



jordan fishwick

Netherwood Cottage Brookledge Lane, SK10 4JU
Guide Price £999,950

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Netherwood Cottage on Brookledge Lane is offered for sale with NO CHAIN, this beautifully presented and extended four bedroom detached home is a truly exceptional residence, thoughtfully designed brimming with charm, character and period features. Located in the highly sought after village of Adlington, the property enjoys a superb balance of countryside living with excellent connectivity, being within easy reach of the train station and nearby centres which include, Poynton, Macclesfield Wilmslow and Prestbury. Believed to date back several hundred years, the property has been sympathetically enhanced to seamlessly blend its historic features with modern-day living. Securely set behind electric gates and orientated with a side facing position, the property is set within superbly presented and manicured landscaped grounds, with the home enjoying a delightful southerly facing garden, complete with an ornamental pond, versatile garden room and a contemporary veranda with glazed roof, creating a perfect all year-round outdoor secluded entertaining space.

Internally, the accommodation is both spacious and highly versatile starting with a welcoming reception hall with exposed beams and feature fireplace, leading to a stunning dual-aspect lounge with double doors providing an outlook towards the garden. An exposed brick fireplace with feature log burner creates a central focal point, alongside a bespoke fitted bar with hidden storage for those nights in entertaining. A separate and spacious formal dining room flows effortlessly into a home office /study area, offering flexibility for modern work from home lifestyles. The attractive kitchen is fitted with a range of quality fitted units with quality granite worktops, traditional Belfast sink and a range style cooker complete the specification. The kitchen is complemented by a useful adjacent utility area with space for laundry appliances. The downstairs cloakroom with W.C completes the ground floor accommodation. To the first floor, the principal bedroom suite is worthy of note, offering extensive fitted bedroom furniture and a stylish, cleverly concealed ensuite shower room. Three further well proportioned bedrooms all benefit from fitted wardrobes, whilst the family bathroom is equally impressive, featuring a roll top bath and separate shower, all in keeping with the traditional style and character of the property.



Externally, a generous driveway provides ample parking and turning for vehicles with access to a detached garage. The gardens have been thoughtfully designed to offer a mix of lawn and seating areas, perfect for relaxation and entertaining and taking advantage of the southerly aspect. The ornamental pond is a delight whilst the garden room/home office benefits from a power supply. Incorporated within the main structure of the property are two externally accessed outbuildings providing additional storage. The standout feature is the covered veranda with specialised glazed pitch roof which reduces sunlight whilst offering shelter and a creating a defined outdoor entertaining space no matter the time of day or year. This is a rare ideal opportunity to acquire a unique, characterful home of exceptional quality boasting an array of period features.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

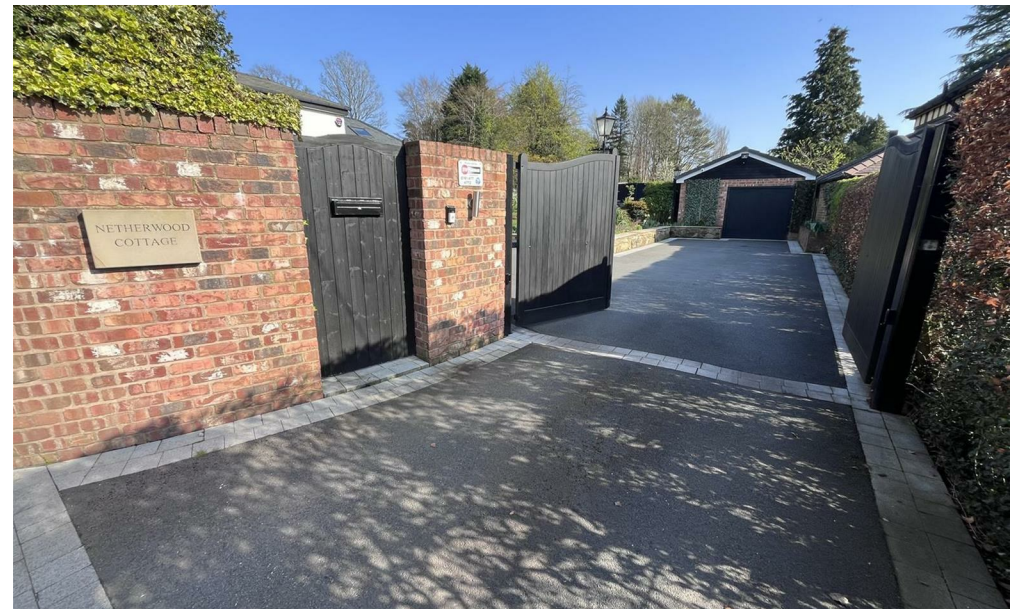
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
1577 sq.ft. (146.5 sq.m.) approx.



1ST FLOOR
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA: 2438 sq.ft. (226.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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