

Part Exchange
Considered



Arlington Road, Cheadle, SK8 1LW

SHRIGLEY ROSE & CO
Bespoke Estate Agents





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Cherry Tree House is a magnificent detached 1930s residence, occupying a prestigious position within one of Cheadle's most sought-after cul-de-sac locations. Offering four bedrooms, four reception rooms, two bath/shower rooms, a ground floor WC and exceptional open-plan living space, this impressive family home beautifully combines elegant period character with stylish modern living, all set within delightful mature gardens. Cherished by the current owners for the past 30 years, this exceptional home combines elegant original character with beautifully considered contemporary enhancements, creating a bright and versatile family home of considerable distinction. The home immediately impresses with its striking frontage, approached via an in-and-out paved driveway providing off-road parking for up to four vehicles and access to a useful bike/garden storeroom. Mature magnolia trees, elegant acers and two spectacular palms create a wonderful first impression, whilst the original oak front door and exquisite stained-glass window depicting the cherry tree which once stood in the front garden add a unique sense of heritage and charm.

The individual accommodation is sure to impress, extending to four reception rooms and thoughtfully arranged for modern family living. A welcoming porch and entrance hall with Antico parquet flooring lead through to the principal living spaces, including a beautifully appointed library/sitting room with original oak parquet flooring and a feature front-facing bay window. The spacious living room enjoys frosted internal windows through to the extension, seamlessly blending the original house with the substantial addition completed over 30 years ago. There is also useful understairs storage.

At the heart of the home lies the superb open-plan living kitchen, perfectly suited to both everyday living and entertaining. The kitchen is fitted with porcelain tiled flooring, granite worktops and an extensive range of bespoke cabinetry, offering exceptional storage including integrated bin compartments and under-counter lighting. A large central island incorporates a power socket, whilst integrated appliances include full-height fridge and freezer units, two slide-and-hide ovens, a NEFF induction hob with concealed extractor, Quooker boiling water tap and water filtration system.

The open-plan arrangement flows effortlessly into the dining area beneath a vaulted ceiling with four skylights and French doors opening onto the rear patio and gardens beyond. The adjoining snug/family room features beautifully crafted Rothwell and Thomas fitted cabinetry and a delightful garden outlook. A separate utility room provides additional appliance space and a further sink, with direct side access to the garden, alongside a ground floor WC. An additional office/studio with wine fridge creates a highly versatile working space or additional reception room.





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To the first floor, there are four well-proportioned bedrooms. The impressive principal suite occupies the left-hand side of the house and comprises extensive fitted storage, a walk-through dressing room and a luxurious large ensuite bathroom featuring electric underfloor heating, a freestanding deep bath, wet-room style rainfall shower, wide vanity sink with storage, illuminated built-in shelving and integrated ceiling speakers. Dual aspect windows flood the space with natural light. Bedroom two enjoys fitted bedside tables, loft access and front-facing views, whilst bedrooms two and three both benefit from dimmer lighting and bedside light switches for added convenience. Bedrooms three and four include fitted sinks, fitted storage, fitted wardrobes and dual aspect windows, together with laminate wood-effect flooring. A stylish family bathroom serves the remaining bedrooms, complete with separate bath, corner shower, built-in storage and two windows overlooking the rear garden.

Externally, the delightful private rear garden enjoys a south-west aspect and has been beautifully established with mature planting surrounding a generous lawn, including stunning wisteria adorning the rear elevation and jasmine climbing the boundary fencing. A large patio adjoining the house enjoys the evening sun, providing the perfect setting for outdoor dining and entertaining. Additional practical features include warm and cold external taps, secure side access with lockable gate, bin storage area and useful side storage.

Further benefits include a complete reroofing of the property within the last two years and a large loft space offering further potential, subject to any necessary consents. Positioned within a family-friendly cul-de-sac, the property is conveniently located close to highly regarded schools including Kingsway School, Laurus Cheadle Hulme and Lady Barn House School, whilst also being within five minutes of John Lewis and Sainsbury's and all by pass and motorway links.

Viewing is highly recommended to fully appreciate the size, layout and quality of this exceptional family home.

The Current Owners Love:

- The kitchen, dining and living area forms the heart of the home, ideal for entertaining and hosting large family gatherings
- The private rear garden and generous patio provide the perfect setting for barbecues, outdoor dining, relaxing, and safe play for children
- The front library offers a quiet and cosy retreat, perfect for reading, working or simply unwinding away from the main living spaces







Key Features:

- Magnificent detached 1930s residence on a family friendly cul-de-sac in a highly sought-after Cheadle location
- Superb open-plan kitchen, dining and family area with vaulted ceiling and skylights
- Four bedrooms including a superb principal suite with dressing room and ensuite, plus four versatile reception and two bathrooms
- A versatile studio/study or additional reception room
- Close to Kingsway High School, Laurus High school and Lady Barn school. Within 5 mins of John Lewis and Sainsburys and bypass and motorway links
- High-spec kitchen with granite worktops, NEFF appliances and island with Quooker hot water tap
- Beautiful south-west facing rear garden with mature planting, large patio and wisteria-covered façade
- In-and-out driveway providing off-road parking for up to four vehicles plus garden/bike storeroom

