

Withington House, Whisterfield Lane, Lower Withington



Andrew J Nowell
& Company

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AN ELEGANT EDWARDIAN COUNTRY HOUSE REFURBISHED AND REMODELLED TO A HIGH STANDARD IN A QUIET RURAL SETTING WITH DELIGHTFUL VIEWS AND GROUNDS TO APPROXIMATELY 4.4 ACRES OR THEREABOUTS.

Withington House is located in a highly desirable and sought-after quiet lane enjoying wonderful open views across the surrounding countryside. Lower Withington borders onto Siddington village with its period church and a number of renowned public houses and wonderful local walks. The more comprehensive centres of Alderley Edge, Wilmslow and Knutsford are within ten to fifteen minutes' drive, offering an excellent range of shopping, educational and recreational facilities with a wealth of quality restaurants. The motorway network system, Manchester International Airport, local and inter-city rail links are within easy access.

This impressive country house has been tastefully refurbished and remodelled over recent years and enjoys extensive accommodation of approximately 4,381 sq ft. Great care has been taken to balance modern day living while retaining the original period features creating this wonderful family residence. Features of particular note include the three principal reception rooms with three-quarter height windows and period fireplaces. The living breakfast kitchen has bespoke Mark Wilkinson units with deep granite worksurfaces and integrated appliances. There is a further study, impressive front reception hall, two cloakrooms with wc. The lower floor has a utility/boot room and further laundry room. To the first and second floors there are six bedrooms, the principal bedrooms with bespoke, crafted wardrobes, four bathrooms, three en-suite with a tasteful balance of modern and traditional

fittings with high quality tiling. The property benefits from a comprehensive oil heating system and to fully appreciate the full charm and appeal a personal inspection is strongly recommended.

DIRECTIONS SK11 9DD

From our Alderley Edge office proceed out of the village on the main London Road (A34) in a southerly direction. After approximately two miles once reaching the Monks Heath traffic lights, proceed straight across on a continuation of the A34 towards Congleton. Proceed past Capesthorpe Hall and after approximately a further two miles turn right at the crossroads into Holmes Chapel Road/Salters Lane towards Lower Withington. After a short distance passing The Old Smithy, turn right into Chelford Lane. After approximately 500 yards take the second turning left into Whisterfield Lane (signposted Withington Green) and after approximately a quarter of a mile Withington House can be found on the right hand side.

In further detail the accommodation comprises:

Panelled and leaded stained glass front door leading to

ENTRANCE VESTIBULE

With leaded windows, two traditional-style cast iron radiators, glazed door leading to

INNER RECEPTION HALL

With period turning flight staircase to the first floor, cast iron traditional-style radiator.

PRINCIPAL DRAWING ROOM 23'8 x 16'2 (7.21m x 4.93m)

With stone fireplace with cast iron grate, two cast iron radiators, cornicing and wall light points.

SITTING ROOM 18'8 x 15'2 (5.69m x 4.62m)

With period marble fireplace with cast iron inset, two cast iron radiators, cornicing.

DINING ROOM 22'9 x 15'6 (6.93m x 4.72m)

With period fireplace with cast iron inset, two cast iron radiators, natural maple wood flooring, French door to side stone flagged patio, built-in drinks cupboard with natural wood shelving, wall light points.

LIVING KITCHEN 31'7 x 18'8 (9.63m x 5.69m)

With bespoke Mark Wilkinson clear laquered sycamore base and wall units, deep granite worksurfaces, two stainless steel sinks with mixer taps, Wolf brushed steel range oven with extractor hood above, integrated brushed steel sub-zero fridge with drawer and wine cooler, further integrated sub-zero vegetable fridge drawers. Limestone tiled floor, Miele dishwasher, separate Aga with extractor hood above. Double French doors to

RAISED DECKING AREA

With covered hot tub.

DINING LIVING AREA

With feature bespoke larder cupboard with attractive curved cupboard, natural wood stable door to outside.

