

# Willow Glade, Peover Lane, Chelford



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& Company

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# Willow Glade, Peover Lane, Chelford

AN IMPRESSIVE DETACHED FAMILY RESIDENCE SET IN AN IDYLIC SEMI-RURAL LOCATION WITH FORMAL GROUNDS OF APPROXIMATELY 4.22 ACRES.

Willow Glade occupies a highly desirable and sought-after mature location on Peover Lane, Chelford. Chelford village has shops for day to day needs, the renowned Boons Butchers, Chelford Farm Supplies and the local railway station. The more comprehensive centres of Alderley Edge, Wilmslow and Knutsford are within ten 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 close at hand.

Willow Glade is constructed out of rustic brick with partly rendered elevations and stone flagged roof. The property sits in extensive mature grounds of approximately 4.22 acres and lends itself for scope for remodelling and redevelopment. As the property stands, features of particular note on the ground floor include the impressive three formal reception rooms, drawing room, principal sitting room and dining room with period traditional-style open fireplaces. In addition, there is a snug, study, morning room and kitchen. To the first floor there are four bedrooms, three bathrooms, two en-suite. To fully appreciate the full charm and appeal a personal inspection is highly recommended.

## DIRECTIONS

From our Alderley Edge office proceed out of the village on the main London Road (A34) towards Wilmslow. After passing over the railway bridge take the first turning left into Ryleys Lane. Continue along

Ryleys Lane which becomes the Chelford Road and after approximately 2 miles, once reaching the Chelford roundabout, take the third turning into Peover Lane. Continue along Peover Lane for approximately ¼ mile and Willow Glade will be found on the left hand side.

In further detail the accommodation comprises:

Attractive double oak panelled doors leading to

### ENTRANCE VESTIBULE

With tiled floor, central heating radiator and part exposed brick walling. Double doors leading to

### FRONT HALLWAY

With exposed brick walling and attractive stone arched doorway with oak panelled and glazed door leading to

### RECEPTION HALLWAY 20' x 10' (6.10m x 3.05m)

With turning flight staircase to the first floor, two central heating radiators, recess with built-in bar with natural wood shelving.

### CLOAKROOM

With tiled walls, central heating radiator.

### SEPARATE WC OFF

With low level wc with natural wood seat and wall-mounted wash basin, central heating radiator, tiled walls.

### PRINCIPAL DRAWING ROOM 24'8 x 17' (7.52m x 5.18m)

With inglenook with attractive period marble fireplace and open Baxi grate, bay window, double French

doors to outside, three traditional-style cast iron radiators.

### SUN ROOM/SNUG 12' x 10'8 (3.66m x 3.25m)

With bi-folding doors from the hallway. Brick fireplace, attractive oak and bevelled glass doors leading to the rear flagged patio, cast iron central heating radiators.

### FORMAL DINING ROOM 21' x 16'6 (6.40m x 5.03m)

With oak panelled inglenook with traditional-style fireplace with stone hearth, part oak panelled walling, bay with cast iron traditional-style radiator.

### MORNING ROOM 14' x 12' (4.27m x 3.66m)

With good range of built-in pantry cupboards with sliding doors and shelving, two central heating radiators, built-in cupboard with cupboard above, double French doors to outside.

### KITCHEN 13'8 x 9'10 (4.17m x 3.00m)

With base and wall units, work surfaces, stainless steel double bowl single drainer sink unit, twin Neff brushed steel oven and grill, further brushed steel range oven with extractor hood above, integrated fridge, plumbing for dishwasher, Myson central heating booster heater.

### UTILITY ROOM OFF 10' x 7' (3.05m x 2.13m)

With tiled walls, stainless steel single drainer sink with base unit below, plumbing for washing machine. Door to

### SIDE PORCH

With arched door to outside, door to garage, recess containing fridge/freezers.

### **GARDENER'S WC**

With high level suite.

### **L-SHAPED STORE ROOM/REAR PORCH 7'2 x 6'8 (plus door recess) (2.18m x 2.03m (plus door recess))**

Base units, built-in storage cupboard.

