

THE MODERN HOUSE



Marple Bridge, Stockport
Sold

Constable Drive House

This fantastically characterful four-bedroom house was originally built in the 1960s and extensively remodelled by Gagarin Studios in 2014. The defining architectural feature, a dramatic asymmetric roof, has been artfully mimicked in the rear extension, completely transforming the interior layout and quality of light throughout the house. Measuring over 1,670 sq ft, the internal living space spans two floors and an upper landing; the ground floor designed primarily around the beautifully-landscaped rear garden. There is also off-street parking on the private front driveway. The location is exceptional for easy access to the Peak District and there are excellent rail connections to Manchester, 14 miles to the north.

The primary entrance, positioned at the front of the house, leads into a bright lobby and through to the open-plan living space. The interior layout comprises simple linear forms finished in high quality materials, with painted-white brick walls and re-purposed squash-court flooring underfoot. An excellent quality of light streams through a wall of full-height glazing which follows the gabled roof line.

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*North England
Sold*

Constable Drive House

The generously proportioned living room offers great versatility in its layout, with full-height, sliding doors providing a neat division of space and privacy to the adjoining office (or bedroom) and downstairs shower room. Light penetrates this area through well-positioned skylights.

The open-plan kitchen and dining room has great visual appeal and an impressive sense of volume. Exposed-timber beams run the width of the double-height asymmetric roof and a wall of glazing frames views of the garden. Underfloor-heated, polished-concrete floors and free-standing workstations topped with stainless steel, contribute to the clean, modern aesthetic whilst serving the practical needs of day-to-day family life. A large pantry and utility space is positioned to one side of the kitchen, in the cedar-clad extension. There is also a small snug (or dog room) set in the lower-height area of the ground floor.

Two of the four bedrooms are positioned on the first floor; both well-sized double bedrooms with a good provision of storage and wardrobe space. The principle bedroom and bathroom, positioned on the upper landing, has good privacy and fantastic views across the surrounding landscape.

The rear garden, orientated towards the afternoon sun, is private and secluded; with a decked terrace providing a pleasant position for eating outside in warmer months. Raised beds provide space to grow vegetables and deep borders of herbaceous perennials have been selected to offer a varied and colourful backdrop throughout the changing seasons.

The village of Marple Bridge, renowned for inspiring Agatha Christie's most famed female detective, is easily reachable on foot and has a good selection of independent cafes, a post office, flower shop and various riverside eateries. The Cambodian restaurant Angkor Soul and bakery, Libby's Bread and Wine are local favourites. The house also sits within the catchment area of three outstanding primary schools, two of which are within easy walking distance.

Constable Drive is ideally located for easy access to the Peak District National Park and the vast network of walking and cycling routes along the canal and aqueduct paths; the flight of 16 locks at Marple is a spectacular sight and easily reachable from the house.

Marple train station is a 10-minute walk away and provides a direct route to Manchester Piccadilly and the cultural highlights of Manchester's city centre; its leading art galleries, restaurants and nightlife, with a journey time of less than half an hour. Manchester airport is also less than half an hour away by car.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.