

4 Valley Close, Cheadle

£1,000,000 Freehold

SOUTH FACING REAR GARDEN WITH ADJACENT WOODLAND • QUIET CUL-DE-SAC • MINUTES' WALK TO BRUNTWOOD PARK • ONE MILE INTO CHEADLE HULME VILLAGE • LARGE PLOT • EXTENSIVE GATED PARKING • DOUBLE TANDEM GARAGE • 6 BEDROOMS, 3 BATHROOMS • VERSATILE LAYOUT



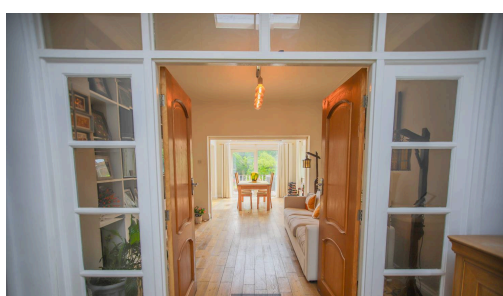
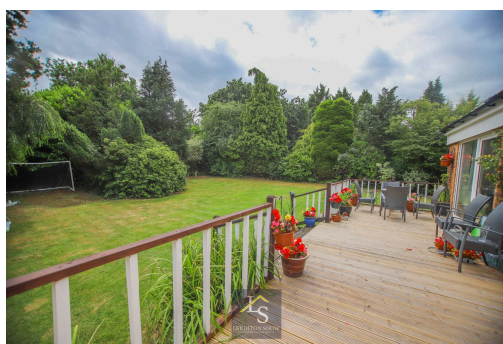
A one-of-a-kind home originating as a large bungalow dating back to 1958. Having been extensively and thoughtfully extended in 2019 the property is now a vast six bedroom detached residence offering a versatile layout. Positioned on a large plot extending to 1,436 square yards with a glorious south-facing garden sitting adjacent to the rolling fields and woodlands of the picturesque Bruntwood Park.

Council Tax band: G

Tenure: Freehold



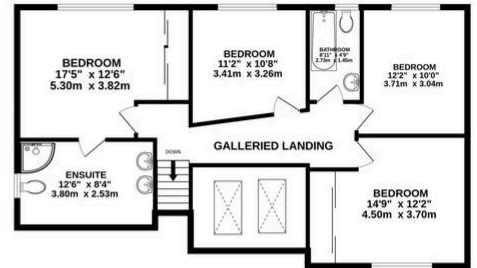
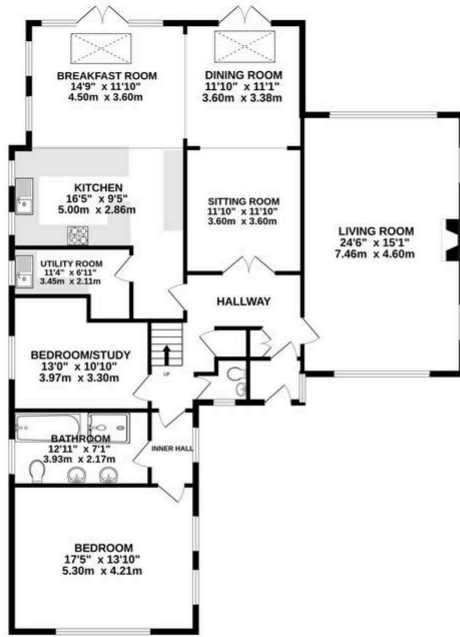
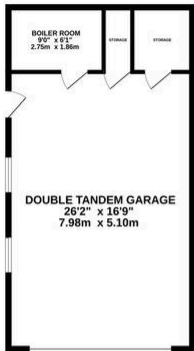
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BASEMENT
562 sq.ft. (52.2 sq.m.) approx.

GROUND FLOOR
1766 sq.ft. (164.5 sq.m.) approx.

1ST FLOOR
962 sq.ft. (89.4 sq.m.) approx.



TOTAL FLOOR AREA : 3230 sq.ft. (300.1 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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Property's like this, in locations like this, rarely hit the market. Valley Close is one of Cheadle's most premium and sought-after roads. Close to excellent schools, superb transport links, Cheadle Hulme village as well as Bruntwood Park, all whilst offering a private position on a quiet cul-de-sac. The large plot envelopes the house, with generous space to the front, both sides and of course the magnificent rear garden. At the front a gated driveway offers parking for up to four cars, whilst the integral garage is a double tandem extending 5m x 8m, providing additional parking as well as excellent storage options and further potential to convert (subject to planning).

Internally the entrance hallway showcases a galleried landing with skylights flooding the space with natural light. A great living room sits to the right of the hallway with dual aspect windows and fabulous views over the garden. At the foot of the hallway double doors open in to a sitting room with media wall which in turn leads in to the marvellous open-plan dining kitchen. The space runs the width of the house, with doors leading out to the raised deck and windows and skylights making the most of the southerly-facing aspect. Hardwood flooring provides a stylish and durable finish and leads round into the kitchen where porcelain tiles take over. Granite worktops sit over crisp white cupboards and drawers. A utility room come pantry sits off the kitchen providing further storage.

The six bedrooms run over the ground and first floors. To the first floor, there are four bedrooms, two with fitted wardrobes and one with a large en-suite shower room boasting his'n'hers sinks, corner shower and WC along with clever eaves storage. The family bathroom also sits on the first floor, with a bath with shower over, WC and wash hand basin. The two further bedrooms are positioned on the ground floor. They are both doubles and for convenience a full five piece bathroom serves them with bath, walk-in shower, two sinks and WC. With these bedrooms being on the ground floor they could be utilised as additional reception rooms, offering the flexibility and versatility that families often seek.

The rear garden is mainly laid to lawn and surrounded by mature hedging. A raised deck sits off the back of the kitchen area and provides a wonderful and relaxing space to take in the quiet and peaceful setting. Down one side there is access into the garage as well as space for a shed and potting area. This leads to the driveway where electric gates provide a secure space.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

