

Cherry Tree, Wilmslow Road, Mottram St Andrew, SK10 4QT

**MICHAEL J
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independent estate agents



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A rare opportunity to acquire a stunning period family house on the exclusive Mottram Hall Estate that has been substantially extended and refurbished, resulting in an superb family home with commanding views across Mottram Hall golf course. Occupying a sought after location in Mottram St. Andrew the property seamlessly blends the old with the new.

At ground floor level the impressive reception hall gives access to the lounge with wood burning stove, a study/family room, well equipped utility room, contemporary WC/cloakroom, a superb living/dining/kitchen area, and bespoke solid Oak orangery/dining room. The open plan living/dining/kitchen area has a comprehensive range of fitted German high gloss wall, base and drawer units with contrasting Granite and Corrian work surfaces and integrated ATAG appliances.

At first floor level the galleried landing with bespoke solid Oak staircase and balustrade gives access to the master bedroom with dressing room and contemporary ensuite shower room, bedroom two with ensuite shower room, bedroom three and four, and a well-appointed main bathroom with contemporary suite and Travertine tiling. The master bedroom has a feature vaulted ceiling with Oak French windows leading onto the Juliet balcony, enjoying fantastic views over the landscaped gardens and Mottram Hall golf course beyond. Externally the property is approached by a sweeping tarmac driveway providing extensive off road parking and leading to the detached double garage with attached store. The landscaped gardens are mainly laid to lawn with an elevated Indian Stone terrace providing an ideal area for outdoor entertaining. Only upon viewing will one appreciate both the enviable location and superb specification this property has been finished to.

Ground Floor

Entrance Hall: Solid oak front door with double glazed upper panels, oak double glazed windows to the front and rear elevations, bespoke solid oak spindle staircase to the first floor, under floor heated oak flooring, down lighters, power points.

Lounge: 6.32m x 4.04m (20' 9" x 13' 3") Double glazed windows to the front, side and rear elevations, Yenman cast iron log burning stove with York stone hearth an oak mantel, under floor heated oak flooring, down lighters, power points, tv point, phone point.

Study/Family Room: 3.53m x 3.43m (11' 7" x 11' 3") Oak double glazed window to the front elevation, under floor heated oak flooring, power points, down lighters, phone point.

Cloakroom/WC: Oak double glazed opaque window to the rear elevation, a contemporary two piece suite comprising low level WC, wall mounted wash hand basin with contemporary mixer tap, extractor fan, down lighters, tiled flooring, under floor heated oak flooring.

Utility Room: 3.70m x 1.65m (12' 2" x 5' 5") A comprehensive range of white gloss fitted wall, base and drawer units with contrasting black granite work surfaces and up stands over, cupboard housing pressurised hot water system, space and plumbing for washing machine, cupboard housing central heating boiler, power points, down lighters, extractor fan.

Living Dining Kitchen: 6.55m x 4.42m (21' 6" x 14' 6") A contemporary range of cream gloss soft close wall, base and drawer units manufactured by Keller, black granite work surfaces and up stands over, two under mounted stainless steel sink units with mixer tap, Corrian island unit incorporating soft close draw storage with breakfast

bar area, integrated Neff dishwasher, integrated fridge, integrated freezer, two fitted ATAG electric fan ovens with grill, fitted ATAG microwave, fitted ATAG coffee machine, ATAG five ring gas hob with wok burner, two cut glass Elica ball extractor fans, down lighters, power points, tv point, oak double French windows enjoying views over the landscaped gardens and over Mottram Hall golf course beyond, oak double glazed windows to the side elevation, oak double glazed French windows to the side of the property, under floor heated porcelain tiles. Oak French doors through to orangery/dining room.

Dining room/Orangery: 3.66m x 3.38m (12' x 11' 1") Oak double glazed windows to the front and rear elevations, oak double glazed French window leading onto the Indian stoned patio area and again enjoying views over Mottram Hall golf course, porcelain tiled under floor heated flooring, two wall lights, power points.

First Floor

Galleried Landing: Bespoke oak staircase, oak balustrade overlooking the ground floor entrance hall, vaulted ceiling with double glazed Velux windows, down lighters, two column radiators, power points.

