



Part Exchange
Considered

Upton Avenue, Cheadle Hulme, SK8 7HX

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Upton Avenue, Cheadle Hulme, SK8 7HX

Set within one of Cheadle Hulme's most desirable enclaves, Upton Avenue enjoys a privileged position just off Hill Top and Swann Lane - two of the area's most admired residential roads. This peaceful, family-friendly street provides the perfect balance of tranquillity and convenience, with village shops, excellent schools, the bypass and motorway links all within effortless walking distance. The property stands proudly behind a smart two-car driveway, framed by mature camellia bushes, immediately signalling the charm and character found throughout.

Stepping inside, original stained-glass windows cast soft colour across the hallway, a beautiful reminder of the home's 1920s origins. Oak doors and thoughtful décor create a warm, inviting tone that continues throughout. To the right, the dining room unfolds with pine flooring and plantation shutters dressing the bay window, forming a sophisticated setting ideal for both intimate family meals and larger gatherings. Adjacent, the living room offers a cosy retreat anchored by a working log burner, perfect for winter evenings and quiet moments.

The heart of the home lies beyond, where oak bi-fold doors open into a stunning Hettich open-plan kitchen and living space. This contemporary extension is flooded with natural light from five Velux windows and rear bi-fold doors, creating a seamless connection between indoors and out. The kitchen has been designed with elegance and practicality in mind: Corian worktops, soft-closing cabinetry, a full-size dishwasher, gas hob, wine fridge, two ovens, microwave, integrated coffee machine, 70/30 fridge freezer, and a generous pantry cupboard. The layout lends itself beautifully to family life, with ample space for a playroom or additional seating area, making it a versatile and sociable environment.

A utility room adds further convenience, housing a downstairs shower room and WC along with plumbing for a washing machine and dryer. The integral garage, complete with two doors and a side entrance to the garden, offers excellent storage and practicality, while understairs storage ensures every inch of the home is thoughtfully utilised.





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Ascending the staircase, the principal bedroom sits to the left, a serene sanctuary enhanced by plantation shutters and fitted wardrobes. Its ensuite features a rain-head shower, offering a spa-like experience. Two further guest bedrooms, one enjoying rear garden views and the other adorned with plantation shutters, provide generous accommodation for family or visitors. The family bathroom is a standout feature, fully tiled and centred around a Bingham claw-foot bath, complemented by a rain shower that blends classic elegance with modern comfort. The smallest of the four bedroom provides a versatile space that is currently being used as a dedicated study, complete with plantation shutters and deep fitted storage, offers an ideal workspace for those working from home.

The loft is fully boarded and insulated, accessed via a pull-down ladder, providing exceptional storage and future potential.

The garden is, quite simply, a showpiece. Since moving in, the owners have invested significant care and creativity into transforming it into a breath-taking outdoor retreat. Mature laurel hedges, abundant planting, and red cedars line the boundaries, creating privacy and lush greenery. A large patio offers the perfect setting for alfresco dining, while decking leads to a jasmine-clad summer house that feels like a hidden escape. A charming wood cabin, children's play area, two Aviaries, a substantial vegetable plot and a tranquil pond all contribute to the garden's exceptional character. The expansive lawn provides ample space for children to play, and at the very bottom of the garden sits a beautiful loggia; a garden room that invites relaxation, reading, or evening drinks. Sliding doors enhance the sense of flow, making this home exceptional for entertaining and everyday living alike.

Since 2021, the owners have decorated throughout, installed new front windows, and curated a garden that is nothing short of spectacular. The result is a home that honours its 1920s heritage while embracing modern luxury, offering versatile living spaces, exceptional outdoor features, and an outstanding location.

This is a rare opportunity to acquire a beautifully presented family home on one of Cheadle Hulme's most sought-after roads. An address where character, comfort, and contemporary living come together in perfect harmony.







Key Features:

- Beautifully restored 1920s family home blending period character with modern luxury throughout
- Prime position on Upton Avenue, one of Cheadle Hulme's most desirable residential enclaves
- Stunning open-plan Hettich kitchen and living space with Velux windows, bi-fold doors and Corian worktops
- Modern reception rooms featuring pine flooring, plantation shutters and a cosy log-burning stove
- Four well-appointed bedrooms one of which is used as a dedicated study, including a serene principal suite with rain-head shower
- Exceptional garden on a large, private plot, with summer house, loggia, vegetable beds and expansive lawn
- Practical additions including utility room, downstairs shower room, integral garage and fully boarded loft
- Outstanding convenience, with village amenities, transport links and sought-after schools all within easy walking distance

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 1934 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Garden Room
5.17m x 3.01m

