

Rose Cottage, Castle Hill, Mottram St Andrew, SK10 4AX

**MICHAEL J  
CHAPMAN**

independent estate agents



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

A beautifully extended and refurbished 3/4 bedroom detached cottage standing in approximately 1/3 acre of gardens and grounds with views over the open countryside.

The accommodation in brief comprises of to the ground floor; porch, dining hall, breakfast kitchen with integrated appliances, lounge, orangery, and cloakroom. To the first floor, there is a master bedroom with ensuite shower room, two further bedrooms and a bathroom. Externally there is a double garage with guest suite/office above with ensuite wet room.

To the front, Rose Cottage is approached through electric double gates that lead to a tarmac driveway with inset lighting, providing parking for several cars. The gardens and grounds extend to approximately 1/3rd acre which is mainly laid to lawn with flower and shrub borders with a York stone flagged terrace.

Viewing is highly recommended to appreciate the accommodation on offer.

#### Covered Porch

**Dining Hall: 14' 9" x 12' 7" (4.50m x 3.83m)** Double glazed window to front, ceiling coving, down lights, oak flooring with under floor heating, power points, tv aerial point, oak panelled front door off to :

**Living Room: 14' 7" x 11' 2" (4.45m x 3.40m)** Double glazed window to side, fire place with inset wood burning stove, ceiling coving, down lights, oak flooring with under floor heating, power points, tv aerial point, door to inner hall.

**Orangerie: 17' 9" x 12' 5" (5.41m x 3.78m)** Upvc double glazed windows and French windows to side and rear, opening onto patio, roof lantern, oak flooring with under floor heating, down lights, ceiling coving, power points glazed panelled doors to:

**Kitchen: 14' 9" x 14' 9" (4.50m x 4.50m)** Double glazed window to front, twin velux roof lights, fitted with a modern range of wall and base units with granite work surfaces over to splash backs, inset 11/2 bowl sink unit, integrated appliances include 5 ring induction hob with extractor hood over, oven, microwave with plate warmer under, wine fridge, dishwasher, American fridge/freezer, cupboard housing boiler and hot water cylinder, ceiling coving, down lights, power points, tv aerial point, glazed panelled doors to:

**Inner Hall: 11' 9" x 7' 11" (3.57m x 2.42m)** max. Stairs to first floor with under stairs storage cupboard, intercom, cloak cupboard, oak flooring with under floor heating.

**Cloakroom: 6' 4" x 4' 4" (1.93m x 1.32m)** Obscured double glazed windows to side and rear, fitted with contemporary suite, comprising of low level wc with concealed cistern, wall mounted wash hand basin, tiled splash backs, oak flooring with under floor heating, down lights, extractor fan, ceiling coving.

#### First Floor

**Landing:** Double glazed window to side and French door to rear, under floor heating, down lights, power points, oak panelled doors to;

**Master Bedroom: 17' 5" x 11' 2" (5.31m x 3.40m)** Max. Double glazed feature window to rear overlooking the garden to fields beyond, power points, down lights, under floor heating, tv aerial point, door to;

**En suite Wet room:** Double glazed window to side, fitted with a contemporary suite comprising of low level wc, wall mounted wash hand basin, walk in shower with mains fed shower and glass screen, tiled walls to floor, chrome heated ladder style towel radiator, down lights, extractor fan.

**Bedroom 2: 14' 9" x 9' 1" (4.50m x 2.76m)** Double glazed window to front, under floor heating, power points, tv aerial point and access to loft space.

**Bedroom 3: 12' 7" x 9' 9" (3.83m x 2.97m)** Double glazed windows to front and side, under floor heating power points, tv aerial point.

**Bathroom:** Double glazed window to rear, fitted with a contemporary suite comprising of a panelled bath, low level wc, wall mounted wash hand basin, walk in shower with mains fed shower and glazed shower screen, tiled walls and floor, down lights, extractor fan, heated towel radiator.

#### Outside

**Garage: 20' 3" x 19' 8" (6.16m x 5.99m)** Doors to front, window and personal door to side, boiler for under floor heating and hot water tank, plumbing for washing machine, power points, to the rear of the garage is a staircase with stainless steel balustrade and balcony overlooking the open fields, door to:

**Guest Suite/office: 20' 3" x 18' 10" narrowing to 11'10" (6.16m x 5.74m narrowing to 3.61m)** max. Double glazed window to front and twin velux roof lights to side, oak flooring with under floor heating, power points, telephone point, door to:

