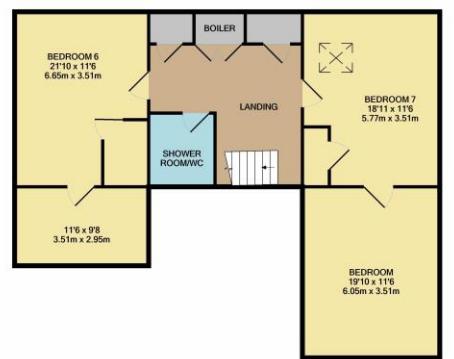
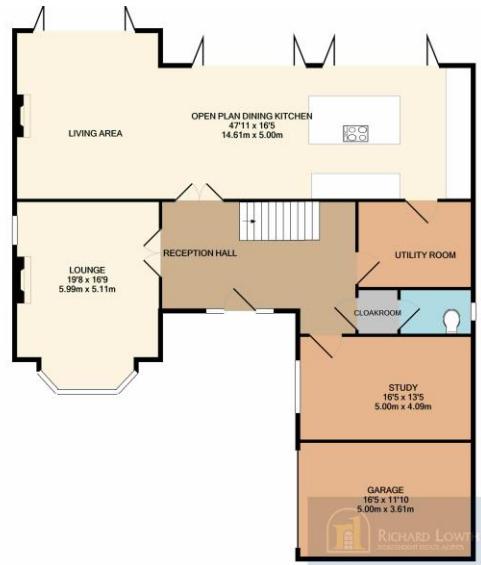




32 Lostock Hall Road, Poynton, Cheshire, SK12 1DP



RICHARD LOWTH & CO  
INDEPENDENT ESTATE AGENTS



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

Price: £1,295,000

A superb, extremely spacious and very well designed 7 bed / 4 bath contemporary detached family home which occupies a highly regarded semi rural location at the end of a quiet, highly regarded road with southwest facing views over farmland but still very convenient for all amenities.

The specification throughout the property is superb with 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. There is a lovely outside entertaining terrace and there is CCTV provided with a high spec security system.

The accommodation is presented in a modern style and provides a room layout arranged across three spacious floors. On entering the home, there is a reception hallway which paves the way for each room on the ground floor. The hub of the home is undoubtedly the impressive open plan living/dining kitchen which extends to circa 48 ft across the rear with two sets of wide patio doors and with a full range of integrated appliances including boiling water tap, zoned wine fridge, twin ovens, warming drawer, US style fridge freezer and dishwasher. The floors are in an oversized Porcelain tiles and there is a large island with Silestone surfaces.

As you enter the property, there is a large reception hallway along with feature staircase and porcelain tiles and there is a stylish cloakroom and separate wc. There is a spacious main living room with nature brick fireplace and log store for the wood burning stove. A home office or playroom lies off to the front of the hallway and a utility room off the kitchen area.

To the first floor, there is a large landing area and the principal bedroom has dual dressing rooms and an en-suite shower room along with great views. The second bedroom also has an en-suite shower room and there are three further bedrooms and a well appointed main family bath/shower/wc. To the second floor 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.

There is also a well appointed additional shower room/wc.

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.



## CONTACT

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## Further Information

**Services (NOT TESTED):**  
All mains services are connected to the property.

**Local Authority:**  
Cheshire East Council. For more information on the local area and services log onto  
<http://www.cheshireeast.gov.uk/home.aspx>

**Council Tax Band: G**

**Postcode: SK12 1DP**

**Energy Performance Rating: A (93)**

**Tenure: Understood to be Freehold**

