

Beech House, Mottram Road, Alderley Edge, SK9 7JH

MICHAEL J
CHAPMAN

independent estate agents



www.michaeljchapman.co.uk

A stunning extended and recently refurbished detached property with 5 bedrooms, 3 bathrooms and 5 reception rooms, large double garage and gardens in approximately 0.4 acre.

Beech House has been beautifully modernised and extended to offer versatile accommodation and is within easy reach of the village centre. The accommodation in brief comprises of to the ground floor, porch, entrance hall, cloak room, sitting room, dining room, open plan kitchen/living/breakfast room, family room with double doors opening onto a loggia, utility room and integral access to the double garage. To the first floor, the landing offers a study area with double doors opening to the master bedroom suite with dressing room and en suite shower room, bedroom two with en suite shower room and three further bedrooms serviced by the family bathroom with separate shower. Accessed via either the landing of a secondary staircase off the utility room is a good sized games/media room.

Externally the property is approached via electric double gates leading to a tarmac drive way that offers good off road parking for several cars and is screened from the road via planting and fencing. The main gardens to the side and rear of the property extended to 0.4acre and are mainly laid to lawn with landscaped flower and shrub borders with a welcoming decked terrace running the full width of the property with an external entertaining space with inset Jacuzzi hot tub and barbeque area enjoying the evening sun.

Viewing is highly recommended to appreciate the space and accommodation on offer.

Ground Floor

Entrance Porch: 5' 11" x 5' 6" (1.81m x 1.68m) Painted arched oak front door with glazed opaque panels either side, opening into entrance hall. Double glazed uPVC side window, tiled flooring, radiator, down lights, glazed arched door with side panels in an oak frame steps up, and opens into reception hall.

Entrance Hall :16' 11" x 6' 11" (5.15m x 2.10m) Bright and airy with tiled flooring and underfloor electric heating, radiator, entry phone, brushed chrome power points, oak staircase with glazed balustrade to first floor, large double glazed uPVC window on turn of staircase, lends light to hall area. Opening to kitchen and dining room, door off to;

Cloakroom/Wc: 6' 11" x 2' 9" (2.10m x 0.85m) Double glazed frosted uPVC window to rear, fitted with modern suite comprising of; corner pedestal wash hand basin, low level WC, ladder style radiator, tiled flooring, down lights.

Dining Room:19' x 11' 1" (5.80m x 3.38m) Dual aspect x 4 double glazed uPVC windows, tiled flooring with underfloor electric heating, brushed chrome power points, radiator. Feature brick built open fire place between dining and living room step down to;

Sitting Room: 17' 1" x 14' 9" (5.21m x 4.50m) Vaulted ceiling with automatic Velux roof light with electric blinds, underfloor electric heating, dual aspect double glazed uPVC windows, composite half glazed door to decked area of rear garden, oak flooring, radiator, brushed chrome power points, TV aerial point, down lights.

Open Plan Living Kitchen Breakfast Room

Kitchen Area: 26' 2" x 11' 2" (7.98m x 3.41m) Contemporary white gloss 'Rempp' kitchen fitted by Tru Kitchens of Wilmslow. A comprehensive range of wall, base and draw units with silestone work surface to

splash backs. Integrated appliances including; Fisher Paykell dishwasher, Siemens ovens, microwave and coffee machine, and fridge freezer. One and a half bowl stainless steel sink unit with mixer tap, spray tap and Quooker tap. Kitchen island with induction hob and extractor fan above, breakfast bar attached with pendent light fitting above. Moduleo flooring with underfloor heating, brushed chrome power points, double glazed uPVC window, glazed shelving to alcove. Double glazed French window with windows to the side opening on to decked area of the rear garden.

Breakfast Area: 11' 11" x 8' 1" (3.63m x 2.46m) Double glazed uPVC double height windows with gallery landing above, feature pendent light fitting, Moduleo flooring with underfloor heating, brushed chrome power points, down lights. Door off to Communications Room.

Communication Room: Cat 6 audio visual communication room with audio visual wiring.

