

Offers in the Region Of £975,000



***** An Exceptional Five Bedroom Family Home in a Sought-After Semi-Rural Setting***** Occupying an enviable position within an exclusive and thoughtfully designed development, this beautifully presented and substantially extended detached family residence offers over five bedrooms of spacious accommodation, finished to an exceptional standard throughout. Ideally situated between the highly desirable villages of Knutsford and Alderley Edge, the property enjoys a peaceful semi-rural setting whilst remaining within easy reach of excellent schools, transport links and local amenities. Upon entering, you are welcomed by a spacious and inviting entrance hall, immediately showcasing the generous proportions and high-quality finish found throughout the home. A convenient ground floor WC and access to all principal reception rooms make this an ideal layout for modern family living. The stunning open-plan kitchen and dining room is undoubtedly the heart of the home. Designed with both everyday living and entertaining in mind, this impressive space is flooded with natural light from large windows and two sets of patio doors that seamlessly connect the indoors with the beautifully landscaped rear garden. The bespoke kitchen features marble worktops, a comprehensive range of integrated Neff appliances, a hot water tap, and an island with breakfast seating and additional storage. There is ample space for a substantial dining table, creating the perfect environment for family meals and social gatherings. A separate utility room provides further storage, additional work surfaces, a sink, internal access to the double garage and a door leading directly to the garden. Complementing the kitchen are three versatile reception rooms, offering flexibility to suit a variety of lifestyles. The elegant sitting room enjoys a beautiful box bay window overlooking the garden, along with additional side windows that allow natural light to pour in. A separate lounge offers the ideal space for a playroom, snug, home gym or formal dining room, while the dedicated home office comfortably accommodates multiple workstations, making it perfect for home working or studying. The first floor continues to impress with five generously sized bedrooms, three of which benefit from en-suite shower rooms. The superb principal suite has been thoughtfully extended to create a luxurious retreat, complete with vaulted ceilings, Velux windows, fitted wardrobes and a contemporary en-suite bathroom. The two other double bedrooms have fitted wardrobes and ensuite bathrooms. The two-remaining bedrooms are served by a beautifully appointed family bathroom, providing excellent accommodation for families of all sizes. Externally, the property enjoys an equally impressive setting. Positioned well back from the road and shared with just one neighbouring property, it offers a wonderful sense of privacy and exclusivity. A generous driveway provides ample off-road parking and leads to the double garage, offering further storage or workshop potential. To the front is an additional lawned area belonging to the property, creating an attractive outlook, while sunny garden has been beautifully landscaped to make the most of its sunny aspect. The spacious lawn is complemented by mature trees, including an apple tree, established planted borders with rhubarb and strawberry plants, and an attractive paved patio with a pergola, creating the perfect setting for outdoor dining and entertaining. This exceptional home combines generous and flexible living accommodation with high-specification finishes and a peaceful countryside setting, making it an outstanding opportunity for growing families seeking a truly turn-key property in one of Cheshire's most desirable locations.

Entrance Hallway

A generous and welcoming entrance hallway with a Upvc door to the front, polished Amtico flooring with feature stripe, plug points, ceiling light point and two wall mounted radiators. Access to all ground floor rooms and carpeted stairs to the first floor.

Second lounge

Carpeted flooring, ceiling light point, double glazed window to the front, wall mounted radiator, plug points and television point.

Home Office

Laminate flooring, ceiling light point, double glazed window to the front, wall mounted radiator and plug points.

Downstairs W.C

Vinyl flooring, ceiling spotlights, double glazed window to the side, pedestal W.C, handwash basin with tiled splash backs and understairs storage cupboard with plug points.

Sitting Room

Carpeted flooring, two ceiling light points, large double glazed box bay with views overlooking the garden, two further double glazed windows to the side, wall mounted radiator, electric fire with surround, plug points and television points.

Kitchen/Diner

Fitted with a range of shaker style wall and base cupboards with marble worktops and upstands and matching island/breakfast bar. Integrated fridge/freezer, and Neff appliances, electric hob, over head extractor and oven and grill. Sunken Franke sink with drainage flues and hot water tap. Herringbone flooring, ceiling light point, under cupboard down light and spotlights, double patio doors onto the garden and two wall mounted vertical radiators.

Utility room

A range of shaker style units with floor to ceiling units and a pull out pantry. Marble worktops with matching upstands and a sunken sink with a drilled flutes. Ceiling spotlights, down lights above the sink, double glazed window to the side, plug points and door into the garage and half glass upvc door to the garden. Space for washing machine and dryer.

Garage

A large double garage with an electric garage door, concrete floor, two ceiling strip lights, plug points and storage.

First floor landing

Carpeted stairs and landing, double glazed window to the side, ceiling light points, plug points, wall mounted radiator, storage cupboard and loft hatch access. The loft has a drop down ladder and lighting. Hallway into the master bedrooms with ceiling light point and wooden flooring.