### **BOILER ROOM OFF**

With two gas fired central heating boilers.

### **SIDE HALLWAY/STUDY 21'9 x 10'2 (6.63m x 3.10m)**

With built-in cupboard, bespoke oak side cabinet with cupboards below, two central heating radiators, two sets of double French doors, one to the rear garden and the other to the front hallway. Double oak doors leading to

### **SECOND FORMAL SITTING ROOM 30' x 17' (9.14m x 5.18m)**

With three sets of natural wood arched double French doors to rear flagged patio, four central heating radiators, traditional-style natural carved fireplace with marble inset and hearth.

### **OFFICE 14' x 9'5 (4.27m x 2.87m)**

With sliding patio doors to the rear garden, central heating radiator.

### **WASHROOM OFF**

With pedestal wash hand basin, tiled walls.

### **SEPARATE WC OFF**

With central heating radiator and tiled walls.

### **FIRST FLOOR**

Which is approached from the reception hallway.

### **HALF LANDING**

Leading to

### **MAIN LANDING**

With walk-in linen cupboard with shelving and lagged cylinder with immersion.

### **MASTER BEDROOM 25' x 17' (7.62m x 5.18m)**

With excellent range of traditional-style fitted wardrobes with cupboards above, three central heating radiators.

### **DRESSING ROOM 12' x 9' (3.66m x 2.74m)**

With good range of fitted wardrobes with cupboards above, built-in cupboard.

### **BATHROOM EN-SUITE**

With traditional fittings with tiled panelled bath with mixer tap and shower fittings, shower cubicle with shower fittings and further hand shower and glass door, vanity wash hand basin with tiled surround, low level wc, central heating radiator, tiled walls, downlighting, central heating towel rail.

### **FAMILY BATHROOM 10' x 8'8 (3.05m x 2.64m)**

With corner bath, shower cubicle with shower fittings and further hand held shower and glass door, low level wc, bidet, vanity wash hand basin with tiled surround, central heating radiator and central heating towel rail, tiled walls, built-in medicine cabinet with mirrored door. Downlighting.

### **BEDROOM TWO (REAR) 13'6 x 10'3 (4.11m x 3.12m)**

With good range of fitted wardrobes and central heating radiator.

### **BEDROOM THREE/GUEST BEDROOM (REAR) 21'4 x 16'8 (6.50m x 5.08m)**

With good range of fitted wardrobes with cupboards above, dressing table with drawers below and integrated vanity wash hand basin, cast iron traditional-style radiator.

### **BEDROOM FOUR (SIDE) 13'5 x 9'9 (4.09m x 2.97m)**

With cast iron radiator, vanity wash hand basin, built-in double wardrobe, bathroom en-suite with panelled bath, low level wc, central heating radiator, tiled walls.

### **OUTSIDE**

The property is approached via a York stone flagged sweeping driveway which provides excellent parking facilities and leads to

### **ATTACHED QUADRUPLE GARAGE 41' (deep) x 19' (wide) (12.50m (deep) x 5.79m (wide))**

With electrically operated up-and-over door, light and power. Double doors to the rear to outside.

Formal gardens to the front laid out to lawn with mature trees, shrubs, beech hedging and timber outbuilding. Attractive side garden bordered by brick walling with stone coping. Good range of brick potting sheds and garden stores, further greenhouse. Ornate wrought iron gates leading to the rear garden with brick walling to the easterly side with stone coping, extensive range of mature trees and shrubs, York stone rear patio extending to approximately 4.22 acres.

