



**GASCOIGNE
HALMAN**

3 CHERRY TREE HOUSE, MACCLESFIELD ROAD,
ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT

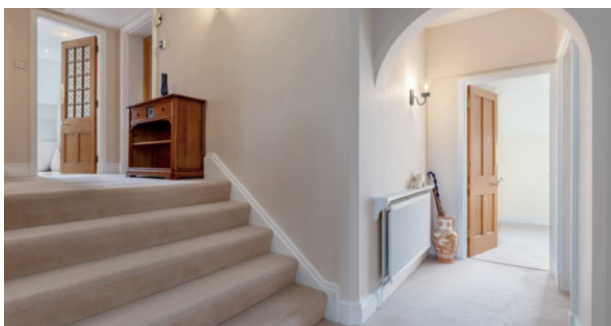


3 CHERRY TREE HOUSE, MACCLESFIELD ROAD, ALDERLEY EDGE

A unique, well-presented penthouse apartment, situated in this thoughtfully converted Victorian Villa boasting many individual character features, two balconies with far-reaching views across the Cheshire countryside. Located in beautifully maintained grounds within close proximity of Alderley Edge Village.



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.



DESCRIPTION

Cherry Tree House, is a distinguished Victorian Villa nestled within expansive, well-maintained grounds that has been meticulously converted to preserve its historical appeal and character, and now comprises five distinctive apartments. Positioned along a secluded driveway off the esteemed Macclesfield Road, this penthouse apartment boasts a spacious layout and a picturesque southerly aspect, overlooking the rear gardens and adjacent National Trust land.

Accessed via a recently re-decorated communal entrance hall with a staircase to all floors. The accommodation includes a private entrance area, and generous hallway with ample storage, and a large lounge/dining room with notable period elements such as high ceilings and exposed beams. Accessible from the lounge/dining room, a well-appointed study with integrated storage offers added functionality and a large balcony with picturesque Southerly-facing views. The dining kitchen offers an extensive selection of units complemented by contrasting work surfaces, glazed splash backs, and a suite of fitted appliances. A second Westerly-facing balcony affords splendid views across the stunning Cheshire countryside.

There are two double bedrooms, both with fitted wardrobes with the master benefiting from a vaulted ceiling and stunning views to the front. The bedrooms are served by a well-appointed bathroom and shower room.

Externally, Cherry Tree House offers beautifully mature southerly-facing gardens, complete with well-maintained lawns, terraces, and an array of mature trees, shrubs, and borders, exclusively for the enjoyment of residents and their guests. Alongside allocated parking, a garage and practical storage facilities within the basement to enhance convenience and utility.

DIRECTIONS

SAT NAV: SK9 7BL

TENURE

Leasehold. 964 years remaining. Peppercorn ground rent. 1/5 share in the management company that own the freehold.

SERVICE CHARGE

Service charge £300 pm.

TAX BAND

Band G

VIEWINGS

Viewing strictly by appointment through the Agents.

LOCAL AUTHORITY

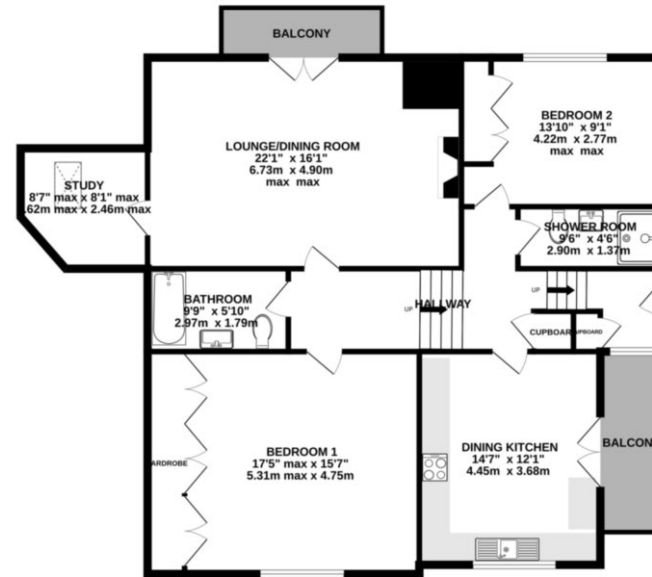
Cheshire East Council

SERVICES

All mains services connected. Services have not been tested and you are advised to make your own enquiries and/or inspections.

FLOORPLAN & EPC

SECOND FLOOR
1308 sq.ft. (121.5 sq.m.) approx.



TOTAL FLOOR AREA: 1308 sq.ft. (121.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Scale: 1:500 (approx.)

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