

ANY
PART EXCHANGE
WELCOME



Buxton Road West
Disley, SK12 2LY

SHRIGLEY ROSE & CO
Bespoke Estate Agents



Buxton Road West, Disley, SK12 2LY

This charming 1930s home, situated on 0.3 acres of land, is truly a hidden gem. Its location in Disley, nestled in a semi-rural setting near Lyme Park, offers picturesque surroundings and wonderful opportunities for outdoor activities. The property boasts a beautiful Tudor style architecture, with a long driveway capable of accommodating six cars, adding to its grandeur and privacy.

Upon entering this beautiful home, you're greeted by an inviting atmosphere characterised by original wood-stained floors and beams. The dining room to the right of the hall provides an ideal space for entertaining guests, while the adjacent downstairs toilet adds convenience. The kitchen, featuring a Rangemaster cooker and an island, flows seamlessly into the traditional lounge, fostering a social atmosphere for family gatherings. The lounge, adorned with its original beams and a large wood burner, offers warmth and cosiness during winter evenings.

The property also includes a spacious utility room and a garage, providing ample storage and practicality. A stable door from the utility room leads to the expansive rear garden, which spans 0.3 acres and serves as a habitat for various wildlife, offering a peaceful and secluded retreat. The garden features a Japanese maple tree, clematis, and a weeping willow tree, adding to its charm and beauty. A tranquil seating area overlooking a pond and water feature provides a serene escape, while a substantial detached garden room offers versatility as a home office or teenager's hideout.

Upstairs, the home offers four spacious double bedrooms, two of which feature ensuite bathrooms and scenic garden views. The family bathroom, equipped with a jet bath, offers a luxurious retreat for relaxation. Ample storage space, including eaves storage and garage space, further enhances the practicality of the home.

The property's location is convenient for outdoor enthusiasts, with opportunities for walks and golf at Disley Golf Club. It is also within walking distance to local shops and Disley Train Station, providing easy access to amenities and transportation. Additionally, the property falls within the catchment area for popular schools such as Poynton High School, with a private school coach bus stop conveniently located nearby, offering access to prestigious educational institutions. Overall, this one-of-a-kind home offers a perfect blend of character, practicality, and natural beauty, making it a truly desirable property worth exploring.





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The Current Owners Love:

- It's a lovely cosy home in the wintertime, lighting the logs on the log burner warming the whole of the house for those snug winter evenings.
- Definitely the best place in the summer is our fabulous outdoor living space where we can enjoy a bbq on the paved area and then retreat for sundowners on the decking at the top of the garden where it catches the last rays of sunlight enjoying listening to the birds.
- Obviously the location being next door to Lyme Park, giving easy access to the National Trust property right on the doorstep. We are 15 mins from the Peak District National Park, 15 minutes away from Handforth Dean shopping centre and 15 minutes from the airport



We Have Noticed:

- The plot size is 0.3 of an Acre
- Potential to create the perfect family home while retaining many original features
- The location, close to Lyme Park and within a semi-rural location





Key Features:

- A beautiful period four bedroom detached family home
- Retains many original features throughout
- Situated in an ideal location, within walking distance of Lyme Park National Trust
- A mature rear garden perfect for sitting quietly, relaxing or entertaining family and friends
- Good size rooms throughout providing the perfect space for a family
- The outhouse is a great addition, providing space for a home office
- Gorgeous long driveway, set back from the road, giving this home privacy

Tenure: Freehold

Council Tax Band: G

Possession: Vacant possession upon completion

Total Floor Area: 2532

Viewing: Strictly by appointment only through Shrigley Rose & Co

Property Summary:

GROUND FLOOR

- Hallway 11'10" x 10'8" (3.61m x 3.25m)
- Dining Room 13'8" x 11'10" (4.17m x 3.61m)
- Living Room 25'8" x 14'5" (7.82m x 4.39m)
- Kitchen 23'4" x 11'10" (7.11m x 3.61m)
- Utility Room 15'5" x 6'9" (4.7m x 2.06m)
- Integral Garage 16'4" x 10'6" (4.98m x 3.2m)
- Outbuilding 20'7" x 16'11" (6.27m x 5.16m)

FIRST FLOOR

- Landing 17'2" x 11'10" (5.23m x 3.61m)
- Bedroom One 24'2" x 17'3" (7.37m x 5.26m)
- Ensuite 10'2" x 7'2" (3.1m x 2.18m)
- Bedroom Two 12'5" x 12'0" (3.78m x 3.66m)
- Ensuite 8'6" x 5'1" (2.59m x 1.55m)
- Bedroom Three 12'5" x 11'10" (3.78m x 3.61m)
- Bedroom Four 10'9" x 8'6" (3.28m x 2.59m)
- Bathroom 11'1" x 8'1" (3.38m x 2.46m)
- Eaves Storage 7'8" x 4'4" (2.34m x 1.32m)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

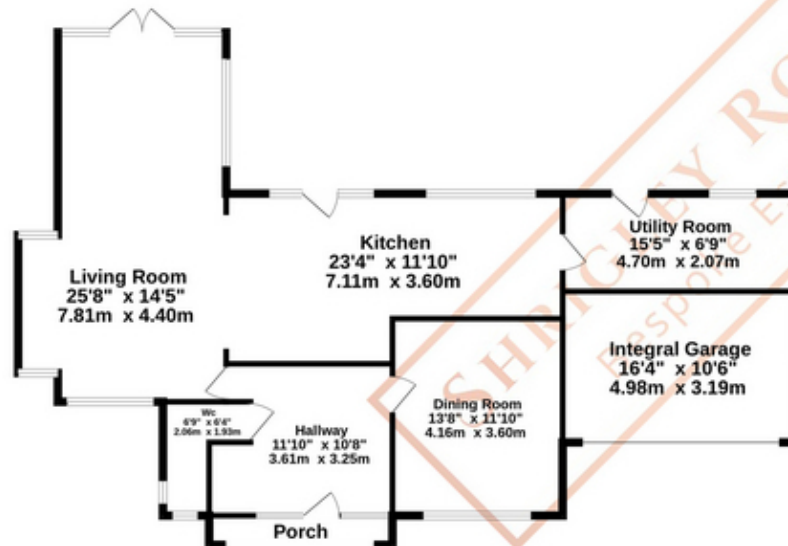




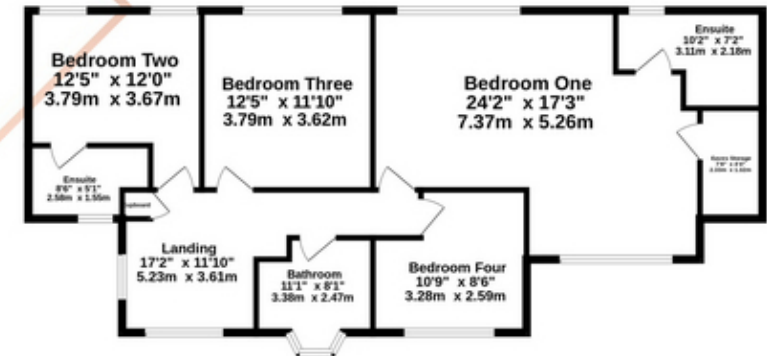
DID YOU KNOW...? YOU CAN PART EXCHANGE YOUR CURRENT HOME FOR THIS PROPERTY... HASSLE FREE.



Ground Floor
1537 sq.ft. (142.8 sq.m.) approx.



1st Floor
995 sq.ft. (92.4 sq.m.) approx.



TOTAL FLOOR AREA : 2532 sq.ft. (235.2 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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