



Sunnyside | Salters Lane, Lower Withington, SK11 9LL.



MELLER SPEAKMAN

The Property

This stunning detached home has been recently constructed to our clients exacting standards, for their own occupation and is appointed with the very best quality fixtures and fittings throughout, with an attention to detail very rarely seen.

Built of brick under a slated roof, the house offers spacious and versatile accommodation which is warmed by an air source heat pump, with the benefit of solar panels, battery storage and air conditioning to the principle bedroom and dressing room. The house was designed and constructed to provide four bedrooms, however has been re-configured to suit our clients needs, having three bedrooms with bedroom four now used as a large dressing room.

Approached via electric gates, the imposing stone porch and front door opens to an inviting reception hall with Ted Todd Herringbone Oak flooring and a fabulous temperature controlled and illuminated wine room constructed of American Oak. Off the hall through double doors is the living room which is a sumptuous space with Contura wood burner and limestone surround. The room is finished with fitted cupboards and shelving.

The open plan dining/living kitchen is the heart of the home and provides an excellent day to day living space fitted with Inframe kitchen units, Quartz working surfaces and a range of appliances which is listing in the specification section below but includes Neff Appliances, Liebherr fridge with water dispenser and freezer with ice maker, two dishwashers, twin ceramic Shaws sink with waste disposal unit, and Perrin and Rowe

boiling water tap. There are also under counter fridges, wine fridge and large induction hob. There is a continuation of the Ted Todd flooring found in the reception hall and the sitting area has a media wall with antique mirrors. The room is fitted with Bluetooth speakers and there is direct access out to the gardens via three sets of patio doors.

The kitchen gives access to a large utility room with double Belfast sink and plumbing for a washing machine and dryer. Also to the ground floor is a very versatile room which is currently used as a study with a Stovax wood burner and Bluetooth speakers. This room would also make an excellent formal dining room/second reception room if required. Finishing off the ground floor is a gym with vaulted ceiling and Bluetooth speakers as well a luxury cloakroom with an arched ceiling and a feature backlit wall.

To the first floor, the galleried landing leads to a fantastic master bedroom suite which comprises bedroom area opening to a balcony with porcelain floor, power and light giving lovely open views to the rear. A large dressing

room is fitted with a comprehensive range of furniture, a further dressing room with open fronted wardrobes and drawers and a stunning bathroom with freestanding Lusso bath, twin wash basins, WC with Geberit concealed cistern and large wet room style shower area. As with all bathrooms, sensor controlled night lights are installed.

Bedroom two is a large double bedroom with ensuite shower room featuring a wash basin with marble surround, WC, wet room style shower area and porcelain tiling whilst bedroom three is also a large double bedroom with a 5 amp lighting circuit. The family bathroom is finished to the same high standard with washbasin with marble surround, bath, WC with Geberit concealed cistern, wet room style shower area and porcelain tiling.

Finally on the first floor there is a very useful and cleverly thought out laundry with sink, drinks fridge and plumbing for washer and dryer



Outside

The property stands behind a wall with wrought iron railings and a resin driveway with electric gates, providing ample parking for several vehicles leading to a detached garage. This has been constructed to the same standard as the house, with cavity walls, plastered and decorated with electric heating, porcelain floor fitted cupboards and Hormann electric door. There is also a water supply and useful loft storage.

To the rear is a landscaped garden which is laid to lawn with Indian stone patio area with lighting, speakers, fitted heaters, part of which is covered. There is also a wonderful outdoor kitchen with 5 burner BBQ, 2 burner hob, drinks trough, sink and bar seating area. In addition there is a children's soft play area. The side of the house provides a discrete area for the air source heat pump, air conditioning unit and log store to be housed.

Property Information

Main electricity and water are connected.

Heating is via an air source heat pump with under floor heating to the ground floor and radiators to the first floor. Air conditioning is installed to the master bedroom and dressing room.

4KW solar panels are installed with a 5.8 KW battery storage.

Drainage is to a sewage treatment plant.

