



**GASCOIGNE
HALMAN**

EARNSCLIFFE, WOODBROOK ROAD, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



EARNSCLIFFE, WOODBROOK ROAD, ALDERLEY EDGE

A significant portion of an original Alderley Villa, offering generous accommodation, presented to the highest possible standard throughout. Benefiting from large gardens and situated in one of Alderley Edges' most prestigious locations at the heart of the conservation area.

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.





EARNSLIFFE, WOODBROOK ROAD, ALDERLEY EDGE

DESCRIPTION

Earnsliffe, situated on the prestigious Woodbrook Road within the Alderley Edge Conservation Area, is an exquisite example of 19th-century architecture, offering a rare blend of historical grandeur and contemporary refinement. Forming a significant portion of an original Alderley Villa, this remarkable residence occupies the first and second floors of a distinguished period building, showcasing timeless elegance and masterful craftsmanship. Positioned on an elevated plot the property commands a striking presence, surrounded by mature greenery and enjoying picturesque views of the countryside beyond.

From the moment you arrive, the property captivates with its impressive approach, accessed via a sweeping driveway framed by imposing stone gate pillars. The substantial driveway leads to a large double carport and a detached double garage, ensuring ample parking. A private gate set within beautifully landscaped gardens provides a discreet entrance to the main residence. Upon entering, the grandeur of the home unfolds, beginning with the entrance hall where a graceful staircase leads to the first floor. At the top of the stairs, the reception hall sets the tone for the property, a light-filled and generously proportioned space with exquisite decorative corning, elegant picture rails, and a striking wrought iron staircase. The refined panelled walling enhances the sense of heritage, creating a space that is as welcoming as it is impressive.

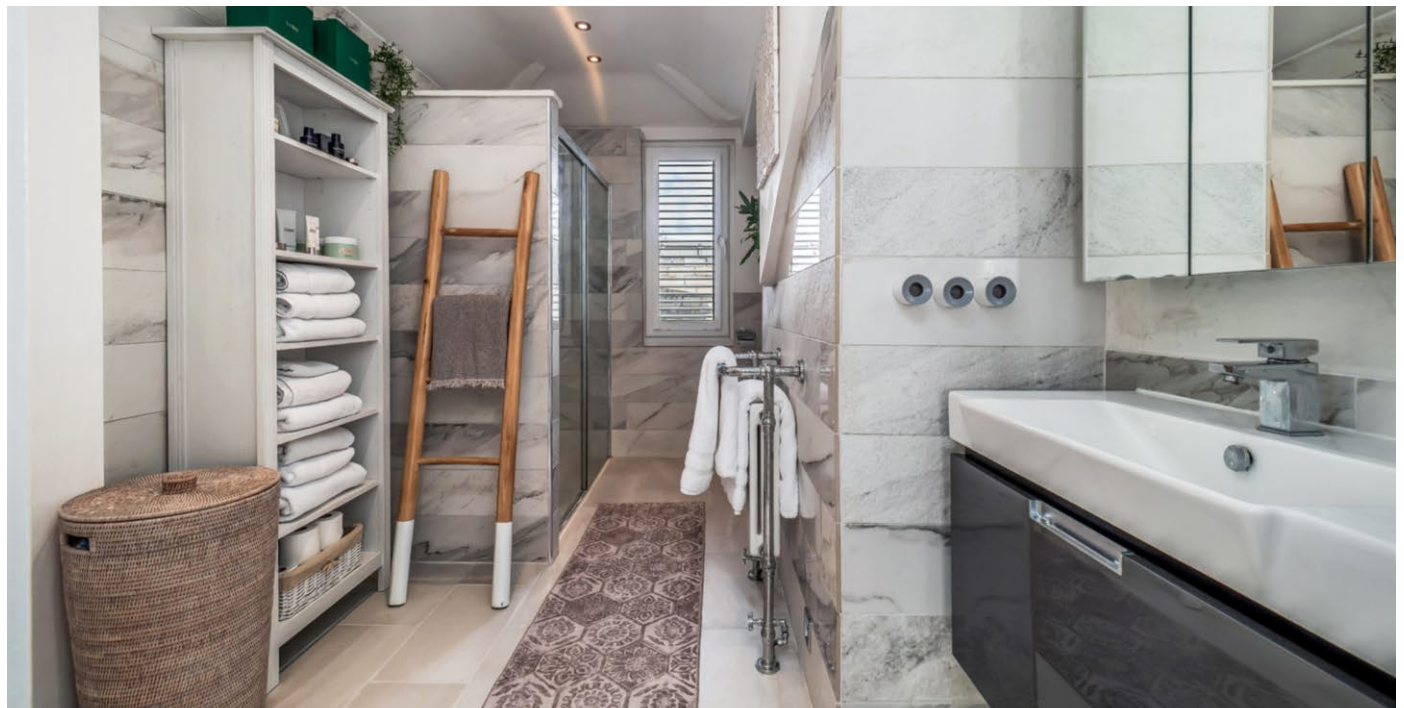
The principal reception room is an exceptional showcase of period charm and sophisticated design. A magnificent bay window bathes the room in natural light, accentuating the sense of space and highlighting the exquisite craftsmanship of the custom-built, hand-made cabinetry. Rich timber panelling, a respectful nod to the building's origins, brings warmth and depth to the room, while the centrepiece is the original marble fire surround, complete with a slate hearth and a Stovax multi-fuel burner. This space embodies the home's perfect balance between historical character and modern comfort.

