



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Bennetts House, Bennetts Lane, Bosley, SK11 0NY

A magnificent recently constructed detached family property occupying an idyllic location with far reaching views over open countryside approximately 10 to 15 minute drive from Macclesfield town centre.

Guide Price £985,000

Constructed of brick, this wonderful recently constructed detached property offers the discerning purchaser a lovely family home enjoying an idyllic location with rooms of reasonable proportion presented to the highest of standards. On entering the property you are immediately welcomed by a spacious reception hall with staircase and glass balustrade leading to the first floor, WC, 26ft lounge with contemporary log burner and French doors to garden, a magnificent living family kitchen enjoying shaker style units with an abundance of built-in appliances and a separate utility. To the first floor the landing allows access to five bedrooms and three bathrooms (two en-suite). An oil fired central heating system has been installed and enjoys a combination boiler.

An internal inspection is highly recommended to appreciate the size, space and quality of this lovely home.

The property is approached off a private drive off Bennetts lane, leading to the forecourt allowing ample hardstanding for motor vehicles and easy access to the garage with electric door. The substantial gardens are laid mainly down to lawn, with well stocked borders, shrubs, mature and specimen trees and various flagged patio areas to catch the sun depending on what time of day.

A special mention must be made to the fabulous views over the open countryside. to the front.

There is a local Primary school and Pub/restaurant nearby with a wide range of shopping, travel, educational and recreational facilities available in nearby Macclesfield and Leek. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 15 and 40 minutes drive of the property.

Directions: From the centre of Macclesfield proceed along the Silk Road in the direction of Leek. Continue through the Bosley crossroads, continue past Bosley primary school turning left after a short distance into Bennetts lane. The property can be found setback on the left hand side off the driveway belonging to Kiln Hall.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

RECEPTION HALL 13'9" x 11'2" (plus recess)

Understairs storage, staircase leading to first floor with glass balustrade, tiled floor.

WC

With low level WC, wash hand basin with store cupboard below, tiled floor, radiator.

LOUNGE 26'9" x 13'2"

With two radiators, feature contemporary log burner, French doors to garden.

LIVING FAMILY KITCHEN 26'1" x 11'8"

Enjoying shaker style units including base cupboards and drawers, wall cupboards and worktops, stainless steel sink unit, dishwasher, five ring ceramic hob with extractor hood, combination microwave/oven, oven/grill, fridge and freezer, pantry cupboard, central island with breakfast bar, wine fridge, tiled floor, radiator, bi-folding doors leading to the garden, ample dining/seating area.

STUDY 11'3" x 6'5"

With radiator.

UTILITY 11' x 5'8"

With modern units, stainless steel sink unit, plumbing for washing machine, tiled floor, radiator, door to outside, access to garage.

FIRST FLOOR

LANDING

With access to roofspace (via wooden ladder), feature tall picture window enjoying the views.

BEDROOM 1 14'3" x 9'8" (plus wardrobe recess)

With three double wardrobes, window seat with storage, radiator, fantastic views.

EN-SUITE

With shower, vanity wash hand basin with store cupboards below, low level WC, radiator/towel rail, part tiled walls, tiled floor, fabulous views.

BEDROOM 2 11'9" x 8'8" (plus wardrobe recess)

With two double wardrobes, radiator.

EN-SUITE

With shower, vanity wash hand basin with store cupboards below, low level WC, part tiled walls, tiled floor, radiator/towel rail.

BEDROOM 3 10'10" x 8'10"

With two double wardrobes, radiator.

BEDROOM 4 11'10" x 8'4" (overall)

With double wardrobe and radiator, fabulous views.

BEDROOM 5 9'9" x 7'3" (overall)

Presently used as a dressing room with open wardrobes and shelves.

BATHROOM/WC

With paneled bath, low level WC, vanity wash hand basin with store cupboards below, separate shower, tiled floor, part tiled walls, radiator/towel rail.

GARAGE 17'4" x 12'1" (extending to 18'4")

With power and light, electric roller door.

GARDENS

As previously mentioned.

Tenure:

Freehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings:

Strictly by appointment through the Agents.

Possession:

Vacant possession upon completion.

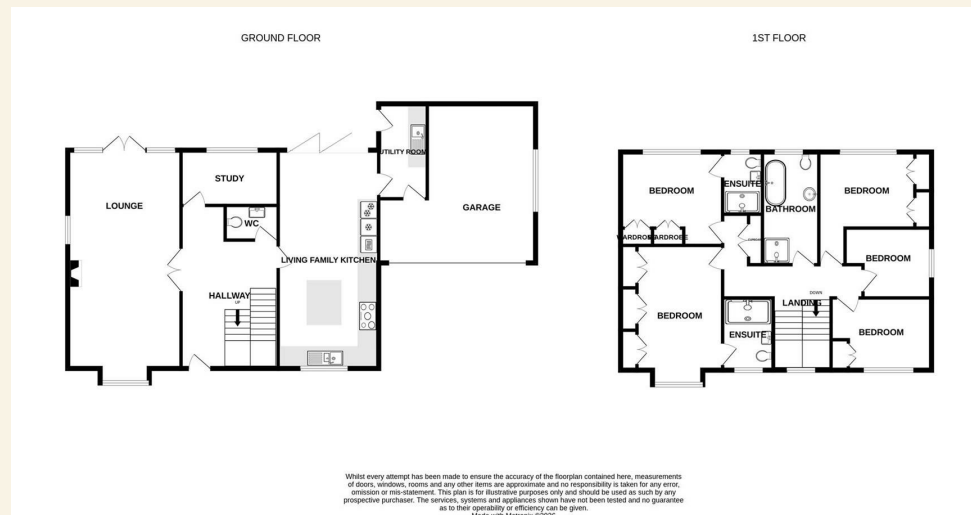
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MISDESCRIPTIONS ACT 1967

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