

Ash Lodge, Cross Lane, Kermincham
Asking Price £525,000



Andrew J Nowell
& Company

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A CHARMING DETACHED INDIVIDUAL PROPERTY ENJOYING WONDERFUL OPEN VIEWS TO THE FRONT AND REAR. LARGE SECLUDED SIDE GARDEN

A charming detached individual property enjoying wonderful open views to the front and rear with large secluded side garden. Reception hallway, dining hallway, drawing room, kitchen, cloakroom with wc, 4 bedrooms, 2 bathrooms (one en-suite) and an open timber garage.

Ash Lodge is an individual detached property constructed out of mellow brick with mullion windows set in this charming cluster of 5 individual properties. The properties enjoy a charming open rural outlook in the village of Kermincham which is within a few minutes drive of Swettenham and Lower Withington villages with a number of renowned public houses and charming walks across the surrounding countryside and the Dane Valley. The more comprehensive centres of Alderley Edge, Wilmslow and Knutsford are within 10-15 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 commuter rail links are close to hand.

Internally, Ash Lodge offers well balanced, spacious, versatile accommodation benefitting from a comprehensive gas heating system and UPVC double glazing. Features of particular note include the solid natural wood doors and wood flooring to the principal reception areas. There are vaulted ceilings with exposed beams and trusses, impressive three quarter height carved oak fireplace in the drawing room with open grate. The kitchen with limestone flooring has a comprehensive range of units with integrated appliances and double doors leading to the raised flagged patio area. To fully appreciate the charm and appeal a personal inspection is highly recommended.

DIRECTIONS

From our Alderley Edge office proceed out of the village towards Chelford. At the Chelford roundabout take the A535 towards Holmes Chapel. After approximately half a mile after the turning to Jodrell Bank turn left where the road bends sharply to the right into Longshoot Lane. At the end of Longshoot Lane turn left towards Lower Withington and after approximately 1 mile turn right by the village green and right again by the Red Lion public house into Long Lane. Continue along the lane for just over 1 mile turning right into Cross Lane. Continue to the end of Cross Lane and at the 'T' junction across the junction of Congleton Lane into a continuation of Cross Lane. (Which is marked at a no through road). Continue to the end of Cross Lane and Ash Lodge will be found in the cluster of properties on the right hand side.

Natural wood panelled front door leading to enclosed porch with stone flagged flooring, vaulted ceiling with exposed beams, wall mounted gas central heating boiler, double natural wood panelled doors leading to

RECEPTION HALLWAY 14'6 x 10'3 (4.42m x 3.12m)

With natural wood flooring, staircase leading to the first floor with under stairs storage cupboard, further built in double cloaks cupboard with hanging fittings. Open to

REAR DINING HALLWAY 12'7 x 11' (3.84m x 3.35m)

With natural wood flooring.

PRINCIPAL DRAWING ROOM 22'8 x 15'5 (6.91m x 4.70m)

With natural wood flooring, vaulted ceiling with exposed beams and trusses, impressive natural carved oak three quarter height fireplace

with copper inset and open grate.

KITCHEN 15'2 x 14'7 (4.62m x 4.45m)

With limestone tiled flooring, base and wall units, deep granite worksurfaces, resin double bowl single drainer sink unit with chrome mixer tap, brushed steel electric double oven and 5 ring gas hob with matching extractor hood above, integrated microwave, integrated dishwasher, vaulted ceiling with exposed beams and trusses. Double French doors to raised front flagged patio.

SIDE HALLWAY

Leading to side utility/porch with quarry tiled flooring, deep ceramic sink, wall cupboards, door to outside.

CLOAKROOM OFF

With low level wc, wall mounted wash basin, tiled floor.

BEDROOM ONE 17'2 x 11'1 (5.23m x 3.38m)

With natural wood flooring.

BEDROOM TWO 10'10 x 10'6 (3.30m x 3.20m)

With natural wood flooring.

BATHROOM EN-SUITE

With cast iron bath with mixer tap and shower fittings, further Mira shower above. Pedestal wash hand basin, low level wc, half tiled walls, tiled floor.

FIRST FLOOR

Which is approached from the reception hallway. Landing with central heating radiator.

BEDROOM THREE 17'9 x 14'8 (5.41m x 4.47m)

With central heating radiator, eaves storage.

BATHROOM

With cast iron ball and claw bath, low level wc, pedestal wash hand basin, central heating radiator, part tiled walls.

BEDROOM FOUR/DRESSING ROOM 9'4 x 8'9 (2.84m x 2.67m)

With central heating radiator, eaves storage.

OPEN TIMBER GARAGE 30' x 17'8 (9.14m x 5.38m)

OUTSIDE

The property is approached via a brick set driveway to the side with a rear gravel driveway providing good parking facilities and leading to an open timber garage. The large extensive grounds are to the side with sweeping lawns, mature trees and hedging and ornamental pond. There are charming views to the front across open countryside and the Dane Valley and open fields to the rear.

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

VACANT POSSESSION UPON COMPLETION

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