

Part Exchange
Considered



Acre Lane, Cheadle Hulme, Cheadle, SK8 7PA

SHRIGLEY ROSE & CO
Bespoke Estate Agents





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This outstanding four-bedroom detached 1930s family home has been extensively remodelled and enhanced over the past 15 years, offering a superb blend of original character and high-spec contemporary living. Thoughtfully designed throughout as well as being fully alarmed and CCTV coverage. The home provides generous, versatile accommodation ideal for modern family life. Upon entering, the property immediately showcases its period charm, with original stained glass internal porch doors, decorative coving, and a welcoming hallway with useful under-stairs storage.

The ground floor has been beautifully reconfigured to create an impressive open-plan kitchen, lounge and dining area. This expansive, light-filled space forms the heart of the home, with large sliding doors opening directly onto the garden, perfect for entertaining and seamless indoor-outdoor living. The bespoke kitchen is finished to an exceptional standard, featuring quartz worktops, matching splashbacks and high-quality cabinetry. Integrated Neff appliances include a five-ring induction hob, a slide-and-hide combination oven and another combination oven with microwave function, alongside a dishwasher and a Quooker boiling and chilled water tap. A well-planned larder cupboard provides additional storage, while there is also space for washing machine and tumble dryer. Two fridges and two freezers caters perfectly to family needs. The space is further enhanced by an electric fire, Geyser Torpedo tower radiators and integrated "MyLight" lighting system, discreetly controlled from a cupboard beneath the TV. Off the kitchen is a convenient downstairs WC. This area also provides access to the remaining integral storage/garage space and features an EV charging point.



The lounge offers a warm yet contemporary feel, with a gas fire and Plantation shutters are fitted to the lounge and two front-facing bedrooms, adding both style and privacy. Upstairs, the property offers four well-proportioned bedrooms, comprising three generous doubles and a versatile single bedroom currently used as a home office. The principal bedroom benefits from a bay window and plantation shutters, while another bedroom features bespoke fitted sliding wardrobes, a built-in desk/dressing table and Venetian blinds. A further double bedroom also enjoys a bay window.

The family bathroom is beautifully appointed with silver travertine tiling, underfloor electric heating, a walk-in shower and separate bath.



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Externally, the property is further enhanced by a truly exceptional rear garden, designed by RHS award-winning garden designer Sharon Hockenull. This thoughtfully landscaped space offers a tranquil and private setting, with an array of mature planting including magnolia, Japanese trees, hazelwood, beech, holly and smoke bush, alongside seasonal colour from tulips.

A porcelain-tiled patio wraps around the home and extends beneath a pergola with integrated lighting and under-lit trees, creating a stunning space for evening entertaining. Additional features include a water fountain, garden shed, outdoor power supply, and hot and cold water taps. Gated side access is available on both sides of the property.

To the front, a spacious paved driveway provides off-road parking for up to five vehicles, with an attractive acer tree. Complete with security bollards.

Acre Lane is walking distance to Bramhall Village and train station – perfectly placed for convenient shopping, dining and easy commuter links into Manchester and beyond. Catchment area for Moss Hey Primary School and also Bramhall High School. An enviable location for families seeking outstanding educational options within easy reach.







Key Features:

- Detached four-bedroom 1930s family home
- Extended and reconfigured for open-plan living
- High-spec kitchen with quartz finishes and Neff appliances
- Downstairs WC & garage space
- Three double bedrooms plus one single/office
- Stylish bathroom with underfloor heating
- Award-winning landscaped garden with pergola and lighting
- Porcelain patio surrounding the home
- Driveway parking for up to five vehicles

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 1451 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Ground Floor

Porch

Hallway

4.11m x 2.06m

Open Plan Kitchen

8.08m x 6.60m

Living Room

5.02m x 3.28m

Wc

Garage

2.59m x 2.43m

First Floor

Bedroom 1

5.25m x 3.30m

Bedroom 2

3.30m x 3.28m

Bedroom 3

4.62m x 2.31m

Bedroom 4

2.46m x 2.16m

Bathroom

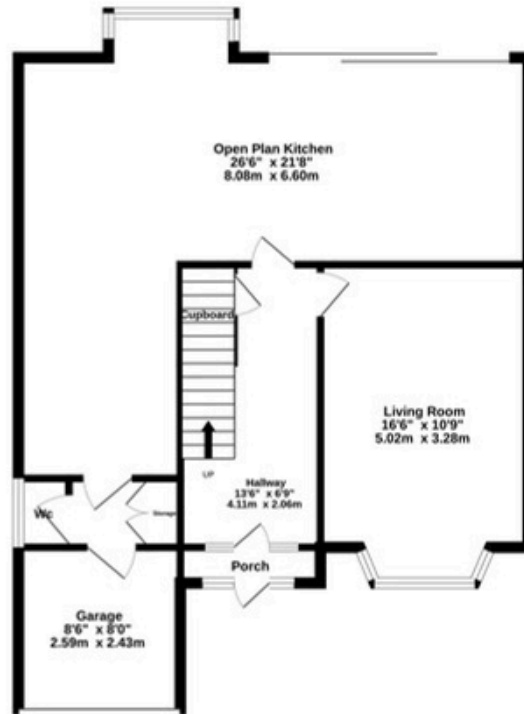
3.53m x 2.34m



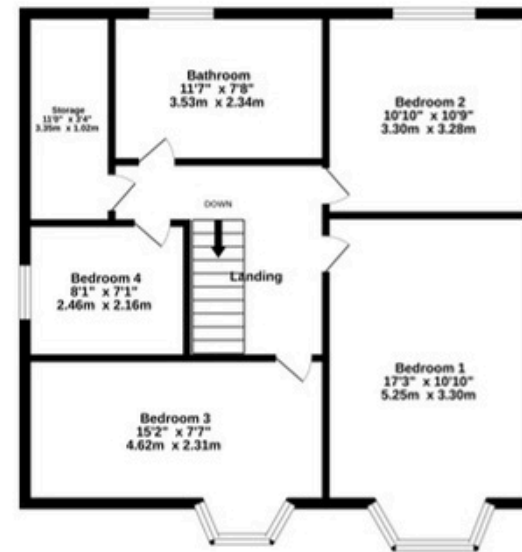


DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.

Ground Floor
771 sq.ft. (71.6 sq.m.) approx.



1st Floor
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 1451 sq.ft. (134.8 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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