



*Premier Homes*



Beech Lodge, Buxton Road, Disley, Stockport, SK12





# Beech Lodge, Buxton Road, Disley, Stockport, SK12

Asking Price **£899,950**

Immaculate 4/5 Bedroomed Detached	Commanding 0.53 Acre Freehold Plot	Three Reception Rooms	En-Suite to Master Bedroom	Large Garage with Ample Driveway
Large Stunning Landscaped Gardens	Living Room With Feature Inglenook	Hardwood Double Glazing & Gas Central Heating	Annex Conversion Potential within the Garage Space	No Onwards Chain
EPC Rating: D	Tenure: Freehold, Council Tax Banding G			

Ian Tonge Property Services are delighted to market for sale Beech Lodge, this impressive family home boasting four generously sized bedrooms, two modern bathrooms and three versatile reception rooms spread across two spacious floors. With a beautifully presented interior, the property effortlessly combines traditional charm with contemporary comfort.

Briefly the property comprises of:- a welcoming entrance hallway that leads to three well-proportioned reception areas. These include a formal lounge with a feature fireplace, an elegant dining room, and a separate morning room. The well-appointed kitchen offers ample storage and workspace, opening out to a breakfast area with views of the mature rear garden. The ground floor master bedroom benefits from built-in storage, a walk-in wardrobe and access to a sleek, contemporary en-suite shower room.

Upstairs, the accommodation continues to impress with two generous bedrooms, an office room leading through to a multi-functional further space which could easily be a playroom/hobby room. There is also a well-appointed family bathroom suite.

Externally, the front of the property has an impressive gated driveway with parking for several vehicles, a multi vehicle garage with potential for an annex conversion within the garage space. A spacious lawned area with mature shrubs, trees and planting. The rear garden boasts an extensive lawned area with several seated patio areas and a woodland pathway amongst mature trees. The entire garden is bordered with mature shrubs, trees and planting offering seclusion.

This exceptional home presents a rare opportunity to acquire a substantial family residence in one of Cheshire’s most sought-after locations. Early viewing is highly recommended to fully appreciate all that this property and its surroundings have to offer.

Entrance Porch

3'5" (1m 4cm) x 11'9" (3m 58cm)  
Hardwood entrance door with full height double glazing to side.

Entrance Hallway

9'1" (2m 76cm) x 20'3" (6m 17cm)  
Spacious hallway, access to cloakroom and W.C, radiator with decorative cover, storage cupboard, stairs to first floor.

Downstairs Cloakroom

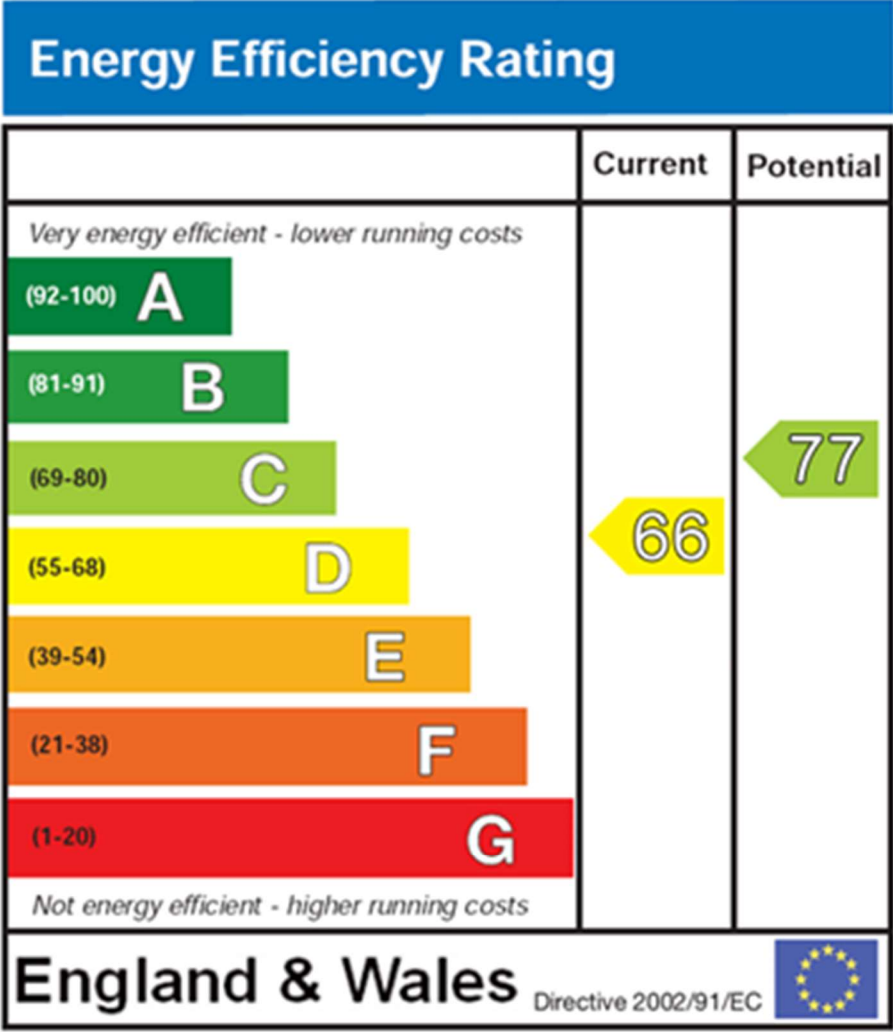
6'3" (1m 90cm) x 3'7" (1m 9cm)  
Double glazed window to front aspect, circular hand wash basin with cupboards below, radiator.

