



**GASCOIGNE
HALMAN**

DURSLEY, CHORLEY HALL LANE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



DURSLEY, CHORLEY HALL LANE, ALDERLEY EDGE

A substantial, individual detached Georgian style family home benefitting from a secluded southerly facing rear garden and situated 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

Presented to an impeccable standard, Dursley combines timeless Georgian elegance with modern luxury. The home's rendered façade, crowned with a slate-pitched roof and beautifully crafted dormer windows, creates a striking first impression. This classical symmetry is the hallmark of Georgian architecture, blending refinement with a sense of grandeur.

Benefiting from a coveted southerly rear elevation, Dursley has been extended and enhanced over the years. The considered additions, with expansive picture windows line the rear elevation and ensure that natural light pours into every room and perfectly frame the landscaped garden transforming the home into a serene retreat.

The front elevation is nothing short of grand. A central porch frames the doorway and immediately catches the eye, setting the tone as you approach. Inside, the ground floor accommodation is accessed from a central hallway. The formal lounge is a remarkable space, designed for both comfort and opulence. Floor-to-ceiling glazing and double doors open up to the garden, creating an indoor-outdoor living experience. A sleek, contemporary live-flame gas fire adds a touch of warmth and modernity. Adjacent to the lounge, glazed bi-folding doors lead into a versatile study. This room, with doors opening to both the front and rear, is the perfect space for quiet work or relaxation, flooded with natural light throughout the day.

At the heart of Dursley lies the open-plan family dining kitchen a truly spectacular space that seamlessly merges style and functionality. Here, once again, floor-to-ceiling glazing brings the beauty of the garden inside, while the high-specification kitchen boasts an extensive array of sleek units, pristine quartz worktops, and integrated appliances. The kitchen flows effortlessly into a family and dining area bathed in natural light, creating a sociable hub for family meals. Beyond the kitchen, an additional reception room offers a flexible living space, ideal as a playroom, cinema room, or gym. The ground floor is completed by a downstairs WC and a practical utility room designed for ease of living.

To the first floor, a spacious landing leads to four generously proportioned bedrooms. The master suite is nothing short of magnificent. With a spiral staircase leading to a private second-floor walk-in wardrobe and dressing room, this space offers a secluded space within the home. The ensuite features his-and-her sinks, a feature bath with an integrated television, and a vast walk-in wet room, exuding spa-like indulgence.

The second bedroom is equally impressive, featuring a vaulted ceiling that enhances the sense of space and light. This bedroom also boasts a well-appointed ensuite, continuing the home's theme of understated luxury. The third double bedroom, again generous in size, benefits from another ensuite bathroom, while the fourth bedroom is served by the beautifully designed family bathroom, finished to the highest standard.

The second floor is accessed via a space-saving staircase from the landing and offers a versatile additional living space. Currently, the owner uses it as a storage facility, but it offers great flexibility to adapt to various needs. This area could be easily utilised as a study or home office, providing a quiet and secluded environment.

Externally, Dursley continues to impress. Set back from the road behind electronic double gates, the property enjoys an in-and-out driveway that provides both security and ample parking. The rear garden, with a southerly orientation ensuring sun throughout the day. Landscaped to perfection, the garden features an elegant stone patio seamlessly accessible from the principal living areas ideal for al fresco dining and entertaining. A bespoke water feature adds ambience, while the borders and beds have been meticulously planted to provide colour and interest year-round. A lawn area completes the garden, offering a versatile space for family activities.

A recently installed garden room provides yet another feature of this extraordinary home. Generous in size and equipped with heating and lighting, it offers endless possibilities. Whether you're seeking a home office or a creative studio, this space caters to all needs.

Situated within close proximity to the highly sought-after Alderley Edge Village, Dursley offers the perfect balance of privacy and convenience. Surrounded by equally prestigious properties, this home is ideal for families looking for a luxurious, well-appointed residence in a prime location.

DIRECTIONS

SAT NAV: SK9 7UL

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

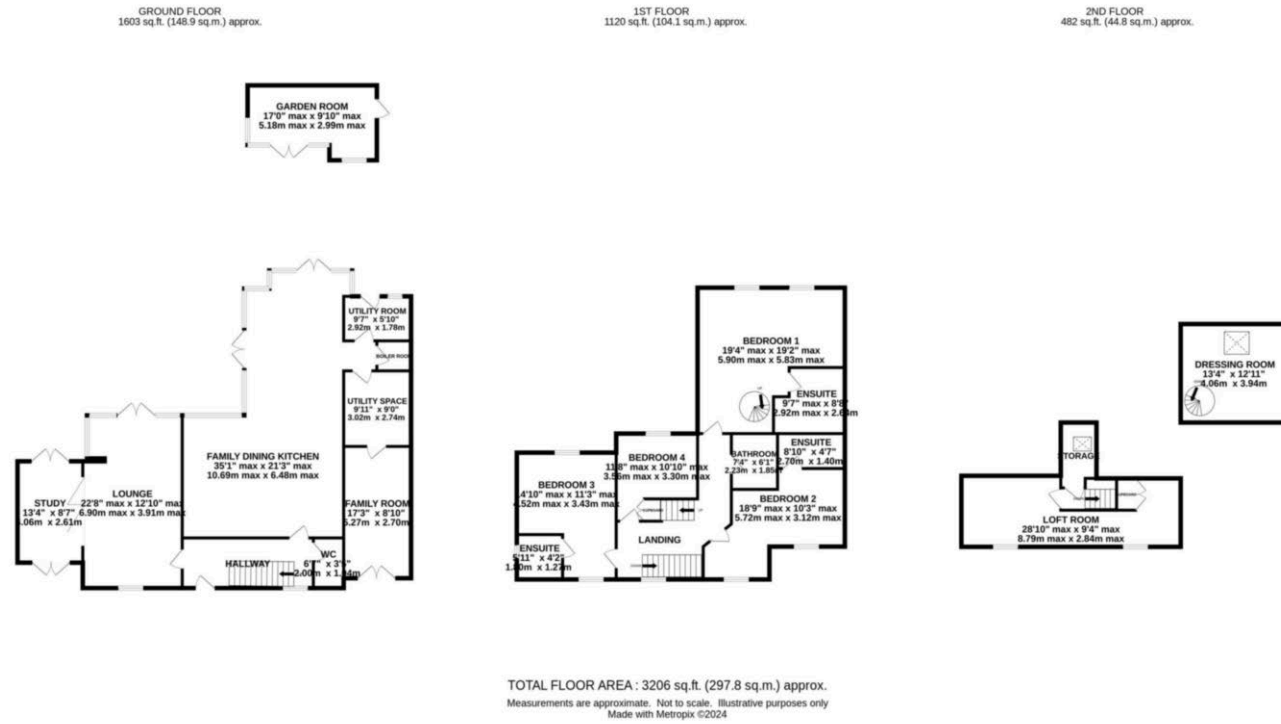
TAX BAND

Band G

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



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, Cheshire, SK9 7JS

**GASCOIGNE
HALMAN**