



**GASCOIGNE  
HALMAN**

21 EAGLES ROAD, ALDERLEY PARK, NETHER  
ALDERLEY

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THE AREAS LEADING ESTATE AGENT





## 21 EAGLES ROAD, ALDERLEY PARK, NETHER ALDERLEY

**A recently constructed family home presented to the highest possible standard benefiting from a Westerly facing corner plot and situated within Alderley Gardens at the heart of the popular Alderley Park development.**

Alderley Park development which is a truly magnificent site unlike any other in the area. Residents enjoy unrestricted use of the 200+ acres of parkland, with mature woodland, rolling fields and a lake. As well as open space to explore there is also on site amenities such as the popular public house, The Churchill tree. Furthermore, there is an on site state of the art gym and access to hot-desking opportunities within the business site.

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

Recently constructed by Jones Homes, this exceptional double-fronted detached home is located in the heart of Alderley Park within the prestigious Alderley Gardens development. Designed with modern family living in mind, the property offers a seamless blend of contemporary style, high-quality finishes, and practical living spaces. Positioned on an enviable corner plot with views over a green, it also benefits from a westerly-facing rear garden, ensuring it enjoys sunlight throughout the day, particularly during the summer months.

From the moment you step inside, the attention to detail and level of finish are immediately apparent. A spacious and welcoming entrance hall, complete with an oak staircase, sets the tone for the rest of the home. A generous lounge provides a perfect formal reception space, ideal for relaxation and entertaining, with large windows allowing natural light to flood the room. A versatile study or family room offers flexibility for those who work from home or require additional living space.

The heart of the home is undoubtedly the expansive family dining kitchen, a beautifully designed open-plan space that perfectly balances functionality and style. The kitchen area is fitted to an exceptional standard, featuring sleek quartz work surfaces, a breakfast bar, and an array of high-end integrated appliances. This flows effortlessly into the family area, creating a comfortable and social space for everyday living. Beyond this, the dining space is bathed in natural light, thanks to a set of bifold doors that open out onto the rear patio. A large picture window further enhances the bright and airy atmosphere. A utility room completes the downstairs accommodation.

To the first floor, the sense of space and light continues, with all four bedrooms being generously proportioned doubles. The master suite is equipped with mirror-fronted wardrobes, along with a beautifully finished ensuite shower room featuring contemporary fittings. The remaining bedrooms are all well-sized, providing ample accommodation for family members or guests. A generous family bathroom completes the upper floor, offering a sleek, modern design with a separate bath and walk-in shower, fully tiled walls, and elegant fixtures.

Externally, the property is just as impressive. A block-paved driveway provides off-road parking for multiple vehicles and leads to a detached single garage. The front garden is beautifully landscaped, with well-stocked borders that add charm and character to the home's exterior. The rear garden, benefiting from a corner plot, offers an excellent outdoor space for relaxation and recreation. A patio area provides an ideal setting for alfresco dining, while the lawn extends to the side of the property, ensuring there is plenty of room for children to play or for further landscaping if desired. A particularly distinctive architectural feature is the Grade II listed wall that encloses part of the garden, giving it a unique walled-garden aspect. This historic feature is maintained as part of the development's service and management charge, adding to the home's charm and exclusivity.

This stunning property represents a rare opportunity to acquire a high-specification, move-in-ready family home in a highly sought-after location. With its stylish interiors, well-balanced living spaces, and generous outdoor areas, it is ideally suited for modern family life. Additionally, the location offers excellent access to the beautiful Alderley Park countryside, nearby sports facilities, and the renowned Churchill Tree gastropub, which is just a short stroll away.

For those seeking a contemporary home with exceptional finishes, a fantastic setting, and convenient access to local amenities, this property is truly a standout opportunity.

## DIRECTIONS

SAT NAV: SK10 4WD

## TENURE

Freehold

## LOCAL AUTHORITY

Cheshire East Council

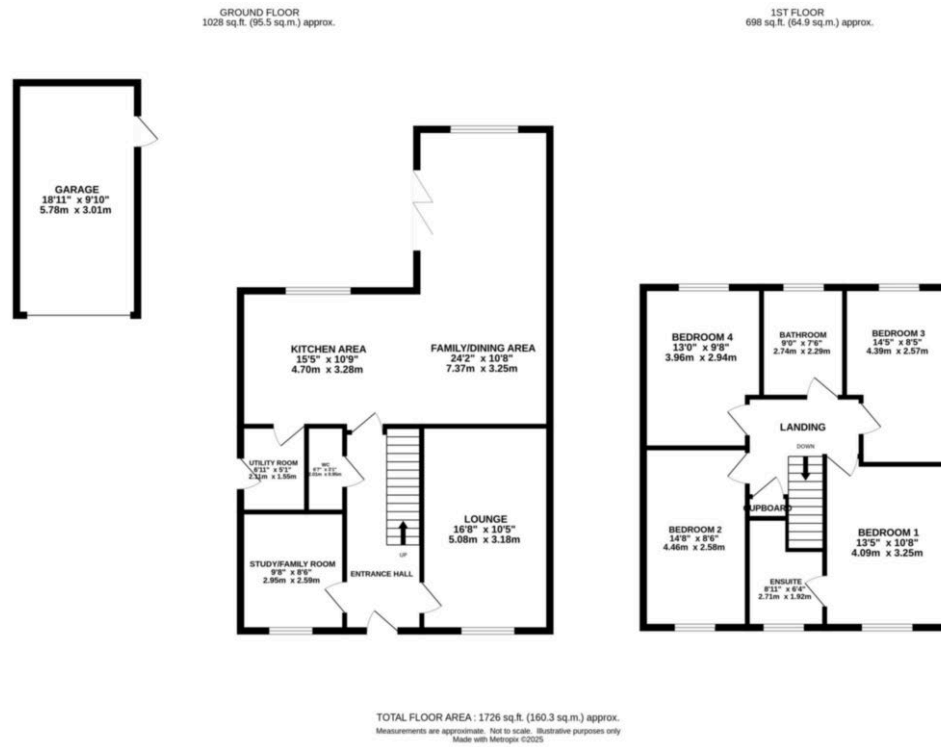
## TAX BAND

Band: G

## VIEWINGS

Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



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