

Little Orchard, Cross Lane, Wilmslow



Andrew J Nowell
& Company

www.andrewjnowell.co.uk

Little Orchard, Cross Lane, Wilmslow

AN INDIVIDUAL DETACHED HOUSE TASTEFULLY EXTENDED, OFFERING WELL-BALANCED, SPACIOUS FAMILY ACCOMMODATION. DELIGHTFUL LARGE SECLUDED MATURE GARDENS OF APPROXIMATELY 0.6 ACRE OR THEREABOUTS.

Little Orchard occupies a highly desirable and sought-after quiet secluded location in this delightful lane within a few minutes drive of Wilmslow town centre. Wilmslow offers a comprehensive 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 at hand.

Little Orchard has been carefully and sympathetically extended and remodelled by the current owners, offering well-balanced, spacious versatile accommodation. Features of particular note include the impressive dining hall with drawing room off with semi-circular bay window and open Baxi fireplace. The breakfast kitchen has quality modern units with deep granite work surfaces and integrated Neff appliances. There are two cloakrooms with wcs, utility room and family room with double doors leading to the rear patio with feature fireplace. To the first floor there are five bedrooms, master suite with shower room off and family bathroom. The property benefits from a comprehensive gas heating system.

DIRECTIONS SK9 2DB

From our Alderley Edge office proceed out of the village on the main London Road (A34) towards Wilmslow. Immediately before the

railway bridge turn right into Heyes Lane. Continue along Heyes Lane which leads on into Hough Lane, Wilmslow. After approximately 2 miles proceed straight across both roundabouts where the road then becomes Adlington Road. Continue along Adlington Road for approximately a mile and turn left into Browns Lane. Continue along Browns Lane and turn right into Cross Lane. Little Orchard is the 2nd property on the left hand side.

In further detail the accommodation comprises:

Panelled and glazed front door leading to

ENTRANCE PORCH

With quarry tiled floor. Natural polished oak panelled front door leading to

DINING HALL 19'5 x 14'5 (5.92m x 4.39m)

With feature natural slate wall, central heating radiator, staircase to the first floor.

CLOAKROOM

With low level wc, vanity wash hand basin with chrome mixer tap, tiled walls, central heating radiator.

DRAWING ROOM 19'5 x 19' (to the maximum into semi-circular bay) (5.92m x 5.79m (to the maximum into semi-

With double French doors to outside. Feature natural slate wall with Baxi open fireplace, integrated shelving. Wall light points. Two central heating radiators.

BREAKFAST KITCHEN 19'7 x 10' (5.97m x 3.05m)

With attractive, contemporary-style painted base and wall units, deep granite work surfaces, Franke one and a half bowl single drainer sink unit with mixer tap, integrated Neff appliances including four ring gas hob with matching extractor hood above, double oven, microwave, integrated dishwasher, fridge with freezer below. Ceramic tiled flooring, central heating radiator, matching fitted cupboards and fitted breakfast table in matching granite. Arch to

INNER HALLWAY

With tiled flooring, door to garage.

WALK-IN LARDER/PANTRY

With tiled flooring and shelving.

SEPARATE WC

Low level.

UTILITY ROOM 8'3 x 6'3 (2.51m x 1.91m)

With deep ceramic Belfast sink, cupboard below, plumbing for washing machine, space for dryer, quarry tiled floor, tiled walls, tall fitted cupboard with cupboard above, central

heating radiator, stable door to outside.

FAMILY ROOM 23' x 12' (7.01m x 3.66m)

With fireplace with living flame gas fire and natural brick hearth, natural beams, central heating radiator, double French doors to rear patio, wall light points.

FIRST FLOOR

Which is approached via a staircase from the dining hall.

LANDING

With central heating radiator, built-in linen cupboard with shelving. Access to loft via a retractable ladder.

BEDROOM ONE 19'9 x 10'9 (6.02m x 3.28m)

With excellent range of built-in wardrobes with panelled and glazed doors. Two central heating radiators, built-in wardrobe, two fitted chest of drawers.

SHOWER ROOM EN-SUITE

With tiled floor and walls, fully tiled shower cubicle with sliding glass doors and Aqualisa fittings, low level wc with integrated cistern, vanity wash hand basin with chrome mixer tap and cupboard below, downlighting.

BEDROOM TWO/STUDY 9'10 x 8'4 (3.00m x 2.54m)

With attractive bespoke natural wood fitted furniture including fitted desk with cupboards above and drawers below, range of cupboards with cupboards below and display cupboard

with glass doors, central heating radiator.

FAMILY BATHROOM

Panelled bath with tiled surround and Mira shower above, low level wc, pedestal wash hand basin, central heating radiator, tiled walls, built-in cupboard with shelving, central heating radiator.

BEDROOM THREE 11'5 x 8'3 (3.48m x 2.51m)

With central heating radiator, fitted double wardrobe, fitted dressing table with cupboards and drawers below and shelving above.

BEDROOM FOUR 11' x 8'3 (3.35m x 2.51m)

With fitted double wardrobe, fitted dressing table with drawers below and shelving above, central heating radiator.

BEDROOM FIVE/FIRST FLOOR SITTING ROOM 19'6 x 14'7 (5.94m x 4.45m)

With two central heating radiators, good range of fitted wardrobes, dressing table with drawers below, pedestal wash hand basin.

