



**GASCOIGNE  
HALMAN**

13 EDGE VIEW CRESCENT, MERRYMAN'S LANE,  
ALDERLEY EDGE

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THE AREAS LEADING ESTATE AGENT





## 13 EDGE VIEW CRESCENT, MERRYMAN'S LANE, ALDERLEY EDGE

**A well balanced and high specification home of distinction. Enjoying a favorable location within this modern gated development. Boasting a generous plot surrounded by open farmland and conveniently positioned for all amenities within 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.





## DESCRIPTION

For those seeking a contemporary lifestyle within a recently constructed, high-specification home, yet equally drawn to the charm of rural living, this property presents a rare and remarkable opportunity.

Situated in arguably the most desirable position within this highly regarded, gated development, this property occupies the largest plot, affording additional garden space to both the side and rear. Its setting is superb: nestled on the edge of open countryside, yet within close proximity to the sought-after village of Alderley Edge and its excellent range of amenities. This home offers the best of every world.

From the moment you enter, the home impresses. A generous entrance hall provides a captivating view from the front door through to the rear garden and the open fields beyond, immediately drawing the eye and setting the tone for the space within. The rear of the ground floor is home to a stunning open-plan family kitchen/dining area, featuring a sleek, high-specification kitchen complete with an extensive range of AEG integrated appliances, granite worktops, a breakfast bar, and bifold doors that open directly onto the beautifully landscaped garden.

At the front of the house, a versatile room currently used as a bedroom offers scope for a study or snug, depending on lifestyle needs. A well-appointed utility room keeps white goods tucked away, while a stylish downstairs shower room adds functionality, especially appreciated for those embracing country life. Additional storage is provided via a cloaks cupboard under the stairs.

The first floor continues the theme of flexible living. A generous lounge to the rear enjoys beautiful open views. A further double bedroom to the front features built-in wardrobes. This level also offers a modern main bathroom and a spacious storage cupboard.

The entire top floor is dedicated to the principal bedroom suite. Generous in size, it boasts a Juliet balcony with views over the farmland, built-in furniture, and a luxurious en suite bathroom with timeless fittings. A substantial walk-in wardrobe completes the suite, offering both practicality and indulgence.

Outside, the rear garden has been professionally landscaped with a quality stone patio, low-maintenance artificial lawn, and contemporary fencing, all designed to maximise enjoyment of the beautiful rural setting. The garden benefits from direct access to the road and a useful side area for additional storage.

The development is gated, offering a high level of security. Communal parking is available to the front, and this property also benefits from two undercroft allocated parking spaces with extra storage provision.

The property is presented to the highest of standards throughout, with premium finishes including underfloor heating across all three floors, sisal and wool carpets, and travertine stone tiling. An integrated speaker system further enhances the living experience. The availability of this property is a standout opportunity within this development a perfect blend of contemporary elegance and countryside tranquility. A home not to be missed.

## DIRECTIONS

SAT NAV: SK9 7TB

## TENURE

Leasehold. 980 Years remaining. Ground Rent £120 pa. Service charge £2040 pa.

## LOCAL AUTHORITY

Cheshire East Council

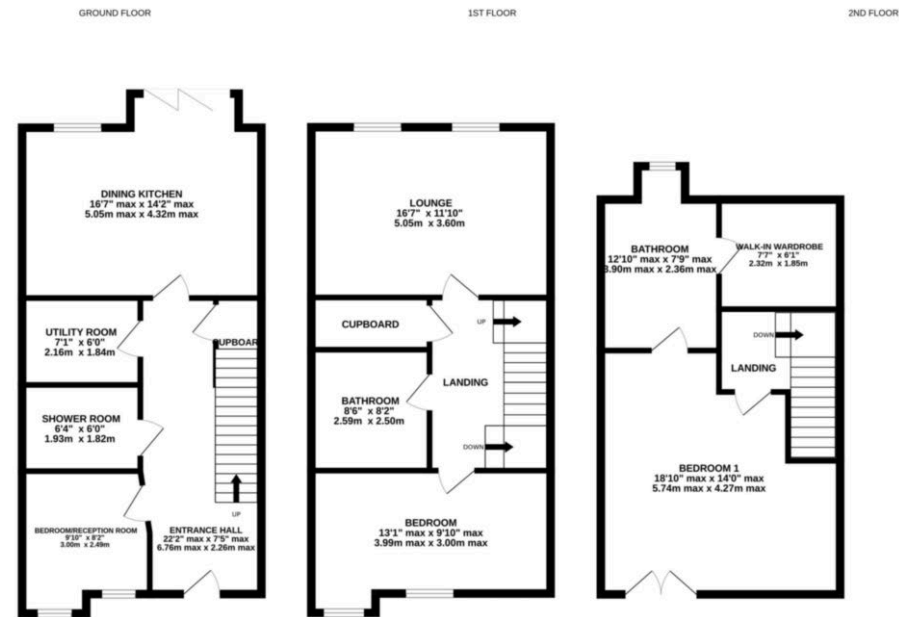
## TAX BAND

Band: F

## VIEWINGS

Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



TOTAL FLOOR AREA : 1463sq.ft. (135.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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