



SHERINGHAM HOUSE



“This has been a much-loved family home for over fifty years. The work we’ve done has transformed the house while always respecting its history and heritage.”

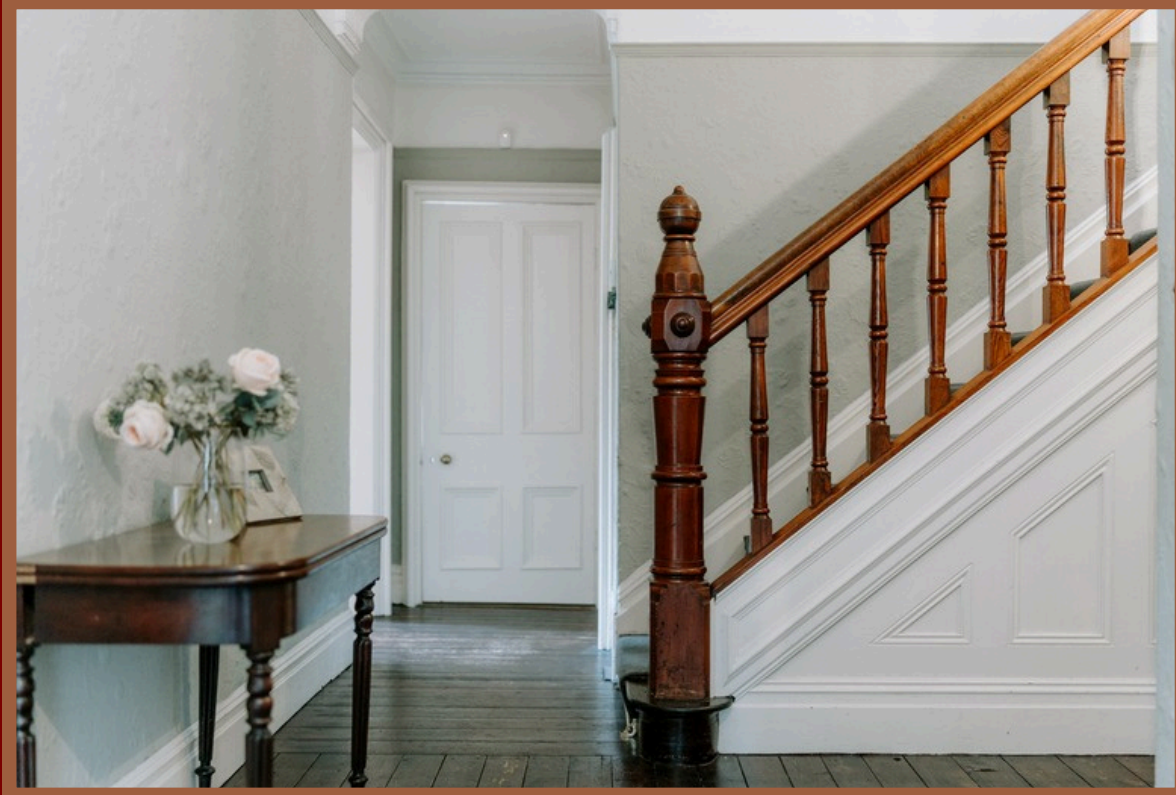
W E L C O M E H o m e

Sheringham House is a truly classic Victorian villa, handsome and distinctive. Sympathetic improvements and a sizeable extension in recent years blend seamlessly with all the cherished original features. The house sits proudly in generous grounds encircled with lush gardens and greenery, with its discreet entrance marked by a spreading copper beech tree.



The gravel drive has room for all the family's cars and visiting vehicles, while extensive lawns, separated into distinct areas with elegant hedging, are enhanced with subtle, undemanding planting and mature trees, giving a feeling of peace, and privacy. A further, entirely separate and gated drive is accessed a little further down Ladybrook Road and leads to a vast double garage and a further generous parking area.

STEP INSIDE...



The solid wood panelled front door is suitably grand, opening into a large, light, and airy entrance hall from which the accommodation opens. The owners have carefully retained, and occasionally reproduced, all the period features. These include stained glass windows, picture and dado rails, coving, corbels, ceiling roses, a serving hatch, and even mahogany curtain rails. Immaculate Lincrusta bears witness to the elegant splendour of not only Sheringham House, reflecting countless stately homes of its time, while an incredible arched window throws light through beautiful stained glass.



A HOME OF WARMTH AND WOWS

Heading back into the hallway, there's a large wc nestled discreetly behind the stairway. This is as beautifully appointed as the rest of this stunning home – the care and attention to detail really do extend into every corner. An expansive informal dining or breakfast room continues into the kitchen, which occupies a well-thought-out extension, added in 2013.

