



**GASCOIGNE
HALMAN**

40 BARNFIELD HOUSE, ST HILARYS PARK, ALDERLEY
EDGE

THE AREAS LEADING ESTATE AGENT



40 BARNFIELD HOUSE, ST HILARYS PARK, ALDERLEY EDGE

A beautifully presented first floor apartment (with lift access), situated within the highly regarded St Hilarys Park development on the edge of Alderley Edge village centre. NO ONWARD CHAIN.

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

Situated within the prestigious and highly sought-after St Hilary's Park development on the edge of Alderley Edge Village, this exceptional first-floor apartment is located in the elegant Barnfield House. Offering the perfect blend of luxury, security, and village convenience, this property is accessed via either stairs or a lift, ensuring easy access for all residents.

The development itself is securely gated and surrounded by beautifully maintained communal gardens. The setting offers a strong sense of community while maintaining the utmost discretion, making it ideal for those who value peace, security, and privacy. Residents benefit from private, allocated parking spaces within the grounds, and the location offers the rare combination of tranquillity and convenience of village life just moments away.

Internally, the apartment is wonderfully generous in scale, flooded with natural light, and impeccably presented throughout. The entrance hall is spacious and welcoming, with enough room to accommodate a study area or home office set-up - ideal for modern living needs. Flowing from the entrance hall is an impressive, versatile reception area, which could be elegantly styled as a dining hall, additional sitting room, or a flexible entertaining space.

The main lounge is a true feature of the property, boasting an attractive bay window that frames delightful views over the gardens and allows for an abundance of natural light to fill the space, creating a warm and inviting atmosphere. The dining kitchen, offers plenty of space for informal dining and features a range of units and integrated appliances.

The master bedroom is beautifully proportioned and benefits from an en-suite bathroom, finished to an excellent standard with stylish fittings. The second bedroom is also a generous double, with direct access to a smartly presented Jack and Jill shower room, which can also be accessed conveniently from the dining hall, perfect for guests.

Throughout the property, the décor is tasteful, neutral, and of high quality, allowing a new owner to move straight in. In addition, the communal areas of Barnfield House have recently undergone a full refurbishment, enhancing the feel of the building, with the highest standards of finish and thoughtful attention to detail.

This rare offering combines security, luxury, and convenience, situated just a short walk from the many amenities, shops, and eateries of Alderley Edge Village. Offered for sale with no onward chain, this apartment represents an outstanding opportunity for those seeking an exceptional home in one of the area's most desirable settings.

DIRECTIONS

SAT NAV: SK9 7DA

TENURE

Leasehold - xxx years Remaining.

GROUND RENT

£X PA

SERVICE CHARGE

£x PM

LOCAL AUTHORITY

Cheshire East Council

TAX BAND

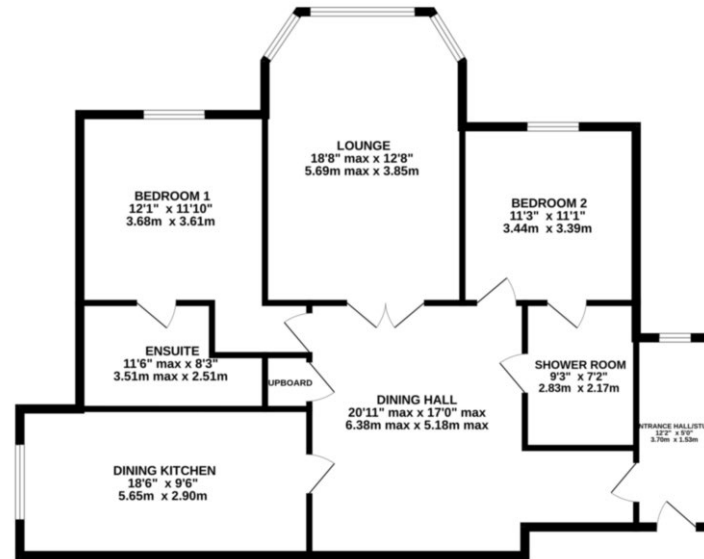
BAND: G

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN

GROUND FLOOR
1158 sq.ft. (107.6 sq.m.) approx.



TOTAL FLOOR AREA: 1158 sq.ft. (107.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Hergo 12/20

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