

Jutland Cottage, Warford Hall Drive, Alderley Edge, Cheshire, SK9 7TR

**MICHAEL J  
CHAPMAN**

independent estate agents



[www.michaeljchapman.co.uk](http://www.michaeljchapman.co.uk)

Set in a most peaceful and tranquil position on a private drive with open views of farmland to the front and rear. This attractive 3 bedroom semi detached cottage offers a larger than anticipated accommodation that has been extended to the rear, with a large south facing garden room that overlooks the landscaped garden and fields beyond. As such Jutland cottage must be viewed internally to be appreciated.

The property offers excellent accommodation that includes: Storm porch, entrance hall, sitting room, separate dining room, fully fitted kitchen, garden room, utility room and downstairs cloakroom. Upstairs there are 3 double bedrooms and 2 refurbished bathrooms. The property benefits further from gas fired central heating, double glazing, a car port and parking to the front.

## Ground Floor

**Storm Porch:** With double doors.

**Entrance Door:** Solid wood panelled front door with obscure glazed upper. Leading through to:

**Entrance Hall:** Maple flooring

**Sitting Room:** 13' 7" x 12' 11" (4.14m x 3.94m) Maximum measurements. Having open grate fireplace. Limestone Hearth. Built in cupboards to either side of chimney breast with display shelving over. Maple flooring. Double glazed window with panoramic view to front. Useful under stairs storage cupboard with hanging rail.

**Dining room:** 13' 8" x 9' 10" (4.17m x 3.00m) having maple flooring. Archway through to:

**Garden room:** 20' 6" x 7' 9" (6.25m x 2.36m) with double glazed sliding French doors onto south facing patio and garden with panoramic views beyond. Maple flooring. Wiring for speakers.

**Kitchen:** 12' 2" x 9' 9" (3.71m x 2.97m) with a delightful range of white kitchen units including one and a half bowl sink unit with mixer tap and waste disposal beneath. Matching base and wall mounted units with concealed lighting beneath incorporating Smeg four ring halogen hob with extractor hood over. AEG electric oven and matching microwave. Built in fridge and freezer, dishwasher, electric kick board heater, maple flooring, fully tiled walls.

**Utility room:** 7' 7" x 5' 9" (2.31m x 1.75m) with a range of matching base and wall mounted units including one and a half bowl sink unit with mixer tap over. Plumbing for automatic washing machine, vent for tumble dryer, maple flooring, part tiled walls.

**Rear Porch:** With stable door to paved patio.

**Cloakroom:** With w.c. low level suite, wall mounted wash hand basin, fully tiled walls, maple flooring.

## First Floor

**Landing:** Turning staircase from entrance hall to first floor landing. Hatch to roof void.

**Bedroom 1:** 13' 7" x 9' 9" (4.14m x 2.97m) With a range of full height built in wardrobes, matching chest of drawers, bedside cabinets, useful storage area, maple flooring, double glazed windows with panoramic views to the front.

**Bedroom 2:** 15' 6" x 10' 6" (4.72m x 3.20m) Maximum measurement. With a range of full height built in wardrobes, matching bedside tables, maple flooring, double glazed window with panoramic views to the rear over open farmland.

**Bedroom 3:** 12' 1" x 9' 3" (3.68m x 2.82m) Maximum measurement. With deep walk in wardrobe having hanging space and fitted chest of drawers, maple flooring, double glazed window with views to the front.

**Bathroom 1:** With white suite including panelled bath with hand held shower unit, separate shower cubicle with power shower, vanity unit incorporating wash hand basin with limestone top and cupboard beneath, large built in vanity mirror over incorporating medicine cupboard, w.c. low level suite, chrome heated towel rail, maple flooring.

