

## Park House, Chelford Road, Henbury



Andrew J Nowell  
& Company

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## Park House, Chelford Road, Henbury

A BEAUTIFULLY PRESENTED DETACHED COUNTRY HOUSE IN A QUIET RURAL SETTING WITH IMPRESSIVE LANDSCAPED GARDEN AND Paddock totalling 1.45 acres.

Park House is a charming former farmhouse which was renovated and extended by Ausbore Homes. Great care has been taken to balance modern day living whilst retaining the original period features creating this wonderful family residence in the desirable Henbury Estate. Henbury enjoys delightful walks, has a local church and public house and is within ten minutes drive of the centres of Alderley Edge, Wilmslow and Macclesfield. These centres offer 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 easily accessible.

This impressive country house enjoys extensive accommodation set in charming landscaped grounds.

Features of particular note include the impressive portico entrance to galleried dining hall, drawing room with attractive period fireplace and double height windows. The breakfast kitchen has hand-painted oak units with deep granite work surfaces and integrated appliances. There is a further family room, study, cloakroom, ancillary kitchen and butler's pantry. To the first floor there is a galleried landing, five bedrooms, and three bathrooms,

two en-suite. Externally the property has a number of walled gardens and patio areas, sweeping lawns and an enclosed paddock to approximately half an acre. A further secluded southerly facing patio features raised beds and water feature. The property benefits from a comprehensive gas heating system and to fully appreciate the full charm and appeal a personal inspection is strongly recommended.

### DIRECTIONS

From our Alderley Edge office proceed out of the village on the main London Road (A34) in a southerly direction. At the Monks Heath crossroad turn left and continue in the direction of Macclesfield. After approximately two miles the property will be found on the right hand side.

In further detail the accommodation comprises:

### PORTICO ENTRANCE

With oak panelled front door leading to

### DINING HALL 21'3 x 19'7 (6.48m x 5.97m)

Galleried hall with stone fireplace with flagstone hearth and stone surround, covered central heating radiator with bespoke shelving above and two further central heating radiators, downlighting, large under stairs storage cupboard.

### DRAWING ROOM 21'10 x 16'9 (6.65m x 5.11m)

With attractive period fireplace with wrought iron surround and granite hearth, double height leaded windows, two central heating radiators.

### STUDY 11'7 x 7'11 (3.53m x 2.41m)

With built-in full height shelving, double French doors leading to flagged patio area, central heating radiator.

### REAR HALL

With stable door leading to rear garden, central heating radiator.

### CLOAKROOM

With low level wc with wooden seat, pedestal wash hand basin, central heating radiator, full height meter cupboard. Tiled flooring and part-tiled walls.

### FAMILY ROOM 16'1 x 12'9 (4.90m x 3.89m)

Open fireplace with Aga multi burning fuel stove and stone hearth with surround, double French doors leading to south facing patio area, two central heating radiators.

### BREAKFAST KITCHEN 16'1 x 15'11 (4.90m x 4.85m)

With hand-painted solid oak base and wall units, deep granite work surfaces, double Belfast sink unit with mixer tap, arched recess with five ring gas hob with double oven beneath and extractor

hood above, built-in American style fridge freezer. Matching central island with deep granite work surface, built-in dishwasher. Two central heating radiators, natural oak flooring, part-tiled walls, downlighting.

**ANCILLARY KITCHEN 9'4 x 8'5 (2.84m x 2.57m)**

With matching base and wall units, work surface, single drainer one and a half bowl sink unit, built-in electric double oven, plumbing for washing machine, space and vent for tumble dryer. Central heating radiator, flagged stone floor, access to rear porch.

**BUTLER'S PANTRY**

With flagstone shelving and flagged stone floor.

Wooden turning flight staircase leading to

**FIRST FLOOR**

**GALLERIED LANDING**

With attractive stained glass window, downlighting, two central heating radiators.

**MASTER BEDROOM ONE 16'9 x 16'9 (5.11m x 5.11m)**

With full range of built-in wardrobes, two central heating radiators.

**BATHROOM EN-SUITE**

Panelled bath with chrome mixer tap and shower attachment, separate shower cubicle with power shower and glass door, low level wc with wooden seat, pedestal wash hand basin, built-in vanity mirror. Limestone tiled floor and fully tiled walls, downlighting, extractor fan,

central heating radiator.

**BEDROOM TWO/GUEST SUITE 16' x 14'10 (4.88m x 4.52m)**

With exposed beams, two central heating radiators, hatch access to loft, built-in airing cupboard with cylinder and shelving.

