

Battery House, Battery Lane, Wilmslow, Cheshire, SK9 5LT

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Battery House is an elegant family home offering superb accommodation with views over the surrounding countryside.

Constructed in the 'Arts and Crafts' style with rendered elevations and stone detailing under a slate roof, this property mixes the old with the new. The ground floor offers open plan living accommodation comprising: porch, entrance hall, cloak room, reception room, dining room/family room, kitchen, utility room.

To the first floor there is a master bedroom suite with dressing room and large en-suite facilities, a guest bedroom with en-suite shower room and a further bedroom and bathroom. To the second floor there are two further double bedrooms with en-suite wet rooms and eaves bed areas which are suitable for children and teenagers allowing extra living space. To the rear of the plot there is a modern and contemporary annex that could be used as a studio/leisure complex that has two double bedrooms, open plan kitchen/dining and sitting room.

Externally the property is approached through double five bar gates leading to a gravel driveway with parking for many vehicles. Partially to the rear and side of the property is a covered loggia with stone sets paving to a low dwarf wall with steps up to the landscaped lawn garden with gravel paths leading to the contemporary annex and garages. The property stands in gardens and grounds of approximately 4.8 areas (1.95ha).

Viewing is highly recommended to appreciate the accommodation and the location that this property offers.

Ground Floor

Porch: Covered porch, wall light, stone sets.

Entrance Hall: 24' 7" x 5' 11" (7.50m x 1.80m)) Oak front door, French stone floor, under floor heating, oak stairs to first floor, mains fed smoke alarm, wall lights, power points, double doors to open plan living room.

Cloak Room: 6' 3" x 5' 11" (1.90m x 1.80m) Window to front, down lights, French stone flooring, under floor heating, stone wash hand basin, low level wc.

Reception Room: 17' 5" x 14' 5" (5.31m x 4.39m) Window to side, door to rear with glazed side window, period cast iron fire place with wooden mantel over, oak flooring, up lights, power points.

Dining Room/Family Room: 24' 7" x 20' 0" (7.50m x 6.10m) 1930's art deco fire place with tiled inserts and hearth with wooden surround, down lights into bay windows overlooking rear garden, oak flooring with under floor heating, wall lights, power points, archway to kitchen:

Kitchen: 15' 1" x 14' 5" (4.60m x 4.40m) Window to side over looking paddock. French doors to rear loggia, fitted with a range of shaker style hand painted wall and base units with granite work surfaces over, inset twin Belfast sinks, built in dishwasher, island unit with 'Stoves' range cooker, 'Siemens' American fridge freezer, French stone flooring with under floor heating, down lights, power points, door to:

Utility Room: 14' 5" x 8' 2" (4.40m x 2.50m) Window to front door to side, range of wall and base units with granite work surfaces with inset sink, space for washing machine and separate dryer, cupboard housing laundry chute, further cupboard housing wall mounted boiler for domestic hot water and central heating.

First Floor

Galleried Landing: 24' 7" x 11' 10" (7.50m x 3.60m) Radiators, power points, down lights, stairs to second floor, mains fed smoke alarm. Walk in airing cupboard.

Master Bedroom: 16' 1" x 14' 5" (4.90m x 4.40m) Window to front and side, built in wardrobes with hanging rail and shelving and laundry chute to utility room, power points, telephone point, and radiator.

Dressing Room: 14' 5" x 7' 10" (4.40m x 2.40m) Window to rear, radiator, down lights, built in wardrobes with hanging rail, shelving and drawer units.

Master Bedroom En-suite: 14' 5" x 12' 2" (4.40m x 3.70m) Window to rear, built in bath with tiled surround, wall mounted wash hand basin with unit under, walk in shower with glazed screen, low level wc, tiled floor, radiator, down lights.

Bedroom 2: 17' 5" x 14' 5" (5.30m x 4.40m) Windows to front and side, radiator, power points, door to:

En-suite 2: Window to rear, low level wc, wall mounted wash hand basin with cupboard under, walk in shower cubicle with glazed screen, natural stone floor with under floor heating, tiled splash backs, down lights.

