



Lyncombe Close

Cheadle Hulme, SK8 7RB

Offers In Excess Of £825,000

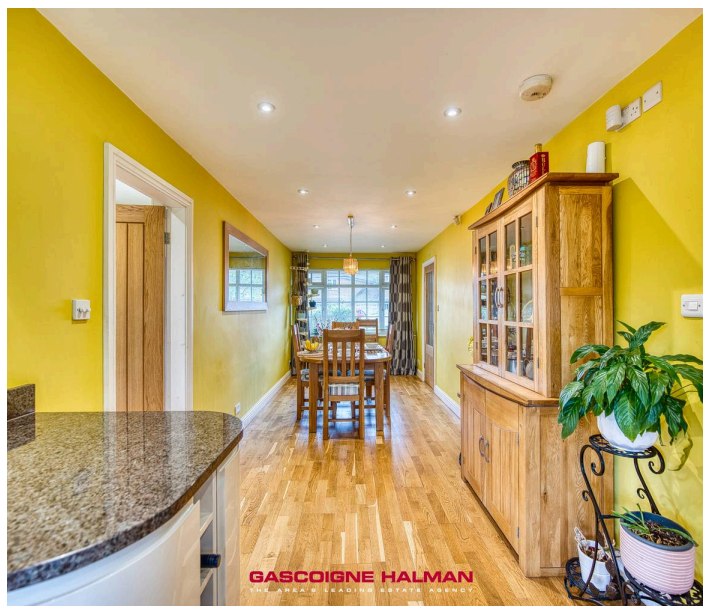
**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



Spacious five-bed detached family home occupying a corner plot with an in-and-out driveway providing additional convenience. Three luxury bathrooms compliment this wonderful home which reveals in excess of 2100 sq/ft of living accommodation. The sq/ft of the property has been improved by approx 40% from it's original size which is a considerable increase in living accommodation. Three reception rooms & a conservatory provide excellent living space, all of which is centered around a peaceful location near superb schools, amenities and transport links.

- Spacious Corner Plot Occupying A Desirable Residential Cul-De-Sac Setting With Private Enclosed Rear Garden
- In & Out Block Paved Driveway Providing Ample Off Road Parking, EV Charger Point Included
- Executive Style Five Bedroom Detached Family Home
- Modern Open Plan Kitchen Dining Room Offering A Wonderful Family Space
- Bespoke Conservatory Complete With Garden Access
- Three Contemporary Bathrooms, Master Bedroom Including En-suite & Dressing Room
- Wonderful Spacious Living Accommodation In Excess of 2100 sq/ft
- Loft Area Providing Superb Storage But Equally Promoting Excellent Development Potential
- Close to Outstanding Schools Including Hursthead Infant & Junior School and Cheadle Hulme High School



This impressive detached five-bedroom, three-bathroom home is a showcase of modern family living, combining spacious interiors with elegant finishes and exceptional outdoor spaces. As you enter through the welcoming hallway, you are greeted by elegant hardwood flooring, decorative lighting, and an abundance of natural light that sets the tone for the rest of the property. The ground floor offers three versatile reception rooms including an expansive bay fronted living area with a cosy fireplace and wooden flooring, perfect for relaxing or entertaining. The open-plan dining area features vibrant décor with wood flooring, and generous windows, creating a bright and cheerful atmosphere for family meals or gatherings. The contemporary kitchen is equipped with high-gloss units, several integrated appliances, a stylish kitchen island, and ample countertop space, all illuminated by large windows and recessed lighting. The sitting room provides a further superb reception area which leads into a bespoke conservatory with garden access. A downstairs WC and utility room complete the ground floor accommodation, as does the integral garage which provides ample storage. Each of the five bedrooms is thoughtfully designed for comfort and style. The principal suite boasts a walk-in wardrobe and a modern ensuite, while additional bedrooms offer bright and spacious layouts. The second bedroom also reveals a modern en-suite while the main family bathroom feature contemporary fixtures and fittings, ensuring both luxury and practicality. The landing is enhanced by built-in shelving, elegant lighting adding character and functionality throughout. For those working from home, the landing could form a dedicated office space providing ergonomic comfort and an inspiring setting filled with natural light. It would be easy to build a partition wall to create privacy to this study but equally this could form a sixth bedroom if needed. The property stands out for its exceptional outdoor features, ideal for family life and entertaining. A generous driveway and integral garage provide ample off-road parking and secure storage. The corner plot offers a beautifully landscaped in and out driveway providing ample parking. A well-maintained rear garden is privately enclosed with a patio area creating a perfect space for al fresco dining,