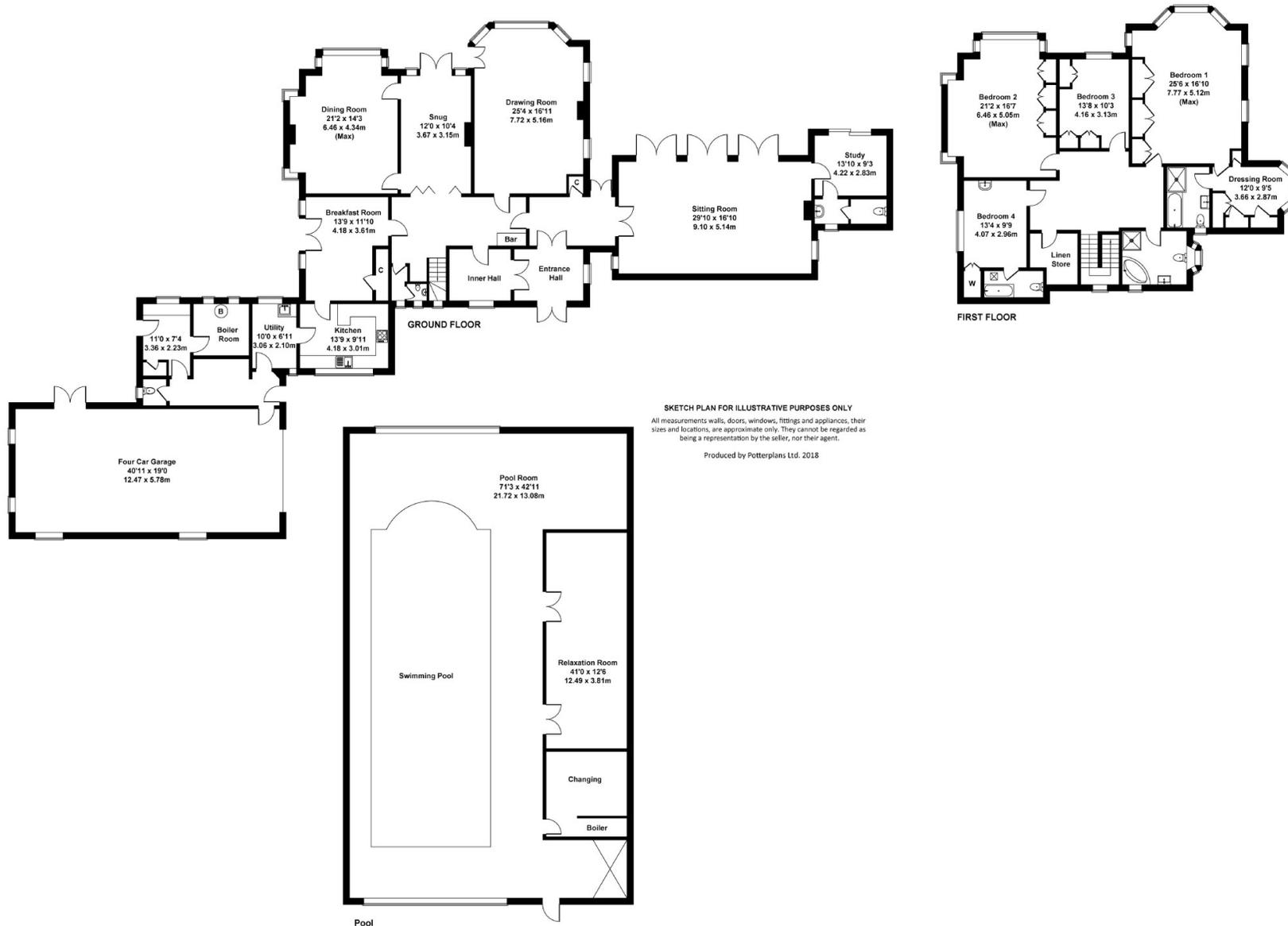
### **SUBSTANTIAL OUTBUILDING/LEISURE**

With indoor pool and dressing room facilities.

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

Willow Glade  
 Approximate Net Internal Area  
 House = 4059 sq ft/377.06 sq m  
 Pool = 3058 sq ft/284.09 sq m  
 Garage = 803 sq ft/74.57 sq m  
 Total = 7919 sq ft/735.72 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
 All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.  
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