Kitchen / diner
8.65m x 3.29m

Utility Room
2.99m x 2.14m

Boiler Room
1.52m x 1.28m

Shower Room
1.70m x 1.52m

Integral Garage
3.72m x 2.99m

Entrance Hall
Lounge
4.12m x 3.36m

Dining room
3.92m x 3.36m

Bedroom 1
6.20m x 3.22m

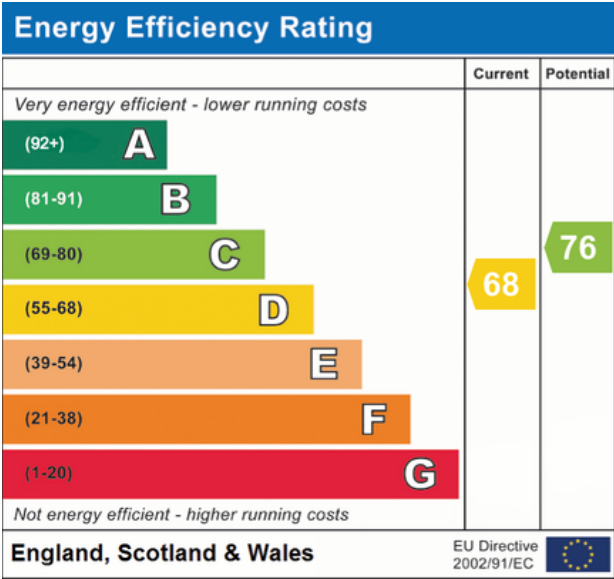
Ensuite
3.21m x 1.37m

Bedroom 2
4.16m x 3.36m

Bedroom 3
4.07m x 3.36m

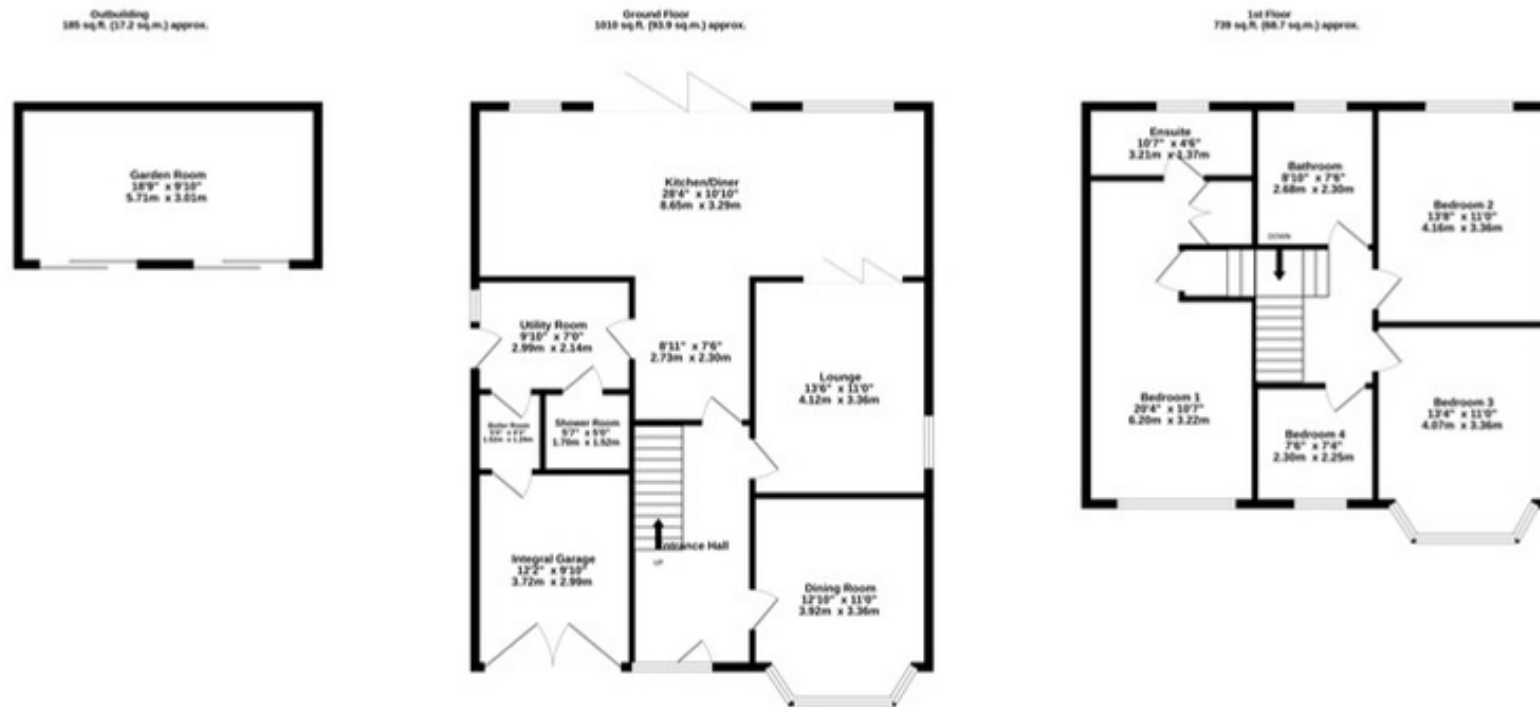
Bedroom 4
2.30m x 2.25m

Bathroom
2.68m x 2.30m





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



TOTAL FLOOR AREA : 1934 sq.ft. (179.7 sq.m.) approx.

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