaining and family life
- The peaceful and secure setting, enhanced by mature trees and natural screening
- Generously proportioned rooms – Spacious, versatile interiors offering excellent flexibility for modern family living

We Have Noticed:

- An unusually generous position with additional side land, currently making space for chickens and gardening
- One of just four homes within this private and sought-after development
- Beautifully secluded home with a strong sense of space and privacy, both inside and out





Key Features:

- Three-storey Henderson Homes property, built in 2020
- A unique 5-bedroom modern semi detached period home
- Exclusive hamlet of just four homes
- Versatile family accommodation across three floors
- Luxury SieMatic kitchen with Siemens appliances
- Three stylish bathrooms
- Integral garage & EV charging point
- Barchester Tennis Club directly opposite
- Private, landscaped South-facing garden

Tenure: Freehold

Council Tax Band: F

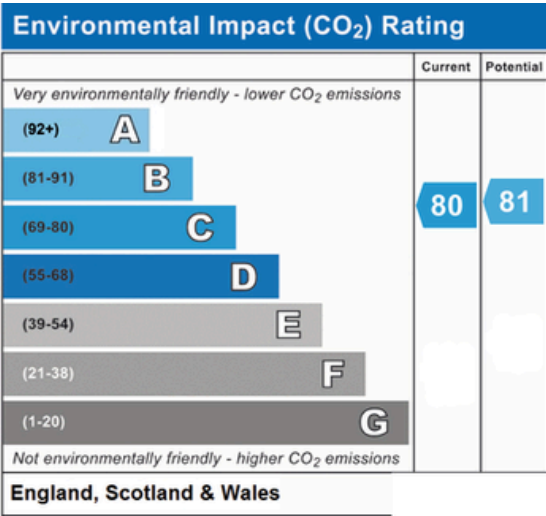
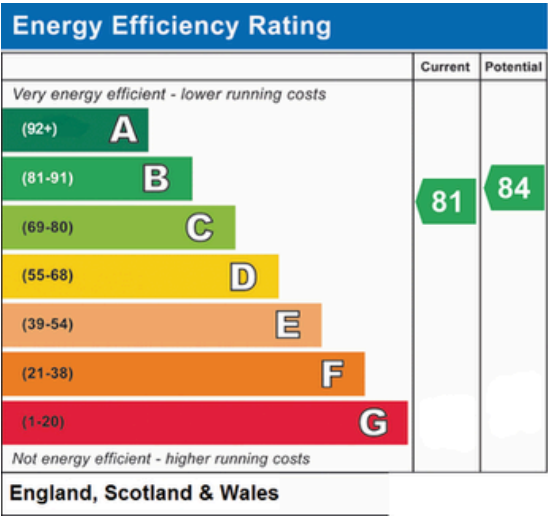
Possession: Vacant possession upon completion

Total Floor Area: 2106 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

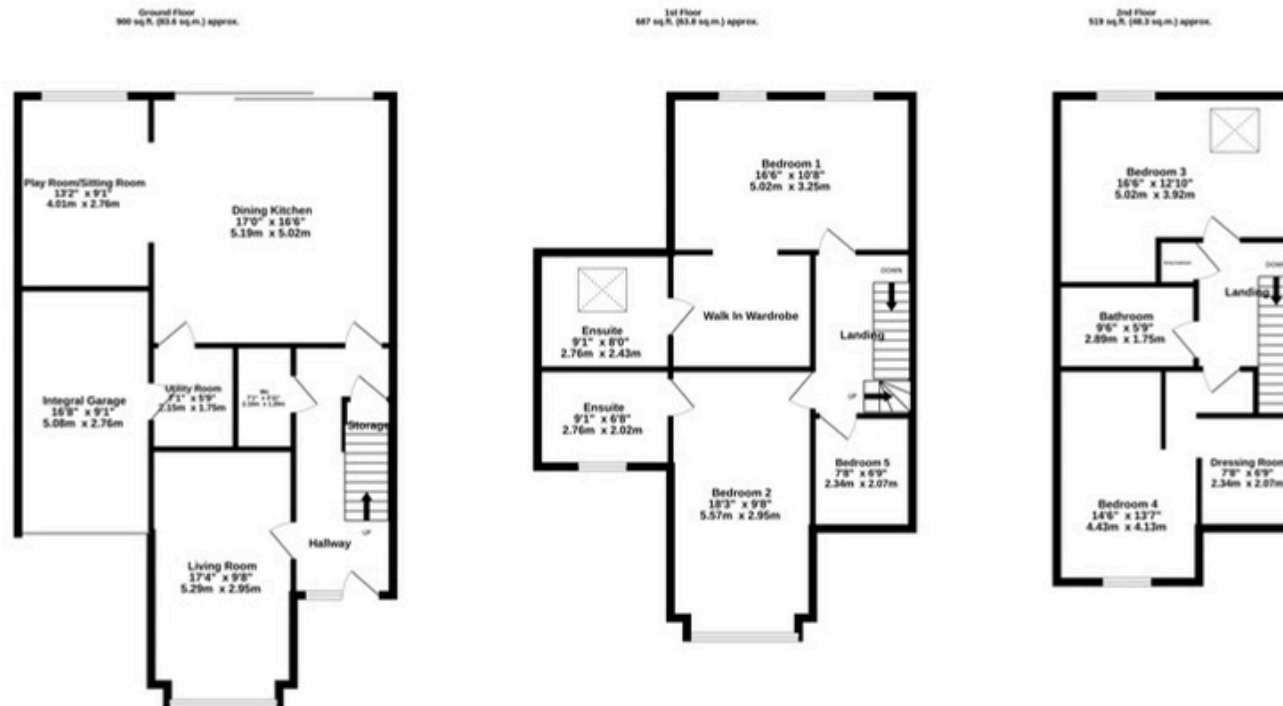
Property Summary:

- Ground Floor
 - Hallway
 - Living Room
 - 5.29m x 2.95m
 - Utility Room
 - 2.15m x 1.75m
 - Dining Kitchen
 - 5.19m x 5.02m
 - Play Room/Sitting Room
 - 4.01m x 2.76m
 - Integral Garage
 - 5.08m x 2.76m
 - W/C
 - 2.15m x 1.20m
- 1st Floor
 - Bedroom 1
 - 5.20m x 3.25m
 - Walk In Wardrobe
 - En-suite
 - 2.76m x 2.43m
 - Bedroom 2
 - 5.57m x 2.95m
 - En-suite
 - 2.76m x 2.02m
 - Bedroom 5
 - 2.34m x 2.07m
- 2nd Floor
 - Bedroom 3
 - 5.20m x 3.92m
 - Bathroom
 - 2.89m x 1.75m
 - Bedroom 4
 - 4.43m x 4.13m
 - Dressing Room
 - 2.34m x 2.07m
- Storage/Airing Cupboard





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



TOTAL FLOOR AREA : 2106 sq.ft. (195.7 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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