



**GASCOIGNE
HALMAN**

BLUE HILLS, MOTTRAM ROAD, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



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A substantial family house constructed to the highest specification, including state of the art leisure suite sitting centrally within its landscaped grounds within close proximity of Alderley Edge Village.

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.





Accommodation extending to 6569 sq ft (approx)

0.3 Miles (approx) to Alderley Edge train station

Open plan family dining kitchen

Two principle reception rooms

Five bedrooms & four bathrooms

Full leisure suite

Cinema room

Gated driveway & double garage

Landscaped gardens

Close to Alderley Edge village

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DESCRIPTION

Nestled within a highly private plot, and situated close to Alderley Edge Village, this stunning contemporary residence is a testament to luxurious living. The property has been crafted with meticulous attention to detail by its discerning owners, and boasts sleek rendered elevations that are harmoniously complemented by a striking slate roof.

An air of grandeur envelops the imposing facade, which is crowned by a welcoming entrance hall, offering a tantalising glimpse of the opulent interior. The seamless flow guides you through the expansive living spaces, where an abundance of natural light bathes the generous rooms, creating an inviting ambiance for both relaxation and entertainment.

The heart of the home is the open-plan family dining kitchen, which exudes sophistication and style. The kitchen is adorned with top-of-the-line NEFF appliances and an inviting center island unit, making it a culinary enthusiast's dream. An adjacent dining room and generous utility area ensure that practicality meets elegance. The expansive formal lounge is adorned with an impressive feature fireplace, the focal point of the room, which is also graced with large windows that provide pleasant views over the village.

Descend to the lower ground floor, and you'll find a world of leisure and indulgence. Here, a sumptuous sanctuary awaits, comprising a lavish cinema room, an inviting swimming pool, a glass-encased gym, and a pampering shower room and changing room. The meticulous plant room attests to the property's thoughtful design, catering to every conceivable need.







Ascending to the first floor, an impressive galleried landing provides access to five resplendent double bedrooms, each boasting its own en-suite facility. The master suite, a pinnacle of comfort and luxury, has an accompanying dressing room, providing a private retreat.

Outside, the property offers a grand statement with a substantial gated driveway and a double garage, ensuring ample parking and security. The rear garden, a delightful oasis of tranquility, presents a seamless blend of natural beauty and contemporary practicality, featuring a welcoming patio and the convenience of low-maintenance artificial grass.

DIRECTIONS

SAT NAV: SK9 7DW

TENURE

Leasehold. 829 Years Remaining. Ground rent: £60pa

LOCAL AUTHORITY

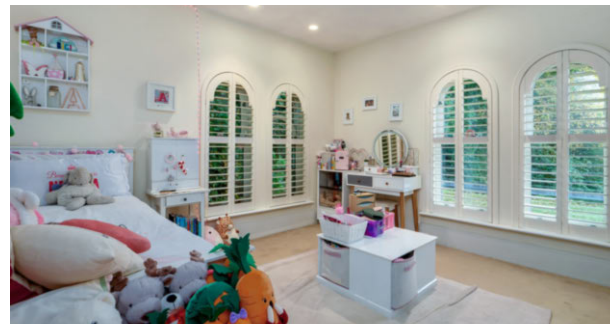
Cheshire East County Council. Telephone 0300 123 5500

TAX BAND

Band H

VIEWINGS

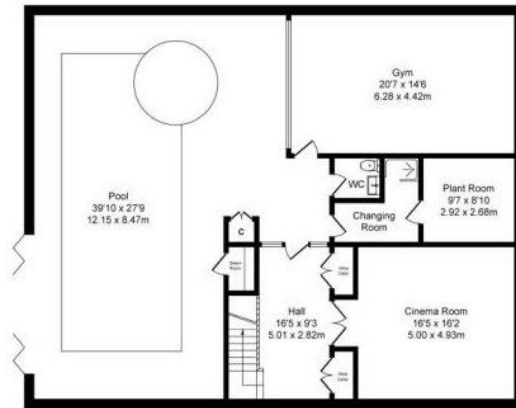
Viewing strictly by appointment through the Agents.



FLOORPLAN & EPC

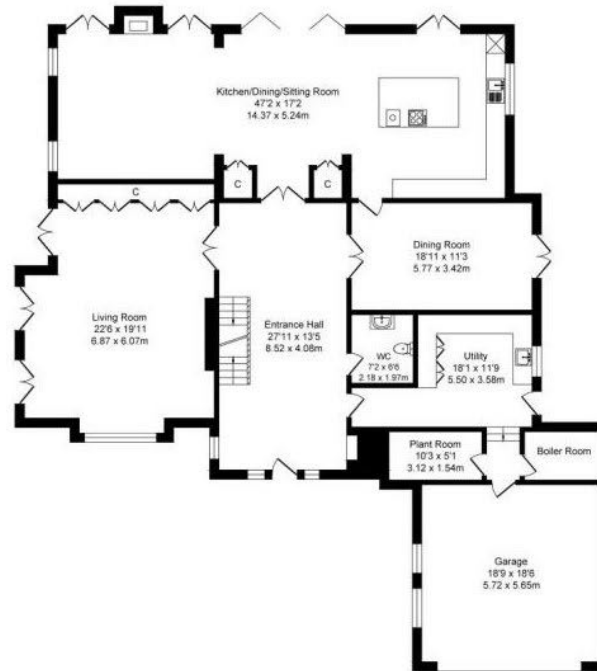
Total Approx. Floor Area 6569 Sq.ft. (610.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



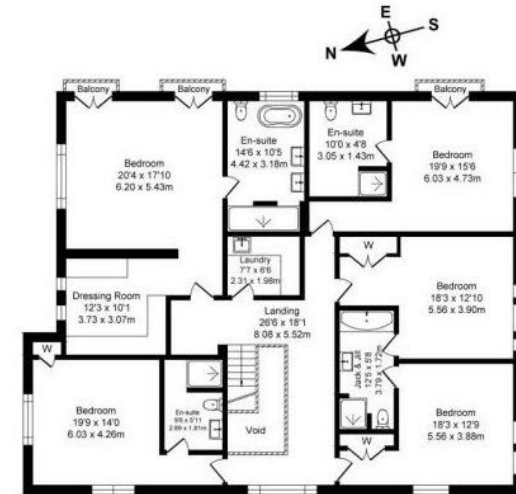
Lower Ground Floor

Approx. Floor
Area 2027 Sq.Ft
(188.3 Sq.M.)



Ground Floor

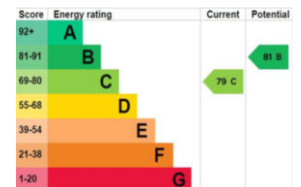
Approx. Floor
Area 2603 Sq.Ft
(241.8 Sq.M.)



First Floor

Approx. Floor
Area 1939 Sq.Ft
(180.1 Sq.M.)

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