Much of the recent work was undertaken at the same time, and the extension feels almost grown on – and indeed looks so from the outside, too, with painstakingly matched brickwork – such was the care and diligence involved. There's access to a good-sized utility room and stairs down to a roomed cellar which offers great storage. The kitchen itself is light and bright, with plenty of cupboard space, ample shelving, and a large, central island. The kitchen cabinetry continues elegantly and seamlessly into a large storage unit facing into the breakfast room.

Wooden flooring is both beautiful and hardwearing and carries through into the large breakfast room, flooded with light from a full run of windows and French doors to the garden. This is the perfect place for family breakfasts or relaxing with a morning coffee and the Sunday paper – it's also simply perfect for entertaining. The access to the garden from here offers a seamless inside-outside feel, lending itself even more to parties and entertaining.





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Three beautiful reception rooms – all spacious and flooded with natural light – lead immediately from the hallway. The first, currently used as a music room and library, would also make a generously proportioned snug, playroom, or roomy study.

Opposite is a large, formal dining room, filled with light from an exquisite bay of three beautiful windows overlooking the gardens, and a further window to the alcove. A cast iron period fireplace complete with original tiles and brass hearth forms a focal point making this room a delightful sitting or family room.

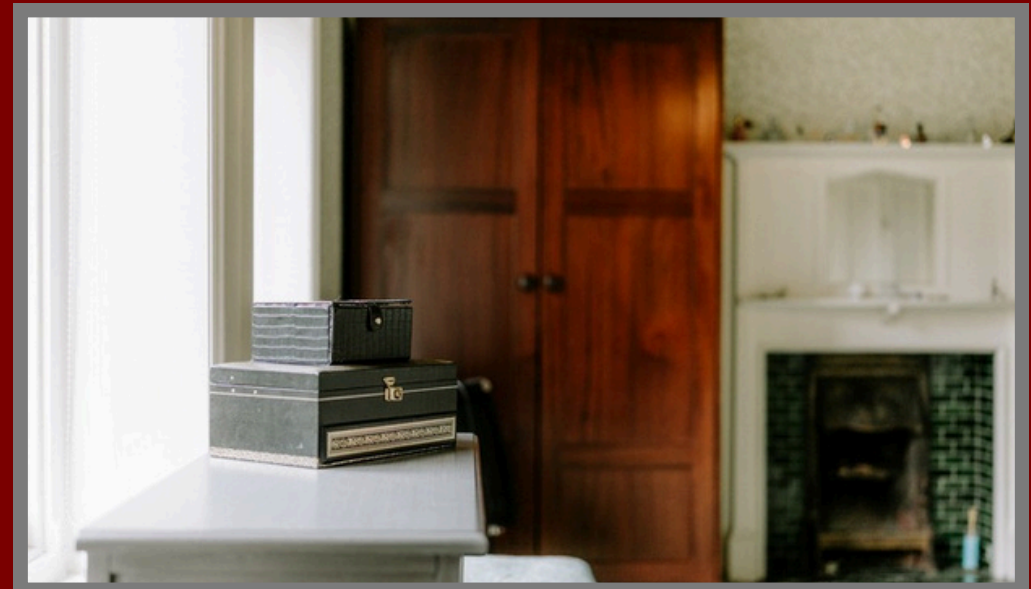
A further main drawing room, is again vast and filled with light from three beautiful windows. The windows offer near-panoramic views of the impressive gardens. A striking plaid carpet and heritage wall colour are elegant, stylishly giving a nod to the home's era, as does an intricately carved wooden fireplace with art nouveau detailing and tiles. There's a distinct grandeur, softened by intimacy.





THE PRINCIPLE SUITE

One, a natural master bedroom, sits above the drawing room and enjoys views across the garden from three windows echoing those downstairs. Decorated in William Morris 'Willow Bough,' a calming leaf print complemented by 'bowling green' to the ceiling, it's a veritable sanctuary of a bedroom.







There are four double bedrooms - each beautifully decorated - and two good-sized contemporary bathrooms. The first three bedrooms follow the footprints of their ground floor counterparts and again boast many original features such as fireplaces, stained glass, picture rails, beautiful windows, and attractive bays.



The second floor is accessed from the landing and comprises yet another double bedroom, complete with shower room. There is also capacious attic space, which is fully boarded and thus extremely useful. This is a house which, although undoubtedly substantial and imposing is, above all, liveable. It's a home; a perfect, happy, family home.



Leading off the other end of the study area there's a rather fantastic surprise: a door leads into a stunning room, above the kitchen. This could be another reception room, a fifth first-floor bedroom, an older child's suite, or an office... Really, the potential tremendous.



