



Grove Lane, Cheadle Hulme, SK8 7NH

Guide Price £1,250,000

**GASCOIGNE
HALMAN**

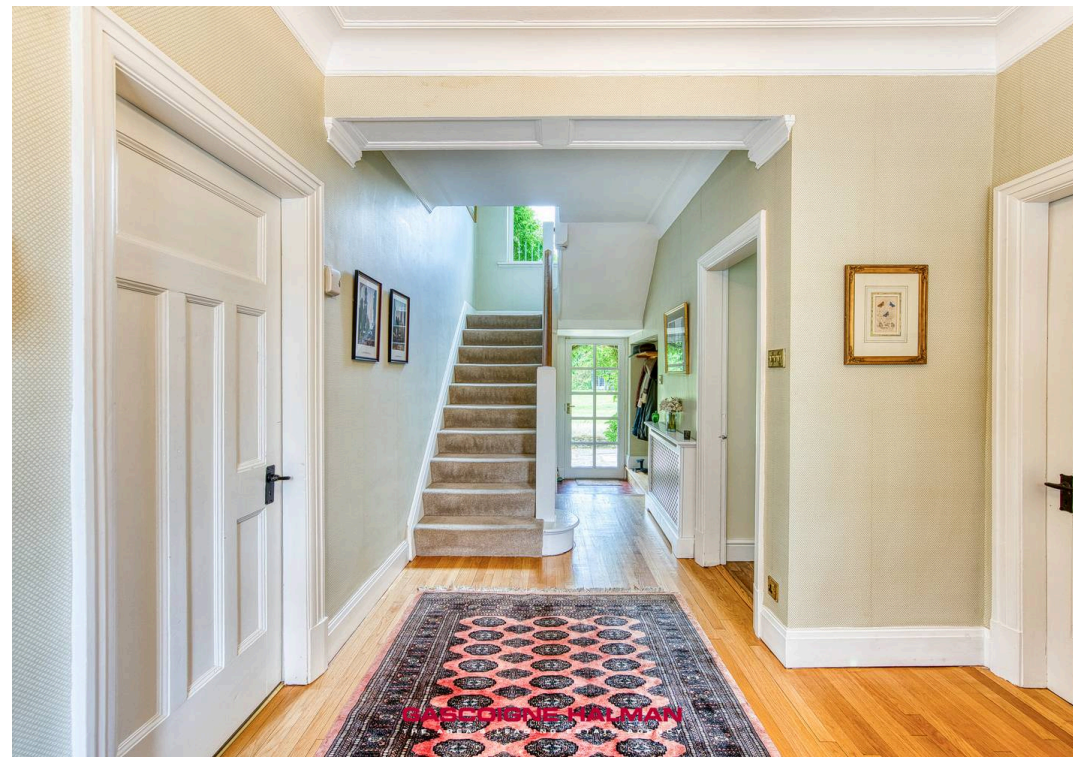
THE AREA'S LEADING ESTATE AGENCY

Immaculate double fronted 1920's detached family home with four double bedrooms, several immaculate bathrooms and a downstairs WC. This property boasts a plot of approximately 0.35 acre plot with internal accommodation approaching 2700 sq/ft. Three/four spacious receptions rooms are on offer, creating flexible living. A double garage and large driveway provide excellent curb appeal whilst there is scope to extend (STPP). Positioned on the doorstep of top schools, great transport links, and a large established private south-west facing garden.

- Superb Large Private Established Plot Approaching 0.35 Acres Or Thereabouts
- Rare To The Market 1920's Style Double Fronted Family Home With Immaculate Accommodation
- Wonderful Comprehensive Living Accommodation Approaching 2700 sq/ft
- Excellent Opportunity To Further Develop The Property With a Side & Rear Extension (STPP)
- Low Maintenance Driveway With Ample Off Road Parking & Double Detached Garage With Electric Garage Door
- Four Tastefully Presented Double Bedrooms, Two Bathrooms & Downstairs WC
- Three/Four Reception Rooms Providing Ample Space For The Whole Family As Well As Guests
- Beautiful South West Facing Rear Garden With A High Degree of Privacy
- Easy Access To Bramhall, Woodford & Wilmslow With Various Retail Parks On The Doorstep Such As Handforth Dean & Stanley Green
- Easy Access To Manchester Airport Link Road As Well As Wilmslow-Handforth Bypass And Ideally Located For Outstanding Schools



