



Hornsey Villas, 72 High Lane, Chorlton
Manchester

£2,500,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

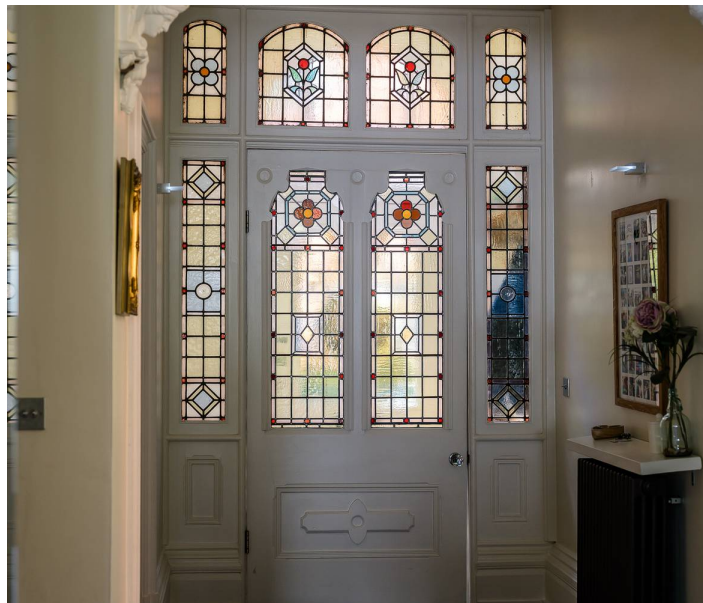


Hornsey Villas, 72 High Lane

Chorlton, Manchester

Council Tax Band: H

- A Substantial and Incredibly Impressive Period Semi Detached Property
- Measuring Over 5000 SQ FT
- Immaculately Presented Throughout with Superb Period Features
- Bay Fronted Living Room, Modern Open Plan Dining Kitchen and Light and Airy Sun Room
- Five Good Sized Bedrooms and Two Stylish Bathroom Suites
- Fully Converted Cellars, Containing a Study, Steam Room and Entertainment Room
- Gated Off Road Parking for Multiple Vehicles
- A Spectacular Indoor Swimming Pool and Generous Landscaped Garden
- Only Moments from Chorlton Village and Beech Road



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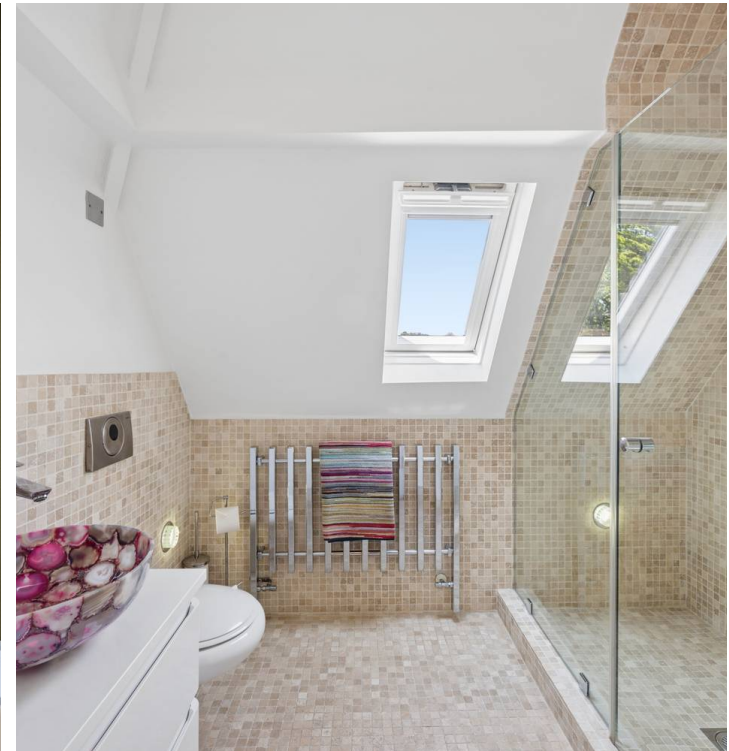
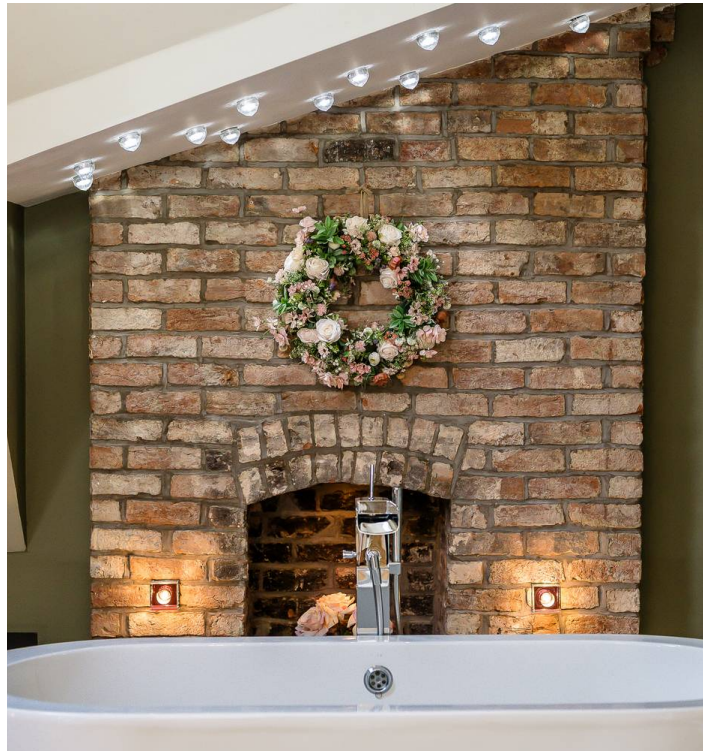
This substantial and incredibly impressive period semi detached property offers over 5000 square feet of immaculately presented living space, blending timeless elegance with modern luxury.