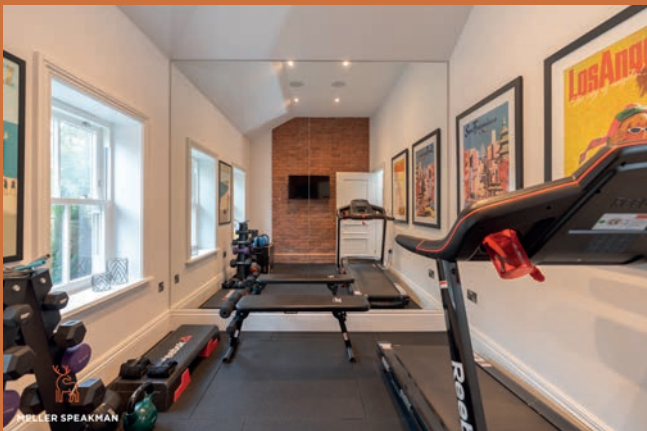
We must advise prospective buyers that none of the fixtures, fittings or services have been tested.

Buyers are advised to obtain their own independent reports prior to purchase.

Tenure - we are informed is freehold.

EPC Band - B.

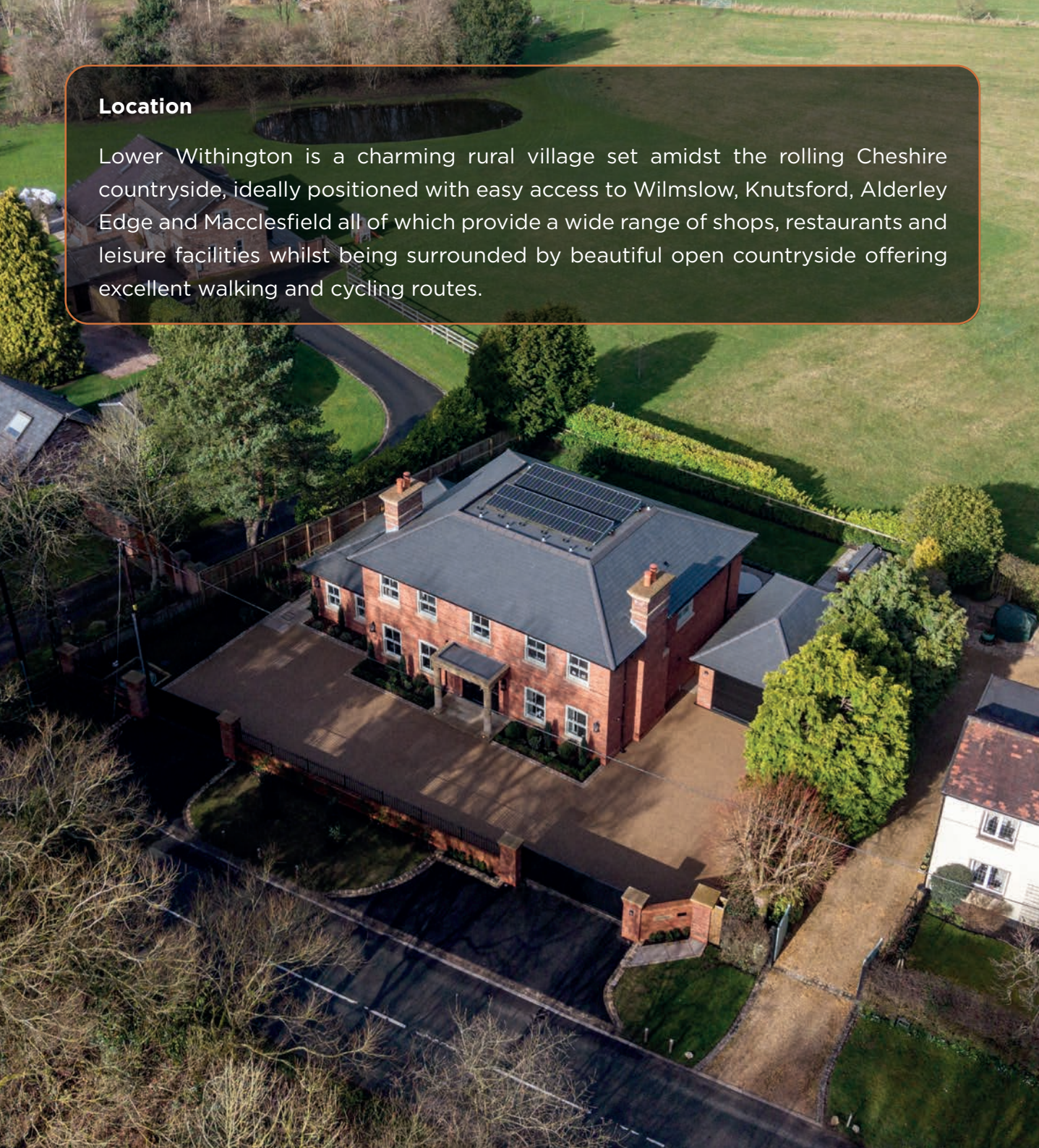
Council Tax - G (Cheshire East Council).





