



**GASCOIGNE  
HALMAN**

DORMER HOUSE, WOODBROOK ROAD, ALDERLEY  
EDGE

---

THE AREAS LEADING ESTATE AGENT





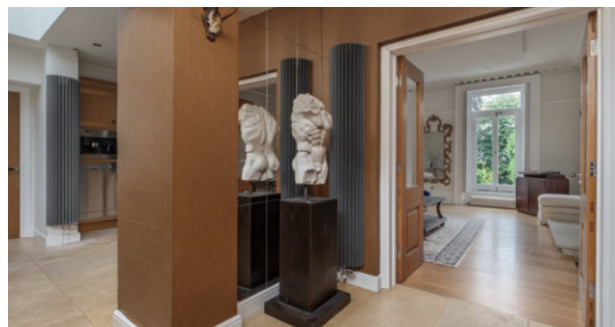
## DORMER HOUSE, WOODBROOK ROAD, ALDERLEY EDGE

**A section of a Victorian villa situated in one of Alderley Edges' most prestigious locations at the heart of the conservation area. Offering thoughtfully extended, beautifully presented accommodation and landscaped southerly facing gardens. NO HIGHER CHAIN.**

The property is extremely conveniently situated within close proximity of Alderley Edge village centre which offers a wide range of high quality shops suitable for most day to day requirements. The area also boasts a good range of social and recreational facilities. Good local schools cater for children of all ages. Ideal for the commuter, the areas are especially well placed for easy access to the business centres of Manchester and Stockport. Alderley Edge station offers a fast electric commuter service and there are Inter-City links available at nearby Wilmslow. For the motorway traveller the M56 is available at Ringway or the M6 at Holmes Chapel. Alternatively the new A34 by-pass road provides easy access to the superstores of Marks and Spencer, Tesco and a little further on, John Lewis and Sainsburys. Manchester International Airport is only a short drive away.







## DESCRIPTION

Nestled within one of the most prestigious private roads in the area, Dormer House stands as a testament to timeless elegance and meticulous restoration. As a proportion of an original Alderley Villa, this unique residence has been lovingly renovated and restored to an exceptional standard by the current owner, blending modern luxury with the rich heritage of its surroundings. Located in the coveted Alderley Edge conservation area, this property offers not only a prestigious address but also the highest specification of accommodation, with distinctive features that set it apart.

Occupying an elevated position, Dormer House captures the essence of refined living, ideal for those seeking a pied-à-terre or a secure lock-up-and-leave residence in a highly regarded neighborhood. The current owner has carefully and sympathetically remodeled the property, ensuring that its original charm and character are preserved while enhancing its functionality and style.

Upon entering the property, you are greeted by an impressive entrance hall, setting the tone for what lies beyond. Double doors lead into the grand lounge/dining room. Which is the epitome of elegance, where high ceilings with ornate corning and large windows allow natural light to flood in, creating a bright and airy atmosphere. The stone fire surround housing a Clearview wood-burning stove is a stunning focal point and a glazed door opens onto the garden, seamlessly blending indoor and outdoor living.

The well-appointed kitchen, features, granite worktops, a range of integrated appliances, and a practical breakfast bar. Adjacent to the kitchen is a utility room, adding to the home's convenience.

To the first floor, a generous landing leads to the master bedroom, a true retreat with fitted wardrobes and southerly views over the gardens and open countryside beyond. The en-suite bathroom is a showstopper, exuding luxury with its large walk-in wet area and the pièce de résistance an infinity bath. The space is finished with floor-to-ceiling stone tiles, creating a spa-like sanctuary. A second double bedroom and a stylish wet room complete the first-floor accommodation.

Outside, Dormer House continues to impress. A cobbled driveway provides parking for two cars, while a wrought-iron gate offers access to the front of the property. To the rear a southerly-facing garden is a true oasis, featuring a large Yorkstone patio accessible from the lounge, perfect for al fresco dining or simply soaking in the tranquility of the surroundings. Beyond the patio, the manicured gardens are landscaped to perfection.

Offered for sale with no onward chain, Dormer House represents an incredibly rare opportunity to acquire a property of this calibre in such a prestigious location. With its blend of historical charm, modern luxury, and unparalleled setting, it is a home that truly must be seen to be fully appreciated.

## DIRECTIONS

SAT NAV: SK9 7BY

## LOCAL AUTHORITY

Cheshire East Council

## TAX BAND

Band: G

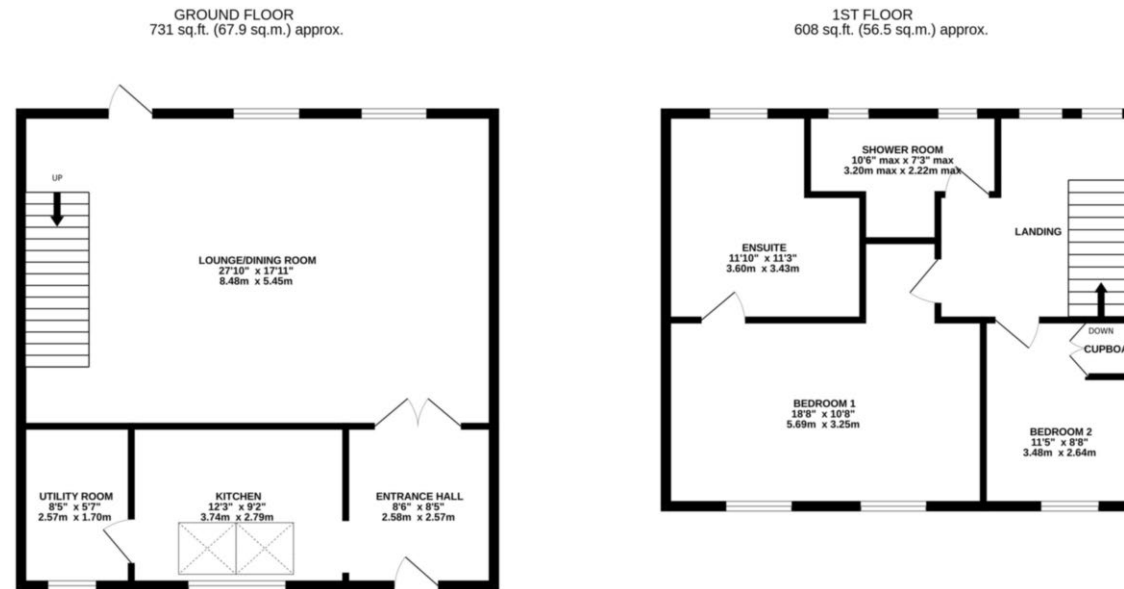
## TENURE

Leasehold, 790 Years remaining, Ground Rent £2 10s 0d

## VIEWINGS

Viewing strictly by appointment through the Agents.

## FLOORPLAN



TOTAL FLOOR AREA : 1339 sq.ft. (124.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2024

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](mailto:alderley@gascoignehalman.co.uk)

6 London Road, Alderley Edge, Cheshire, SK9 7 jS

**GASCOIGNE  
HALMAN**