At the heart of the home is the family dining kitchen, designed to the highest specification with bespoke, hand-painted cabinetry. The center island provides a natural gathering space, while the room's generous proportions allow for a relaxed family area with sofas, making it an inviting and sociable setting. Natural light floods the space, enhancing the beauty of the original decorative corning and panelling, which add an unmistakable period elegance. Leading from the kitchen is a secondary kitchen, a well-appointed working space complemented by integrated appliances, Fisher and Paykel, drawer dishwasher, and extensive storage and preparation facilities.

Adding to the property's versatility, the family room offers a flexible living space that is currently utilised as an informal family room but could easily function as a fifth bedroom. Its en-suite shower room ensures it can adapt effortlessly to needs. A stunning guest suite is also found on this level, featuring a spacious double bedroom, an elegant walk-in dressing room, and a luxuriously appointed en-suite bathroom, providing the perfect private retreat for visitors.

The second floor is dedicated to the home's principal sleeping quarters, where the master suite commands attention with its generous proportions and detailing. A large walk-in wardrobe and dressing area offer ample storage, ensuring a space that is both practical and indulgent. Jack and Jill access to the beautifully appointed main family shower room provides convenience, with







high-end finishes that exude luxury. A substantial laundry room is also accessed from the master suite, offering further storage, utility provisions, and extensive drying space. Two further double bedrooms complete this level, both bright and spacious, and are served by a superbly finished family shower room. This beautifully designed space features a large wet area, striking marble-tiled walls, and a contemporary sink that seamlessly blends period grandeur with modern luxury.

The exterior of the property is as meticulously designed as the interiors, offering an outstanding outdoor space that has been carefully zoned to maximise its functionality and aesthetic appeal. An elevated deck area with a covered outdoor kitchen creates a stunning setting for entertaining, while the main garden area benefits from artificial grass for effortless maintenance. A covered pagoda provides a versatile space below, ideal for a hot tub. There is a dedicated children's play area and additional outdoor seating space. The garden is beautifully structured with well-planted raised beds, mature borders, and an array of feature specimen trees, creating a visually captivating setting.

Adding another layer of versatility, the garden room provides a fully self-contained space that can be adapted to suit a variety of needs. Thoughtfully designed, it features its own kitchen, dining area, lounge, and WC facilities, making it an ideal guest suite, a private retreat for a nanny or dependent relative, or simply a space to enjoy as an extension of the main residence. The home's exceptional parking provision is further enhanced by the presence of both the double carport and detached double garage, ensuring secure and convenient parking for multiple vehicles.

