



**GASCOIGNE
HALMAN**

BARN 4 DUNGE FARM, OVER ALDERLEY

THE AREAS LEADING ESTATE AGENT



BARN 4 DUNGE FARM, OVER ALDERLEY

A contemporary barn conversion presented to the highest possible standard by the current owner with meticulous detailing and attention to detail throughout. Located at the heart of this popular semi-rural development within delightful landscaped gardens.

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

A striking example of contemporary rural living, set within one of the most desirable modern developments in the area. Surrounded by lush countryside, this exceptional home combines cutting-edge design with the tranquility of a picturesque setting, all within easy reach of both Alderley Edge and Presbury. Occupying one of the largest and most prominent plots, Barn 4 offers an enviable westerly-facing rear garden and beautifully landscaped surroundings.

As you step inside, you are greeted by an impressive entrance hall flooded with natural light, thanks to the expansive glazed ceiling and a large picture window that frames stunning views of the rear garden. This sense of light and space flows seamlessly into the heart of the home, a breathtaking double-height lounge and dining room. With its vaulted ceiling and vast windows, this space is bathed in natural light throughout the day, offering an extraordinary feeling of openness. The room effortlessly accommodates both a formal living area and an elegant dining space, creating the perfect setting for entertaining or relaxed family living.

Towards the rear of the property, the stylish family dining kitchen continues the theme of modern luxury. Featuring a sleek Simatic kitchen, Corian worktops, and an array of Bosch and Gaggenau appliances, this space is designed for both functionality and flair. The adjoining family area opens directly onto the patio through double doors, blending indoor and outdoor living. The ground floor also includes a well-appointed utility room and a spacious double bedroom with a luxurious en-suite wet room, offering flexibility and convenience.

To the first floor, the master bedroom is a true sanctuary. With a Juliet balcony overlooking the rear garden, built-in wardrobes, and a dressing table, this room exudes comfort and elegance. The vaulted ceiling, combined with a Velux skylight, creates an airy atmosphere, while the en-suite bathroom is a beautifully finished space. The second bedroom, also a double, features bespoke fitted furniture and double doors that open onto a private terrace, offering panoramic views of the surrounding countryside. A family bathroom completes the upper level.

Outside, Barn 4 is nothing short of spectacular. The front garden is a statement in itself, with three perfectly manicured beech trees drawing the eye and a large block-paved driveway that comfortably accommodates up to three cars. The driveway is equipped with an electric car charging point, underscoring the property's commitment to modern living. The rear garden is a private oasis, wrapping around two sides of the property and benefitting from a sun-drenched westerly aspect. Here, a sunken Indian stone patio provides the ideal spot for alfresco dining. The gardens are predominantly laid to lawn and enclosed by mature planting, with additional features including a charming pagoda and a generously sized summer house, perfect for outdoor entertaining or extra storage.

Barn 4 offers an unparalleled opportunity to enjoy a lifestyle that combines the best of contemporary design with the beauty and peace of a rural setting. Close to local amenities and meticulously maintained, this property is not just a home, it's a statement in modern luxury and a unique chance to experience life in one of the most distinctive developments in the region.

DIRECTIONS

SAT NAV: SK10 4SN

TENURE

Leasehold, 978 years remaining. Ground Rent £0 pa.

MANAGEMENT CHARGE

Management Charge £120 pm.

LOCAL AUTHORITY

Cheshire East Council

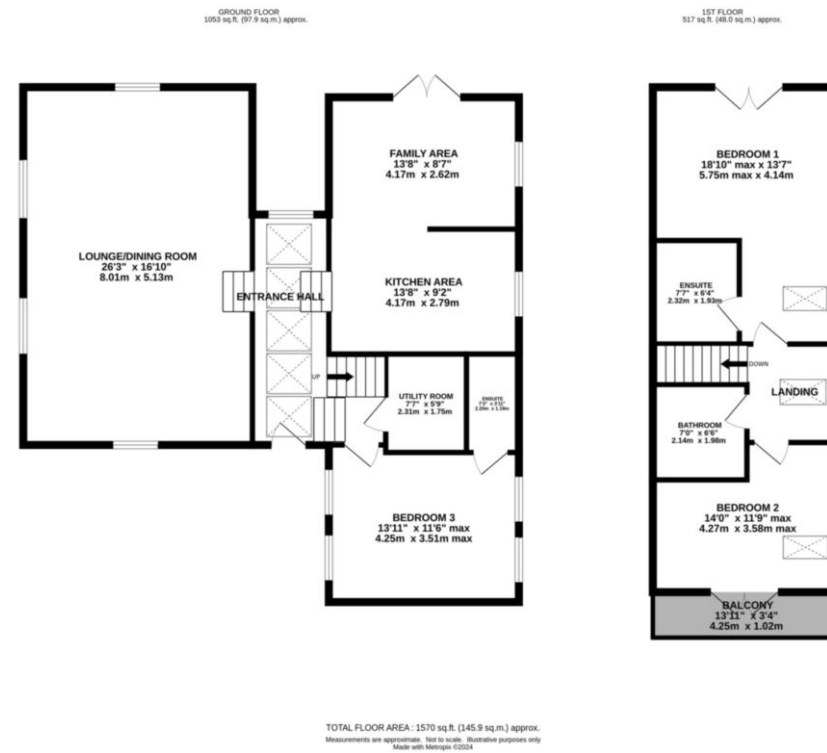
TAX BAND

Band: G

VIEWING

Viewing strictly by appointment through the Agents.

FLOORPLAN



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