

Part Exchange
Considered



Ash Grove, Heald Green, Cheadle, SK8 3JA

SHRIGLEY ROSE & CO
Bespoke Estate Agents





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Welcome to Ash Grove, a truly exceptional and beautifully bespoke family home, set on a generous corner plot in the heart of Heald Green. Meticulously extended, reimagined and finished to an exacting standard by the current owners, this is a property where craftsmanship, character and contemporary luxury come together effortlessly to create a home that is both deeply cosy and impressively spacious.

At the heart of the home lies the spectacular extended open-plan kitchen, living and dining space, flooded with natural light from two large skylights and framed by wide bifold doors opening directly onto a decked entertaining area. The kitchen itself is a statement of quality: a bespoke, handmade design paired with elegant Corian worktops, Amtico parquet flooring, and a suite of premium Samsung appliances, including double ovens, microwave, extractor and gas hob. There is space for a freestanding fridge freezer alongside a discreetly integrated counter freezer, ensuring practicality is seamlessly woven into the design. A log burner anchors the living area, creating a warm focal point with ample room for relaxed soft seating, making this an inviting space for both everyday living and entertaining.

Flow and connectivity define the ground floor. Crittall-style internal doors lead from the hallway into the kitchen and onward into a charming snug, where a further log burner, built-in storage and a skylit reading nook create a wonderfully intimate retreat. An additional patio door from the dining area opens onto a private courtyard, enhancing the indoor-outdoor connection. The ground floor as a whole boasts three log burners, lending a rich sense of character and comfort throughout.

The entrance hall itself has been thoughtfully designed, with elegant window seats positioned either side of the front door, generous understairs storage, and stylish LVT flooring that continues through to the utility room. The utility is well-appointed with a Worcester boiler (approximately five years old), a skylight, and space for freestanding appliances, leading through to a contemporary downstairs shower room featuring a rain-head shower and integrated vanity storage.

To the left of the hallway is a beautifully proportioned formal living room, enhanced by decorative wall panelling and another log burner. This space presents an exciting opportunity: when combined with the downstairs bedroom, which benefits from its own private ground-floor entrance, it offers clear potential to create a self-contained annexe. Ideal for multi-generational living, hosting guests, or generating additional income as an Airbnb or lodger accommodation, this area already includes a modern en-suite with rain-head shower, a skylight, patio door and a large bay window that floods the room with natural light. The ground floor flows seamlessly around the central staircase, reinforcing the sense of balance and thoughtful design throughout the home.



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Upstairs, the accommodation continues to impress with 3 bedrooms. A well-appointed bedroom to the right features dual-aspect windows with plantation shutters, built-in wardrobes, and a convenient WC with sink. The family bathroom is a luxurious retreat in its own right, finished with elegant wall panelling, underfloor heating, and a deep freestanding cast-iron bath, creating a calm, spa-like atmosphere. The second floor features a converted loft room, providing even more flexible space to suit your family's needs, whether as an additional bedroom, home office, creative studio or quiet retreat.

Externally, Ash Grove is just as considered as its interior. The property occupies a substantial corner plot with electric gates operated by fob, alongside a secondary manual gate. The driveway comfortably accommodates four vehicles and is enhanced by raised planters housing two established oak trees. To the rear, bifold doors open onto decking that leads to a freestanding garage or storage building, low-maintenance artificial lawn, and a mature pine tree that adds privacy and greenery. The neighbouring properties are over-55s apartments, ensuring quiet, respectful and considerate surroundings.

Full of character yet thoroughly modern, Ash Grove offers a rare combination of warmth, flexibility and refined design. From bespoke joinery and statement fireplaces to versatile living arrangements and secure gated grounds, this is a home designed to adapt beautifully to modern life while retaining a welcoming and luxurious atmosphere throughout.