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This exceptional four bedroom detached family home, rarely available on the market, offers a unique blend of 1920s character and modern living, set within a superb established plot approaching 0.35 acres or thereabouts. Immaculately presented throughout, the property provides comprehensive living accommodation approaching 2,700 square feet, making it ideal for growing families and those seeking versatile space. The double fronted design creates an impressive first impression, while the interior boasts four generously sized double bedrooms, two well-appointed bathrooms, and a convenient downstairs WC. The living areas are thoughtfully arranged, with three or four reception rooms (depending on your preferred layout), ensuring ample space for both every-day family life and entertaining guests. The kitchen and utility areas are designed for practicality and style, complementing the overall high standard of finish found throughout the home. There is excellent potential to further develop the property with a side and rear extension (subject to planning permission), offering scope for those wishing to customise or expand the living space to suit their needs. The low maintenance driveway provides ample off road parking for several vehicles and leads to a detached double garage, complete with an electric garage door for added convenience. The property is ideally positioned for access to Bramhall, Woodford, and Wilmslow, with a variety of retail parks nearby, including Handforth Dean and Stanley Green, providing a range of shopping and leisure facilities. Commuters will appreciate the easy access to the Manchester Airport link road, the Wilmslow-Handforth bypass, and excellent transport



connections to Manchester and beyond. Families will also benefit from proximity to outstanding local schools, making this an ideal long-term home. The property's interior is tastefully decorated, with high quality fixtures and fittings throughout, and the flexible layout allows for a home office, playroom, or formal dining room as required. This is a rare opportunity to acquire an immaculate, substantial family home with significant scope for further enhancement, perfectly situated for both convenience and privacy in one of the area's most sought-after locations. The rear south west facing garden offers the perfect oasis. There is ample space for children to play but equally anyone looking for space to grow their own fruit and veg, then there is ample opportunity to create an allotment too. Early viewing is highly recommended to fully appreciate the quality and potential this outstanding property has to offer.

Council Tax Band: G

Tenure: Freehold

EPC Rating: E



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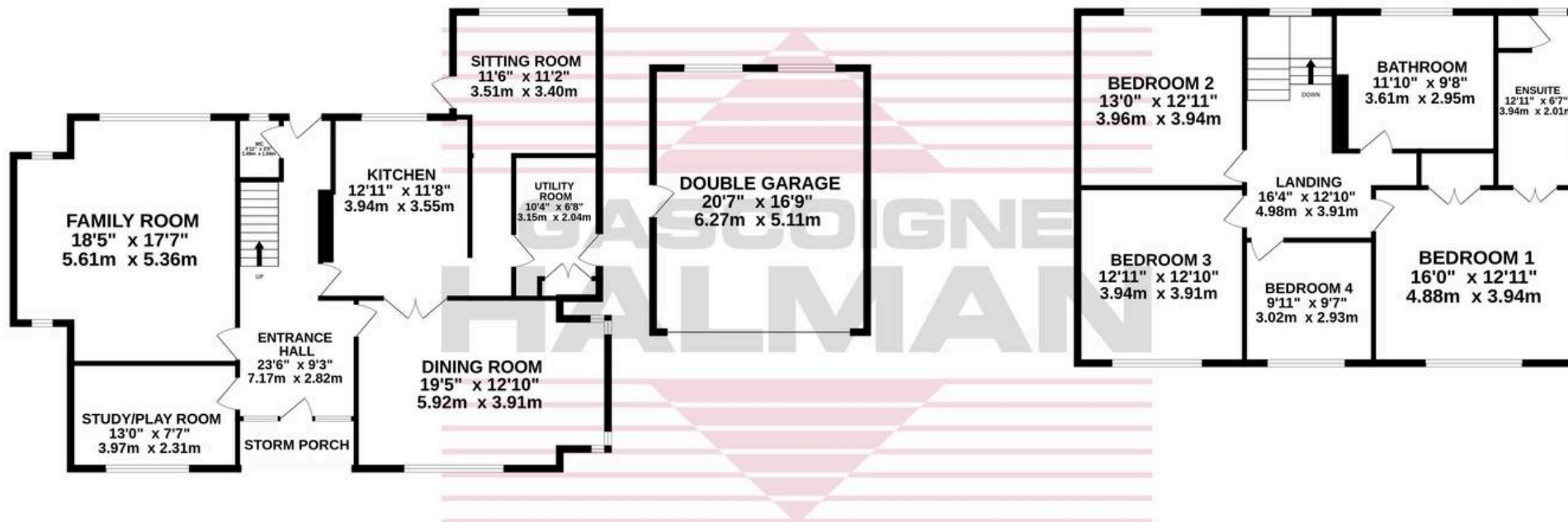






GROUND FLOOR
1621 sq.ft. (150.6 sq.m.) approx.

1ST FLOOR
1069 sq.ft. (99.4 sq.m.) approx.



TOTAL FLOOR AREA : 2691 sq.ft. (250.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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