



**GASCOIGNE
HALMAN**

7 BUTTERMERE DRIVE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



7 BUTTERMERE DRIVE, ALDERLEY EDGE

An executive detached family home situated within this popular modern development. Offering extended accommodation presented to the highest possible standard and a generous, extremely private rear garden.

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

Nestled within an exclusive enclave on the edge of Alderley Edge Village, this property presents a beautifully extended family home that strikes the perfect balance between expansive open-plan living and refined, more intimate spaces. This executive detached property has been thoughtfully extended and improved by the current owners, offering a superb blend of functionality, comfort, and style in one of the area's most desirable semi-rural settings.

The home opens with a wide and welcoming reception hall, setting the tone for the space beyond. At its heart lies an impressive open-plan kitchen, dining, and family area - a space designed to bring people together. The kitchen itself features a striking central island, high-spec Bosch integrated appliances, and elegant granite worktops. Bi-folding doors open out onto the garden, effortlessly blending indoor and outdoor living, especially in the warmer months. This fluid living space naturally extends through the dining area into a family room.

The generous lounge provides a more formal setting, complete with a bay window over looking the rear garden, while a flexible additional reception room currently serves as a study, though it could easily transform into a playroom or snug. The ground floor also includes a stylish WC and a spacious utility room with plentiful storage solutions.

Upstairs, the accommodation continues to impress. The principal suite is particularly luxurious, with its own walk-in dressing room featuring bespoke fitted wardrobes, leading through to a beautifully appointed en suite shower room. A second double bedroom also enjoys en suite facilities, while the remaining three bedrooms are all generously sized double bedrooms and are served by a sleek, modern family bathroom - designed to meet the needs of a growing household.

The home sits at the centre of a substantial plot, with a block-paved driveway providing ample off-road parking and access to the integrated garage. The front garden, with mature trees and a manicured lawn, ensures privacy and curb appeal. To the rear, the garden is a true highlight: wonderfully private, spacious, and thoughtfully landscaped. A composite deck offers a setting for al fresco dining, while a further Indian stone patio with a charming pergola sits towards the back of the garden - perfect for catching the sun in a peaceful, secluded spot.

DIRECTIONS

SAT NAV: SK9 7WA

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

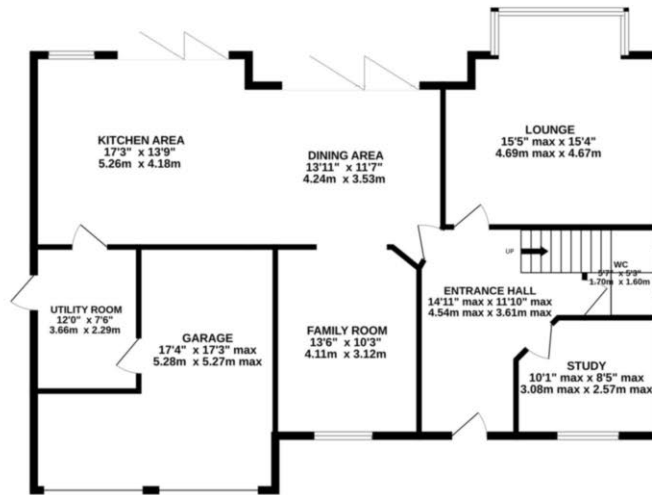
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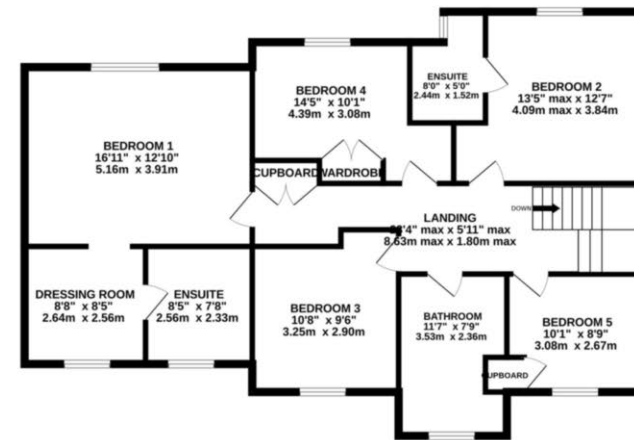
VIEWINGS

Viewing strictly by appointment through the Agents.

GROUND FLOOR
1275 sq.ft. (118.4 sq.m.) approx.



1ST FLOOR
1110 sq.ft. (103.2 sq.m.) approx.



TOTAL FLOOR AREA: 2385 sq.ft. (221.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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