and secure storage. The corner plot offers a beautifully landscaped in and out driveway providing ample parking. A well-maintained rear garden is privately enclosed with a patio area creating a perfect space for al fresco dining, complemented by a built-in brick barbeque and a dedicated wooden seating area for relaxation. The bright conservatory, accessible via elegant French doors, seamlessly connects indoor and outdoor living and overlooks the garden and patio. Located in a peaceful residential area with mature trees and easy access to local amenities and schools, this property combines comfort, style, and convenience, making it an outstanding choice for contemporary family living.

Council Tax Band: E

Tenure: Freehold

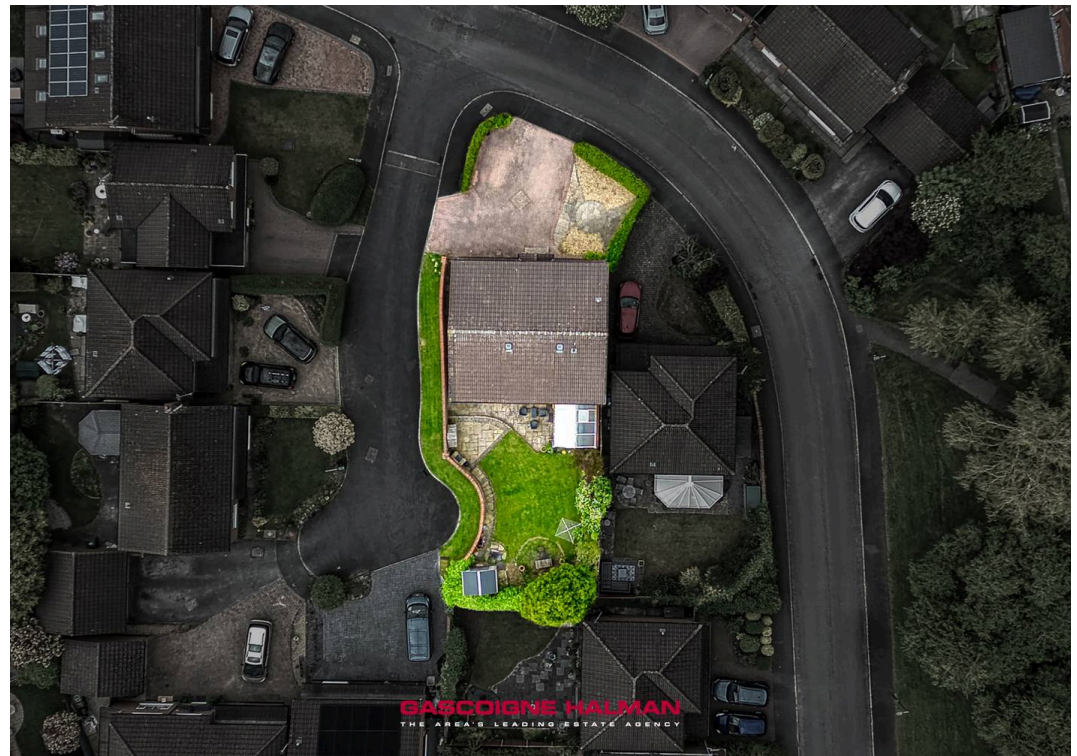
EPC Rating: C

The property is located a short distance from the village that offers a wide range of shops that meet every day needs. Bramhall has a good recreation centre and a wide variety of pubs, bars and restaurants. The schools in the area are for all age groups and have an excellent reputation. Bramhall and Cheadle Hulme railway stations offer convenient access to the Manchester city centre, along with the towns of Stockport and Macclesfield. The larger shopping centres of Handforth Dean and Cheadle Royal are only a short drive away along with a motorway network connection to Manchester International Airport.





