

Bracken Cottage, Newgate, Wilmslow, Cheshire, SK9 5LL

MICHAEL J
CHAPMAN

independent estate agents



www.michaeljchapman.co.uk

A charming four bedroom detached Cottage with gated carriage driveway ensuring seclusion and a good degree of privacy. Set in this semi rural location yet only minutes from the vibrant and thriving centre of Wilmslow and only a short drive to Manchester Airport and the motorway networks. The accommodation comprises: Entrance porch, entrance hall with storage, cloakroom and downstairs WC, lounge with doors to rear garden, beamed ceiling and inglenook fireplace, family room with dining area and door to rear garden, study with doors to conservatory with doors to patio, fully fitted kitchen with Aga, Belfast sink and central island units, utility room. To the first floor master bedroom with balcony, dressing room and en suite bathroom with separate shower cubicle, second double bedroom with fitted wardrobes, balcony, and en suite bathroom, two further double bedrooms, family bathroom with shower. Externally the property is set in gardens and ground approaching 1.7 acres with heated outdoor swimming pool, separate detached Two bedroom bungalow with open plan versatile accommodation and a pool house with sauna, shower room and a games room/office with balcony overlooking the gardens and pool area, to the side of the pool house is a storage shed to side of property screened from main garden and a double garage.

Ground Floor

Porch: Double front door with leaded glass inserts, radiator, double glazed window to side, double doors to reception.

Hallway: Exposed feature beams, staircase to first floor, radiator, telephone intercom, understairs cloaks cupboard, fitted storage cupboard.

WC: Low level WC, pedestal wash hand basin, radiator, double glazed window to front.

Drawing Room: 21' 9" x 19' 9" (6.63m x 6.03m) Wonderful reception room full of character with beamed ceiling, stunning inglenook style fireplace with imposing fire surround and inset gas fire, double glazed windows to front and rear, television aerial point, radiator, sliding French style doors to rear garden.

Study: 13' 3" x 12' 7" (4.03m x 3.83m) Wood effect floor, fitted storage cupboard, French style uPVC doors to conservatory.

Conservatory: 12' 2" x 12' 2" (3.70m x 3.70m) uPVC double glazed French style doors open to rear garden, uPVC double glazed windows to side and rear, three wall mounted electric heaters.

Dining Room: 12' 7" x 6' 8" (3.84m x 2.02m) Window to rear, radiator, power points, opening up to:

Sitting Room: 18' 7" x 12' 7" (5.66m x 3.84m) uPVC double glazed window to rear, beamed ceiling, television aerial point, feature fire surround with inset gas fire.

Kitchen: 14' 8" x 13' 8" (4.47m x 4.16m) Extremely attractive kitchen fitted with a range of base wall units with granite work surfaces over, Belfast style sink unit, recess for Rayburn Aga oven, extractor fan, spotlights, radiator, centre island units, integrated fridge and freezer, integrated dishwasher, double glazed window to side and rear, beautiful tiled flooring.

Rear Hall: Window to front, tiled floor, radiator, door to side.

Utility Room: 10' 5" x 8' 2" (3.18m x 2.48m) Wooden work surfaces, Belfast style sink unit, integrated washing machine, double glazed windows to side and rear.

First Floor

Landing: Uvpc window to front, radiator power points, doors off to:

Master Bedroom: 21' 9" x 13' 2" (6.63m x 4.01m) A great sized room with vaulted ceiling, television aerial point, radiator, double glazed French style doors open to balcony with views over rear garden, double glazed window to front.

Master Bedroom En-suite: Fitted with a suite comprising roll top claw foot style bath, fitted shower cubicle, pedestal wash hand basin, high level wc, tiled splash backs, radiator, double glazed window to side, spotlights.

Master Dressing Room: Walk in wardrobe, double glazed window to side, radiator, and spotlights.

Bedroom 2: 13' 9" x 10' 10" (4.19m x 3.30m) Double glazed window to rear, radiator, wood effect flooring.