CLOAKROOM OFF

With traditional fittings with pedestal wash hand basin, low level wc with natural wood seat, central heating radiator/chrome towel rail, half-panelled walls.

STUDY OFF 10'4 x 9'8 (3.15m x 2.95m)

With central heating radiator.

LANDING

Which is approached from the reception hallway via a turning flight staircase.

MASTER BEDROOM ONE 18'6 x 15'2

(5.64m x 4.62m)

With cast iron radiator, built-in bespoke traditional-style wardrobes with drawers below.

BATHROOM EN-SUITE 20' x 10' (6.10m x 3.05m)

With limestone floor and walls, recessed bath with limestone tiled surround, ceiling mounted chrome shower and further chrome shower, twin stone bowl sink with limestone plinth with wall mounted chrome mixer taps, low level wc, bespoke range of built-in wardrobes with natural wood shelving and drawers, fitted dressing table with drawers below, stone surface and fitted mirror, chrome central heating towel rail.

BEDROOM TWO 16'6 x 16'2 (5.03m x 4.93m)

With bespoke built-in wardrobes with integrated drawers and shelving, matching dressing table with drawers and cupboards below, bathroom en-suite with panelled bath with Aqualisa shower, fittings above and tiled surround, low level wc, vanity wash hand basin with cupboards and drawers below, tiled floor and walls, towel rail.

BEDROOM THREE 14'10 x 14'8 (4.52m x 4.47m)

With bespoke range of built-in wardrobes with integrated shelving and drawers, cast iron radiator, two attractive arch windows.

BATHROOM EN-SUITE

With panelled bath with chrome shower above and curved glass shower screen, vanity wash hand basin with chrome mixer tap and drawers below, low level wc with integrated cistern, chrome central heating towel rail, tiled walls.

SECOND FLOOR

Which is approached from the main landing.

UPPER LANDING

With built-in cupboard with sliding doors.

BEDROOM FOUR 14'9 x 14'8 (4.50m x 4.47m)

With cast iron radiator, fitted wardrobes, dressing table with drawers below.

BEDROOM FIVE 20'2 x 10' (6.15m x 3.05m)

With extensive range of fitted wardrobes, bed recess with cupboards above and bedside tables to the side, fitted desk with cupboards and drawers, cast iron radiator.

BEDROOM SIX 16'6 x 13'7 (5.03m x 4.14m)

With cast iron central heating radiator.

BATHROOM FOUR

Panelled bath with chrome shower above with curved glass screen, low level wc, vanity wash hand basin with natural wood cupboard with drawers below, chrome central heating towel rail, tiled floor and walls.

LOWER FLOOR

Which is accessed from the main hallway.

LOBBY AREA

With limestone tiled flooring, bespoke built-in cupboards with drawers and cupboards below, cast iron radiator.

WORKROOM/STUDIO 15'9 x 13'10 (4.80m x 4.22m)

With excellent range of built-in cupboards, central heating radiator, downlighting.

SECOND CLOAKROOM OFF

With low level wc and pedestal wash hand basin, stable door to outside.

LAUNDRY/UTILITY ROOM 16' x 13'9 (4.88m x 4.19m)

With limestone flooring, excellent range of built-in cupboards, integrated drawers, worksurfaces, deep ceramic sink with chrome mixer tap, plumbing for washing machine, space for dryer, cast iron radiator, downlighting.

OUTSIDE

The property is approached through electrically operated wrought iron gates with a sweeping driveway leading to the front of the property providing excellent parking facilities where there is a double carport and store. There is a rear access drive leading to a detached brick outbuilding providing garaging and stabling. The extensive formal grounds surround the property to approximately 1.3 acres with lawns, trees, shrubs and feature cast iron fountain to the front. The adjacent paddock is to 3.15 acres, bordered by hedging. The total land size is to 4.4 acres or thereabouts.