The Current Owners Love:

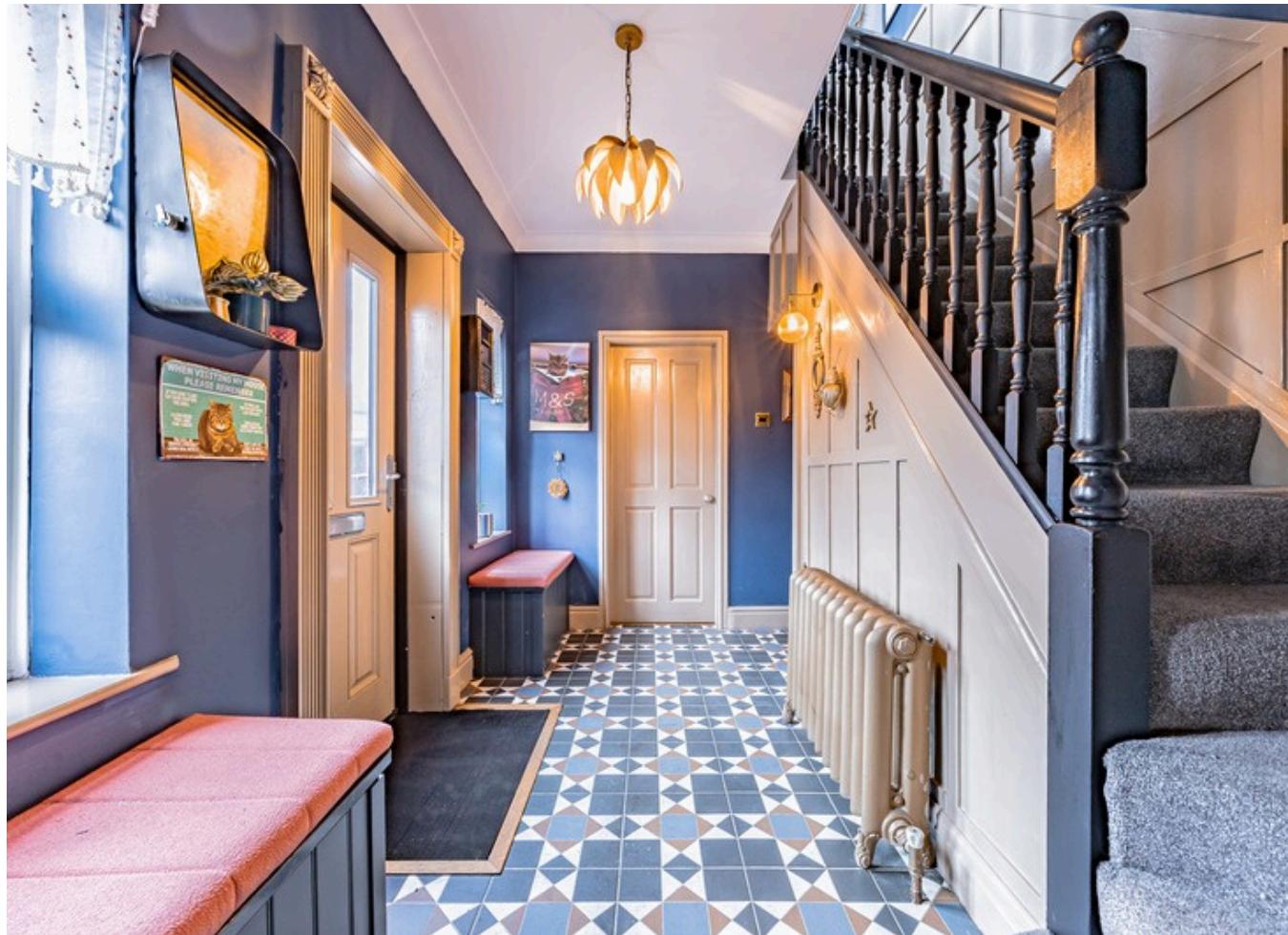
- The high ceilings - creating a sense of space, light, and grandeur throughout the home, making every room feel open and airy.
- The bespoke kitchen with bifold doors into the garden – perfectly designed for modern living, seamlessly blending indoor and outdoor entertaining spaces.
- The three log burners - adding warmth, character, and a cosy, inviting atmosphere throughout the ground floor.

We Have Noticed:

- The self contained ground floor annex.
- Beautiful kitchen with vaulted ceiling.
- Maintenance free garden plus detached garage.







