

Woodhill, Squirrel's Jump, Alderley Edge, SK9 7DR

**MICHAEL J  
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This impressive Victorian semi detached residence offers a wonderful and unique opportunity to purchase this attractive home with great potential for some modernisation and to live in a peaceful location within the Edge Conservation Area with breathtaking views across Alderley Edge and the Cheshire Plain. Built on the side of the Edge, up a private road, this property lies within easy access to the renowned National Trust woodland with superb views over Cheshire. The accommodation is typical of its era with high ceilings, deep skirting boards and cornices to all principle rooms and in brief comprises: entrance porch, entrance hallway, living room with stunning views over the Cheshire Plain, dining room with double aspect to front and rear, and kitchen. The first floor accommodation comprises: three well proportioned bedrooms and a family bathroom. The lower ground floor (which has potential to be a flat/ home office) comprises: wc and utility area, bedroom four, bedroom five and family room/study. This wonderful home benefits from further storage within two cellar rooms which could be converted to provide extra accommodation space (subject to the necessary consents) and a mature lawned garden and well stocked terraces to the rear with a separate pedestrian access from Mottram Road.

## Ground Floor

**Entrance Porch:** Flagstone floor, timber glazed front door, timber glazed windows to side and front elevations with glazed roof and solid wood panelled front door leading to entrance hallway.

**Entrance Hallway:** 14' 9" x 6' 3" (4.50m x 1.91m) Polished wooden floor boards, cornice ceiling, deep skirting boards, telephone point, radiator and attractive original doors in keeping with the period of the property, providing access to lower ground floor and:

**Dining Room:** 14' 9" x 11' 2" (4.50m x 3.40m) A well proportioned room with double aspect views from the sash window overlooking the front of the garden and a sash window affording extensive rear views with two further inset windows to the side elevation. Open fire with tiled surround and matching hearth, two radiators, cornice ceiling and deep skirting boards, ceiling light point.

**Living Room:** 20' 8" x 11' 10" (6.30m x 3.61m ) A well proportioned room with staggering views over the Cheshire Plain, large bay sash window with window seat and storage, further sash window, attractive period open fireplace with cast iron fire and inset tiling, ceiling cornice, deep skirting boards, television aerial point, two radiators, two ceiling light points.

**Kitchen:** 14' 6" x 7' 2" (4.42m x 2.18m) Fitted with a range of base and wall units with roll top work surfaces over incorporating single sink unit, recess for oven, recess and plumbing for washing machine, recess and plumbing for dishwasher, wood panelled ceiling, light point, sash window with views over the front gardens.

## First Floor

**Galleried Landing:** With original mahogany wooden balustrade, ceiling light point, sash window with views over front gardens

**Master Bedroom:** 14' 9" x 11' 2" (4.50m x 3.40m) ) Polished wooden floor boards, period feature fireplace, extensive solid wood fitted wardrobes, ceiling coving, ceiling rose and light point, radiator, television aerial point, sash windows with double aspect views to front gardens and further sash window with views to the rear.

**Bedroom 2:** 12' x 11' 2" (3.66m x 3.40m) Another double room with sash window affording stunning panoramic views to rear, two solid wood fitted wardrobes, ceiling coving, light point, two radiators, feature period fireplace.

**Bedroom 3:** 12' x 8' 3" (3.66m x 2.51m) A well proportioned room with sash window and panoramic views to the rear, solid wood fitted wardrobe, light point, and feature period fireplace.

**Family Bathroom:** 7' 2" x 11' (2.18m x 3.35m) Fitted in a Victorian style with claw foot roll top bath with Lefroy Brookes dual shower drencher and hand shower over, free standing heated towel rail, pedestal wash hand basin with shelf above, low level wc, fully tiled walls and floor with integral picture mirror over basin, large wooden airing and storage cupboard, wall mounted medicine cabinet, light point, sash window overlooking front gardens and ceiling hatch with drop down ladder to boarded loft storage with light and Velux window.

## Lower Ground Floor

**Inner Hallway:** Hallway Radiator, fitted bookcase, light point, door to further rooms.

Utility Area: 4' 6" x 5' 2" (1.37m x 1.57m) Single sink unit with shelf above, under sink cupboard, recess for fridge freezer, leading to w.c:

**W.C:** 4' 6" x 5' 6" (1.37m x 1.68m) Low level w.c. pedestal wash hand light point, door basin, frosted window to side, cupboard housing boiler, light point.

**Bedroom 4:** 11' 10" x 11' 10" (3.61m x 3.61m) ) Radiator, sash window with views to rear and garden, light point.

**Bedroom 5/Office:** 26' 11" x 8' 2" (8.20m x 2.49m) ) Two radiators, sash window with views to rear, two wall light points, storage recess under staircase.

**Family Room/Study:** 11' x 9' 6" (3.35m x 2.90m) Radiator, window to side, storage cupboard, door leading onto walled and fenced terrace overlooking views of Alderley Edge and beyond, with steps to private road, gate to rear gardens and fenced steps to cellars.

## Basement

**Cellar 1:** 10' 11" x 11' 8" (3.33m x 3.56m) Cobbled brick floor, bay window, built in workbench with shelving underneath, light point, electricity point, water tap.