**EN-SUITE BATHROOM**

With large shower cubicle with power shower and glass door, low level wc with wooden seat, pedestal wash hand basin, large vanity mirror. Central heating radiator, part-tiled walls, extractor fan.

**BEDROOM THREE 15'10 x 10'10 (4.83m x 3.30m)**

With good range of built-in wardrobes with mirrored doors, central heating radiator.

**BEDROOM FOUR 16'1 x 12'8 (4.90m x 3.86m)**

With exposed beams, built-in wardrobes, two central heating radiators.

**BEDROOM FIVE 12'6 x 10'7 (3.81m x 3.23m)**

With central heating radiator.

**FAMILY BATHROOM**

Panelled bath with mixer tap and shower attachment with ornamental arch above, separate shower cubicle with power shower and glass door, low level wc with natural wood seat, vanity wash hand basin with cupboards below and vanity mirror above, fully-tiled walls, extractor fan, downlighting and central heating radiator.

**OUTSIDE**

The property is approached via a tarmac driveway through electrically operated wrought iron gates. A shaded driveway leads to the front of the property, providing ample car parking facilities and leading to

**DETACHED BRICK GARAGE 21'2 x 20'6 (6.45m x 6.25m)**

With two electrically operated up-and-over doors, light and power, boarded area above providing good storage facilities.

Externally the property is surrounded by attractive walled gardens. The front garden is laid out to lawn with well-stocked borders with mature trees, shrubs and bushes. Double gate leading to

**ENCLOSED PADDOCK**

With post and rail fencing.

The side and rear of the property are laid out to lawn with well-stocked borders and stone flagged patios. At the edge of the property is an attractive secluded tiered patio with raised beds, water feature and pebbled paths.

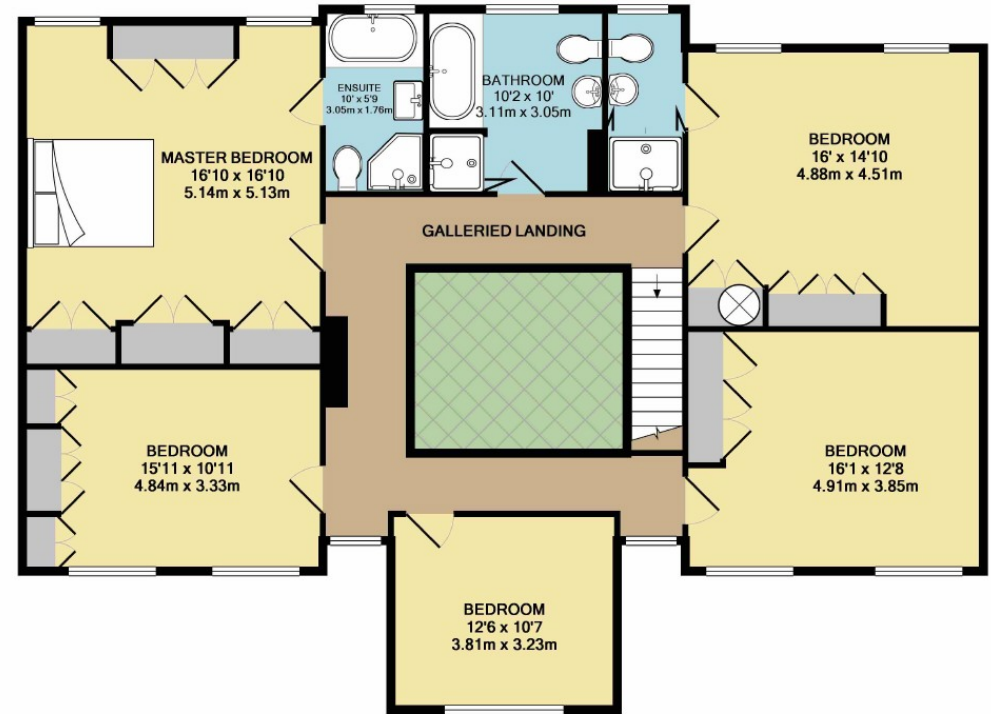
All electrical appliances, the heating system and wiring have not been tested therefore we cannot verify whether they are in working order.

VACANT POSSESSION UPON COMPLETION.





GROUND FLOOR  
APPROX. FLOOR  
AREA 1577 SQ.FT.  
(146.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 1480 SQ.FT.  
(137.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 3057 SQ.FT. (284.0 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

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