OUTSIDE

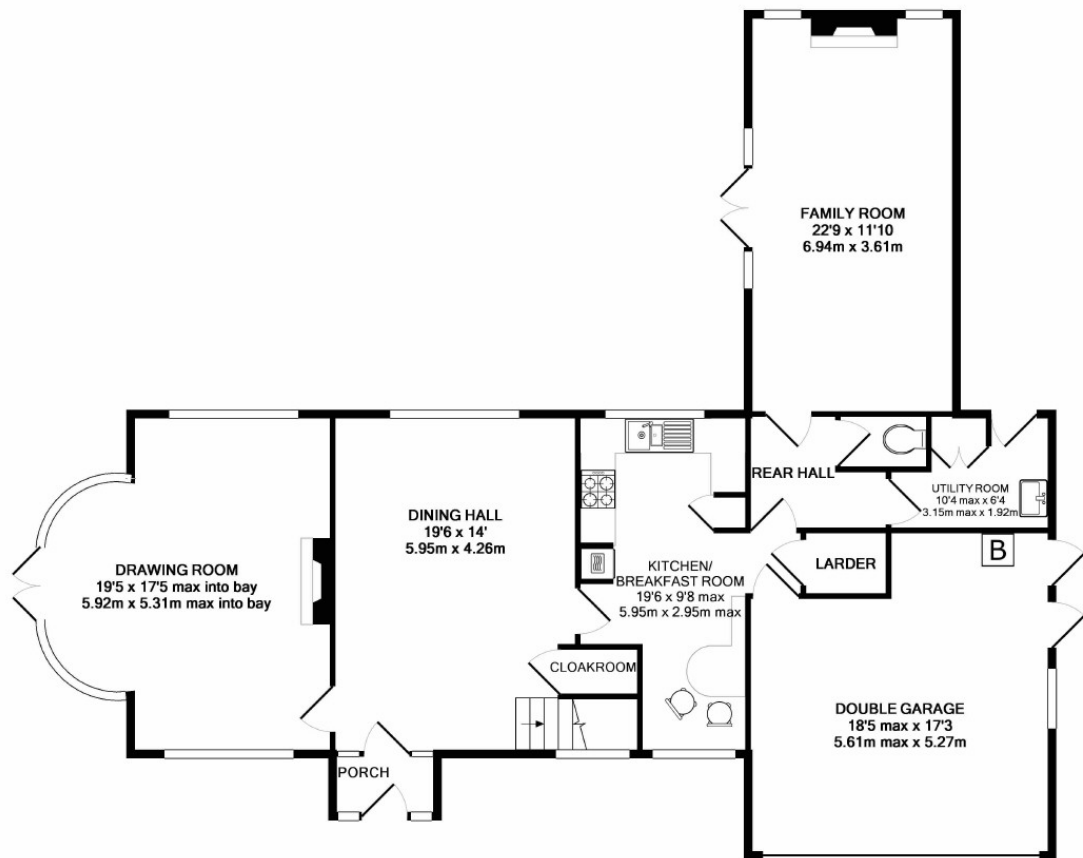
Extensive grounds of approximately 0.6 acre or thereabouts. A brick set driveway leads to the property, providing excellent parking facilities and leading to an integral garage. The front garden is laid out to lawn with trees, shrubs and hedging. The main extent of the grounds which are extremely secluded are to the rear with sweeping lawns, mature trees, shrubs and hedging, brick set rear patio.

INTEGRAL DOUBLE GARAGE 19'6 x 17'3 (5.94m x 5.26m)

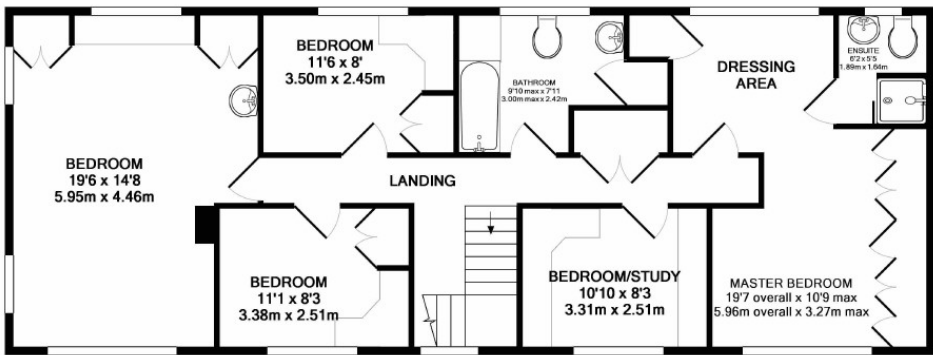
Electric up-and-over door, light and power, wall-mounted gas central heating boiler.

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



GROUND FLOOR
APPROX. FLOOR
AREA 1464 SQ.FT.
(136.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1014 SQ.FT.
(94.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 2478 SQ.FT. (230.2 SQ.M.)
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 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 as to their operability or efficiency can be given
Made with Metropix ©2017

8 London Road, Alderley Edge, Cheshire, SK9 7JS
Email: mail@andrewjnowell.co.uk

T 01625 585905
www.andrewjnowell.co.uk

N.B. Andrew J Nowell & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition or necessary permissions for use and occupation and other detail are given without responsibility and any intending purchasers or tenants 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 Andrew J Nowell & Company has any authority to make or give any representation or warranty whatsoever in relation to this property.