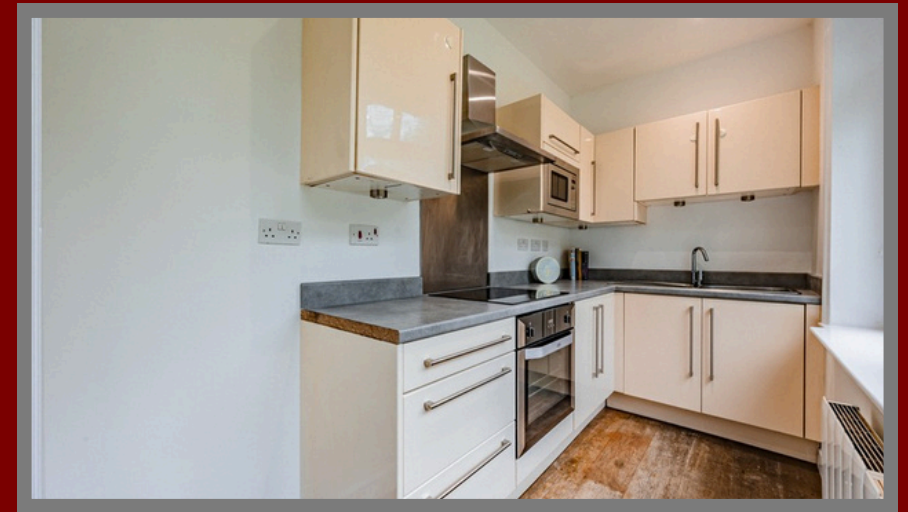
The room is large, resplendent in natural light from its triple aspect, offering sweeping garden views. A feature wooden divider shields a staircase, which returns us to the rear of the kitchen, meaning that with a little work and an additional door, this space could become entirely self-contained. This magnificent house really does have everything, in abundance.



THE COTTAGE

Within one generous lawn area is an entirely separate cottage, as carefully and thoughtfully finished as Sheringham House itself.

Comprising a double bedroom, bathroom, kitchen, ample living space, and a pretty courtyard, Garden Cottage offers boundless potential. Having already been home to elderly family, the cottage could continue in that capacity or provide continued independence for adult children returning from university.



There are options for business ventures too - perhaps a self-contained salon or studio. It would even make a charming Airbnb. The cottage can be accessed from the rear driveway and enjoys privacy and seclusion, due to the lawn's hedge borders it's not overlooked by the main house.



“We have a fantastic community here on Ladybrook Road and are right on the doorstep of beautiful places. The schools are superb, and the bars and restaurants mean never needing to go elsewhere. Our location is everything.”

THE BEST OF BOTH VILLAGES

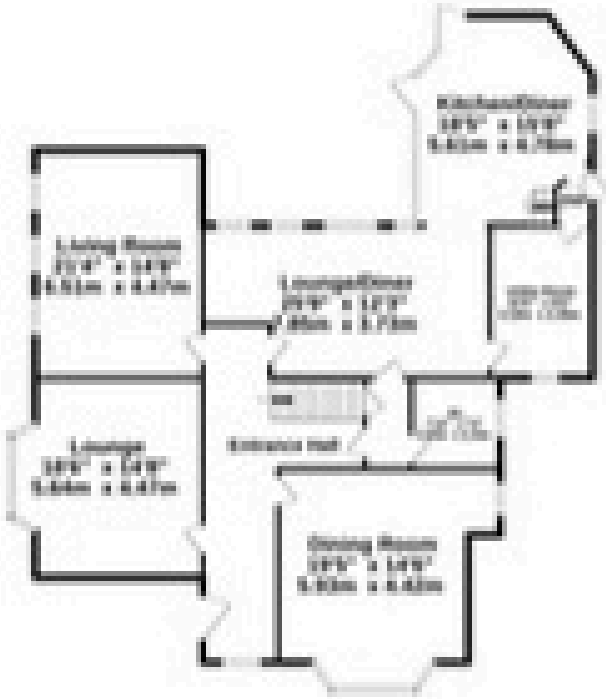
Between them, Cheadle Hulme and Bramhall have everything, and Sheringham House is ideally placed to enjoy the best of both. With such superb local bars, pubs, and restaurants, it's easy to stay local – but with Manchester, Wilmslow and beyond all accessible, the metropolitan life is as accessible as that glorious countryside.



Cheadle Hulme and Bramhall's schools are exceptional, with the high schools consistently over-subscribed and highly sought-after. Prep and public schools are also nearby, and several highly rated nurseries. Our high-performing educational establishments are key to the sought-after nature of Cheadle Hulme and Bramhall properties. Should you need larger shops, the nation's favourite department store, John Lewis, is not far away, with Marks & Spencer and Handforth Dean retail park also close by. For those who like to play a round, you couldn't get much closer to the golf club, plus there are two other golf clubs nearby. There are vibrant and welcoming churches, and innumerable sports clubs and facilities are merely minutes away, as well as those marvellous walks in every direction – and always with a hostelry nearby.

