



## Recently built contemporary family home

**32 Lostock Hall Road, Poynton, Cheshire, SK12 1DP**

Freehold





Seven bedrooms • Four bathrooms • Three reception rooms • Living dining kitchen • Cloakroom and utility room • Garage • Lawned gardens • Gated driveway

#### Local information

The property lies on the fringe of the town and open Cheshire countryside with fantastic views cover agricultural land and woods to the rear. Nestled at the end of the lane, the property is well placed for access to both the thriving village centre, the railway station (City Centre from 21 mins, London Euston 2hrs 13mins) and adjoins a footpath leading into the countryside, perfect for country dog walking.

The town of Poynton has a full range of amenities, well regarded schools and a shared space centre. All the main supermarkets are represented including a Waitrose and are shoulder to shoulder with specialist shops, restaurants and bistros.

The Peak District National Park is close by for those who love the outdoors and there are many leisure, golf, livery and sports facilities around the town.

The newly opened Poynton Bypass provides a fast route to Manchester Airport (about 12 mins), the M56 and the commercial centres of the north west.

#### About this property

Recently built to suit contemporary living, this fantastic modern home has the best of all worlds, being within walking distance of the station and village and yet on the fringe of countryside.

Our clients have created a superb family home with five good first floor bedrooms augmented by two second floor rooms perfect for home offices,

additional bedrooms or games/cinema rooms.

The specification is superb with an HMVC heat recovery and ventilation system installed, Cat 6 wiring throughout, ground floor underfloor heating, inlaid solar panels and an inverter, contemporary electric heating to the first floor and a superb outside entertaining terrace to the full width of the rear for inside/outside living. CCTV is provided with a good security system.

The ground floor features an amazing living dining kitchen extending to nearly 48' with two sets of wide patio doors opening to the rear gardens and a full range of integrated appliances including a boiling water tap, zoned wine fridge, twin ovens, warming drawer, US style fridge freezer and dishwasher. The floors are in oversize porcelain tiles and there is a large island with Silestone surfaces.

The large reception hall has an oak front door and a turning oak staircase, over-sized porcelain floor tiles and a cloakroom with a separate WC. Double doors lead through to the living dining kitchen and to the bay windowed lounge with a feature rustic brick fireplace with a log store for the wood burning stove. A home office or playroom lies off the front of the hall and a utility room off the kitchen area.

The principal bedroom has dual dressing rooms, super views and an en suite shower room. The guest suite also has an en suite shower room and there are three further double bedrooms off the large landing with a staircase









leading to the second floor. The house bathroom has a double ended bath, a walk in shower, WC and wash hand basin.

There are two further rooms with walk in closets and a box room, one of the bedrooms has space for an en suite and dressing room. These currently share a second house bathroom. There are Velux windows to these rooms.

The gardens to the rear are lawned and a raised terrace extends across the rear with a south westerly aspect. The driveway has a five bar gate to a parking/turning area leading to the garage with a first floor offering further scope, subject to planning permissions.

**Tenure**

Freehold

**Local Authority**

Cheshire East

**Viewing**

Strictly by appointment with Savills











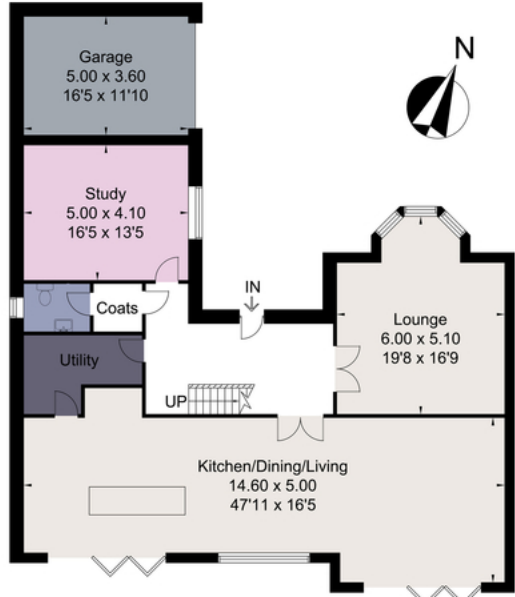
**32 Lostock Hall Road, Poynton, Cheshire, SK12 1DP**  
**Gross internal area (approx)** 399.85 sq m / 4303.95 sq ft  
**Outbuildings** Garage 18 sq m / 193.75 sq ft  
**Total** 417.85 sq m / 4497.7 sq ft



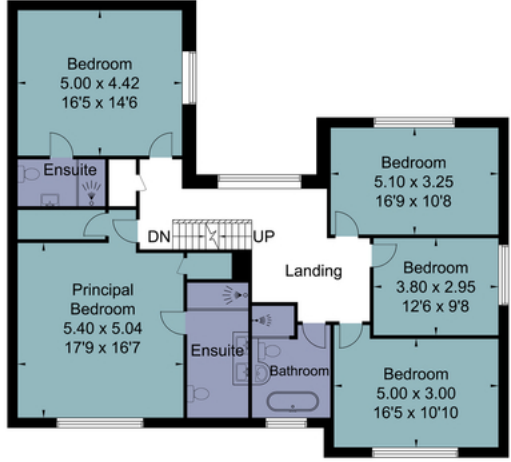
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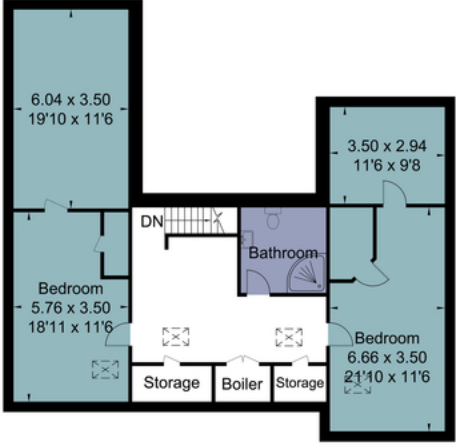
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Ground Floor

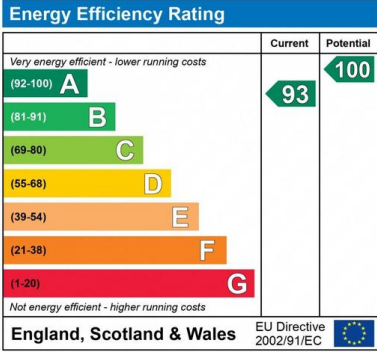


First Floor



Second Floor

For illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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