Tenure: Freehold

Council Tax Band: G

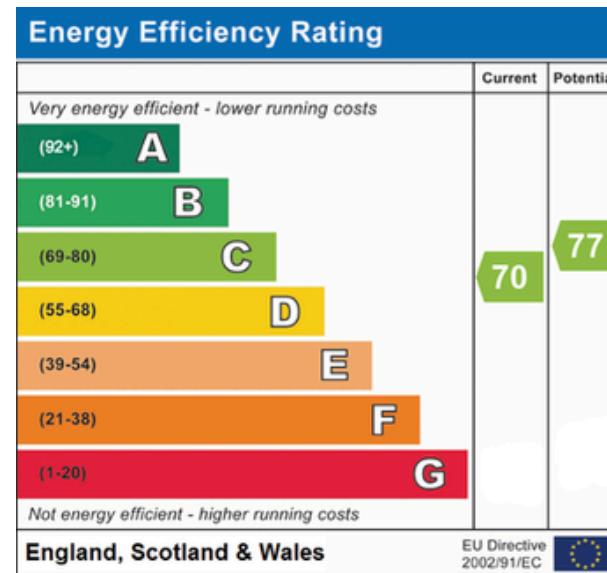
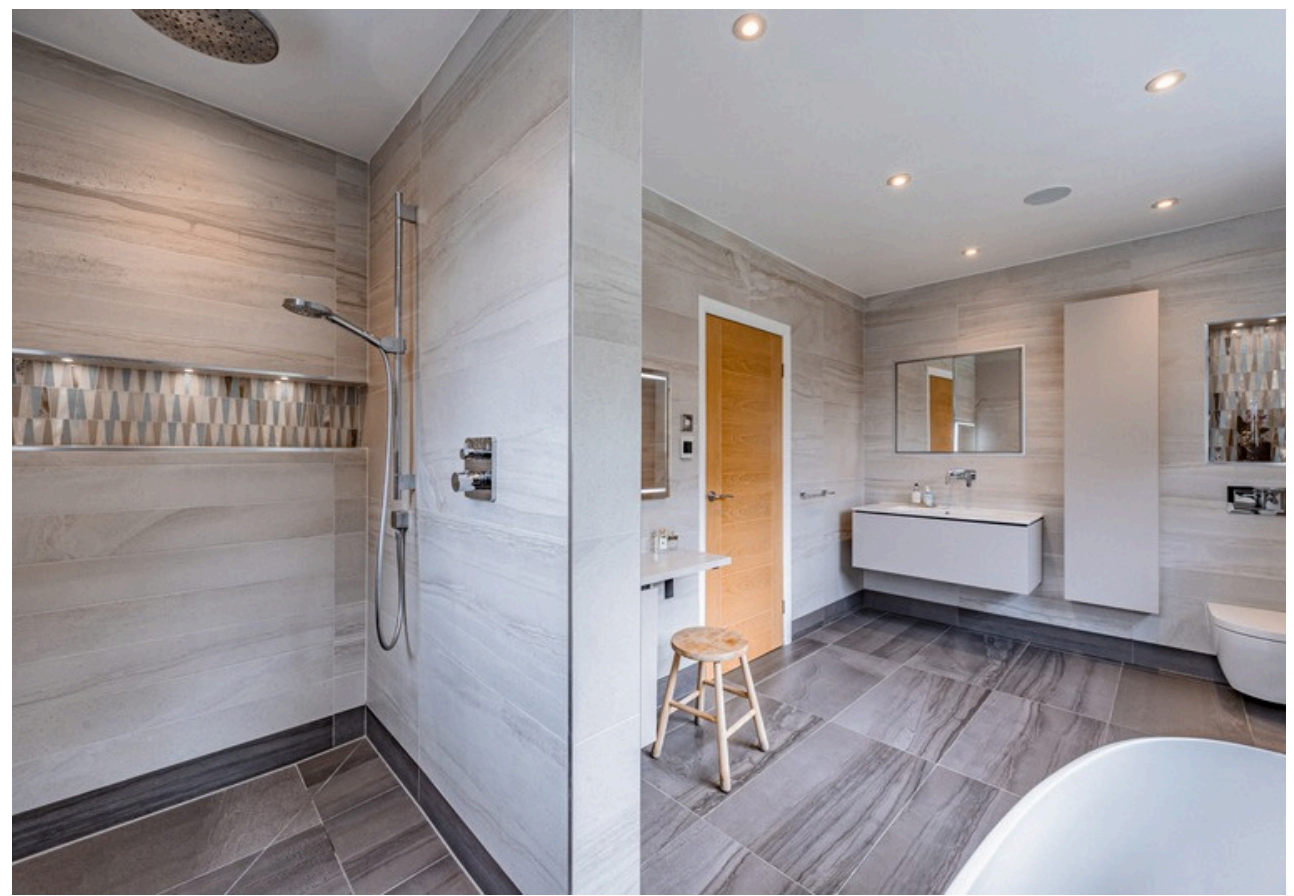
Possession: Vacant possession upon completion