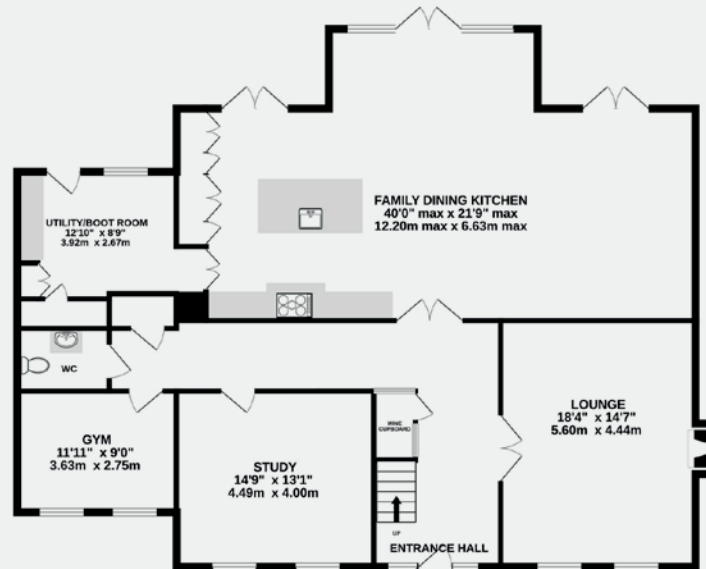
Location

Lower Withington is a charming rural village set amidst the rolling Cheshire countryside, ideally positioned with easy access to Wilmslow, Knutsford, Alderley Edge and Macclesfield all of which provide a wide range of shops, restaurants and leisure facilities whilst being surrounded by beautiful open countryside offering excellent walking and cycling routes.



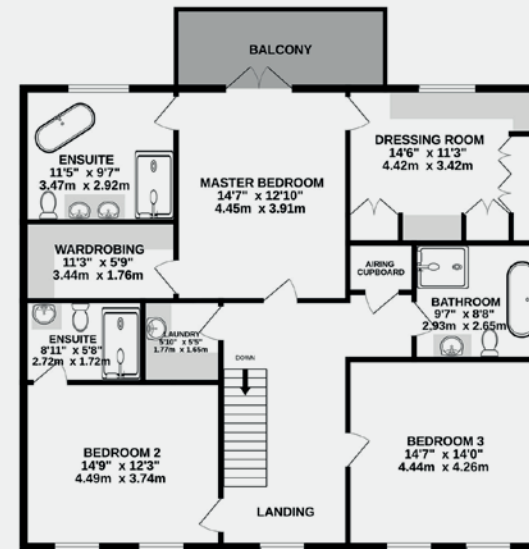
Ground Floor

1830 sq.ft. (170.0 sq.m.) approx.



1st Floor

1389 sq.ft. (129.0 sq.m.) approx.



Outside

283 sq.ft. (26.2 sq.m.) approx.



TOTAL FLOOR AREA : 3501 sq.ft. (325.2 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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Disclaimer: Prospective purchasers are advised that these sales particulars are intended as a general guide. No detailed survey has been undertaken and any floorplans provided may not be to scale. If there are specific factors that may influence your decision to purchase, we strongly recommend contacting us prior to arranging a viewing.