



**GASCOIGNE  
HALMAN**

4 PROSPECT COTTAGES, PROSPECT LANE,  
ALDERLEY EDGE

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THE AREAS LEADING ESTATE AGENT





## 4 PROSPECT COTTAGES, PROSPECT LANE, ALDERLEY EDGE

**A charming Cheshire brick cottage, offering beautifully presented accommodation surrounded by open countryside, boasting stunning cottage gardens and located within close proximity of both Alderley Edge and Wilmslow.**

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

Prospect Cottage presents a rare opportunity to acquire a truly delightful Cheshire brick home, nestled in idyllic open countryside while remaining within easy reach of both Alderley Edge and Wilmslow. Offering the very best of rural living without isolation, the property enjoys convenient access to local amenities, as well as an abundance of surrounding countryside and footpaths, perfect for those seeking a peaceful, outdoor lifestyle.

Tucked away at the top of a private lane, the cottage enjoys a discreet setting and a high degree of privacy, certain to appeal to those who appreciate a more tranquil way of life. Approaching the property, you're greeted by open fields flanking the lane. The cottage itself boasts attractive Cheshire brick elevations beneath a traditional slate roof, and on entering the home, a generous hallway welcomes you with a striking dual-sided wood burner, a central feature shared with the adjacent living spaces. This leads seamlessly into a light-filled dining room with double doors and twin windows overlooking the front aspect, creating a bright and inviting space. The adjoining formal lounge also shares the wood burner, creating a warm and cosy heart to the home, ideal for entertaining or quiet evenings in.

To the rear of the property is a beautifully appointed, recently installed kitchen, a practical and stylish space that complements the home.

Upstairs, the first floor comprises two well-proportioned double bedrooms, each enjoying spectacular views across the surrounding countryside, along with a spacious family bathroom featuring both a bathtub and a freestanding shower.

Externally, the location speaks for itself, tranquil, private and exceptionally well placed. The garden lies predominantly to the side of the property and is fully enclosed, offering a lawned area, a stone patio, and mature beds and borders. There's scope for creating vegetable plots, and a selection of fruit trees adds to the semi-rural charm. A versatile outbuilding, fully insulated with electricity and power, provides the perfect opportunity for a home office, studio or hobby space. There is the benefit of two parking spaces on the driveway.

In summary, Prospect Cottage is a truly exceptional home that brings together character, comfort and countryside living, all within close proximity of sought-after villages and essential amenities. This is a rare opportunity not to be missed.

## DIRECTIONS

SAT NAV: SK9 7ST

## TENURE

Freehold

## LOCAL AUTHORITY

Cheshire East Council

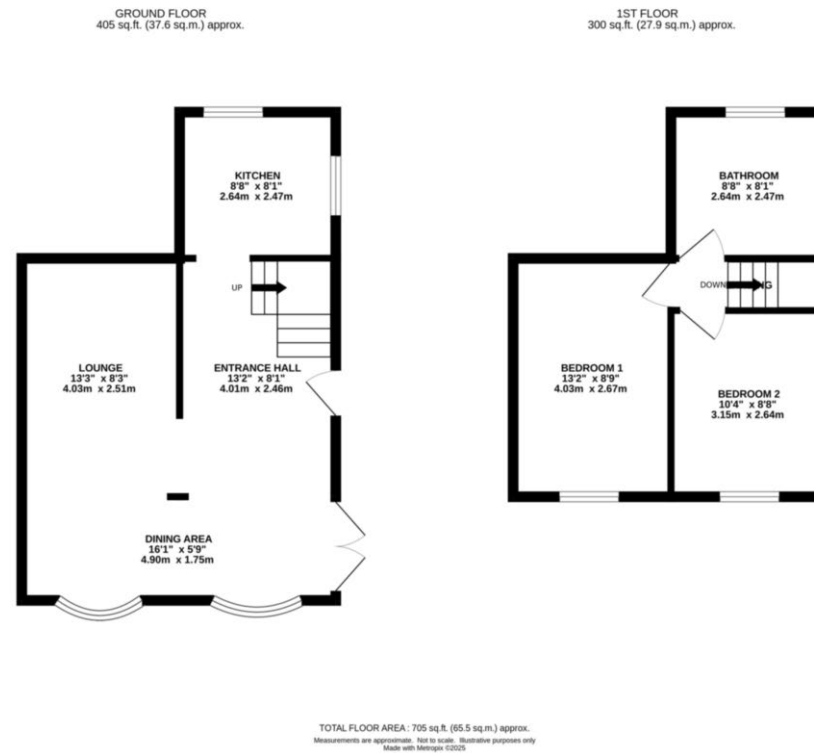
## TAX BAND

Band: D

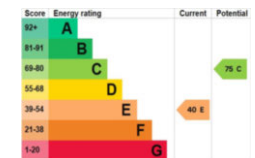
## VIEWINGS

Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



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