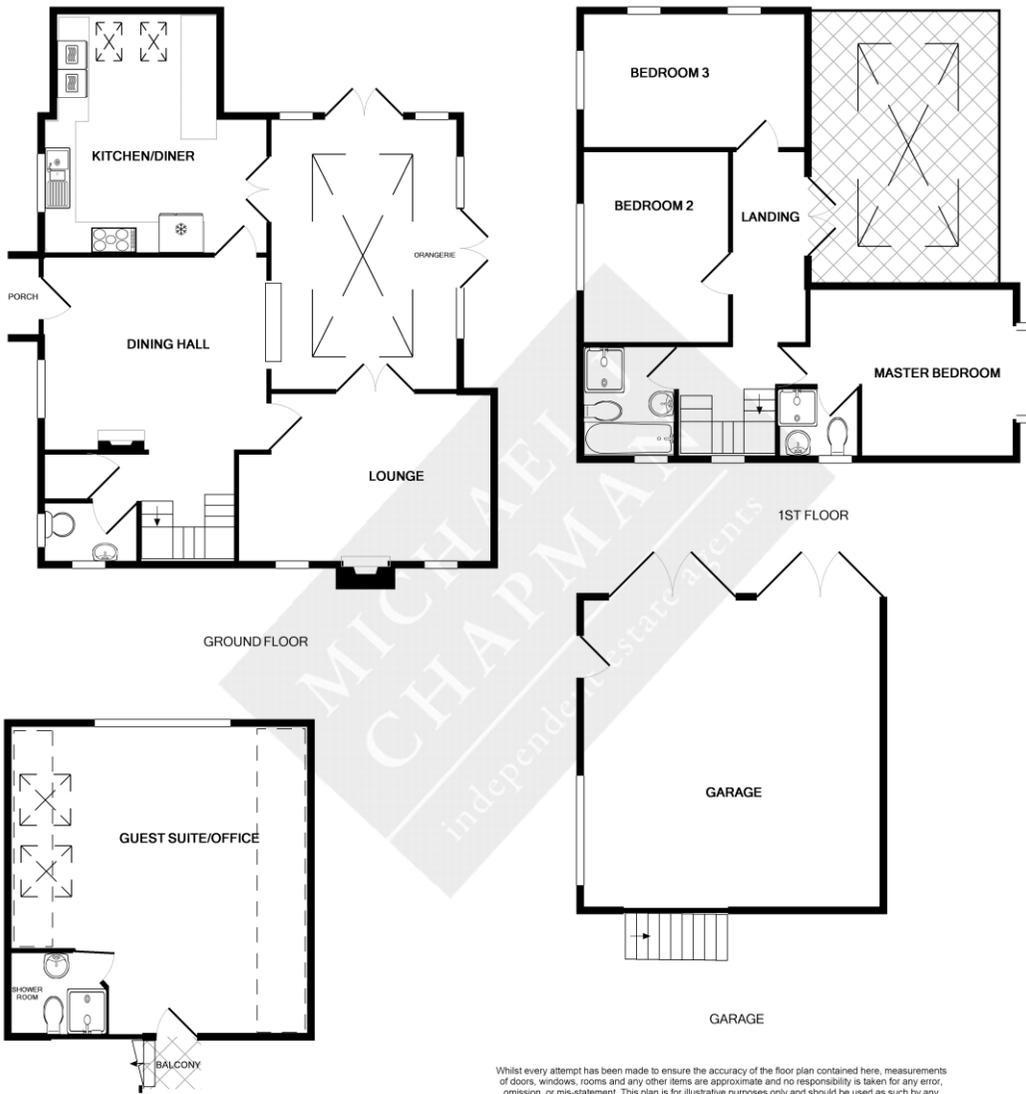
**Ensuite Wet room:** Low level wc, wall mounted wash hand basin, mains fed shower, tiled walls and floor, down lights, extractor fan.

**Garden:** To the front, Rose Cottage is approached through electric double gates that lead to a tarmac driveway with inset lighting, providing parking for several cars. The gardens and grounds extend to approximately 1/3rd acre which are mainly laid to lawn with flower and shrub borders with a York stone flagged terrace.

**Location:** 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 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 right onto Wilmslow Road and after approximately 1 mile the gates to Rose Cottage will be found on the right hand side.





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  
 Made with Metropix ©2014

## Energy Performance Certificate



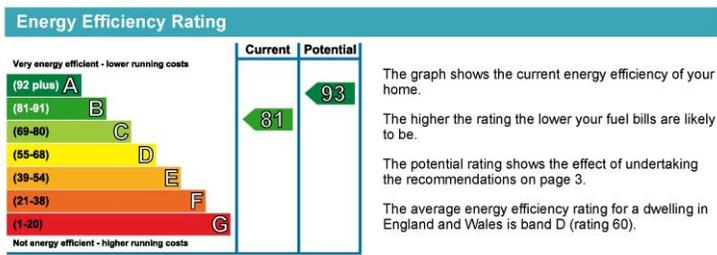
Rose Cottage, Castle Hill, Mottram St. Andrew, MACCLESFIELD, SK10 4AX  
 Dwelling type: Detached house Reference number: 8197-6839-5450-5918-0906  
 Date of assessment: 08 January 2013 Type of assessment: SAP, new dwelling  
 Date of certificate: 08 January 2013 Total floor area: 133 m<sup>2</sup>

- 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:	£ 1,746
Over 3 years you could save	£ 168

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 183 over 3 years	£ 183 over 3 years	 You could save £ 168 over 3 years
Heating	£ 1,077 over 3 years	£ 1,077 over 3 years	
Hot Water	£ 486 over 3 years	£ 318 over 3 years	
<b>Totals</b>	<b>£ 1,746</b>	<b>£ 1,578</b>	

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.



### Actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £6,000	£ 168
2 Solar photovoltaic panels, 2.5 kWp	£11,000 - £20,000	£ 666
3 Wind turbine	£1,500 - £4,000	£ 237

**MICHAEL J CHAPMAN**  
 independent estate agents

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