Total Floor Area: 2542 sqft

Viewing: Strictly appointment only through Shrigley Rose & Co

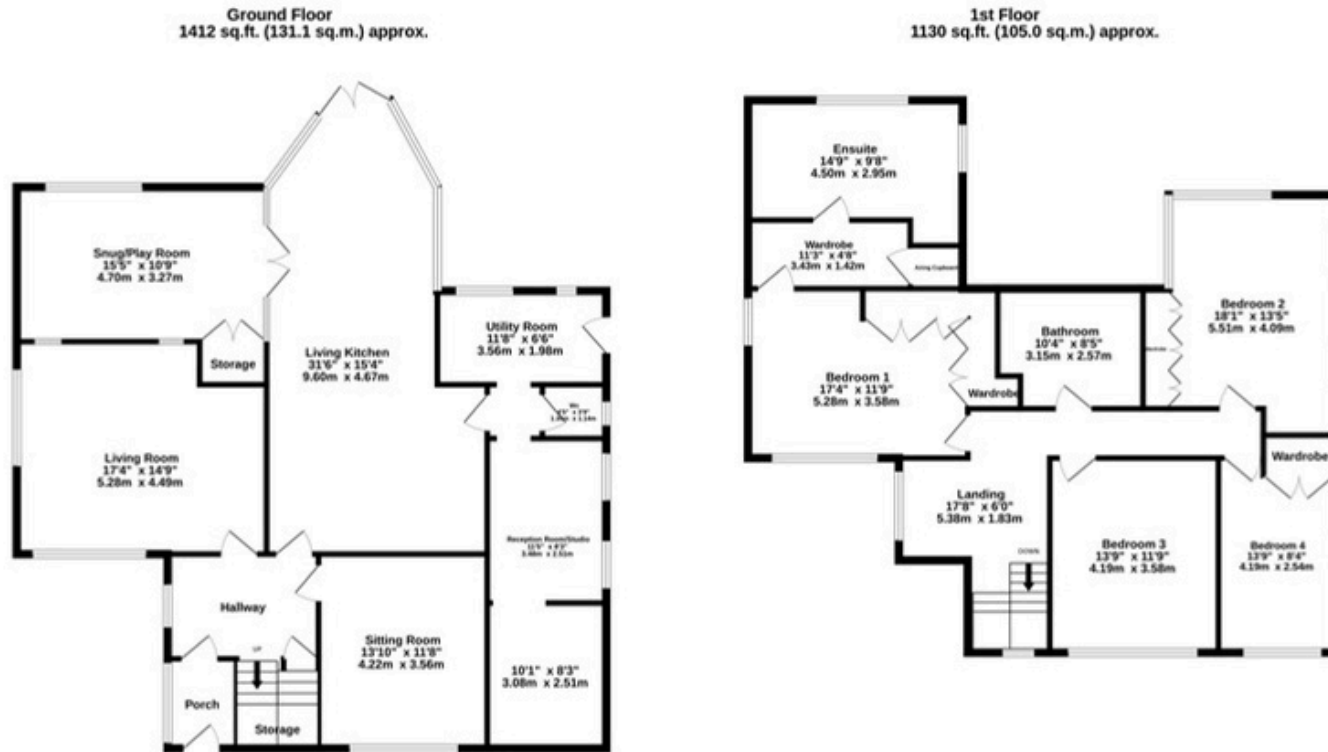
Property Summary:

- Snug
- 4.70m x 3.27m
- Living Room
- 5.28m x 4.49m
- Living Kitchen
- 9.60m x 4.67m
- Utility
- 3.56m x 1.98m
- WC
- 1.35m x 1.14m
- Studio/Reception Room
- 3.48m x 2.51m
- Studio/Reception Room
- 3.08m x 2.51m
- Sitting Room
- 4.22m x 3.56m
- Landing
- 5.38m x 1.83m
- Bedroom 1
- 5.28m x 3.58m
- Wardrobe
- 3.43m x 1.42m
- Ensuite
- 4.50m x 2.95m
- Bathroom
- 3.15m x 2.57m
- Bedroom 2
- 5.51m x 4.09m
- Bedroom 3
- 4.19m x 3.58m
- Bedroom 4
- 4.19m x 3.58m





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



TOTAL FLOOR AREA : 2542 sq.ft. (236.1 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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