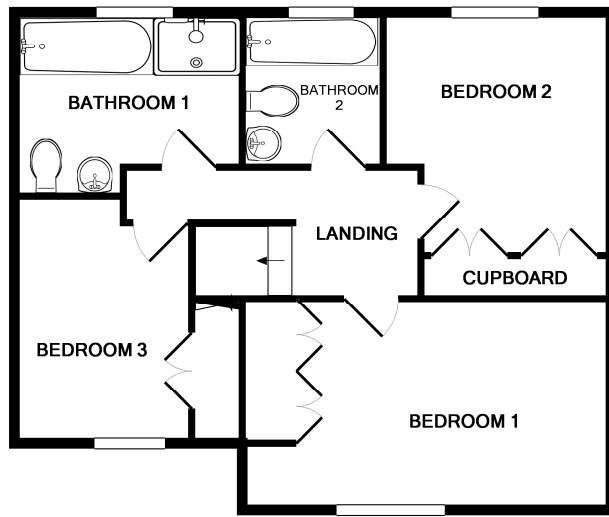
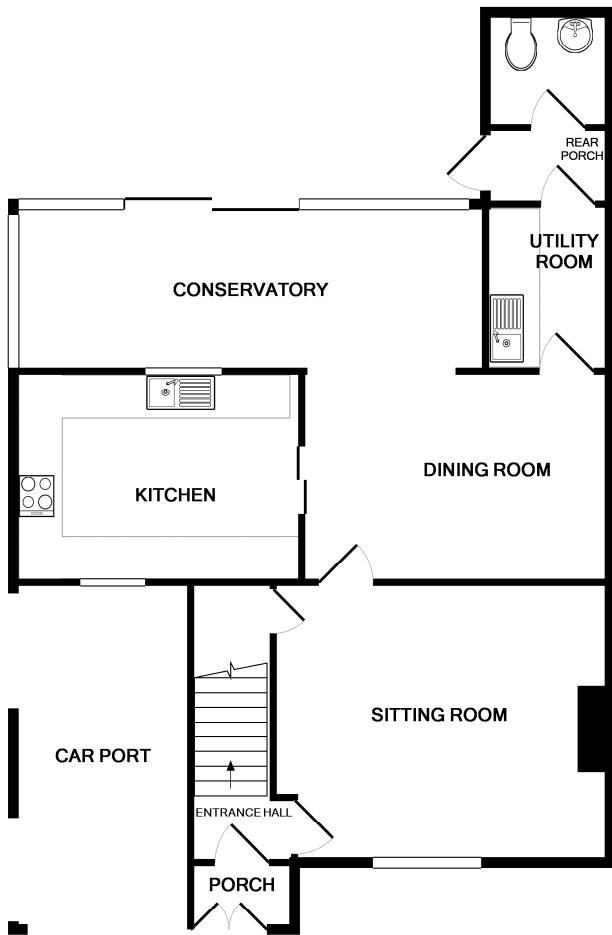
**Bathroom 2:** With white suite having bath with shower over, vanity unit with limestone top and cupboard beneath, wall mounted medicine cupboard with mirror door fronting, chrome heated towel rail, maple flooring.

**Outside:** To the front of the property is a flagstone driveway with parking for several cars. Leading to a car Port.

**Garden:** The gardens are extensive to the rear of the property and are fully enclosed and consist of a flagstone patio leading onto a good sized lawned area, there is a brick built barbecue, four person hot tub inset into a raised decked area with gazebo over with a thatched style roof this in turn leads to a raised decked sun terrace surrounded by a wood and glass balustrade offering open views over the surrounding countryside to the rear with storage underneath. There is a further terraced area of lawn that leads to a stream at the bottom of the garden. Beyond the garden are open fields and south facing views. The garden is particularly private and flanked either side by mature shrubs, bushes and trees and benefits from external lighting, outside speakers and a brick built garden store with fitted shelving, electric light and power, housing a wall mounted combination gas fired central heating boiler.

**Directions:** From Alderley village proceed up London Road (A34) in a northerly direction towards Wilmslow go over the railway bridge and turn first left into Ryleys Lane, which becomes Chelford Road, continue for approximately 2 miles and turn right into Merryman's Lane. As the road bends sharply to the right turn left into Warford Hall Drive. Continue down the road and Jutland Cottage can be found towards the bottom of the drive on the left.

**Location:** Jutland Cottage is situated in beautiful countryside, it is also close to Alderley Edge village centre which offers a wide range of high quality shops suitable for most day to day requirements and the area also boasts a good range of social and recreational facilities. Good local schools cater for children of all ages. Ideal for the commuter, the areas are especially well placed for easy access to the business centres of Manchester and Stockport. Alderley Edge station offers a fast electric commuter service and there are Inter-city links available at nearby Wilmslow. For the motorway traveller the M56 is available at Ringway or the M6 at Holmes Chapel. Alternatively the new A34 by-pass road provide easy access to the superstores of Marks and Spencer, Tesco and a little further on, John Lewis and Sainsburys. Manchester International Airport is only a short drive away.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
92-100 <b>A</b>		92-100 <b>A</b>	
81-91 <b>B</b>		81-91 <b>B</b>	
69-80 <b>C</b>		69-80 <b>C</b>	
55-68 <b>D</b>	63 → 65	55-68 <b>D</b>	55 → 56
39-54 <b>E</b>		39-54 <b>E</b>	
21-38 <b>F</b>		21-38 <b>F</b>	
1-20 <b>G</b>		1-20 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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**01625 584379**  
79A London Road, Alderley Edge,  
Cheshire SK9 7DY  
E: sales@michaeljchapman.co.uk  
[www.michaeljchapman.co.uk](http://www.michaeljchapman.co.uk)

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