Key Features:

- Spacious open-plan kitchen, living and dining area with bifold doors onto decking.
- Handmade bespoke kitchen with Corian worktops, Antico parquet flooring, and premium Samsung appliances.
- Three log burners throughout the ground floor, adding warmth and character.
- Downstairs bedroom with private entrance and modern ensuite - ideal for an annexe or Airbnb.
- Family bathroom with cast-iron freestanding bath and underfloor heating.
- High ceilings creating a sense of space and light throughout the home.
- Four Bedrooms Plus a Study
- Large corner plot with electric gates, driveway for four vehicles, and low-maintenance garden with decking, artificial grass, and mature trees.

Tenure: Freehold

Council Tax Band: E

Possession: Vacant possession upon completion

Total Floor Area: 1930 sqft

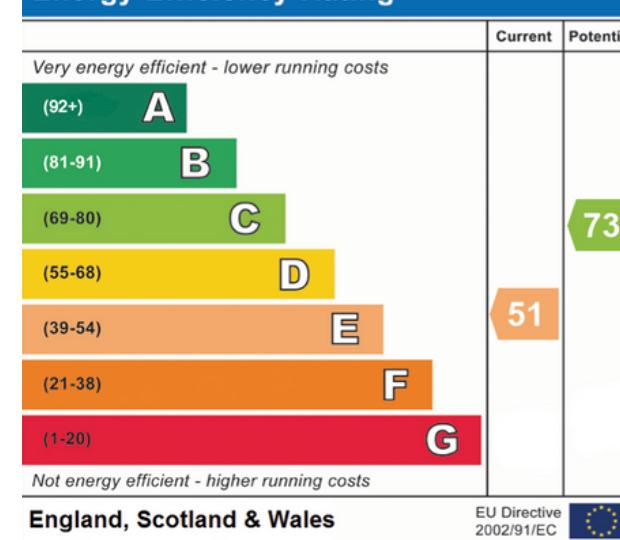
Viewing: Strictly appointment only through Shrigley Rose & Co

Property Summary:

Living Area	
3.27m x 4.70m	
Kitchen	
3.56m x 4.70m	
Dining Area	
1.60m x 3.27m	
Sitting Room	
2.68m x 3.48m	
Storage	
0.99m x 3.48m	
Shower Room	
1.60m x 2.02m	
Utility Room	
1.60m x 1.75m	
Living Room	
3.25m x 5.19m	
Bedroom 4	
2.68m x 4.38m	
Ensuite	
1.24m x 2.32m	
Bedroom 1	
3.25m x 4.60m	
Bedroom 2	
4.62m x 5.19m	
Bedroom 3	
2.02m x 3.27m	
Bathroom	
2.37m x 2.68m	
Study/Bedroom 5	
2.45m x 3.24m	
Garage	
3.23m x 4.43m	

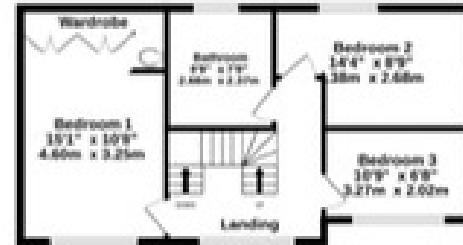
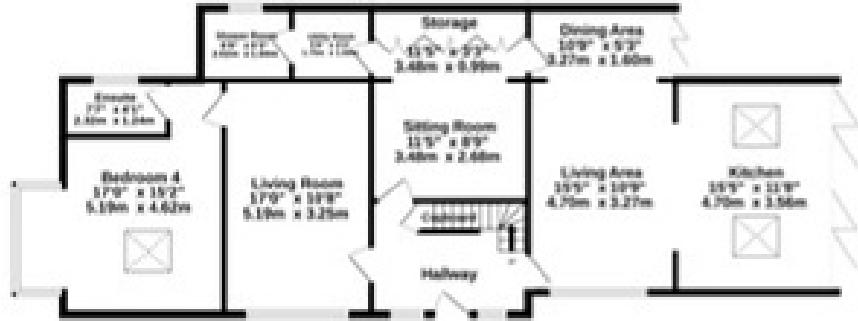


Energy Efficiency Rating





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



TOTAL FLOOR AREA : 1930 sq.ft. (179.3 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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