

Beech House, Mottram Road, Alderley Edge, SK9 7JH

**MICHAEL J  
CHAPMAN**

independent estate agents



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

An extended and remodelled to a high specification five bedroom two bathroom detached family home, offering substantial family accommodation with smart wiring for audio and visual. The property is set in large mature gardens behind electric gates with planning permission granted for building a double garage with office above planning ref: (10/2182M). Viewing highly recommended.

The property offers well balanced accommodation and has been refurbished with high quality fittings throughout. On the ground floor there is a balance of ceramic lime stone effect tiling and polished oak flooring with under floor heating and radiators. Off the reception hall with glass staircase is a family room with central fireplace opening on to an impressive sitting room with vaulted ceiling. There is a luxurious breakfast kitchen with integrated appliances and granite work surfaces, a utility room, two further reception rooms with polished oak flooring and a downstairs Wc.

To the first floor the majority of the bedrooms have vaulted ceilings; the master bedroom has a walk-in wardrobe with fitted hanging and shelving, en suite shower room and bi folding doors to a Juliet balcony overlooking the garden. The further 4 bedrooms are serviced by the modern contemporary family bathroom.

Externally the property is approached through wood electric gates with a tarmacadam driveway providing parking for several cars leading to the house. The property is situated on a corner plots with the mature grounds extending to the front, side and rear of the house and are mainly laid to lawn with flower and shrub boarders enclosed by mature hedging.

#### Ground Floor

**Entrance Porch:** Polished natural oak arched front door leading to:-

**Entrance Vestibule:** with stone flagged flooring, central heating radiator, low voltage down lighting.

**Main Hall:** With entry phone system, low voltage down lighting, central heating radiator, ceramic tile floor, polished oak turning flight staircase with contemporary glass and brushed steel balustrade leading to the first floor.

**Cloakroom:** with contemporary style fittings with low level wc, vanity wash hand basin, ceramic tile floor, chrome central heating towel rail, low voltage down lighting. Arch to:

**Dining Room: 19' 0" x 11' 1" (5.80m x 3.38m)** overall with ceramic tile floor, low voltage down lighting, two central heating radiators, feature exposed brick chimney breast. Open to:-

**Sitting Room: 17' 1" x 14' 9" (5.21m x 4.50m)** overall with polished oak flooring, two central heating radiators, vaulted ceiling with exposed trusses, exposed brick chimney breast.

**Living Kitchen: 23' 4" x 11' 3" (7.10m x 3.44m)** overall. with ceramic tile flooring, quality painted base and wall units, granite work surfaces, integrated stainless steel 1.5 bowl sink unit with chrome mixer tap, integrated Neff dishwasher, recess incorporating American style fridge freezer with ice making machine, 3 Siemens built in ovens, hot drawer and matching coffee machine, Neff 5-ring induction hob with attractive contemporary style extractor hood above, matching breakfast bar with granite work surface, low voltage down lighting, double French doors to rear garden.

**Utility Room: 8' 3" x 5' 7" (2.51m x 1.70m)** overall base units, stainless steel single drainer sink unit with chrome mixer tap, plumbing for washing machine, space for dryer, wall mounted gas central heating boiler, lagged cylinder with pressurised system, low voltage down lighting, ceramic tile floor, central heating radiator.

**Sitting Room: 13' 4" x 11' 1" (4.07m x 3.38m)** overall with polished oak flooring, central heating radiator, low voltage down lighting. Arch to:

**Family Room: 16' 10" x 11' (5.12m x 3.35m)** Overall. With polished oak flooring, central heating radiator, low voltage down lighting bifolding doors to side flagged patio.

**Master Bedroom: 16' 6" x 13' 3" (5.03m x 4.04m)** Overall with vaulted ceiling, exposed beams and low voltage down lighting, bifolding doors with wrought iron Juliet style balcony, central heating radiator, dressing room with shelving and hanging.

**En-Suite Shower Room:** With contemporary style fittings, wet area with glass shower screen, chrome shower head and further hand held shower, ceramic tile flooring and part tiled walls, low level wc with integrated cistern, vanity wash and basin with chrome mixer tap and fitted mirror above, chrome central heating towel rail, low voltage down lighting.

**Bedroom 2: 13' 5" x 11' 7" (4.09m x 3.53m)** overall with vaulted ceiling with exposed beams and low voltage down lighting, central heating radiator.

**Family Bathroom:** with contemporary style fittings, wet area with glass shower screen, chrome shower head and further chrome hand held shower, vanity wash hand basin with chrome mixer tap, low level wc with integrated cistern, bath with tiled surround and panelling with chrome wall mounted mixer tap and hand held chrome shower, chrome central heating towel rail, ceramic tile floor, part ceramic tile walls, low voltage down lighting.

