

Cherry Holt, Chorley Hall Lane, Alderley Edge, SK9 7UL

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Cherry Holt is a detached house that has been thoughtfully modernised and extended over the years to the side and rear and now provides excellent family accommodation with a modern contemporary style. Having undergone a large programme of refurbishment by the present owners, including new kitchen and bathrooms, large living conservatory extension, oak flooring and solid oak doors, this delightful family house now has stunning well balance accommodation, is set in a particularly convenient location close the village and all the local schools, and has the added advantage of a large private rear garden.

The well-presented accommodation comprises: storm porch, large entrance hall, downstairs cloakroom, living room, study, fabulous living conservatory with bi folding doors opening up to the private rear gardens. The stunning kitchen with bespoke units, integrated appliances and granite work surfaces opens up onto the family room. There is a utility room with separate shower and WC with access to the garage and games room again with bi folding doors to the rear garden and access to a first fix roof space that could be converted subject to the necessary consents to create further accommodation if required. Upstairs the main bedroom has an en suite bathroom and walk-in wardrobe, the second bedroom also benefits from an en suite and there are 3 further bedrooms and a beautiful family bathroom with separate shower.

Externally Cherry Holt is set in private surroundings and is well screened by mature hedging and double electric gates to the front which lead onto a large driveway with ample parking for several cars and access to the integral garage. To the rear of the property the mature fully enclosed rear gardens are mainly laid to lawn with flower and shrub boards and a raised paved patio area that is ideal for entertaining.

As such all purchasers are urged to make an internal inspection to fully appreciate this beautiful home.

Ground Floor

Porch: Grey composite front door, windows to side, down lights, limestone tiled floor, panelled glazed door opening onto:-

Entrance Hall: 18' 0" x 13' 11" (5.49m x 4.23m) Window to front, stairs to first floor with under stairs storage cupboard, ceiling cornice, down lights, oak flooring, power points, radiator, doors off to:-

Lounge: 19' 7" x 13' 11" (5.97m x 4.23m) Windows to front and rear, bay window to side, ceiling cornice, down lights, period cast iron fireplace with gas fire inset with slate hearth and wooden surround. Radiators, power points, television aerial point.

Cloakroom: Window to side, low level wc, wash hand basin set on a limestone shelf with mixer tap and tiled splash back, limestone tiled floor, down lights, radiator.

Study/Playroom: 15' 11" x 11' 8" (4.84m x 3.56m) Double glazed window to rear, French doors to side, ceiling cornice, oak floor, radiator, power points, storage cupboard with shelving.

Dining Room/Conservatory: 24' 3" x 16' 4" (7.38m x 4.97m) Bi-folding doors and window to rear, vaulted ceiling, Velux windows, radiator, power points, wall lights, limestone tiled floor with opening to:

Kitchen: 15' 8" x 12' 4" (4.78m x 3.77m) Fitted with a range of wall and base units, with light granite work surfaces and splash backs, inset sink with mixer tap and Quooker tap, inset De Ditrech induction hob with

Siemens extractor hood over, further built in appliances include: Siemens double oven, microwave, plate warmer, dishwasher and space for an American fridge/freezer. There is a central island unit with drawers and granite work surfaces over, windows to front, down lights, limestone flooring, power points, radiator, opening onto:

Family Room: 17' 4" x 11' 7" (5.28m x 3.54m) Window to front, down lights, ceiling cornice, radiator, television aerial point, power points.

Utility Room: 11' 7" x 9' 5" (3.54m x 2.86m) Window and door to rear garden, fitted with a range of wall and base units with rolled edge work surfaces to tiled splash backs, inset 1.5 bowl sink unit, space and plumbing for washing machine, dryer and fridge/freezer.

Boiler Room: Wall mounted gas fired boiler for domestic hot water and central heating, Heatare Sadia mega flow tank, tiled walls, built in shelving.

Shower Room: Double shower cubicle with electric shower, glazed shower screen, tiled walls, radiator and extractor fan.

