



**GASCOIGNE  
HALMAN**

5 WEST BANK, ALDERLEY EDGE, CHESHIRE

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THE AREAS LEADING ESTATE AGENT





## 5 WEST BANK, ALDERLEY EDGE, CHESHIRE

**Thoughtfully extended and offering accommodation presented to the highest possible, an executive detached family home situated in a quiet, prestigious location off Beechfield Road.**

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

If location is paramount in your search for a home, West Bank, Alderley Edge offers an unparalleled setting. Positioned off Beechfield Road, a highly esteemed and distinguished private road, the property is a short walk from the village's amenities, yet also enjoys proximity to open countryside and the iconic local landmark, "The Edge". Situated in an exclusive cul-de-sac of executive homes, No. 5 stands as a landmark residence, having been significantly enhanced by the current owners, who have extended and refined it to an exceptional specification, with meticulous attention to detail throughout.

The current owners have invested deeply in this property, elevating it to the highest standards with thoughtful extension and meticulous upgrades that emphasize both quality and aesthetic appeal. Architecturally, the home captivates from the outset with its grand pitched glazed frontage, beautifully complemented by elegant brickwork under a slate roof. Upon entering, you are welcomed into a spacious reception hall that spans the depth of the house. Filled with natural light from front to back, this entrance sets a striking first impression, casting an airy, open feel that flows into every part of the home.

The principal living space on the ground floor is both luxurious and inviting. To one side of the entrance hall, a formal lounge awaits, with double doors opening onto a front patio. Opposite, a formal dining room mirrors this design with doors to the front, creating a cohesive flow between indoor and outdoor spaces. Moving further into the home, the true centre piece is an expansive family dining kitchen that exudes sophistication and functionality. The kitchen area, fitted with high-gloss cabinetry and sleek granite worktops, is equipped with an array of integrated appliances. A stylish breakfast bar offers a casual dining option, while the open-plan family area creates a warm, versatile space for relaxed living and entertaining. Bi-fold doors stretch across the rear, seamlessly connecting this space with the garden, inviting natural light. A convenient WC on this floor further enhances the layout.

To the first floor, the master suite is a sanctuary of comfort. The spacious bedroom opens through bi-fold doors into a cosy snug, ideal for quiet mornings with a coffee. Luxury extends into the master en-suite, where a walk-in wet area, feature bathtub, and full-height tiling provide a spa-like retreat. A walk-in wardrobe completes the suite, offering ample storage with thoughtful design. The second bedroom, which also accesses the snug, features an en-suite and enjoys the practicality of a separate utility cupboard fitted with space for a washing machine and tumble dryer. A further double bedroom and an elegantly finished family bathroom round out this floor, each space designed for comfort and style.

On the second floor, an impressive bedroom suite awaits, offering room for both a sleeping area and a private lounge, creating a versatile retreat. This floor is complemented by an en-suite bathroom and a nearby boiler room, maximizing functionality.

Outside, the property is just as meticulously crafted. A resin driveway provides ample parking, while the rear garden is a showcase of landscaping and thoughtful design. Enclosed by walls and fencing, the garden features raised beds brimming with color, a seating area ideal for relaxation, a lawn, and a patio perfect for al fresco dining. A charming summer house and storage shed add both character and utility.

No. 5 West Bank is a rare find for those who seek the finest in location, design, and lifestyle. It combines a prestigious address with beautifully presented interiors and expansive, private outdoor spaces, offering the ultimate retreat within one of Alderley Edge's most coveted postcodes.

## DIRECTIONS

SAT NAV: SK9 7AX

## TENURE

Freehold

## LOCAL AUTHORITY

Cheshire East Council

## TAX BAND

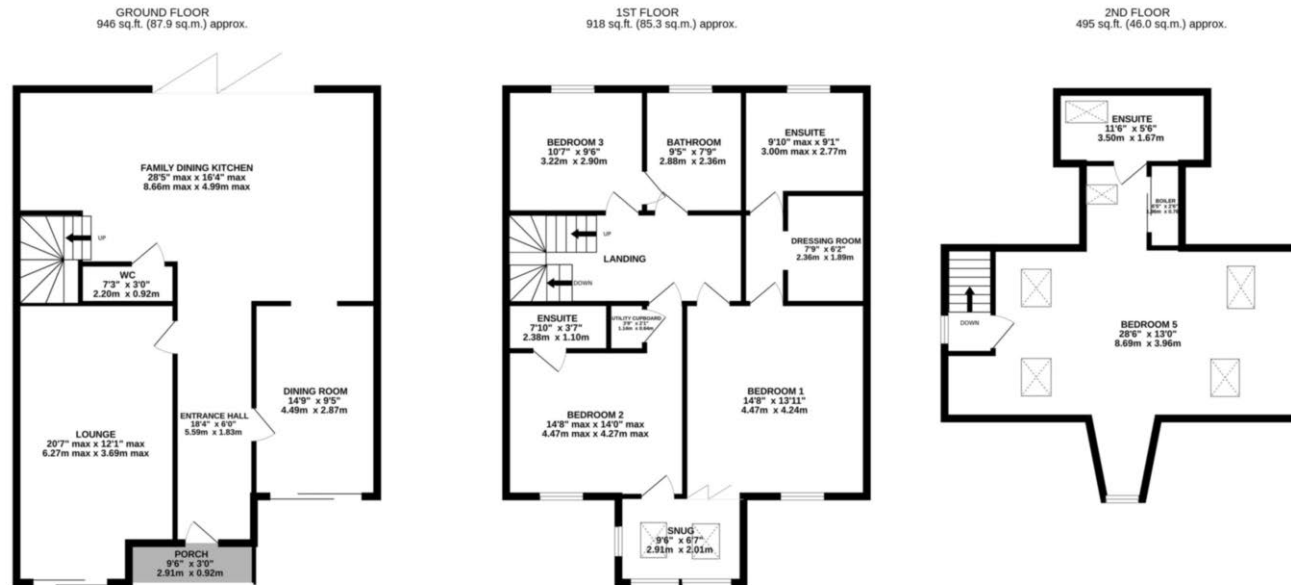
Band: F

## TENURE

Freehold



## FLOORPLAN & EPC



TOTAL FLOOR AREA: 2359 sq.ft. (219.1 sq.m.) approx.  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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