Bedroom 3: 14' 5" x 12' 6" (4.40m x 3.80m) Window to rear, down lights, radiator, power points.

Family Bathroom: 7' 10" x 7' 7" (2.40m x 2.30m) Conservation Velux sky light, panelled bath, walk in shower cubicle with glazed screen, low level wc, wall mounted wash hand basin, natural stone floor with tiled splash backs, radiator.

Second Floor

Landing: Conservation Velux sky light, radiator, doors to:

Bedroom 4: 13' 5" x 11' 10" (4.10m x 3.60m) Conservation Velux sky light, radiator, power points. Eaves bedroom area, glass panel door to:

En-suite Wet Room: 8' 2" x 6' 3" (2.50m x 1.90m) Conservation Velux skylight, low level wc, wall mounted wash hand basin, natural stone tiled floors and walls, hans grohe shower, down lights.

Bedroom 5: 13' 5" x 11' 2" (4.10m x 3.40m) Conservation Velux sky light, radiator, power points. Eaves bedroom area, glass panel door to:

En-suite Wet Room: 9' 2" x 7' 10" (2.80m x 2.40m) Conservation Velux skylight, low level wc, wall mounted wash hand basin, natural stone tiled floors and walls, hans grohe shower, down lights.

Separate Annex:

Entrance Hall: Full height front door, built in cupboard, oak laminate flooring, doors off to bathroom and bedroom, open to:

Open plan, kitchen, living Room: 30' 6" x 18' 4" (9.30m x 5.60m) Full height doubled glazed windows to front with built in blinds, sliding doors to side, windows to rear, oak flooring. Kitchen area comprising of: wall and base units with rolled edge surfaces with tiled splash backs with inset 1.5 bowl drainer sink, dishwasher, fridge freezer, island unit with inset four ring hob with oven under. Door to rear.

Bathroom: 13' 1" x 5' 11" (4.00m x 1.80m) White suite comprising: panelled bath wall mounted wash hand basin low level wc, tiled walls and floor, windows to rear.

Bedroom 2: 18' 4" x 12' 6" (5.60m x 3.80m) Full height obscure windows to front, windows to rear, down lights, oak laminate flooring, full height door to entrance hall and bedroom one.

Bedroom 1: 18' 4" x 12' 6" (5.60m x 3.80m) Full height obscure windows to front, windows to rear, down lights, oak laminate flooring. Full height door to covered canopy leading to the garages.

Garage 1: 23' 4" x 18' 4" (7.10m x 5.60m) Bi-folding doors to front, windows to rear, exposed beam, power points, hot and cold water.

Garage 2: 18' 4" x 11' 2" (5.60m x 3.40m) Bi-folding door to front, window to rear, power points.