**Bedroom 3: 10' 4" x 7' 0" (3.15m x 2.14m)** overall. With central heating radiator, polished oak flooring.

**Bedroom 4: 12' 0" x 9' 4" (3.67m x 2.85m)** overall with vaulted ceiling with low voltage down lighting, central heating radiator, built-in double wardrobe with hanging fittings and shelving.

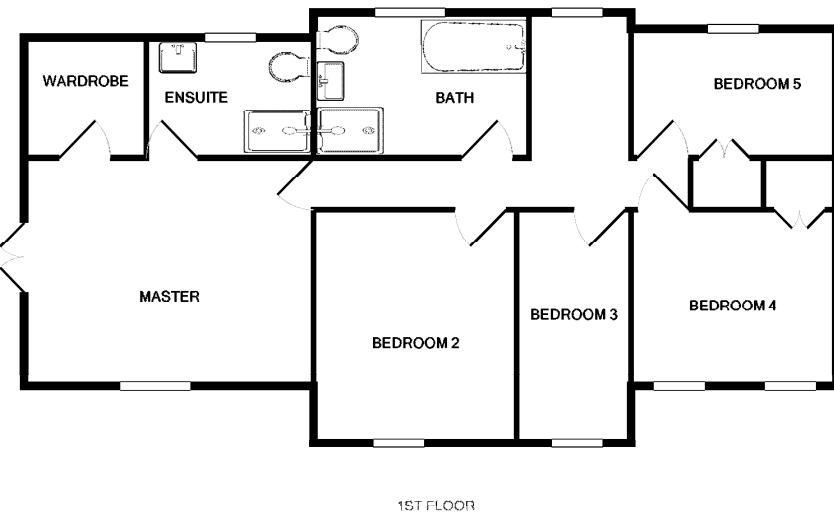
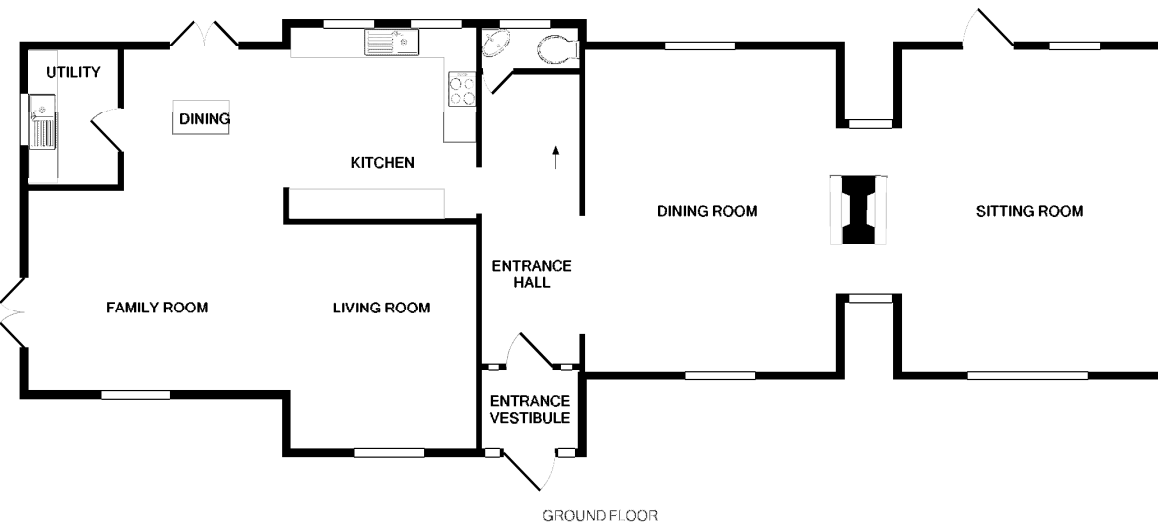
**Bedroom 5: 12' 2" x 7' 8" (3.70m x 2.33m)** overall with built-in double wardrobe, central heating radiator, low voltage down lighting.

#### Outside

**Garden:** The property is approached through natural wood double gates with sweeping tarmacadam driveway providing good parking facilities. The large grounds extend to the front, side and rear with sweeping lawns, trees and shrubs bordered by hedging.

**Location:** The property is extremely well situated within walking distance of the Alderley Edge village, the centre of which offers a wide range of high quality shops suitable for most day to day requirements. 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 provides 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.

**Directions:** From our office proceed down Chapel Road which turns into Mottram road where the property can be on the left hand side just after Moss Lane.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Valued with Valuations 2021



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	
103-101	A	92-100	A
81-111	B	81-91	B
69-80	C	69-80	C
55-68	D	55-68	D
39-54	E	39-54	E
21-38	F	21-38	F
1-20	G	1-20	G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
72	74	69	70
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

**MICHAEL J  
CHAPMAN**  
independent estate agents

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

**Important Notice**

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