Master Bedroom: 4.42m x 4.42m (14' 6" x 14' 6") A fantastic room with vaulted ceiling incorporating down lighters, oak double glazed French windows opening onto a Juliet balcony and enjoying views over landscaped gardens and Mottram Hall golf course beyond, radiator, power points, tv point (open plan into dressing area).

Dressing Area: Fitted wardrobes providing a range of hanging and shelf storage with matching dressing table incorporating drawer storage, down lighters, power points.

En-Suite: A contemporary three piece suite comprising: low level WC, vanity unit providing shelf storage with top mounted wash hand basin, shower cubicle with thermostatic shower, fully tiled walls, under floor heated tiled flooring, down lighters, extractor fan, oak double glazed opaque window to the side elevation.

Bedroom 2: 4.01m x 2.77m (13' 2" x 9' 1") Oak double glazed window to the rear elevation, column radiator, power points, tv point, down lighters, door to en-suite.

En-suite: A contemporary three piece Laufen bathroom suite comprising, low level WC, pedestal wash hand basin with mixer tap and shower enclosure with thermostatic shower, tiled walls, under floor heated tiled flooring, down lighters, extractor fan, heated towel rail, oak double glazed opaque window to the side elevation.

Bedroom 3: 3.53m x 3.48m (11' 7" x 11' 5") Oak double glazed window to the front elevation, power points, tv point, down lighters, column radiator.

Bathroom: A contemporary three piece Laufen bathroom suite comprising: low level WC, pedestal wash hand basin with mixer tap, panel bath with thermostatic shower over, heated towel rail, fully tiled walls, under floor heating, extractor fan, down lighters, oak double glazed window to the rear elevation.

Outside

Garage: 5.72m x 6.76m (18' 9" x 22' 2") Electric up and over double garage door, ceiling light, power points.

Store Room: 2.50m x 2.36m (8' 2" x 7' 9")

Garden: The property is approached by a sweeping tarmac driveway providing extensive off road parking and leading to the detached double garage. The landscaped gardens are mainly laid to lawn with an elevated Indian stoned terrace providing an ideal area for outdoor entertaining.

Location: Cherry Tree is situated on the Mottram Hall Estate in one of Cheshire's most exclusive settings. Equidistant from the villages of Prestbury and Alderley Edge and the towns of Wilmslow and Macclesfield. The area is well served by golf courses, leisure facilities and being only a short drive from the Peak National Park, outdoor pursuits. Good quality local shopping in Wilmslow and Alderley Edge is augmented by Marks and Spencer at Handforth Dean and John Lewis at Cheadle. Local schools have an excellent reputation and there are superb private schools in Macclesfield, Alderley Edge, Cheadle Hulme, Stockport and Manchester. Transport links to the surrounding commercial centres are close by via the A34, M56 and M6, the railway stations in Wilmslow and Macclesfield place London Euston less than 2 hours away and Manchester International Airport is a 20 minute drive away.


Directions: From the centre of Alderley Edge proceed out of the village on the main London Road (A34) in a southerly direction. Almost immediately opposite the NatWest Bank turn left into Chapel Road. Continue along Chapel Road towards Mottram village which becomes Mottram Road. Proceed through the village which becomes Priest Lane, past the primary school on the left hand side and up the hill to the T junction. Turn left onto Wilmslow Road and after approximately half a mile turn right into the main entrance of Mottram Hall and take the first left and the drive to Cherry Tree will be found on the left hand side.