Downstairs W.C

4'0" x 2'10"  
Double glazed window to front aspect, low level W.C.

Living Room

21'9" (6m 62cm) x 17'10" (5m 43cm)  
Double glazed bay window to front aspect, feature gas fireplace with decorative surround and double glazed windows to sides, double radiator, double doors leading through to Morning Room.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Morning Room

10'6" (3m 20cm) x 12'9" (3m 88cm)  
Double glazed double doors leading out to garden and patio areas, double radiator.

Dining Room

12'0" (3m 65cm) x 13'8" (4m 16cm)  
Double glazed window to front aspect, double radiator, door through to garage area.

Kitchen

16'9" (5m 10cm) x 15'0" (4m 57cm)  
Double glazed windows to rear aspect and door leading to patio. Modern fitted kitchen with an extensive range of fitted wall and base units with worksurfaces and integrated appliances including: build-in oven and grill, electric hob with extractor over, built-in microwave and dishwasher. Space for American style fridge freezer, splashback tiling, four radiators, breakfast dining area overlooking the garden.

Bedroom One

13'9" (4m 19cm) x 13'9" (4m 19cm)  
Double glazed window to rear aspect, extensive range of fitted drawers and dressing table, radiator with decorative cover, door through to en-suite shower room.

Walk In Wardrobe

11'0" (3m 35cm) x 4'11" (1m 49cm)  
with hanging space, drawers and shelving, radiator with cover, light.

En Suite Shower Room

10'4" (3m 14cm) x 6'9" (2m 5cm)  
Double glazed window to rear aspect, four piece fitted suite comprising of:- twin vanity sink units, corner shower unit, low level W.C, bidet. Mirrored cabinets and storage cupboard, fully tiled walls, chrome heated towel rail, radiator.

Landing

with airing cupboard.

Bedroom Two

13'4" (4m 6cm) x 13'1" (3m 98cm)  
Double glazed window to rear aspect, extensive range of build-in wardrobes, dressing unit and drawers, single radiator, door through to office.

**Office**

*15'4" (4m 67cm) x 15'8" (4m 77cm)*

Velux window to rear aspect, further extensive range of fitted office furniture, double radiator with decorative cover, timber beamed ceiling.

**Playroom/Multi Function Room**

*17'11" (5m 46cm) x 13'0" (3m 96cm)*

Circular single glazed window to front aspect, radiator. Store room housing immersion heater.

**Bedroom Three**

*10'6" (3m 20cm) x 12'5" (3m 78cm)*

Double glazed window to rear aspect, extensive range of fitted wardrobes and dressing unit, single radiator.

**Bathroom**

*7'1" (2m 15cm) x 8'9" (2m 66cm)*

Double glazed window to rear aspect, fitted suite comprising of:- panelled bath with curved shower screen and shower over, vanity sink unit, low level W.C. Fully tiled walls, heated towel rail.

**Garage**

*28'9" (8m 76cm) x 21'5" (6m 52cm)*

Multi vehicle garage with two electric up and over doors, two glazed windows to side aspect and a further window to rear aspect, two doors leading to rear garden area. Work bench area, plumbing for automatic washing machine, radiator, power and lighting. Potential for an Annex Conversion within the garage space.

**Rear Porch**

*4'0" (1m 21cm) x 4'4" (1m 32cm)*

with door to rear garden, access to W.C and to Boiler Room

**W.C**

*4'4" (1m 32cm) x 4'10" (1m 47cm)*

Window to rear aspect, low level W.C, sink.

**Boiler Room**

*4'4" (1m 32cm) x 6'2" (1m 87cm)*

with wall mounted Viessmann gas central heating boiler, glazed window to rear.

**Outside**

The front of the property has an impressive gated driveway with parking for several vehicles, lawned area and mature trees and planting. The rear garden boasts an extensive lawned area with several seated patio areas and a woodland pathway amongst mature trees. Bordered with mature shrubs, trees and planting offering a secluded garden. The property also benefits from security lighting.







