



Higham Lane
Hyde, SK14 5LR

Offers in the region of £635,000

Exceptional Detached Residence Overlooking Werneth Low Country Park.

A Rare Opportunity in a Prime Position

This stunning detached family home is located on the highly sought-after Higham Lane in Gee Cross, directly facing the sweeping countryside of Werneth Low Country Park – offering miles of open trails, breathtaking panoramic views, and a true sense of peace and privacy.

Just a short walk from Werneth Golf Club and Hyde Cricket Club, this is a home that blends lifestyle, location, and luxury for the discerning buyer. The property boasts

- * Spacious and Stylish Living: A flexible layout across two levels including a welcoming Family Room, elegant Lounge, Formal Dining Room, sunny Conservatory, and well-equipped Kitchen with Utility Room and Cloakroom.

- * Four Beautiful Bedrooms: Including a generous Master Suite with an En-Suite Shower Room and a private balcony with spectacular long-range views.

- * Expansive Private Grounds: Thoughtfully landscaped with mature trees, manicured lawns, and a charming garden cabin ideal as a home office, studio, or creative retreat.

- * Gated Driveway & Ample Parking: Secure, practical, and beautifully presented outdoor space.



The property's enviable location places it within immediate reach of Werneth Low Country Park, a vast expanse of protected green space offering panoramic views, scenic walking trails, and a peaceful rural atmosphere — perfect for families, dog walkers and outdoor enthusiasts. Golf lovers will also appreciate being just moments from Werneth Low Golf Club, a well-regarded course with stunning vistas across the countryside. For a change of pace, Marple Bridge is only a short drive away, offering a delightful selection of independent shops, cafes, restaurants, and riverside walks, further enhancing the lifestyle appeal of this fantastic location.

GROUND FLOOR

Hallway

Door to front, two double glazed window to front, radiator, stairs leading to first floor, door leading to storage cupboard, doors leading to:

Family Room 13'7" x 19'10" (4.13m x 6.04m)
Double glazed bay window to front, radiator.

Lounge 10'9" x 11'11" (3.28m x 3.62m)
Double glazed bay window to front, feature fireplace with inset fire, radiator, double doors leading to:

Dining Room 12'5" x 11'11" (3.78m x 3.62m)
Radiator, double doors leading to:

Conservatory

Two double glazed windows to rear, double glazed sliding patio door leading out to rear garden.

Kitchen 8'9" x 21'3" (2.67m x 6.48m)
Fitted with a matching range of base and eye level units with worktop space over, inset sink and drainer with mixer tap, tiled splashbacks, integrated dishwasher, space for fridge/freezer, built-in eye level double oven, built-in hob with extractor hood over, double glazed window to rear, double glazed sliding patio door leading out to rear garden, door leading to:

Hall

Radiator, doors leading to:

Utility Room 6'2" x 12'2" (1.89m x 3.72m)
Plumbing for washing machine, space for tumble dryer.

Cloakroom

Two piece suite comprising, wash hand basin and low-level WC, radiator, double glazed window to rear.

FIRST FLOOR

Landing

Doors leading to:

Master Bedroom 23'6" x 11'11" (7.16m x 3.62m)
Double glazed bay window to front, double glazed window to rear, two radiators, fitted wardrobes, door leading to:

En-suite

Two piece suite comprising vanity wash hand basin and shower enclosure, tiled walls, double glazed window to rear, radiator.

Bedroom 2 15'5" x 9'7" (4.70m x 2.92m)
Double glazed window to front, double glazed window to rear, two radiators.

Bedroom 3 11'3" x 10'0" (3.44m x 3.06m)
Double glazed window to front, radiator.

Bedroom 4 7'4" x 8'6" (2.24m x 2.59m)
Double glazed window to front, radiator.

Bathroom 8'9" x 8'8" (2.67m x 2.64m)
Three piece suite comprising bath, wash hand basin and low-level WC, double glazed window to rear, radiator.

Balcony 9'10" x 19'6" (3.00m x 5.94m)
Balcony railings, stunning long range views.

OUTSIDE

Gated block paved driveway to the front and side. Enclosed well maintained garden to the rear with paved patio area covered with pergola, lawn sections, surrounded by mature planted trees and shrubs borders. Unique and versatile wooden garden cabin.

DISCLAIMER

Home Estate Agents believe all the particulars given to be accurate. They have not tested or inspected any equipment, apparatus, fixtures or fittings and cannot, therefore, offer any proof or confirmation as to their condition or fitness for purpose thereof. The purchaser is advised to obtain the

necessary verification from the solicitor or the surveyor. All measurements given are approximate and for guide purposes only and should not be relied upon as accurate for the purpose of buying fixtures, floor-coverings, etc. The buyer should satisfy him/her self of all measurements prior to purchase.

Before we can accept an offer for any property we will need certain information from you which will enable us to qualify your offer. If you are making a cash offer which is not dependent upon the sale of another property we will require proof of funds. You should be advised that any approach to a bank, building society or solicitor before we have qualified your offer may result in legal or survey fees being lost. In addition, any delay may result in the property being offered to someone else.

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Total area: approx. 174.0 sq. metres (1872.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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