



**GASCOIGNE
HALMAN**

21 BUTTERMERE DRIVE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



21 BUTTERMERE DRIVE, ALDERLEY EDGE

An executive detached family home situated in a quiet location within this popular modern development. Thoughtfully extended and offering accommodation presented to the highest possible standard benefiting from southerly facing gardens backing onto woodland.

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

The epitome of modern family living, 21 Buttermere Drive, is a substantial, thoughtfully extended home offering over 2,400 square feet of beautifully appointed accommodation. Located within an exclusive development of executive detached homes, this property enjoys a semi-rural setting surrounded by picturesque open countryside, while still being conveniently close to the amenities of Alderley Edge Village.

As you step inside, you are welcomed by a spacious entrance hall, setting the tone for the generous proportions and quality finishes that feature throughout. The entrance hall is both practical and inviting, with ample storage space and a conveniently located WC, perfect for guests and everyday use.

The heart of the home is undoubtedly the expansive lounge, an impressive 30-foot-long room that offers a versatile space for both relaxation and entertaining. This room is bathed in natural light, thanks to the large windows and the adjoining conservatory, which provides a spot to enjoy views of the garden.

Adjacent to the lounge is a beautifully designed family dining kitchen that combines style with functionality. The kitchen is equipped with high-specification features, including sleek granite worktops, a comprehensive range of integrated appliances, and a Quooker tap for instant hot water. The thoughtful layout includes a breakfast bar, ideal for casual dining, and two sets of double doors that open directly onto the garden, seamlessly blending indoor and outdoor living. Additionally, the kitchen offers access to a well-appointed dining room through elegant double doors, creating a space for formal dining and entertaining.

Beyond the kitchen, you'll find a highly versatile reception room, currently serving as a family room but equally suited as a home office or home gym. This room also benefits from direct access to the garden, enhancing its appeal as a flexible living space. Adjacent to this room is a second kitchen utility, offering further practicality with ample storage and workspace.

Upstairs, the first floor continues to impress with four generously proportioned double bedrooms. The master suite is a true retreat, featuring built-in wardrobes, a dedicated dressing area, and a luxurious ensuite bathroom complete with a walk-in shower. The second bedroom also enjoys the comfort of an ensuite, which has been recently refitted to a high standard. The two remaining bedrooms share a beautifully presented family bathroom, ensuring ample space and privacy for all family members.

Outside, the property is equally impressive. To the front, it is well set back from the road, offering privacy and a pleasant outlook. The block-paved driveway provides ample parking and leads to a double garage, offering additional storage or workspace if needed. The rear garden is a highlight, with its desirable southerly aspect ensuring plenty of sunlight throughout the day. Bordered by mature trees and a wooded area teeming with wildlife, the garden is not overlooked. The well-maintained lawn is complemented by thoughtfully stocked borders and a patio area, perfect for outdoor dining.

In summary, this property is a beautifully presented and substantially extended family home that offers exceptional living space in a highly sought-after location. With its blend of modern amenities, flexible accommodation, and idyllic setting, this property is perfectly suited to meet the needs of a growing family.

DIRECTIONS

SAT NAV: SK9 7WA

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

TAX BAND

Band: G

VIEWINGS

Viewing strictly by appointment through the Agents.