WC: Window to rear, low level wc, tiled splash backs, radiator.

Garage: 20' 6" x 13' 8" (6.25m x 4.16m) Electric up and over door, painted floor, strip lighting and power points.

Games Room: 17' 9" x 16' 4" (5.40m x 4.97m) Bi-folding doors to side, down lights, radiator, television point, access to roof space via Slingsby style ladder to a loft room.

Loft Room: 8.75m x 2.37m that could be converted to provide additional accommodation subject to the necessary consent that is currently been converted to first fix.

First Floor

Landing: Windows to rear, radiators, power points, ceiling cornice, down lights, doors off to:-

Master Bedroom: 18' 4" x 15' (5.58m x 4.57m) Double glazed windows to rear and side, radiators, down lights, power points, television point, built in walk-in wardrobe, access to roof space.

En-suite Shower Room: 11' 5" x 9' 2" (3.47m x 2.80m) Obscure double glazed window to front, walk-in shower with glazed screen with mains fed shower over, low level wc, wash hand basin with vanity unit under, fully tiled walls and floor, two chrome ladder heated towel rails, down lights, extractor fan.

Bedroom 2: 16' 11" x 13' 11" (5.16m x 4.23m) Double glazed window to front and rear, ceiling cornice, built in wardrobes with hanging rail and shelving, radiator, power points.

En-suite Shower Room: Window to side, double shower cubicle with mains fed shower, low level wc, wash hand basin inset into vanity unit, heated towel rail, down lights, extractor fan, tiled walls and floor.

Bedroom 3: 14' 6" x 9' 3" (4.41m x 2.83m) Double glazed window to rear and side, ceiling cornice, radiator, power points.

Bedroom 4: 15' 8" x 9' 2" (4.78m x 2.80m) Double glazed window to front, built in wardrobes with hanging rail and shelving, radiator, power points. This bedroom could be used as a dressing room to the master bedroom as has access to the master bedroom en-suite.

Bedroom 5: 9' 4" x 10' 8" (2.84m x 3.25m) Double glazed window to front, built in cupboard with hanging rail and shelving, radiator, power points.

Family Bathroom: 10' 8" x 6' (3.25m x 1.82m) Obscure double glazed window to front, panelled bath with mixer tap, wall mounted wash hand basin, low level wc, corner shower cubicle with glazed screen, travertine limestone walls and floor, down lights, heated towel rail.

Garden

The property is approached via electrically operated double gates, and leads through to a large tar macadam driveway with parking for many cars. The front of the property is well screened by mature shrubs, trees, laurel bush giving a high degree of privacy. To the rear the garden is fully enclosed and includes a large lawned area with shaped borders that are stocked with mature shrubs trees bushes giving a profusion of colour throughout the year, and a high degree of privacy. To the rear of the house, there is a paved patio ideal for entertaining.

Location: The property is conveniently situated within walking distance of Alderley Edge village centre 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 A34 by-pass road provides easy access to the superstores of Marks and Spencer, Tesco and a little further on, John Lewis and Sainsbury's. Manchester International Airport is only a short drive away.

Directions: From our office proceed down London Road A34 in a southerly direction. At the De Trafford Arms turn right into Chorley Hall Lane and continue over the bridge, and the property can be found on the right hand side.

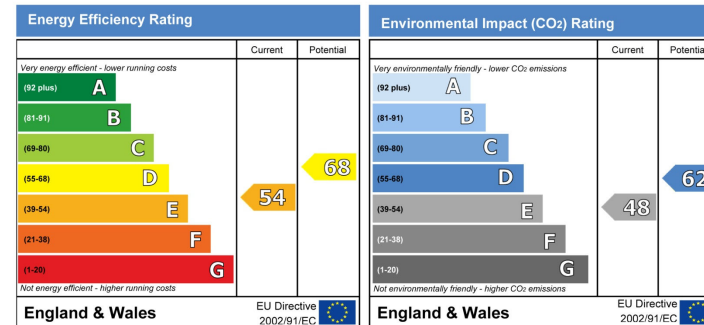
Energy Performance Certificate



Cherry Holt,
Chorley Hall Lane,
ALDERLEY EDGE,
SK9 7UL

Dwelling type: Detached house
Date of assessment: 01 September 2009
Date of certificate: 02 September 2009
Reference number: 0898-9024-6221-5611-0034
Total floor area: 228 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