Energy Performance Certificate 

Cherry Tree, Wilmslow Road, Mottram St. Andrew, MACCLESFIELD, SK10 4QT
Dwelling type: Detached house **Reference number:** 0844-2820-6491-9094-9555
Date of assessment: 10 January 2014 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 10 January 2014 **Total floor area:** 181 m²

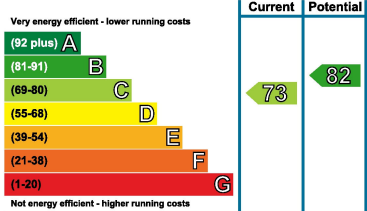
- Use this document to:**
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,285
Over 3 years you could save	£ 339

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 489 over 3 years	£ 243 over 3 years	
Heating	£ 2,403 over 3 years	£ 2,454 over 3 years	
Hot Water	£ 393 over 3 years	£ 249 over 3 years	
Totals	£ 3,285	£ 2,946	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating





The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

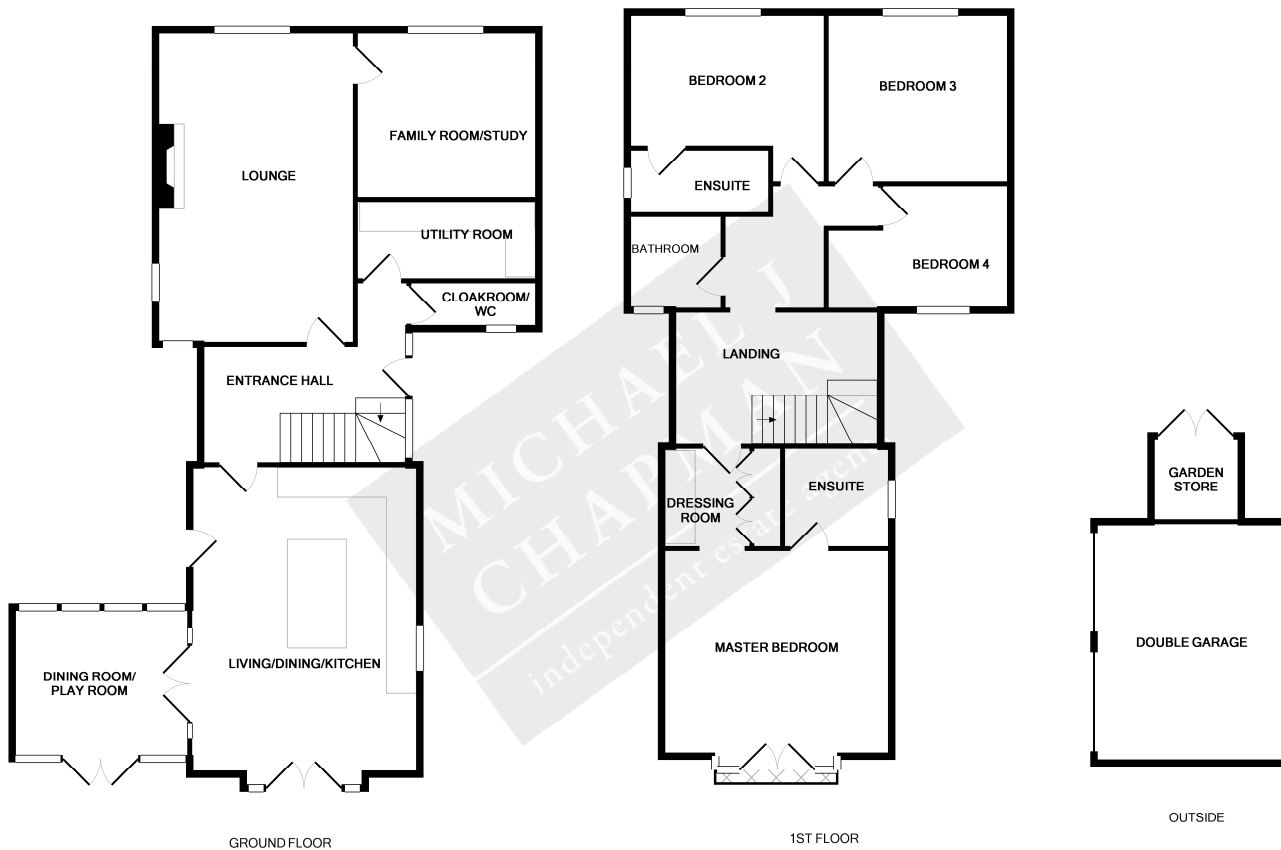
The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Low energy lighting for all fixed outlets	£195	£ 204	
2 Solar water heating	£4,000 - £6,000	£ 129	
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 693	

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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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All measurements are approximate

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