All electrical appliances, the heating system and wiring have not been tested therefore we cannot verify whether they are in working order.

VACANT POSSESSION UPON COMPLETION

WITHINGTON HOUSE

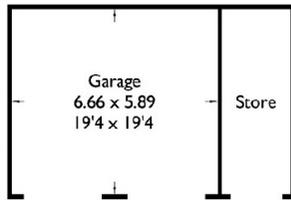
Approximate Gross internal Area : 407.01 sq m, 4381.02 sq ft

Garage & Stables : 95.19 sq m / 1024.61 sq ft

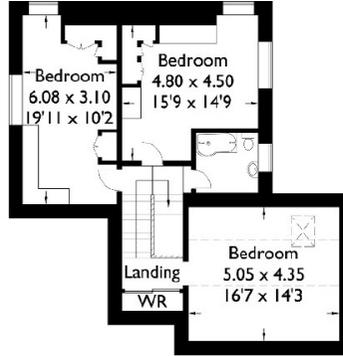
Garage : 52.60 sq m / 566.18 sq ft

Total : 554.8 sq m, 5971.81 sq ft

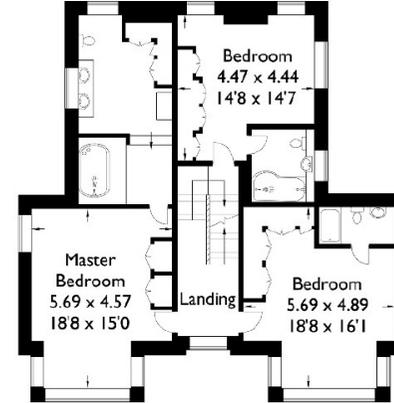
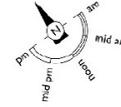
----- Ceiling Height (1.8m)



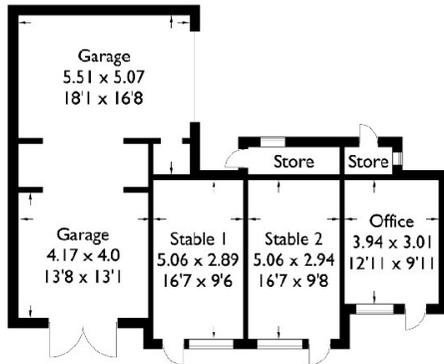
Garage



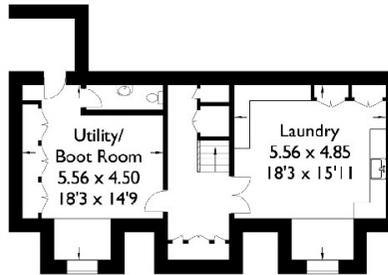
Second Floor



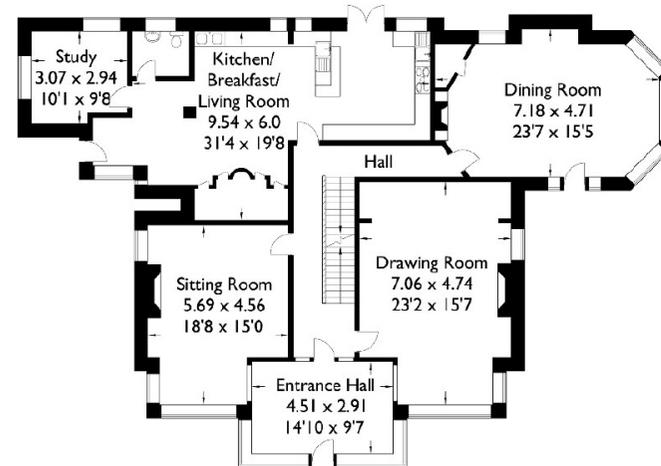
First Floor



Garages & Stables



Basement



Ground Floor

For illustrative purposes only. This is not a scale. Whilst every effort has been made to ensure the accuracy of the floor plan, all measurements are approximate and not responsible in later for any error.

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