



**GASCOIGNE
HALMAN**

MARON HOUSE, CHELFORD ROAD, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



MARON HOUSE, CHELFORD ROAD, ALDERLEY EDGE

Guide Price £1,595,000

A handsome and characterful detached residence set within a beautiful plot of about half an acre within very easy reach of Alderley Edge village centre.

Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks and Spencer, Tesco and John Lewis are a short drive away. The village has a range of social and recreational facilities, and local schools cater for children of all ages. Alderley Edge is well placed for easy access to Manchester and Stockport, the M56 is accessible at Ringway and the M6 at Holmes Chapel. Alderley Edge train station offers a fast electric commuter service with Inter City links available in Wilmslow. Manchester International Airport is only a short drive away.



Four Double Bedrooms

Two Large Bathrooms

Four Reception Rooms

Large Bespoke Kitchen

Plot at Around Half an Acre

Integral Single Garage

Manicured Gardens

Completely Private Plot

Parking for Multiple Cars

Rear Hall w/ Laundry, Utility and W/C

Multiple Bi-folding Doors onto Rear Garden

Large Feature Fireplace in the Drawing Room

Set Within Minutes of Alderley Village Centre

MARON HOUSE | CHELFORD ROAD, ALDERLEY EDGE

Maron House is a unique detached family home set a way back off Chelford Road into the plot of about half an acre. The house itself is generously proportioned throughout and provides ideal family living set over two floors.

The property is approached through a charming set of electric wrought-iron gates that lead to a large parking and turning area with ample room for multiple cars. Initial entrance to the property is via a useful porch with a set of bespoke glass doors that lead to the entrance hall. Behind the staircase is access to the downstairs guest W/C. On the right hand side, off the entrance hall, is a stunning drawing room with dual aspect and a characterful bay window at one end and a set of bi-folding doors at the other. However, the real show stopper in the drawing room is the ornate carved stone open fireplace, a wonderful feature to have especially during the colder months. Across the entrance hall is the bulk of the remaining living space. At the front of the property is a quaint dining room with another superb feature bay window letting plenty of natural light through. Adjacent to the dining room is a pleasant snug with access onto the rear gardens via another set of bi-folding doors.

The kitchen is located right at the heart of the property and has been fitted with a range of floor to ceiling and base units. The kitchen itself is a bespoke platinum oak hand painted kitchen with real granite work tops and comprises a number of built in and free standing appliances; Neff induction hob, Neff dishwasher, two fan operated ovens, combination oven/microwave, Bosch drinks fridge, Blanco sink with boiling water tap and a Neff American style fridge freezer. To the rear of the kitchen is the main living space in the house, the superb garden room which is of an extremely generous size at close to 27 foot in length. The room is bordered on two







sides by large arched windows with a set of French doors on each elevation, added to the six sky-lights above, this room boasts an abundance of natural light throughout the day. Also accessed off the kitchen is the laundry room with a set of large bespoke floor to ceiling cabinets and an access point to the large single garage. Beyond the laundry room is a rear hall which houses a utility room and a further downstairs W/C.

At the first floor there are four large double bedrooms and two spacious, full bathrooms. Particular mention must be made of the master bedroom which is another bright and open room owing to the dual aspect while on the more practical side there are a set of wardrobes across one wall with floor to ceiling sliding doors. The master en-suite has been fitted in a contemporary style with fully tiled walls and comprising; his and hers wash hand basins, W/C, a glazed walk in shower unit and a feature stand-alone bath. The three remaining bedrooms are all comfortable double bedrooms all with built in wardrobes similar to the master bedroom. The family bathroom is a very generous space, again with a full compliment of bathroom units comprising; wash hand basin, W/C, walk in glazed shower unit and another large stand-alone bath.



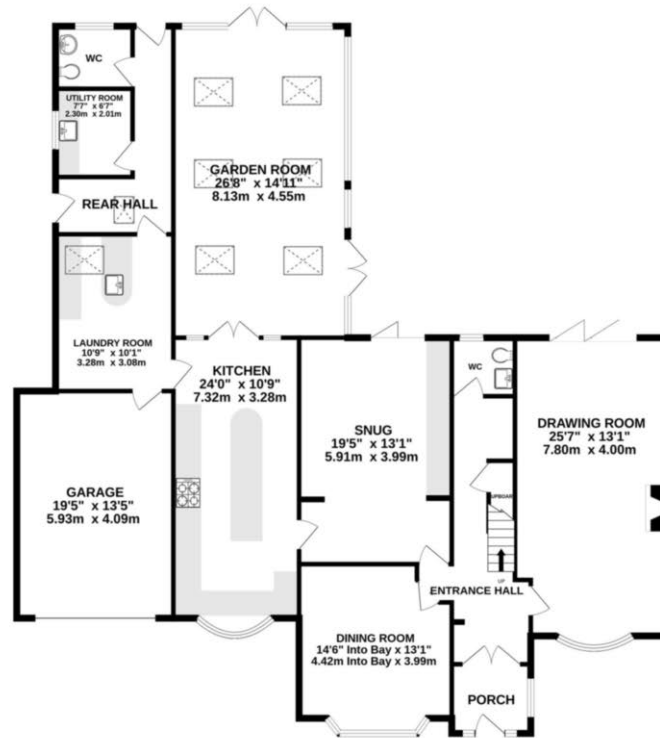
The bulk of the gardens lie to the rear of the property and are of a particularly good size. There is a substantial patio area located immediately outside the property which is perfect for soaking up the sun during the warmer months. The rest of the gardens are laid to lawn in the main with fencing and mature hedging creating a completely private and enclosed atmosphere. Towards the bottom of the garden is a considerably sized wooden summer house, ideal for external storage or to get some shade during the summer.



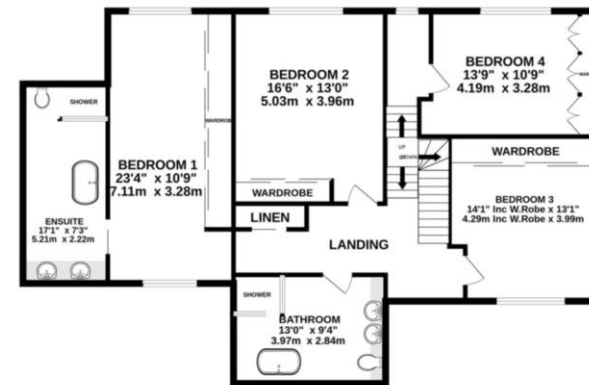
DIRECTIONS

SAT NAV: SKg 7TL

GROUND FLOOR
2202 sq.ft. (204.6 sq.m.) approx.



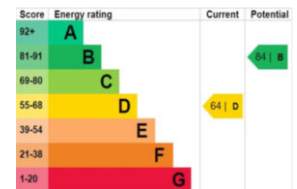
1ST FLOOR
1252 sq.ft. (116.3 sq.m.) approx.



TOTAL FLOOR AREA : 3454 sq.ft. (320.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.





ALDERLEY EDGE OFFICE

01625 590 373

alderley@gascoignehalman.co.uk

6 London Road, Alderley Edge, SK9 7JS

**GASCOIGNE
HALMAN**