

11 The Grove

Cheadle Hulme, Cheshire, SK8 7NA



mosley jarman



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Asking Price £700,000

NO CHAIN - An exceptionally well-presented and spacious four-bedroom, two-bathroom detached family home, ideally positioned in a quiet cul-de-sac within a popular residential area. The property is conveniently located close to both Cheadle Hulme and Bramhall villages and lies within the sought-after school catchment area for Cheadle Hulme High School. The property benefits from UPVC double glazing, gas-fired central heating, generous off-road parking, and a private, well-established south-west facing rear garden, complete with an impressive garden room ideal for year-round enjoyment.

The accommodation briefly comprises a welcoming entrance hallway with cloakroom storage and a contemporary downstairs WC. At the heart of the home is a stunning open-plan dining kitchen, beautifully fitted with high-quality fixtures and fittings, complemented by elegant granite worktops, breakfast bar and ample space for family dining. French doors open directly onto the rear garden, allowing natural light to flood the space and creating an effortless indoor-outdoor connection. The home further benefits from a cosy yet spacious living room, which flows seamlessly into the family room and adjoining study, creating a versatile and sociable layout ideal for modern family living. The extension has been thoughtfully designed to provide an exceptional entertaining space, with excellent access to the rear garden and a wonderful sense of openness throughout. In addition, the property offers a separate playroom/gym, providing flexible accommodation to suit a variety of lifestyles, together with a practical utility room offering additional storage.

To the first floor, the landing provides access to an impressive master bedroom, complete with a spacious dressing room and a stylish modern en-suite shower room. There are three further generously proportioned bedrooms, all beautifully presented, together with a stunning contemporary family bathroom.



- An Exceptionally well-presented and spacious detached family home
- Situated within a quiet cul-de-sac in a highly sought-after residential location
- Within easy reach of Cheadle Hulme train station and excellent local amenities
- UPVC double glazing and gas-fired central heating throughout
- Garden room providing additional outdoor entertaining
- Four bedrooms and two bathrooms
- Conveniently positioned close to both Cheadle Hulme and Bramhall villages
- Located within the desirable catchment area for Cheadle Hulme High School
- Off-road parking and a beautifully maintained private rear garden
- No onwards chain



The Grounds and Gardens

The property is positioned at the end of a quiet cul-de-sac, enjoying a peaceful and private setting whilst benefiting from ample off-road parking for several vehicles. To the rear is a beautifully landscaped and well-maintained garden, featuring a manicured lawn, mature shrubs, established trees, and attractive planted borders that create a wonderful sense of privacy and tranquillity. A standout feature of the outdoor space is the charming garden room, complete with light, power, and a wood-burning stove, making it ideal for year-round use as a relaxing retreat, home office, or entertaining space. The garden itself offers an excellent environment for outdoor dining, social gatherings, and family enjoyment, with plenty of space to relax and take in the attractive surroundings.

The Location

Cheadle Hulme is a suburb in the Metropolitan Borough of Stockport with an excellent range of bars, shops and restaurants and many of its public and private schools are highly sought after. Cheadle Hulme train station provides direct links to Manchester City Centre which is 8 miles away. The A34 provides excellent transport links to the local motorway network and Manchester Airport.

Important Information

Heating - Gas central heating (radiators)

Mains - Gas, Electric, waters and drains

Property Construction- Brick built with tiled roof

Flood Risk - Very Low Risk (Surface water), Very Low Risk (sea and rivers)**

Water Meter - Yes

Freehold

Broadband providers - Openreach / Virgin Media - FTTP (Fibre to the Premises). You may also be able to obtain broadband service from these Fixed Wireless Access providers covering your area for EE & Three

Mobile providers- Mobile coverage at the property available with all main providers*.

**Information provided by Ofcom checker and isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

** Information provided by GOV.UK

Postcode: **SK8 7NA**

What 3 Words: **star.drift.wider**

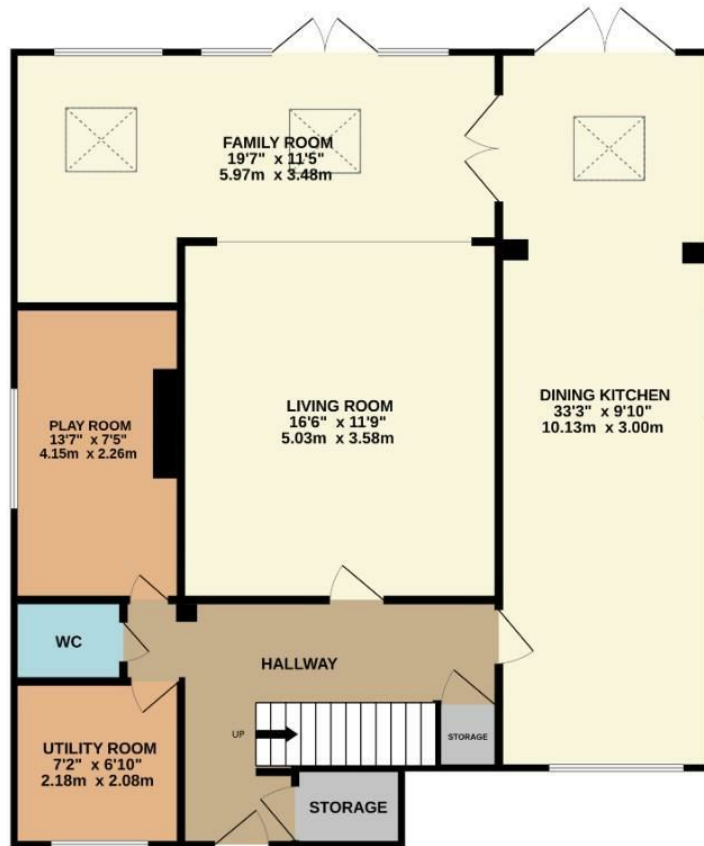
Council Tax Band: **E**

EPC Rating: **C**

Tenure: **tbc**

Freehold

GROUND FLOOR
1129 sq.ft. (104.9 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 1794 sq.ft. (166.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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