Positioned within one of the most sought-after areas of Alderley Edge, Earnscliffe enjoys an enviable setting within the conservation area, combining the tranquillity of its leafy surroundings with close proximity to the vibrant village center. The property benefits from an elevated aspect, offering breathtaking views of the surrounding countryside while retaining a sense of privacy and exclusivity. This magnificent home is a rare offering, embodying the perfect marriage of 19th-century grandeur and modern sophistication, making it an extraordinary residence for those who appreciate architectural beauty and timeless elegance.

DIRECTIONS

SAT NAV: SK9 7BY

TENURE

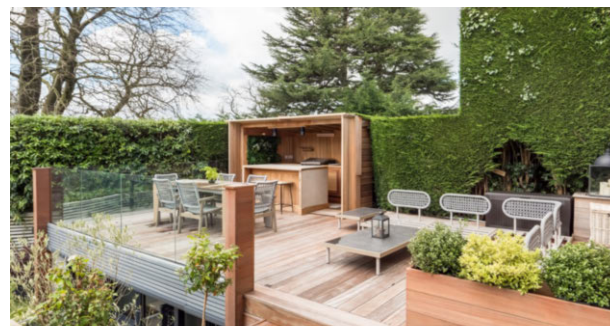
Leasehold, 801 years remaining. Ground rent: Peppercorn.

LOCAL AUTHORITY

Cheshire East Council

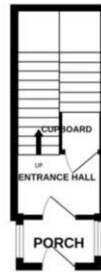
TAX BAND

BAND: G

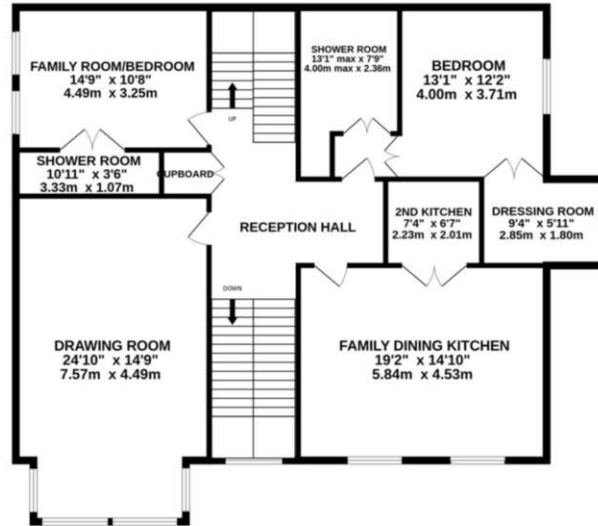


FLOORPLAN & EPC

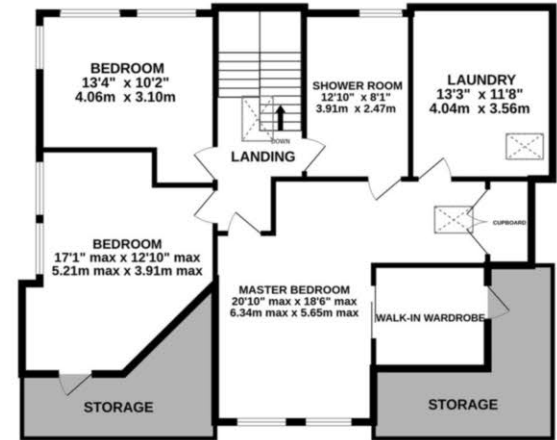
GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR
1483 sq.ft. (137.8 sq.m.) approx.



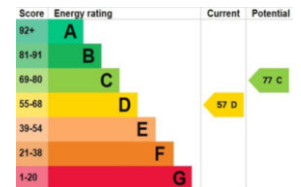
2ND FLOOR
1059 sq.ft. (98.4 sq.m.) approx.



TOTAL FLOOR AREA : 2967 sq.ft. (275.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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