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Bramhall Village Centre

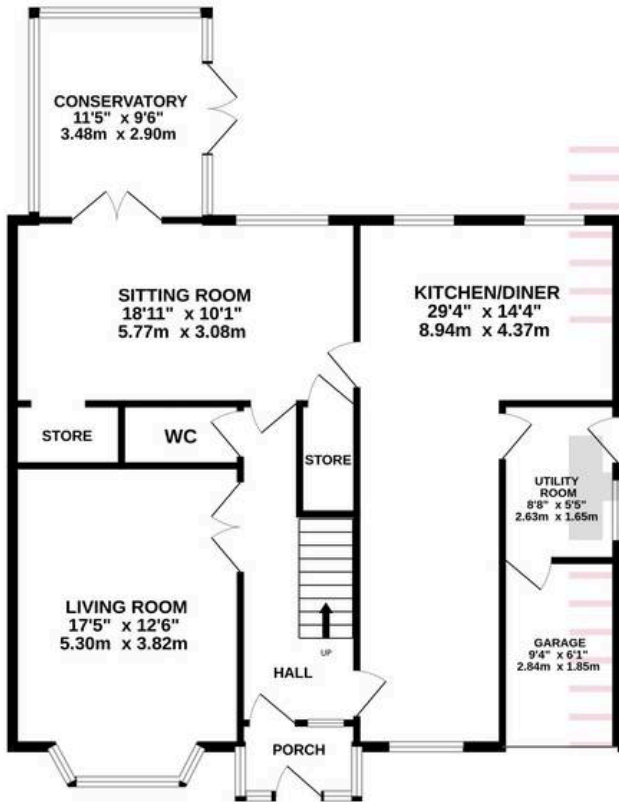
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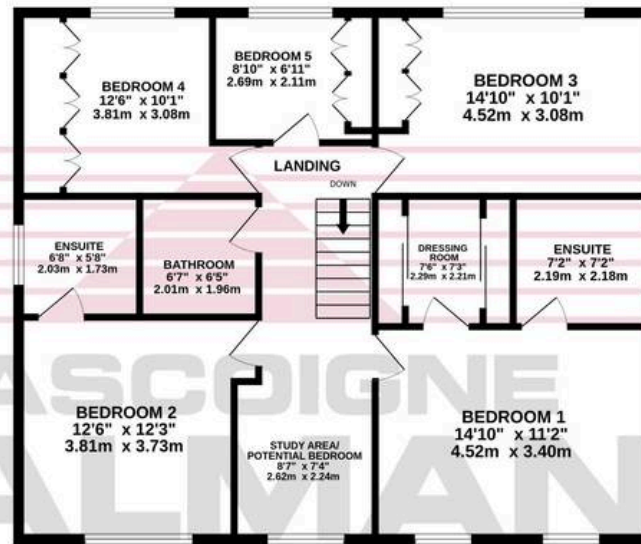
Cheadle Hulme High School

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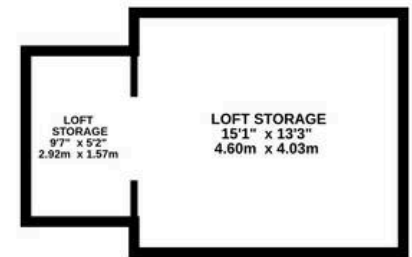
GROUND FLOOR
1104 sq.ft. (102.6 sq.m.) approx.



1ST FLOOR
1009 sq.ft. (93.7 sq.m.) approx.



LOFT STORAGE
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 2365 sq.ft. (219.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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