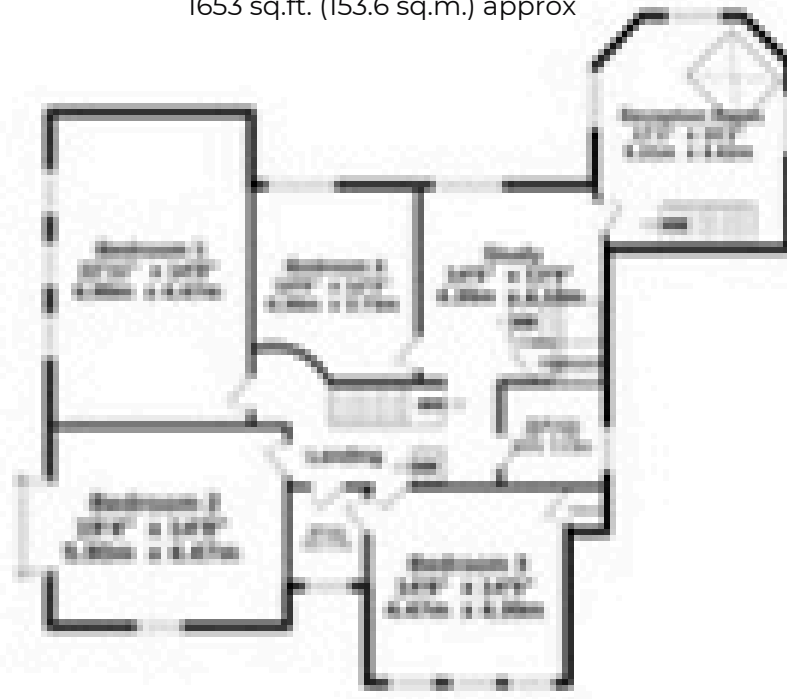
GROUND FLOOR

1913 sq.ft. (177.8 sq.m.) approx



FIRST FLOOR

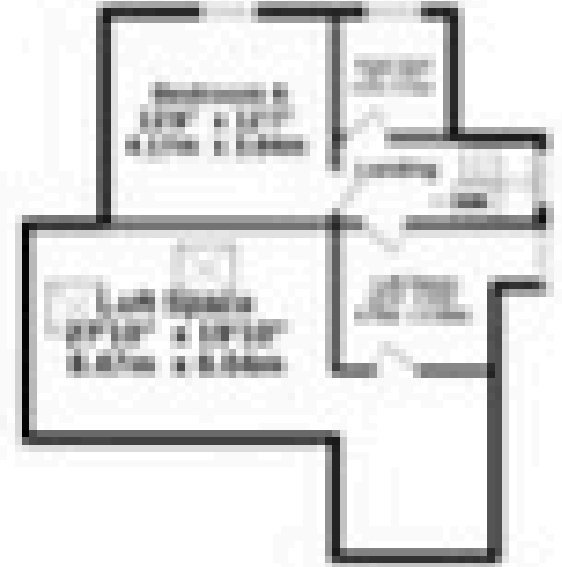
1653 sq.ft. (153.6 sq.m.) approx



TOTAL FLOOR AREA
5484sq. ft. (509.5 sq.m.) approx

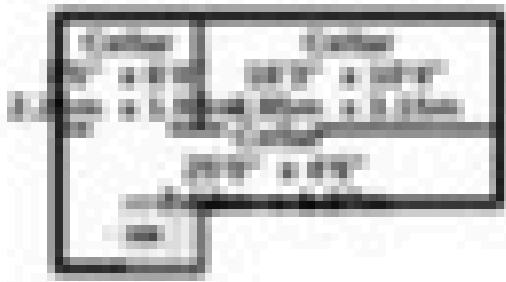
SECOND FLOOR

719 sq.ft. (66.8 sq.m.) approx



BASEMENT

283sq.ft. (26.3 sq.m.) approx



OUTBUILDINGS

915 sq.ft. (85.0 sq.m.) approx





HIGHLIGHTS

- Stunning Victorian house full of original period charm and character
- Sought-after Ladybrook Road location between Bramhall and Cheadle Hulme
- Set within generous, private grounds with mature trees and landscaped gardens
- Separate self-contained Garden Cottage with versatile living potential
- Multiple spacious reception rooms filled with natural light
- Extended open-plan kitchen and breakfast room ideal for entertaining
- Excellent connectivity with nearby rail links and easy access to Manchester Airport

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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