Retaining superb period features throughout, the home welcomes you into a reception hallway with stunning stain glass windows. A bay fronted living room boasts a bay fronted window and a feature fireplace . The modern open plan dining kitchen is a true heart of the home, featuring high specification appliances and ample space. An adjoining light and airy sun room provides a tranquil spot to enjoy views of the garden.

To the lower ground floor you are greeted by a full converted cellar, the lower ground floor benefits from an excellent entertainment/cinema room, a steam room and an office which offers further flexible living.

Upstairs, there are five good sized bedrooms, each thoughtfully decorated, and two stylish bathroom suites finished to an exceptional standard. The first floor contains three double bedrooms with a contemporary three piece shower, utility room and impressive balcony overlooking the rear garden.

The second floor is where you will find the incredible principal bedroom which is particularly large in size with a free standing bath and second balcony. A useful dressing room, shower room and bedroom five, complete the internal accommodation.





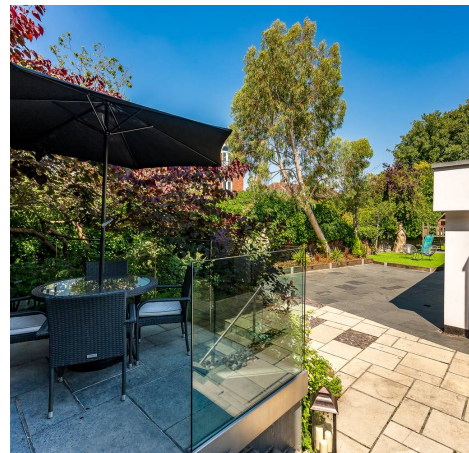
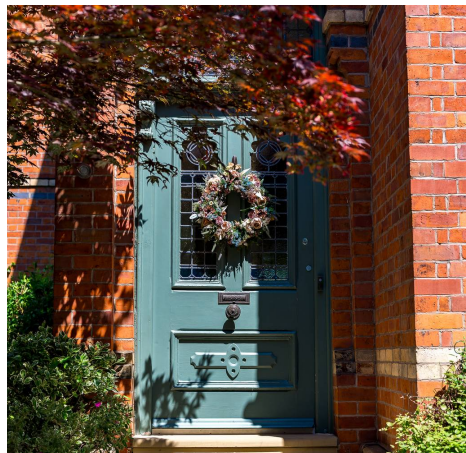
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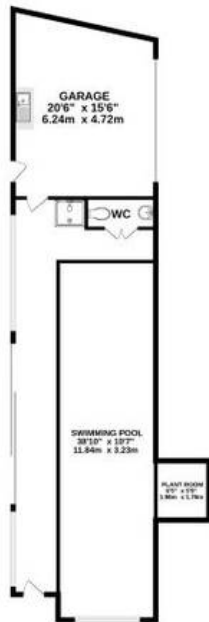
One of the standout features is the spectacular indoor swimming pool complete with a shower and W/C. A garage is situated to the rear of the swimming pool and provides further off road parking.

The outside space is equally impressive, designed to complement the grandeur of the home. The generous landscaped garden is beautifully maintained, with a combination of artifical lawns, mature shrubs, and thoughtfully positioned seating areas on two seperate patio areas. The garden offers a high degree of privacy. Direct access from the sun room and kitchen ensures seamless indoor to outdoor living, while the secure gated driveway provides ample space for multiple vehicles.

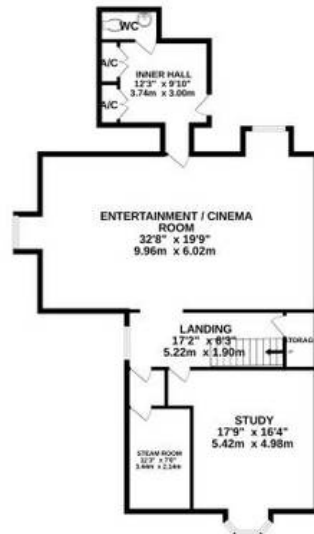
With its blend of period charm, modern luxuries, and exceptional outside space, this remarkable property presents a rare opportunity in one of Chorlton's most sought after locations. Located only moments from the vibrant amenities of Chorlton Village and the popular Beech Road, this residence perfectly balances peaceful living with easy access to local attractions.



ENTRANCE FLOOR
1027 sq.ft. (95.9 sq.m.) approx.



BASEMENT LEVEL
1134 sq.ft. (105.4 sq.m.) approx.



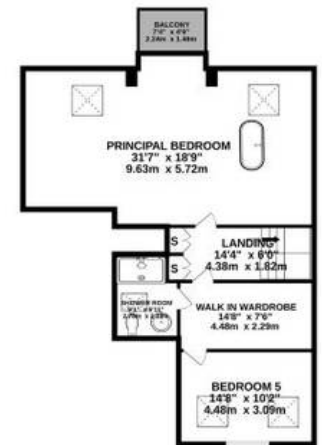
GROUND FLOOR
1219 sq.ft. (112.3 sq.m.) approx.



1ST FLOOR
1028 sq.ft. (95.5 sq.m.) approx.



2ND FLOOR
949 sq.ft. (87.5 sq.m.) approx.



TOTAL FLOOR AREA : 5328 sq.ft. (495.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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