

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

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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:

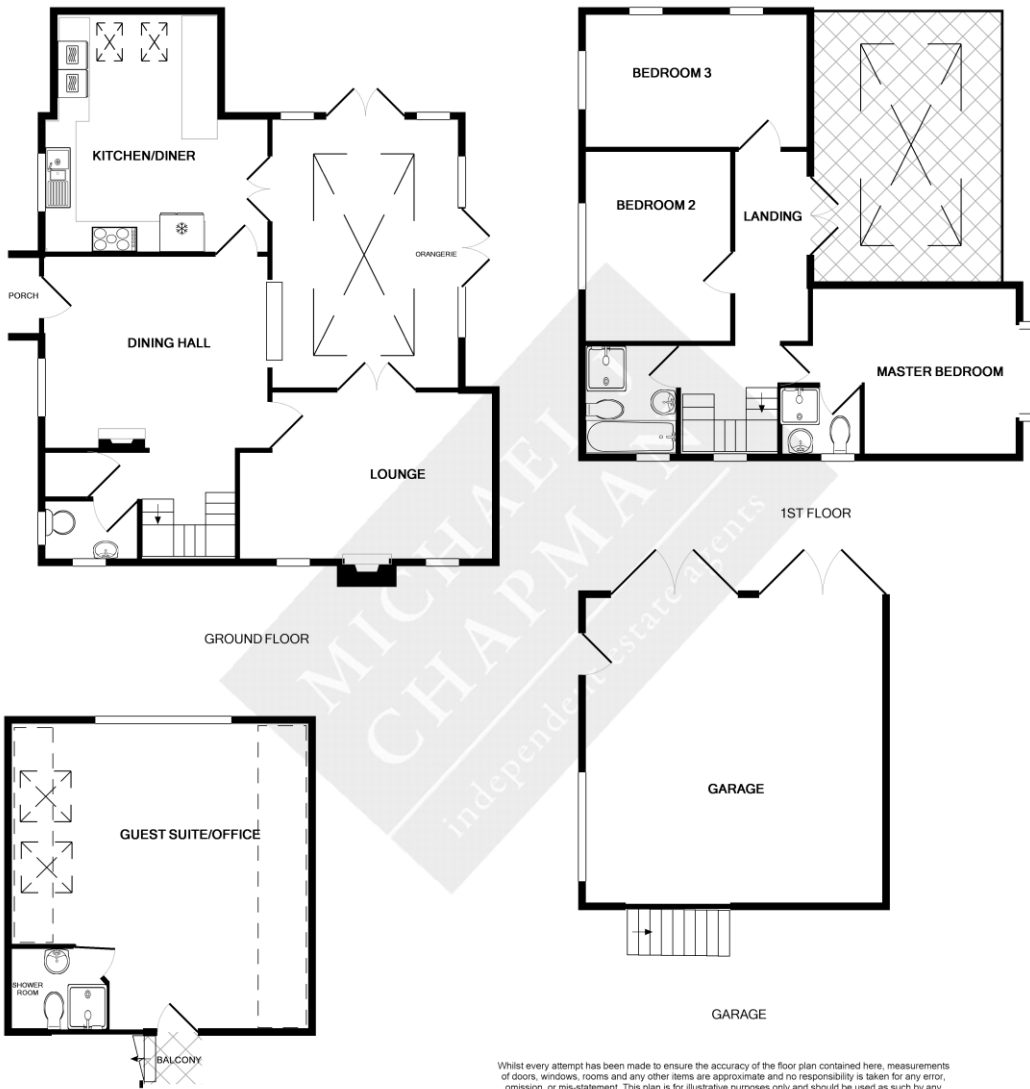
Ensuite Wet room: Low level wc, wall mounted wash hand basin, mains fed shower, tiled walls and floor, down lights, extractor fan.

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
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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 m²

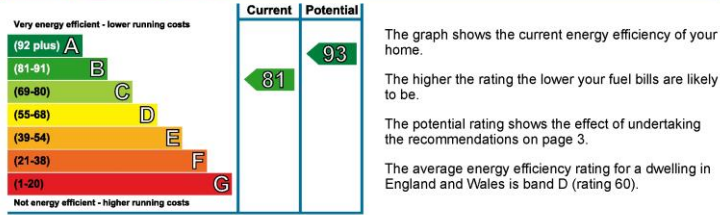
- Use this document to:**
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 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	
Heating	£ 1,077 over 3 years	£ 1,077 over 3 years	
Hot Water	£ 486 over 3 years	£ 318 over 3 years	
Totals	£ 1,746	£ 1,578	

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



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



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