Family Area: 16' 8" x 12' 5" (5.07m x 3.78m) Double glazed uPVC window, Moduleo flooring with underfloor heating, brushed chrome power points, down lights, TV aerial point, door to utility room, bi-folding doors to;

Living Room: 16' 2" x 14' 7" (4.94m x 4.45m) French doors with side panels open onto loggia. Double glazed uPVC windows with views of side garden. Exposed brick wall, brick built fire place and hearth with Rais log burning stove. Moduleo flooring, down lights, brushed chrome power points, TV aerial point and speaker points.

Loggia: 14' 7" x 6' 8" (4.45m x 2.04m) Ideal for alfresco entertaining with Indian stone patio, external light, speaker points and heater. Space for large barbeque, opening onto decked area, and side and rear gardens.

Utility Room: 21' 11" x 6' 8" (6.68m x 2.04m) Dual aspect composite doors with glazed panel, fitted with a range of contemporary base units and floor to ceiling cupboards, with squared edge work surface, integrated freezer, plumbing and space for washing machine and dryer. Brushed chrome power points, down lights, tiled flooring with under floor heating. Door off to;

Integral Double Garage: 21' 4" x 21' 4" (6.50m x 6.50m) Extensive double garage with electric up and over doors, sink unit, Ferroli boiler for domestic hot water and central heating, hot water cylinder.

First Floor

Landing

Large bright landing with Velux roof light and double glazed uPVC window, brushed steel power points, low level lighting, down lights, access to loft, radiator and contemporary wall hung radiator.

Master Bedroom Suite: 18' 4" x 14' 6" (5.58m x 4.41m) Entered through double oak doors, vaulted ceiling, large feature double glazed uPVC apex window to rear and further window to side, radiator, down lights, brushed steel power points, glazed internal window to mezzanine, opening through to;

Dressing Room: 14' 6" x 5' 6" (4.41m x 1.68m) Fitted wardrobes with hanging rail and shelving, fitted dressing table, double glazed uPVC window to side, brushed chrome power points, radiator, loft access to mezzanine, sliding glazed door to;

En Suite Shower Room: 14' 6" x 5' 2" (4.41m x 1.58m) Fitted with contemporary white suite comprising of; large walk-in glazed shower with mains fed rainfall shower head and hand held attachment, wall mounted wash hand basin with draw under, heated vanity wall mirror above, wall mounted WC with concealed cistern, tiled floor with electric underfloor heating, tiled walls, vaulted ceiling, wall lights, wall mounted radiator, double glazed opaque uPVC window.

Bedroom 2: 13' 5" x 11' 7" (4.09m x 3.53m) Vaulted ceiling with automatic Velux roof light with electric blinds, double glazed uPVC window, oak flooring, down lights, brushed chrome power points, radiator, door off to;

En Suite: 8' 10" x 7' (2.70m x 2.14m) Vaulted ceiling with automatic Velux roof light with electric blinds, double glazed opaque uPVC window, fitted with a contemporary white suite comprising of; large walk-in shower with glazed shower screen and mains fed rainfall shower with hand held attachment. Low level WC, wall mounted wash hand basin with draw under and heated vanity mirror above. Ladder style radiator, tiled flooring with electric underfloor heating, tiled walls.

Bedroom 3: 12' 4" x 10' 2" (3.77m x 3.10m) Vaulted ceiling with automatic Velux roof light with electric blinds, double glazed uPVC window, oak flooring, down lights, brushed chrome power points, TV aerial.

Bedroom 4: 12' x 10' 3" (3.67m x 3.13m) Vaulted ceiling with automatic Velux roof light with electric blinds, two double glazed uPVC windows, down lights, radiator, oak flooring, brushed steel power points and TV aerial point, fitted wardrobe with hanging rail and shelving.

Bedroom 5: 12' 1" x 8' 3" (3.68m x 2.51m) Double glazed uPVC window, radiator, down lights, brushed chrome power points and TV aerial point, fitted wardrobe.

Family Bathroom: 10' 4" x 8' (3.16m x 2.44m) Double glazed opaque uPVC window, fitted with a contemporary white suite comprising of; bath with tiled panel, mains fed shower with glazed sliding door and rainfall shower with hand held attachment, wall mounted wash hand basin with draw under, wall mounted WC, ladder style radiator, down lights, tiled floor and walls.

