

ANY
PART EXCHANGE
WELCOME



Kingsley Drive
Cheadle Hulme, SK8 5LZ

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Kingsley Drive, Cheadle Hulme, SK8 5LZ

Positioned on the highly desirable Kingsley Drive in Cheadle Hulme, this remarkable 1930s family home has been thoughtfully extended and newly renovated to an exceptional standard, offering a perfect blend of timeless charm and contemporary elegance. From the moment you step inside, the seamless fusion of period character and modern sophistication creates an inviting atmosphere that promises both comfort and style. The journey begins in the spacious entrance hall, where striking mosaic tiling immediately sets the tone for the quality and craftsmanship evident throughout the home. To the front, the bay-fronted living room is a cosy haven, enhanced by a charming log burner that adds warmth and ambience—perfect for quiet evenings or family gatherings. Just off the hallway, a chic downstairs bathroom surprises with its contemporary designed, adding a touch of luxury to this thoughtfully designed space.

At the heart of the home lies the impressive open-plan kitchen, dining, and living area—a true showstopper that effortlessly combines style with practicality. Flooded with natural light from skylights, Velux window, and expansive bi-fold doors, this space offers a seamless connection to the beautifully landscaped rear garden. Underfoot, electric heating provides warmth, while a second log burner adds a cosy focal point. Carefully considered extras such as colour-changing strip lighting around the skylights, zoned spotlights, and a spot-lit awning over the patio elevate this space further, creating an atmosphere that is both vibrant and versatile.

The kitchen itself is a culinary delight, featuring sleek quartz worktops and a range of high-end integrated appliances, including a Hi-Sense induction hob with a Caple extractor fan, a Klarstein wine fridge, a Hi-Sense dishwasher and fridge/freezer, and a double oven with a grill. Whether preparing family meals or hosting lively gatherings, this space adapts effortlessly to any occasion, making it the true hub of the home.

Step outside and discover a tranquil haven in the rear garden, where thoughtful landscaping blends beauty with functionality. Bursting with colour and texture, the garden is adorned with camellias, magnolias, rhododendrons, and blossoming red robin bushes, all framing a central water feature that adds a sense of calm. The combination of wooden decking and low-maintenance artificial grass creates a practical yet picturesque outdoor space, perfect for al fresco dining or lazy afternoons in the sun. A convenient outdoor sink, ideal for washing dogs or watering plants, adds a touch of practicality, while a bespoke wooden structure offers the flexibility to serve as either a pizza oven station or a charming outdoor bar. A discreetly positioned shed completes this delightful outdoor retreat.





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Practicality is also at the forefront of this home's design, with a cleverly concealed understairs utility area providing additional storage and convenience. Ascending to the first floor, the accommodation has been expertly reconfigured to offer four generously proportioned bedrooms, each thoughtfully designed to maximise space and light. The master suite is a luxurious retreat, featuring a beautifully appointed en-suite with a walk-in shower and his-and-hers sinks, offering a spa-like experience within the comfort of your own home. Two additional bedrooms include fitted wardrobes, while the fourth bedroom is currently being used as a dual-purpose home office, catering perfectly to the demands of modern living. A stylish family bathroom with a large walk-in shower completes the upstairs accommodation, reflecting the same high standard of design and finish found throughout the property. Ideally located, this exceptional home enjoys the convenience of off-road parking via a private driveway, with additional on-street parking available for visitors. Cheadle Hulme's vibrant amenities, charming cafés, and local boutiques are just moments away, while outstanding schools such as Cheadle Hulme High School and Laurus School fall within the catchment area, making this an ideal choice for families. With its flawless presentation, prime location, and meticulous attention to detail, this extraordinary home is ready to welcome its next discerning owners.

The Current Owners Love:

- We love sitting on the veranda, under the canopy, listening to the water feature and the summer rain, enjoying the tranquillity of the garden.
- We love how quiet the road is, there is no need to drive down it unless you live here or are visiting. However, we are still only a short walk to lots of amenities including pubs, cafes and the train station with great links to the city.
- This house has been a great family home where we have raised our 2 children for the past 11 years. We never dreamed of leaving this house as it has given us everything we have needed including great neighbours we now class as friends.

We Have Noticed:

- The open plan kitchen/lounge/dining space is beautifully lit with natural light, lovely garden views and a great space for family or entertaining.
- Perfectly situated in the heart of Cheadle Hulme in catchment to Laurus and Cheadle Hulme High School, close to all amenities.
- The landscaped garden is beautiful with a good mix of decking and grassed area, with a beautiful water fountain and outside versatile area currently used as a pizza oven/bar space.





