



Highfield House, Quarry Road, SK6 4BA

HIGHFIELD HOUSE - An impressive and beautifully appointed four-bedroom detached home enjoying a wonderfully private setting off a secluded lane on the outskirts of Romiley, close to open countryside yet within approximately half a mile of the village centre. It offers an exceptional combination of space, privacy and contemporary living, with a particularly impressive interior complemented by attractive landscaped gardens and generous gated parking. At the heart of the home is the superb approximately 40ft open-plan dining kitchen, providing a fantastic space for both everyday family life and entertaining. A large central island forms the focal point of the kitchen, whilst the extensive dining area features bi-foldingcont'd over

Price Guide: £950,000



...doors opening directly onto a private patio sitting area, creating an excellent connection between the house and gardens. Further living space is provided by both a separate lounge and sitting room, while a utility room, entrance hall and downstairs WC complete the ground-floor accommodation.

Upstairs are four bedrooms, including an impressive principal bedroom with en-suite shower room. The remaining bedrooms are served by a particularly luxurious family bathroom incorporating a Jacuzzi bath and level-access shower.

The setting is another major feature. Highfield House is approached along a secluded lane and enjoys a high degree of privacy, with secure electric gates opening onto extensive parking and a detached garage. The landscaped gardens provide attractive outdoor spaces, while the property's elevated position also affords delightful views across the surrounding greenery.

Despite its tucked-away feel, the property remains extremely convenient for Romiley village centre, with its shops, amenities and railway station, while nearby countryside provides an appealing contrast to this accessible location.

ENTRANCE HALL

DOWNSTAIRS W.C.

LOUNGE

17' 3" x 15' 7" (5.25m x 4.75m)



SITTING ROOM

18' 8" x 10' 4" (5.69m x 3.15m)



OPEN-PLAN DINING KITCHEN

41' 4" max x 23' 0" (12.59m x 7.01m)



UTILITY ROOM

7' 10" x 8' 4" (2.39m x 2.54m)

FIRST FLOOR LANDING

BEDROOM ONE

18' 7" x 12' 9" (5.66m x 3.88m)



EN-SUITE SHOWER ROOM

8' 4" x 5' 10" (2.54m x 1.78m)



BEDROOM THREE

10' 2" x 9' 8" (3.10m x 2.94m)

BEDROOM FOUR

9' 0" x 7' 9" (2.74m x 2.36m)

LUXURY FAMILY BATHROOM

12' 8" x 9' 0" (3.86m x 2.74m)



BEDROOM TWO

13' 6" x 11' 3" (4.11m x 3.43m)



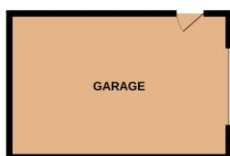
DETACHED GARAGE

20' 2" x 13' 4" (6.14m x 4.06m)

VIEWING ARRANGEMENTS

Appointment is strictly by appointment with Thomas Lardner Romiley Office - telephone number 0161 494 5136.

GROUND FLOOR
1749 sq.ft. (162.5 sq.m.) approx.



1ST FLOOR
930 sq.ft. (86.4 sq.m.) approx.



TOTAL FLOOR AREA: 2679 sq.ft. (248.9 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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