

THORNLEA

MOTTRAM ST ANDREW



Andrew J Nowell
& Company

www.andrewjnowell.co.uk

THORNLEA, OAK ROAD, MOTTRAM ST ANDREW, SK10 4RA

A substantial detached family residence constructed in the late 1950s out of mellow brick under a tiled roof in one of the area's most desirable and sought after settings. Grounds extending to approximately 2.17 acres enjoying wonderful open views across the surrounding countryside and the Derbyshire hills beyond. Scope for remodelling and redevelopment.

- Reception hallway/dining room
- Dressing room/office
- Cloakroom with wc
- Family bathroom
- Formal dining room/family room
- Wash room en-suite
- Drawing room
- 2 attached garages
- Breakfast kitchen
- Formal gardens with lawns, trees, shrubs, stone flagged patio, stone flagged driveway, brick walling to the front with stone coping, side and rear paddock.
- Playroom
- Side hallway with store room
- Total land size to approximately 2.17 acres or thereabouts
- 5 bedrooms



Thornlea occupies a highly desirable and sought after semi-rural location with extensive grounds of approximately 2.17 acres with wonderful open views across the surrounding countryside and towards the Derbyshire hills.

Mottram St Andrew has a renowned local primary school a wealth of wonderful country walks and excellent Bulls Head public house. The more comprehensive centres of Alderley Edge, Wilmslow and Prestbury are within 5 minutes' drive with stylish boutiques and fine restaurants. The area is renowned for its excellent local and private schooling. The motorway network system is within easy access as is Manchester International Airport, local and commuter rail links to Manchester and London.





Thornlea currently offers well balanced spacious family accommodation which briefly comprises on the ground floor of hallway opening to a dining hall, formal dining room/family room, drawing room, breakfast kitchen, playroom, side hall with storerooms.

To the first floor there are five generous bedrooms, study, family bathroom and washroom en-suite.

The property benefits from a comprehensive gas heating system and enjoys a wonderful outlook to the front and to the rear across the surrounding countryside and the Derbyshire hills beyond.

Thornlea was constructed in the late 1950s with mellow brick elevations and a tiled roof and extensive mature grounds. The property occupies arguably one of the most desirable settings in the village enjoying a wonderful open outlook. This is a rare opportunity to acquire a substantial home which would be ideal for further remodelling and extending. Alternatively it lends itself for a replacement dwelling or possibly an additional house subject to the necessary planning consent. To fully appreciate the full charm and uniqueness of this idyllic setting a personal inspection is highly recommended.



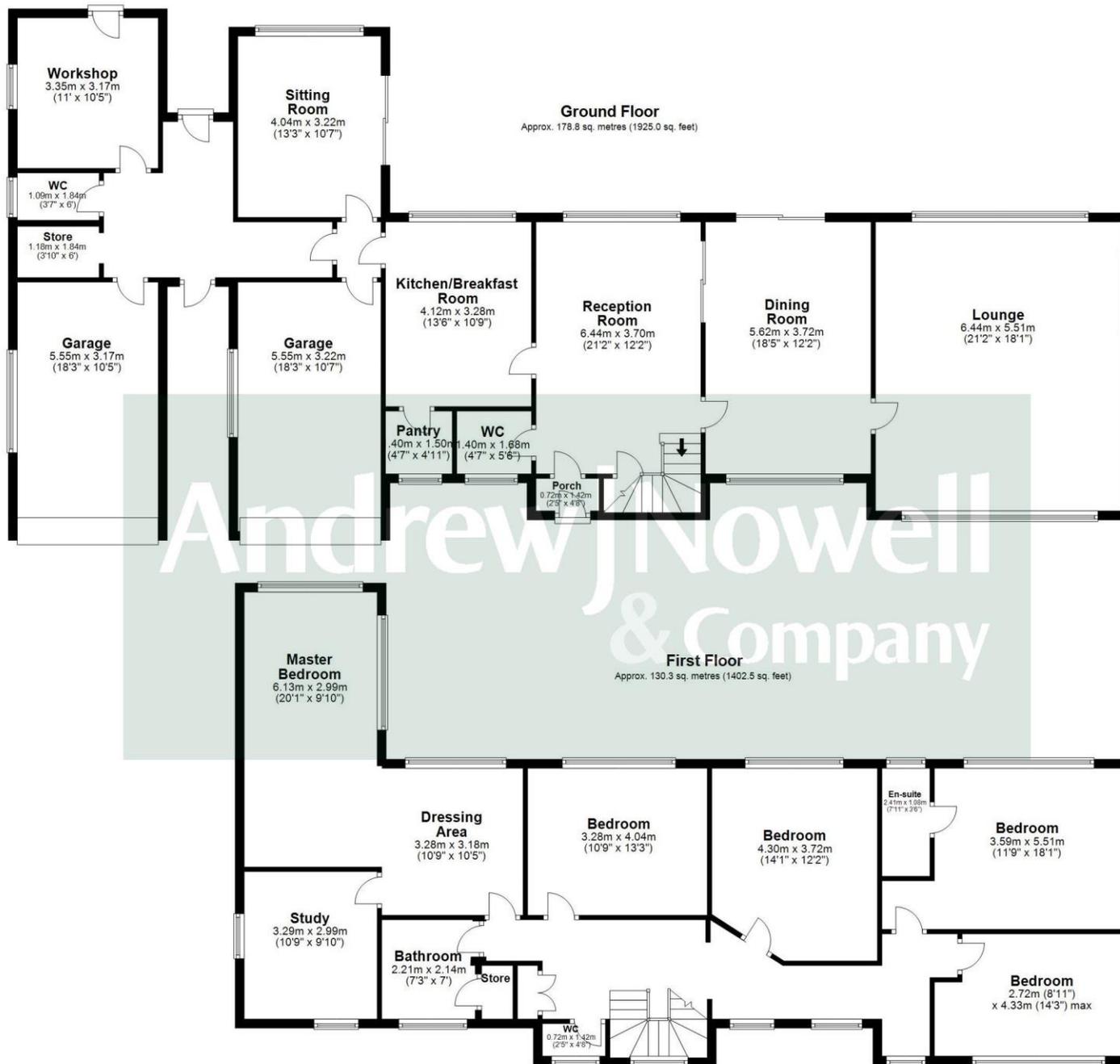
Externally the property is approached through mellow brick walling with stone coping with double wrought iron gates with a York stone flagged driveway providing excellent parking facilities and leading to an attached double garage. The formal gardens surround the property with sweeping lawns, mature trees, shrubs, hedging, stone flagged patio and brick summerhouse. The residue of the land is laid out to a paddock to the side and rear and the total land size is to approximately 2.17 acres or thereabouts.

This substantial site lends itself for the possibility of redeveloping for a replacement dwelling or dwellings subject to the necessary planning consent.



DIRECTIONS – SK10 4RA

From our Alderley Edge office proceed out of the village on the main London Road (A34) in a southerly direction. Towards the end of the village turn left into Chapel Road. Continue along Chapel Road towards Mottram which leads into Mottram village after approximately 2 miles. Turn right into Oak Road and Thornlea will be found on the left hand side just before the road narrows.



Total area: approx. 309.1 sq. metres (3327.5 sq. feet)

For Illustrative Purposes Only, Not to scale.
Plan produced using PlanUp.

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