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What every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate to those on the floorplans. The floor plans are intended for guidance 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 quality or efficiency can be given.  
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Score	Energy rating
92+	A
81-91	B
69-80	C
55-68	D
39-54	E
21-38	F
1-20	G
94 A	Current
94 A	Potential


  
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**PHILIP JAMES**  
 KENNEDY

**HEDGEWOOD, 21 DIDSBURY PARK**  
 DIDSBURY VILLAGE, M20 5LH



## ASKING PRICE £3,995,000

A SPECTACULAR AND TRULY EXCEPTIONAL DETACHED MANSION HOUSE, ARCHITECTURALLY DESIGNED to exacting standards of both design and finish; 'HEDGEWOOD' offers the perfect blend of LUXURY living and PLATINUM SPECIFICATION throughout, to create ONE OF THE FINEST HOMES in MANCHESTER.

STRIKING INTERIORS and with DRAMATIC PROPORTIONS, this magnificent property boasts; a BEAUTIFULLY DESIGNED HI TECH DINING KITCHEN with FEATURE island and banquet seating, CINEMA/GAMES ROOM, GYM, SIX DOUBLE BEDROOMS served by FIVE BATHROOMS/LUXURY PRINCIPAL SUITE with a SPECTACULAR 274 SQ.FT WALK OUT SUN TERRACE. Occupying a GENEROUS southerly facing 0.2 ACRE plot, the property takes PRIME POSITION WITHIN THE EXCLUSIVE ENCLAVE OF DIDSBURY PARK AND within the prestigious ST. JAMES CONSERVATION AREA.

Extending to well over 5000 Sq.Ft, the extensive accommodation offers well planned and versatile living accommodation arranged over four floors, with high specification and designer finishes throughout, including; Miele kitchen appliances, Duravit bathroom fixtures, Sonos in-ceiling speakers throughout, remote control lighting and heating, Italian Porcelain flooring, Strongbox security & CCTV system, air filtration system, underfloor heating and solar panels- experience the quality of clean, allergy free air within an A rated EPC house with enough space to work and live harmoniously within this beautiful leafy suburb.

The property is entered via the feature oversized front door, opening into the magnificent three storey vaulted atrium with solid ash staircase rising through the floors.

There is a stunning full width double depth open-plan family room, breakfast kitchen and dining room, stylishly designed with a feature island with banquet seating, all complimented by Dekton tops, Miele appliances, Caple wine fridge and Quooker filtered and instant hot water tap. The room is generously proportioned which creates a perfect space for entertaining and day-to-day family living, with sky frame windows providing panoramic garden views whilst creating the perfect feel of indoor/outdoor living. A sliding pocket door leads through to the Chef's kitchen.

Arranged around the atrium is an elegantly proportioned lounge/tv room, WC and boot room complete with 'Didsbury Doggy Shower'. A door from the boot room provides internal access through to the garage.

Steps lead down from the atrium to the lower ground floor opening into the gym, wine room, office and Cinema/Games room. Sliding doors from the Cinema room, open out onto a sunken terrace with vertical garden with space for sitting and steps up to the rear gardens and terrace.

The first floor reveals the generous principal suite with the elegantly appointed en-suite bathroom and dressing room. A door opens out to the 274 Sq.Ft wrap-around west facing sun terrace. There are a further two generous double bedrooms both with luxury en-suite shower rooms. Utility room.

There are three well-proportioned double bedrooms to the top floor, including the guest suite having a modern en-suite shower room. The floor is further served by well-appointed contemporary shower room. In addition the sixth bedroom has first fit for an en-suite bathroom to be installed.

Discreetly positioned on the road the property is approached via a double pillared remote controlled security gates opening onto a driveway, providing access to the integrated garage. There is an electric car point.

To the rear are the wonderful private screened Westerly facing gardens, which enjoy a high level of privacy through established trees and shrubs. There is a stunning Italian porcelain tiled terrace accessed from the dining room and living room, leading to the lawned gardens. Steps from the terrace lead down to the private green wall courtyard terrace.

The home boasts green credentials inside and out. With beautiful leafy vistas visible from every window and passive climate control, this is a home with quality of life at its heart.

Freehold  
Council Tax Band: H

*"An Exquisite Luxury  
Detached Modern Home  
In One Of The Most  
Exclusive Enclaves In  
Didsbury"*