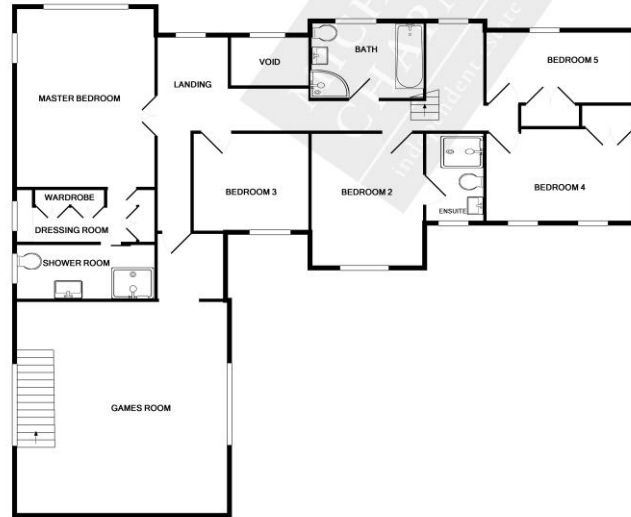
Games Room: 21' 4" x 21' 4" (6.50m x 6.50m) Dual aspect double glazed uPVC windows, oak wood flooring, down lights, brushed chrome power points, TV point, loft access, radiator, down lights.

Outside

Garden: To the front, the property is approached through electric wooden gates onto a large tarmac driveway with parking for several cars, there are shrubs and trees to the front and access to the rear and side garden. The side garden is mainly laid to lawn with mature shrubs, bushes and trees, external electric lighting, ample wood store and external tap. The rear garden is landscaped to include; extensive decked area with steps down to rear lawn with planters and deep borders with shrubs and bushes and brick built store. The garden is further enhanced by a sunken Jacuzzi style hot tub, extensive seating and entertaining area, wooden shed and external tap, set in approximately 0.4 acre.

Directions: From our office proceed down Chapel Road which turns into Mottram road where the property can be on the left hand side just after Moss Lane.





1ST FLOOR

TOTAL APPROX. FLOOR AREA 3326 SQ.FT. (309.0 SQ.M.)
 Whilst every effort 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 is given as to their operability or efficiency on the given date.
 Made with Metropix 12/2017

Energy Performance Certificate



Beech House, Mottram Road, ALDERLEY EDGE, SK9 7JH

Dwelling type: Detached house Reference number: 9048-2074-6281-4043-6900
 Date of assessment: 14 September 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 14 September 2017 Total floor area: 309 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

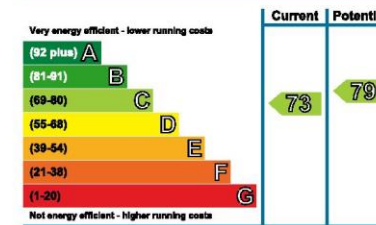
| | |
|---|---------|
| Estimated energy costs of dwelling for 3 years: | £ 5,382 |
| Over 3 years you could save | £ 348 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|--|
| Lighting | £ 423 over 3 years | £ 423 over 3 years | |
| Heating | £ 4,524 over 3 years | £ 4,176 over 3 years | |
| Hot Water | £ 435 over 3 years | £ 435 over 3 years | |
| Totals | £ 5,382 | £ 5,034 | You could save £ 348 over 3 years |

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years | Available with Green Deal |
|--------------------------------------|-----------------|------------------------------|---------------------------|
| 1 Floor insulation (suspended floor) | £800 - £1,200 | £ 345 | ✓ |
| 2 Solar photovoltaic panels, 2.5 kWp | £5,000 - £8,000 | £ 789 | ✓ |

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Important Notice

Michael J Chapman LLP for themselves and for the Vendors of this property, whose agents they are give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Michael J Chapman LLP has any authority to make or give representation or warranty whatsoever in relation to this property on behalf of Michael J Chapman LLP, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

All measurements are approximate

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of Particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**MICHAEL J
CHAPMAN**

independent estate agents

01625 584379

79 London Road, Alderley Edge,
Cheshire SK9 7DY

E: sales@michaeljchapman.co.uk

www.michaeljchapman.co.uk



