



**GASCOIGNE  
HALMAN**

6 OAKWOOD HOUSE, BEECHFIELD ROAD, ALDERLEY  
EDGE

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THE AREAS LEADING ESTATE AGENT





## 6 OAKWOOD HOUSE, BEECHFIELD ROAD, ALDERLEY EDGE

**A luxurious three-bedroom penthouse apartment situated in this thoughtfully converted Victorian Villa. Situated at the heart of generous formal gardens within this prestigious location close to 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

Oakwood House is one of the original distinguished Victorian Villa of Alderley Edge and is nestled within expansive, well-maintained grounds that has been meticulously converted to preserve its historical appeal and character, and now comprises six distinctive apartments. Located from a gated driveway accessed off the esteemed Beechfield Road, this penthouse apartment boasts a spacious layout, high degree of privacy and a picturesque aspect, overlooking the gardens and Cheshire plains beyond.

Originally converted by Crosby Homes, this penthouse of distinction has recently been improved by the current owners to exceptional standards, offering a truly uncompromising specification. This spacious, outstanding residence extends to over 2200 sq ft (approx) and provides opulent and contemporary living on an impressive scale. With luxurious fixtures and fittings complementing the bright and spacious arrangement of open plan living space and superbly sized sleeping accommodation which will be ideal for many.

Offering a grand entrance experience, the large communal reception hall showcases many original features and establishes a statement of grandeur upon arrival. Access to all floors is facilitated by a staircase, while a controlled lift provides exclusive access to the penthouse apartment. Upon entering the penthouse, a private entrance hall with a useful cloaks cupboard leads to a further reception hall, granting access to the remaining accommodation.

The principal reception area is a spacious lounge/dining room with a vaulted ceiling and numerous windows, creating a light-filled and airy ambience. The dining kitchen is elegantly presented with island unit, granite worktops, and a well considered layout. A utility space complements the kitchen and offers practicality and functionality.

The impressive master bedroom suite is generously proportioned and features a vaulted ceiling and is complimented by the dressing room with built in wardrobes. The ensuite shower room has been recently installed to the highest possible standard and provides a touch of luxury to you daily routine.

Two additional bedrooms, the third bedroom with fitted furniture provide flexibility. The recently installed family bathroom boasts a feature free standing bath and a large walk-in wet area which is bound to impress.

Externally, Beachfield House benefits from well-maintained communal gardens, adding to the allure of the property. Two parking spaces are provided, alongside a generous double garage and private patio garden to the side. Situated within a gated community, the property offers a high degree of security and exclusivity.

## DIRECTIONS

SK9 7AT

## TENURE

Share of Freehold. Leasehold term 973 years remaining with a peppercorn ground rent.

## SERVICE CHARGE

£6,888 pa

## LOCAL AUTHORITY

Cheshire East County Council

## TAX BAND

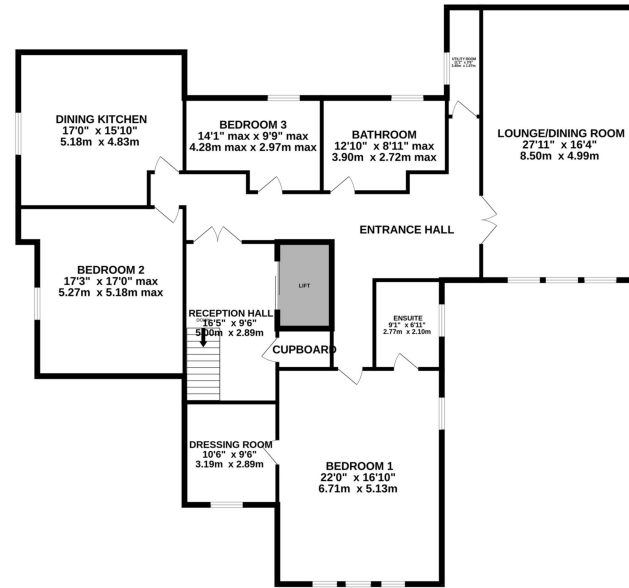
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## VIEWINGS

Viewing strictly by appointment through the Agents.

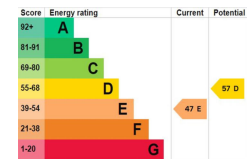
**FLOORPLAN & EPC**

GROUND FLOOR  
2282 sq.ft. (212.0 sq.m.) approx.



TOTAL FLOOR AREA: 2282 sq.ft. (212.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
Made with Measure 3D/2D

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