



**GASCOIGNE  
HALMAN**

STAINTONDALE, MOGGIE LANE, ADLINGTON

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THE AREAS LEADING ESTATE AGENT



## STAINTONDALE, MOGGIE LANE, ADLINGTON

**ASKING PRICE £1,400,000**

A SUBSTANTIALLY EXTENDED & IMMACULATELY PRESENTED DETACHED FAMILY HOME set in approximately ONE AND A HALF ACRES of BEAUTIFULLY ESTABLISHED MATURE GARDENS and located on the POYNTON/ADLINGTON BORDER. FOUR SEPARATE RECEPTION ROOMS, REFITTED BESPOKE 27FT OPEN PLAN LIVING DINING KITCHEN, UTILITY ROOM, BOOT ROOM with DOWNSTAIRS WC, MASTER BEDROOM with EN-SUITE SHOWER ROOM, THREE FURTHER DOUBLE BEDROOMS and FAMILY BATHROOM. SECURE GATED SWEEPING DRIVEWAY and DOUBLE DETACHED GARAGE.

- A SUBSTANTIALLY EXTENDED FOUR DOUBLE BEDROOM DETACHED FAMILY HOME

- STUNNING LANDSCAPED GARDENS EXTENDING TO APPROXIMATELY 1.5 ACRES

- FOUR SEPARATE RECEPTION ROOMS, UTILITY ROOM & BOOT ROOM

- STUNNING OPEN PLAN LIVING DINING KITCHEN WITH BI-FOLDING DOORS

- REFITTED EN-SUITE SHOWER ROOM & FAMILY BATHROOM

- DRIVEWAY PROVIDING AMPLE OFF ROAD PARKING & DETACHED DOUBLE GARAGE





## DESCRIPTION

Occupying an enviable semi-rural position on the highly desirable Poynton/Adlington border, this exceptional detached family residence enjoys approximately one and a half acres of beautifully established mature gardens whilst remaining conveniently placed for excellent local schools, Poynton village and picturesque countryside walks. Having been thoughtfully extended, remodelled and refurbished to an exacting standard throughout, the property offers beautifully presented and versatile accommodation ideally suited to modern family living. There is further potential to expand the first floor, as planning permission has been granted for an additional bedroom and en-suite, planning reference 22/0693m. A welcoming entrance porch opens into the hallway, where attractive oak flooring flows throughout the principal reception rooms and the stunning open-plan living dining kitchen. Positioned to the front of the property, the study/home office benefits from a walk-in bay window, providing an abundance of natural light and an ideal working environment. The principal lounge enjoys delightful views over the front gardens and centres around an impressive inglenook fireplace incorporating a wood-burning stove. A cosy snug is situated at the centre of the home and features an exposed brick fireplace with tiled hearth and wood-burning stove, together with a staircase leading to the first floor. Undoubtedly the heart of the property is the magnificent open-plan living dining kitchen. Comprehensively fitted with an extensive range of shaker-style wall, base and drawer units complemented by quartz work surfaces, the kitchen is equipped with a range of integrated appliances including double ovens, microwave, induction hob, wine cooler, dishwasher and Quooker boiling water tap. A central island provides additional storage and incorporates an oak worktop breakfast bar, ideal for informal dining. The expansive room offers ample space for both formal dining and relaxed seating areas, whilst a striking roof lantern and bi-folding doors flood the space with natural light and provide seamless access to the rear entertaining terrace. Adjacent to the kitchen is a versatile fourth reception room, currently utilised as a playroom. A well-appointed utility room provides additional storage and laundry facilities, whilst a practical boot room, pantry and separate WC complete the ground floor accommodation.

To the first floor, the impressive principal bedroom overlooks the rear gardens and benefits from a stunning refitted en-suite shower room featuring underfloor heating, walk-in shower enclosure, vanity unit and WC. There are three further generous double bedrooms, all fitted with wardrobes. The recently refitted family bathroom is equally impressive, offering a luxurious four-piece suite comprising a freestanding roll-top bath, separate shower enclosure, vanity unit and WC, together with underfloor heating.

Externally, the property occupies a magnificent plot extending to approximately one and a half acres. A gated sweeping driveway provides extensive off-road parking and leads to a detached double garage. The front gardens are predominantly laid to lawn with a variety of mature planting and established borders.

The majority of the grounds are positioned to the rear and side of the property, enjoying a high degree of privacy and being fully enclosed by mature hedgerows and fencing. The beautifully landscaped main garden features an extensive Indian stone terrace, ideal for outdoor entertaining, together with a raised pond, a substantial lawn and an abundance of mature shrubs, trees and colourful planting. Beyond this lies a further expansive lawned garden, complete with a treehouse, zip line and vegetable garden, creating a wonderful outdoor environment for both families and keen gardeners alike.

## DIRECTIONS

SK10 4NY

## TENURE

FREEHOLD

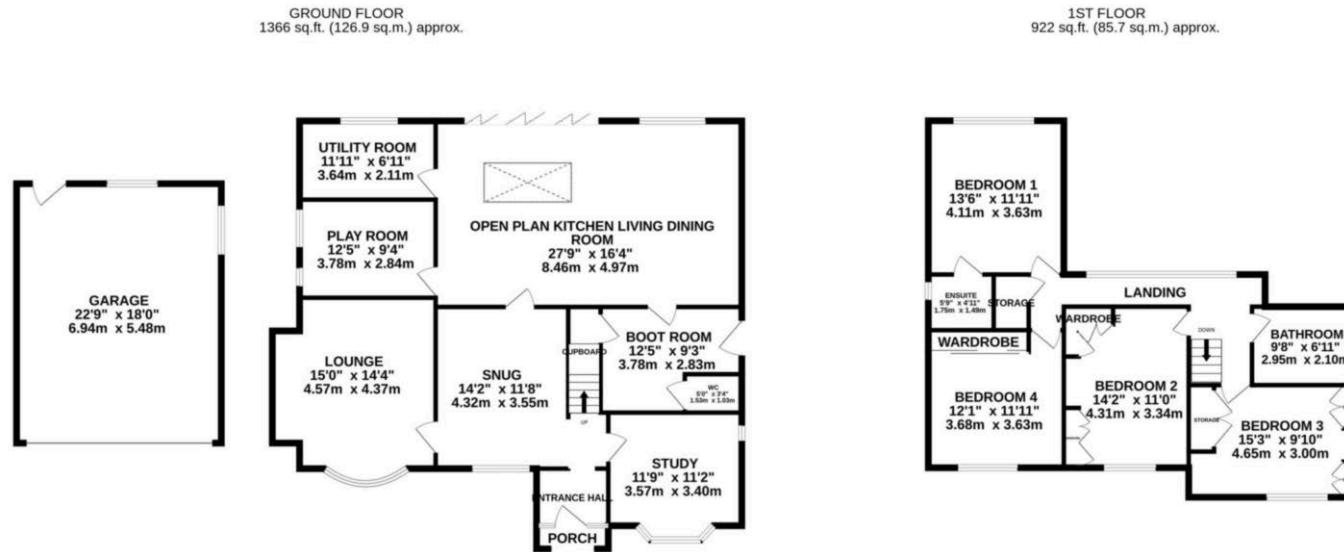
## LOCAL AUTHORITY

CHESHIRE EAST COUNCIL TAX BAND G

## SERVICES

Services have not been tested and you are advised to carry out your own inspections and/or enquiries.

## FLOORPLAN & EPC



TOTAL FLOOR AREA : 2288 sq.ft. (212.6 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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