Master bedroom

Wood effect flooring, valuated ceilings with exposed wooden beams, three Velux windows, double glazed window to the front, ceiling spotlights, column radiators, ceiling fan, plug points, television points, bespoke fitted wardrobes and ensuite. Ensuite - Wood effect flooring, ceiling spotlights, Velux window, pedestal W.C, vanity handwash basin, corner shower, towel radiator and shaver socket

Bedroom Two

Carpeted flooring, ceiling light point, double glazed window to the rear, wall mounted radiator, plug points and built in floor to ceiling wardrobes with sliding doors. En-suite- Tiled floor and walls, double glazed unit to the side, ceiling spotlights, towel radiator, walk in shower, wall hung W.C and vanity handwash basin.

Bedroom Three

Carpeted flooring, ceiling light point, double glazed window to the rear, wall mounted radiator, plug points, and built in storage cupboard. Ensuite - Wooden effect flooring, tiled walls, ceiling spotlights and down light within the mirror, towel radiator shaver socket, pedestal W.C, corner shower and vanity handwash basin.

Bedroom Four

Carpeted flooring, ceiling light point, double glazed window to the front, wall mounted radiator and plug points.

Bedroom five

Carpeted flooring, ceiling light point, double glazed window to the front, wall mounted radiator and plug points.

Family Bathroom

Carpeted flooring, two double glazed windows to the front, two ceiling light points, towel radiator and built in storage. Pedestal W.C, bath and handwash basin.

Outside

Positioned within a generous plot, with a large driveway suitable for off road parking, well maintained lawned area and herb and plant garden to the front. To the rear there is a sunny and private rear garden, with a large well maintained lawn, established beds with rhubarb and strawberry plants, and a paved patio dining area with pagoda.

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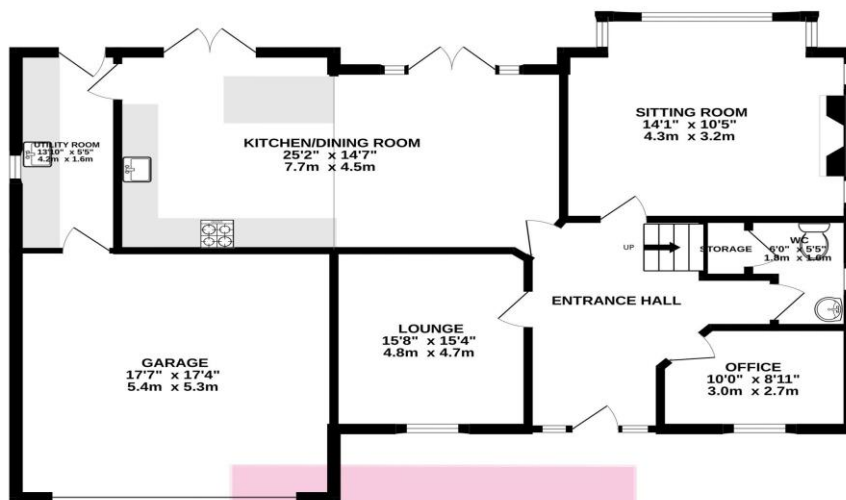


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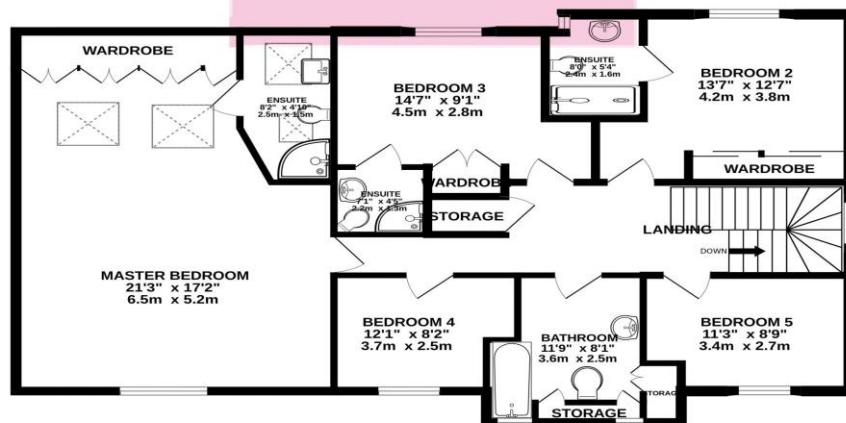
8 Buttermere Drive
Alderley Edge SK9 7WA

Offers in the Region
Of £975,000

GROUND FLOOR
1250 sq.ft. (116.2 sq.m.) approx.



1ST FLOOR
1152 sq.ft. (107.0 sq.m.) approx.



TOTAL FLOOR AREA : 2402 sq.ft. (223.2 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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