England & Wales
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

England & Wales
The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

| | Current | Potential |
|--------------------------|---------------------------------|---------------------------------|
| Energy use | 282 kWh/m ² per year | 203 kWh/m ² per year |
| Carbon dioxide emissions | 11 tonnes per year | 7.8 tonnes per year |
| Lighting | £227 per year | £114 per year |
| Heating | £1,477 per year | £1,083 per year |
| Hot water | £169 per year | £169 per year |

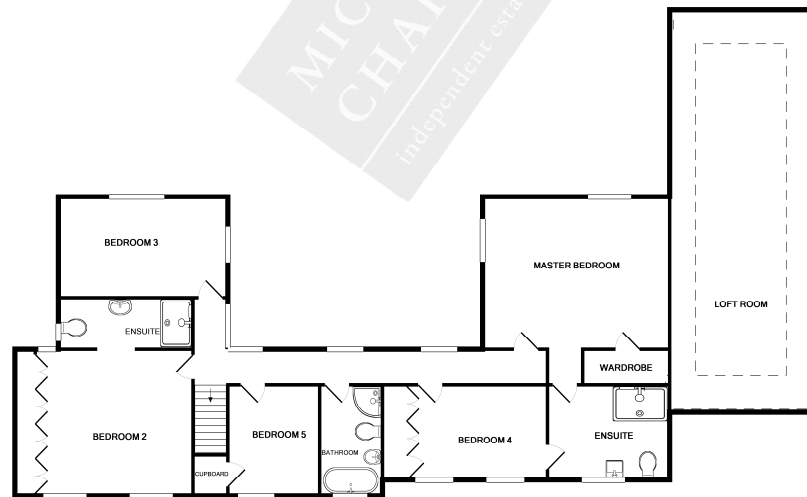
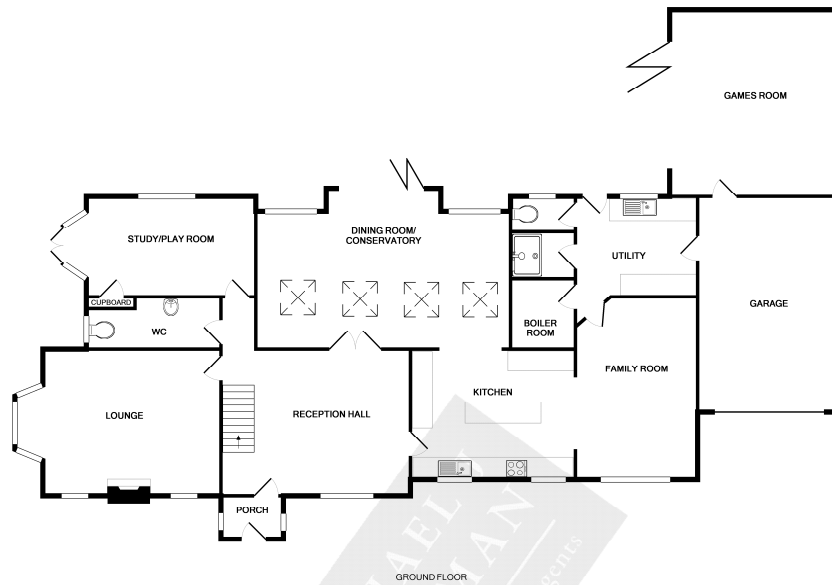
Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwellings energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome



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 misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Aesopix 02013



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All measurements are approximate

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