En-suite Bathroom: Fitted with a three piece suite comprising panelled bath, low level wc, pedestal wash hand basin, fitted shower cubicle, airing cupboard housing water tank, double glazed window to side.

Bedroom 3: 15' 0" x 13' 3" (4.58m x 4.03m) Double glazed window to rear, radiator, fitted wardrobes.

Bedroom 4: 12' 2" x 10' 10" (3.70m x 3.30m) Fitted wardrobes French style double doors to balcony overlooking rear garden, radiator, television aerial point.

Family Bathroom: Panelled bath with shower over, low level wc, pedestal wash hand basin, radiator, mosaic style tiled splash backs, double glazed window to front, electric shave point.

Pool House

Ground Floor: Sauna, double shower cubicle with electric shower over, tiled floor, stairs to first floor.

First Floor:

Games Room: 17' 11" x 26' 6" (5.46m x 8.07m) Porthole windows to side, down lighters, velux windows, double doors opening onto balcony.

Outside

Double Garage: 18'3" x 17'4" (18.30m x 17.40m) Room above with roller style door, double glazed window to side. The rear of the garage is converted to a shower room with separate shower cubicle, fitted wash hand basin, and wc. Stairs providing access to room above garage.

Store Room

Pump Room

Gardens: Approached through wrought iron electric gates, Bracken Cottage has considerable area for parking on the sweeping tarmac driveway, in addition to the spacious garage. There is also a wrought iron electric exit gate. To the front of the house are lawns and mature trees, including a tremendous weeping willow & various evergreens. To the rear of the house is a substantial lawn, bordered by further mature trees and hedges. The heated outdoor pool is surrounded by paved terraces, ideal for outside dining and entertaining, all overlooking the expansive lawn down to the bungalow. In all the property sits in just under 1.7 acres.

Directions: From our Alderley Edge office proceed out of the village on the main London Road towards Wilmslow and after approximately 2 miles once reaching the Kings Arms roundabout take the second exit into Bedells Lane. Continue to the end of Bedells Lane then turn left onto Altrincham Road towards Hale. After approximately half a mile turn left into Racecourse Road, just before the Boddingtons and Dragon Public House. Follow the road for approximately 0.2 of a mile then turn right onto Newgate where the property can be found on the left hand side after half of a mile.

Location: The property is conveniently situated within easy reach of Wilmslow town centre with its excellent range of shops and general services, restaurants and wine bars. There are good local schools in the area for children of all ages, both State and Private. For the commuter Wilmslow railway station is on the main line to London Euston and also provides a regular commuter service to Manchester and surrounding districts. Access to the North West motorway network is within a short drive as is Manchester International Airport. The A34 Wilmslow by-pass is within easy reach and provides access to the superstores at Handforth Dean and Cheadle Royal and thereon to the business centre's of Manchester and Stockport. Wilmslow leisure centre caters for many sporting activities and there are also a number of private sporting clubs in the surrounding area.





Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-100 A 81-91 B 69-80 C 55-68 D 39-54 E 21-38 F 1-20 G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions 92-100 A 81-91 B 69-80 C 55-68 D 39-54 E 21-38 F 1-20 G Not environmentally friendly - higher CO ₂ emissions	
	22 → 32		26 → 36
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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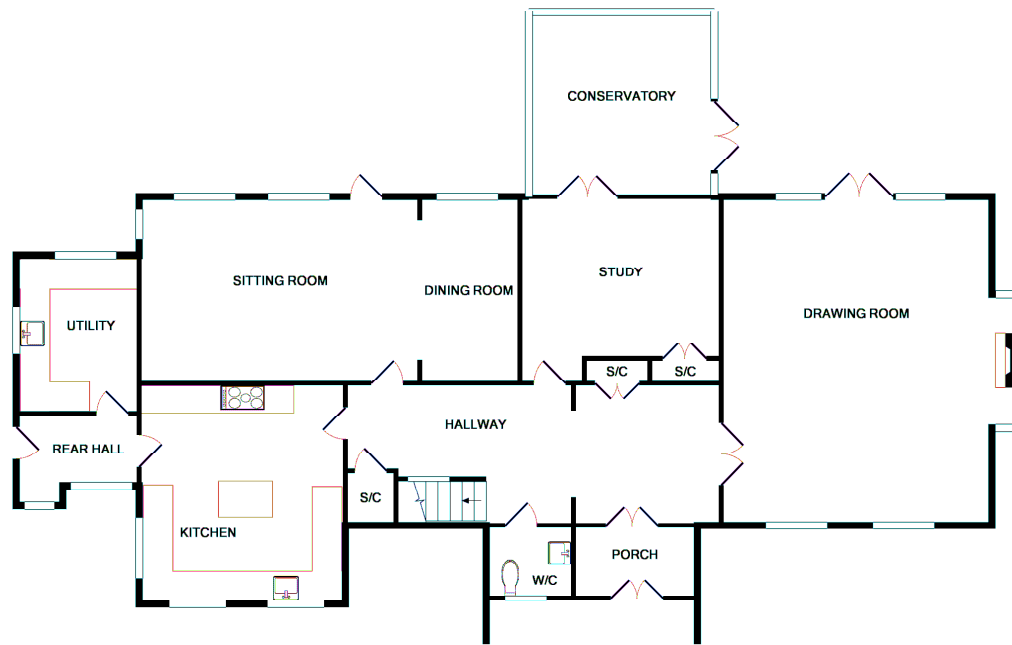
01625 584379,
 79a London Road, Alderley Edge,
 Cheshire SK9 7DY
 E: sales@michaeljchapman.co.uk
 www.michaeljchapman.co.uk

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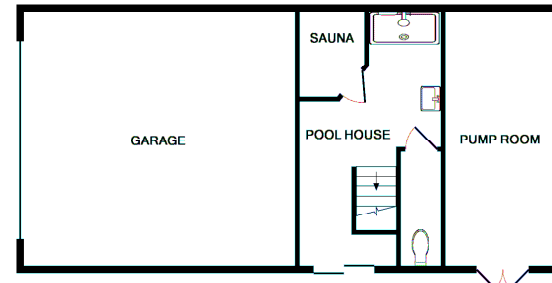
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All measurements are approximate

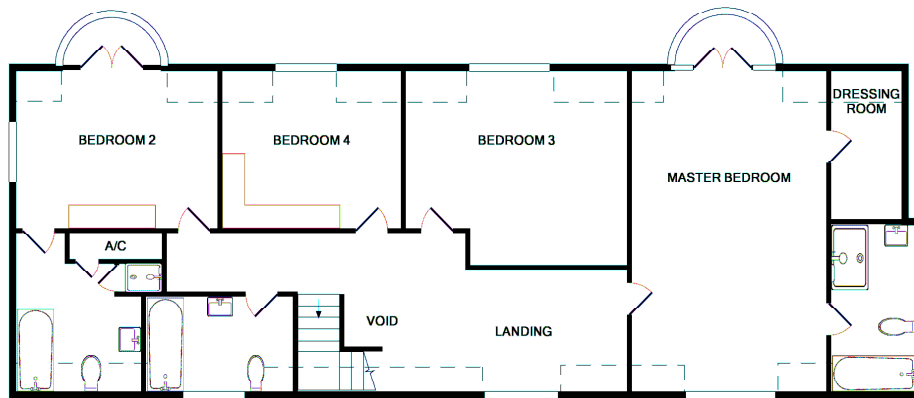
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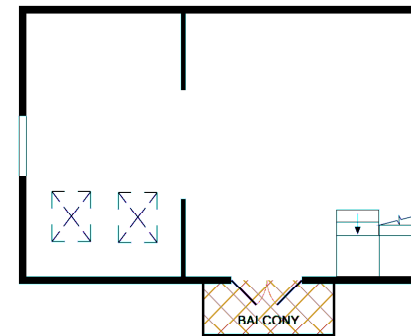
GROUND FLOOR



POOL HOUSE GROUND FLOOR



1ST FLOOR



POOL HOUSE FIRST FLOOR