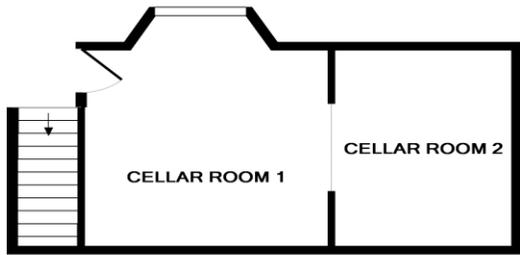
**Cellar 2:** 8' 1" x 11' 7" (2.46m x 3.53m) Cobbled brick flooring, light point, electricity point.

## Outside

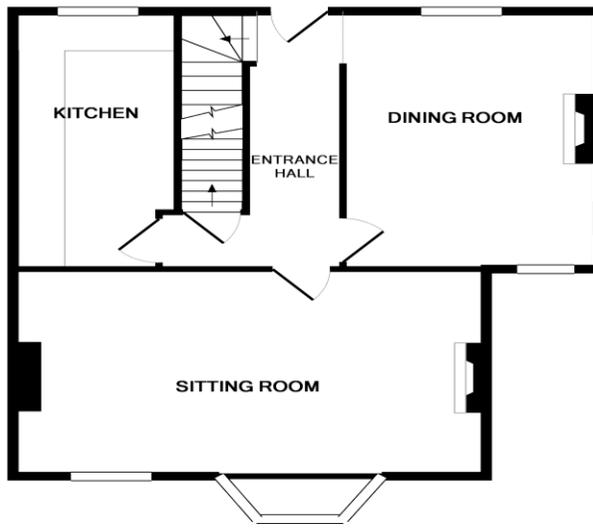
**Garden:** The front terraced gardens and parking area are rented from the National Trust at a nominal sum per annum to the current owners. The main gardens to the rear are well stocked rockeries with terraces and lawn and are accessed by steps which also lead to a separate pedestrian access to Mottram Road.

**Location:** The property is extremely well situated within walking distance of the Alderley Edge village, the centre of which offers a wide range of high quality shops suitable for most day to day requirements. The area also boasts a good range of social and recreational facilities. Good local schools cater for children of all ages. Ideal for the commuter, the areas are especially well placed for easy access to the business centres of Manchester and Stockport. Alderley Edge station offers a fast electric commuter service and there are Inter-City links available at nearby Wilmslow. For the motorway traveller the M56 is available at Ringway or the M6 at Holmes Chapel. Alternatively the new A34 by-pass road provides easy access to the superstores of Marks and Spencer, Tesco and a little further on, John Lewis and Sainsburys. Manchester International Airport is only a short drive away.

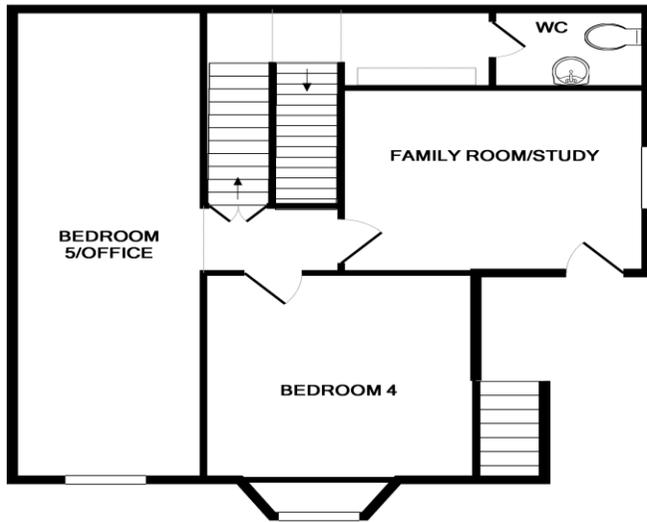
**Directions:** From the centre of Alderley Edge take the left hand turning into Chapel Road, which becomes Mottram Road. Turn right up Squirrel's Jump and proceed to the top of the road where the property can be found on the left hand side identified by our Michael J Chapman for sale sign.



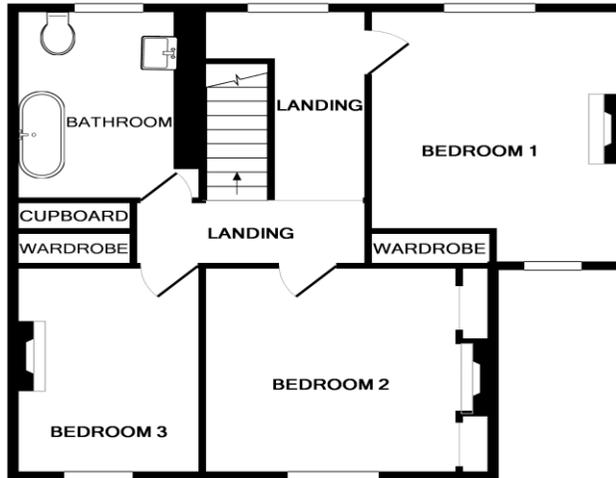
CELLAR



GROUND FLOOR



LOWER GROUND FLOOR



1ST FLOOR



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 Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
100-109 <b>A</b>		92-100 <b>A</b>	
81-100 <b>B</b>		75-91 <b>B</b>	
69-80 <b>C</b>		59-74 <b>C</b>	
55-68 <b>D</b>		45-58 <b>D</b>	
39-54 <b>E</b>		29-54 <b>E</b>	49
21-38 <b>F</b>	30	21-38 <b>F</b>	34
1-20 <b>G</b>	45	1-20 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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**All measurements are approximate**

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