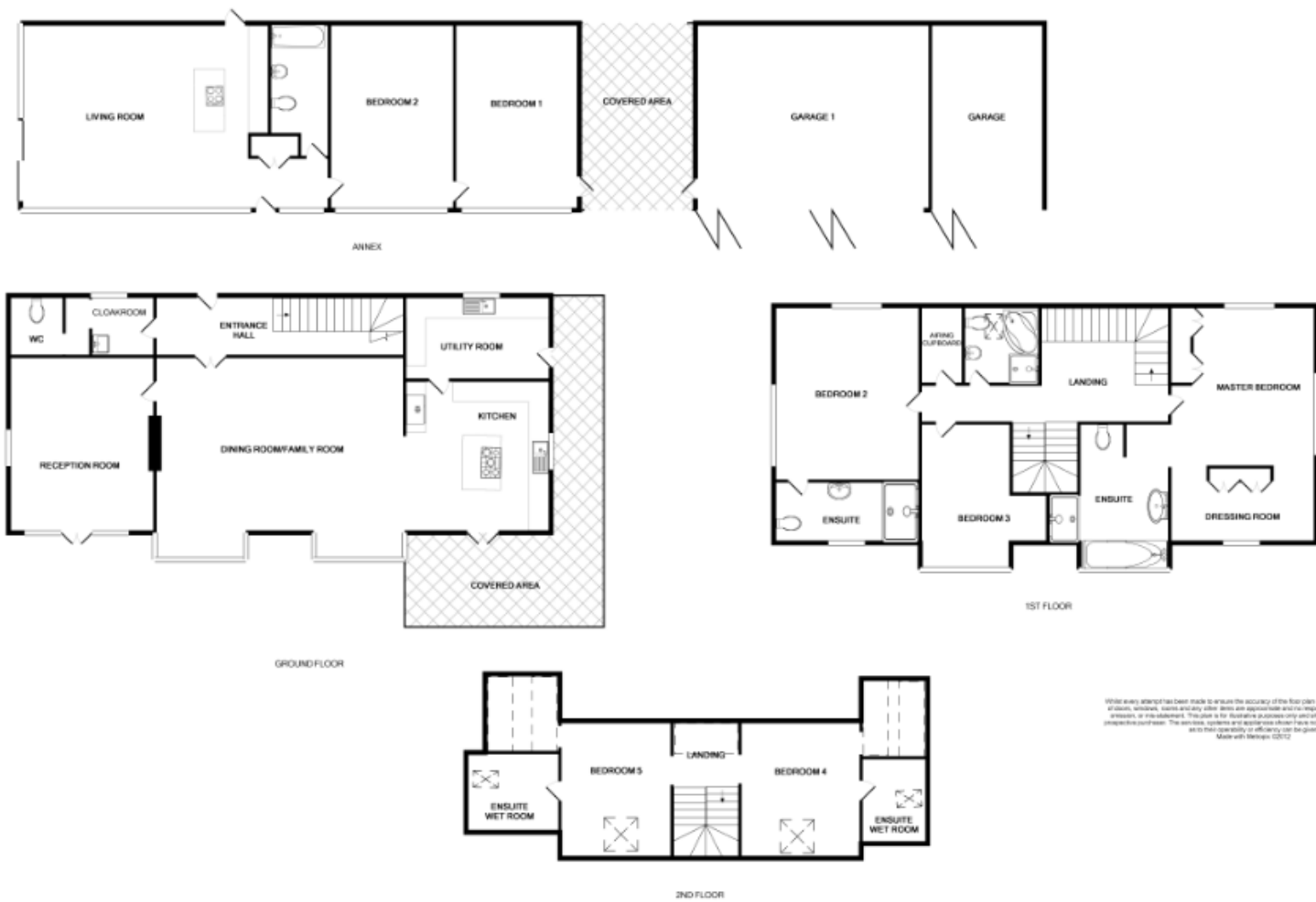
Garden

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Directions: From our Alderley Edge office proceed out of the village on the main London Road towards Wimslow and after approximately 2 miles once reaching the Kings Arms roundabout take the second exit into Bedells Lane. Continue to the end of Bedells Lane then turn left onto Altrincham Road towards Hale. After approximately half a mile turn left into Racecourse Road, just before the Boddingtons Arms Public House. Follow the road for approximately 0.5 of a mile then turn right onto Lindow Lane taking a sharp left just before Race Course Farm which turns into Battery Lane where the property can be found approximately 0.2 of a mile on the right hand side.

Location: The property is conveniently situated within easy reach of Wilslow town centre with its excellent range of shops and general services, restaurants and wine bars. There are good local schools in the area for children of all ages, both State and Private. For the commuter Wilslow railway station is on the main line to London Euston and also provides a regular commuter service to Manchester and surrounding districts. Access to the North West motorway network is within a short drive as is Manchester International Airport. The A34 Wilslow by-pass is within easy reach and provides access to the superstores at Handforth Dean and Cheadle Royal and thereon to the business centres of Manchester and Stockport. Wilslow leisure centre caters for many sporting activities and there are also a number of private sporting clubs in the surrounding area.





Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
92-100 A		92-100 A	
81-91 B		81-91 B	
69-80 C		69-80 C	73 73
55-68 D	64 65	55-68 D	
39-54 E		39-54 E	
21-38 F		21-38 F	
1-20 G		1-20 G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	

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