Key Features:

- Beautifully renovated and extended 1930s family home on sought-after Kingsley Drive, Cheadle Hulme
- Impressive open-plan kitchen and living area with skylights, Velux window, bi-fold doors, quartz worktops, and high-end integrated appliances
- Cosy bay-fronted living room featuring a charming log burner for warmth and ambience
- Stunning landscaped rear garden with a water feature, wooden decking, bespoke pizza oven station/outdoor bar, and an outdoor sink
- Four generous bedrooms, including a luxurious master suite with a walk-in shower and his-and-hers sinks
- Stylish family bathroom with a walk-in shower and a contemporary downstairs bathroom
- Practical features including a concealed downstairs utility area and private driveway with additional on-street parking
- Ideally located close to Cheadle Hulme's vibrant amenities, cafés, and outstanding schools such as Cheadle Hulme High School and Laurus School

Tenure: Freehold

Council Tax Band: D

Possession: Vacant possession upon completion

Total Floor Area: 1515

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

Ground Floor

Storm Porch

Hallway 12'8" x 6'9" (3.86m x 2.06m)

Living Room 15'2" x 12'6" (4.62m x 3.81m)

Bathroom 7'5" x 7'5" (2.26m x 2.26m)

Utility Room 7'5" x 6'10" (2.26m x 2.08m)

Living Kitchen 28'7" x 24'4" (8.71m x 7.42m)

First Floor

Landing 11'3" x 8'8" (3.43m x 2.64m)

Bedroom 1 12'6" x 11'5" (3.81m x 3.48m)

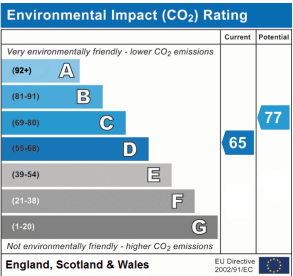
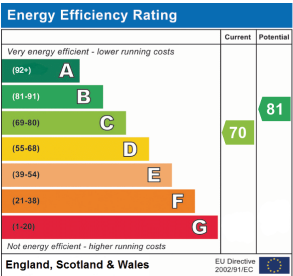
Ensuite 7'8" x 6'7" (2.34m x 2.01m)

Bedroom 3 14'4" x 7'6" (4.37m x 2.29m)

Bedroom 4 / Office 9'5" x 7'6" (2.87m x 2.29m)

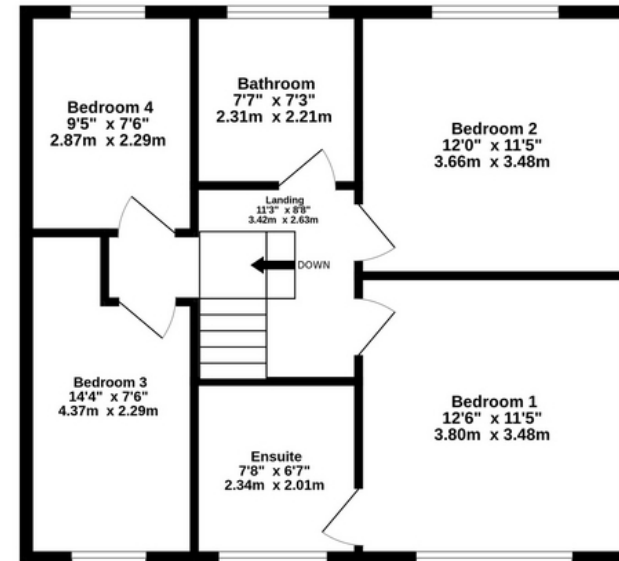
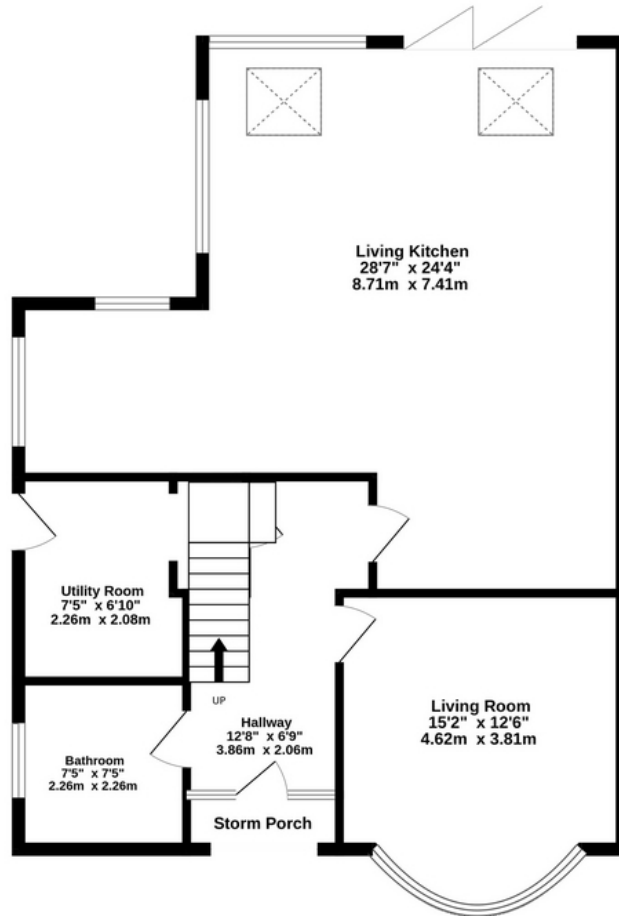
Bathroom 7'8" x 6'7" (2.34m x 2.01m)

Bedroom 2 12'0" x 11'5" (3.66m x 3.48m)





DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



TOTAL FLOOR AREA : 1515 sq.ft. (140.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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