MICHAEL J CHAPMAN

independent estate agents



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A delightful detached country house offering deceptively spacious family accommodation, situated in this popular location with stunning views over the National Trust Land at Hare Hill.

Internally, the property offers well balanced, spacious accommodation which has been extended and refurbished with great care being taken to retain the original charm and character. The accommodation comprises of: Reception hall, drawing room, sitting room, inner vestibule, cloakroom/WC, dining room, family room/study, garden room, breakfast kitchen, utility room, rear hall with access to integral garage. Lower ground floor playroom with door to outside. To the first floor: Landing, master bedroom with en-suite, 4 further bedrooms one with en-suite, family bathroom.

Externally the property is approached via a gravel driveway to the side offering excellent parking facilities and access to the integral double garage. There are charming gardens to both the rear and side of the property which are mainly laid mainly down to lawn with well stocked borders, mature and specimen shrubs and patio area's taking full advantage of the superb aspect over open countryside to the rear which has sun on for the majority of the day. Set in approximately 0.38 of an acre.

An internal inspection is highly recommended to fully appreciate the size, space and location of this family home.

Ground Floor

Reception Hall: 12' 10" x 12' 5" (3.91m x 3.78m) With York stone flagged floor, radiator and stairs to first floor.

Drawing Room: 25' 2" x 11' 10" (7.67m x 3.61m) With 3 radiators, open fireplace.

Sitting Room: 25' 1" x 12' (7.65m x 3.66m) (NARROWING DOWN TO 9'0) With radiator, period fireplace, china cupboards with drawers below, television point.

Inner Vestibule: With access to lower ground floor playroom.

Cloakroom/WC: With low level wc, pedestal wash hand basin, radiator.

Dining Room: 18' 4" x 12' (5.59m x 3.66m) With radiator, cast iron open fireplace.

Family Room/Study: 14' 4" x 10' 4" (4.37m x 3.15m) With quarry tiled floor, radiator, access to roof space.

Garden Room: 21' x 10' 4'' (6.40m x 3.15m) A delightful room, enjoying York stone flagged floor, radiator, French doors to garden.

Breakfast Kitchen: 17' 5" x 16' 8" (5.31m x 5.08m) With superb range of handmade light oak units including base cupboards and drawers, wall cupboards and granite worktops, television point, microwave, 2 separate sink units, built-in-oven, grill, oil fired Aga (heats water). Electric hob with storage below, radiator, stone flagged floor, part tiled walls, built-in-fridge freezer, dishwasher.

Rear Hall: With stone flagged floor, radiator, access to garage.

Utility: 13'10" x 8' 9" (4.22m x 2.67m) With range of pine units, single drainer unit, plumbing for washing machine, oil fired central heating boiler and access to roof space.

Lower Ground Floor:

Playroom: 12' 1'' x 11' 6'' (3.68m x 3.51m) A delightful room with natural light, door to outside, York stone flagged floor, television point, radiator, storage space.

Cellar: Providing useful storage, accessed from steps outside.

First Floor

Landing: With linen cupboard housing the immersion heater and roof access.

Master Bedroom: 17' 8'' x 12' (5.38m x 3.66m) With range of fitted wardrobes, range of drawers and cupboards, radiator, delightful views towards the hills and Manchester.

Master En-suite: With panelled bath, low level wc, bidet, pedestal wash hand basin, separate shower, radiator, built in cupboard, part tiled walls.

Bedroom 2: 11' 3" x 12' 4" (3.43m x 3.76m) With radiator, cast iron fireplace, superb views towards the hills.

Bedroom 3: 12' 2" x 12' 1" (3.71m x 3.68m) With radiator, cast iron fireplace, delightful views toward the hills.

Bedroom 4: 12' 5" x 9' 8" (3.78m x 2.95m) With radiator.

En-suite: With panelled bath and overhead shower, pedestal wash hand basin, low level wc, bidet, radiator, part tiled walls, delightful views over the National Trust land and towards Manchester.

Bedroom 5: 11' 1" x 8' 10" (3.38m x 2.69m) With radiator, built in wardrobes and views over National Trust Land

Bathroom: With panelled bath with overhead shower, pedestal wash hand basin, low level w.c, bidet, radiator, tiled walls.

Outside

Integral Garage

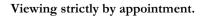
18' x 17' 8" (5.49m x 5.38m) With twin electric up and over doors, access to roof space, power and light.

Garden

Externally the property is approached via a gravel driveway to the side offering excellent parking facilities and access to the integral double garage. There are charming gardens to both the rear and side of the property which are mainly laid mainly down to lawn with well stocked borders, mature and specimen shrubs and patio area's taking full advantage of the superb aspect over open countryside to the rear which has sun on for the majority of the day. Set in approximately 0.38 of an acre.

Location: Withinlee House Farm occupies a highly desirable and sought after location in the quiet village of Mottram St Andrew. Mottram has the local primary school, chapel and public house/restaurant. The more comprehensive centres of Alderley Edge, Wilmslow and Prestbury are within 5 to 10 minutes drive offering an excellent range of shopping, educational and recreational facilities with a wealth of quality restaurants. The motorway network system, Manchester International Airport, local and commuter rail links are close to hand.

Directions: From our office proceed along Mottram Road for approximately 1.8 miles and turn right into Oak Road. Proceed along here for approximately 1.1 miles where the property can be found on the right hand side identified by our 'For Sale Board'.



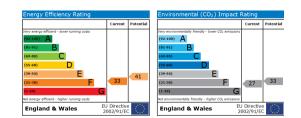














GROUND FLOOR

Important Notice

Michael J Chapman LLP for themselves and for the Vendors of this property, whose agents they are give notice that:-

KITCHEN/BREAKFAST ROOM

UTILITY ROOM

INTEGRAL GARAGE

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1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do

Not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Michael J Chapman LLP, has any authority to make or give representation or warranty whatsoever in relation to this property on behalf of Michael J Chapman LLP, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

All measurements are approximate

GARDEN ROOM/

FAMILY ROOM/STUDY

SITTING ROOM

RECEPTION HALL

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of Particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



LOWER GROUND FLOOR



1ST FLOOR

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DINING ROOM

DRAWING BOOM



