



**GASCOIGNE
HALMAN**

1 MOSS LANE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



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An impressive Edwardian residence, situated at the Heart of Alderley Edge village. Offering recently extended and completely refurbished accommodation presented to the highest possible standard.

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

Commanding an exceptional position at the very heart of Alderley Edge, this beautifully extended and remodelled Edwardian home stands proudly within the village's conservation area, one of the most desirable residential addresses in the area.

The property has been meticulously refurbished and thoughtfully reconfigured by the current owners, offering over 2,200 sq ft (approx.) of refined, light-filled accommodation arranged over four floors. While the internal space has been updated to meet modern standards, it retains the charm, character and period detailing so synonymous with homes of this era.

A flight of handsome stone steps leads to the original oversized front door and into a striking reception hall, where the restored balustrade staircase offers access to both the upper and lower floors. The principal reception room, originally two separate spaces, has been opened to create a stunning through-living area. With an original front bay window this space is flooded with natural light throughout the day. A feature wood-burning stove and built-in cabinetry anchor the room, which is currently used as a formal lounge and informal family space, though its layout lends itself to a variety of arrangements. To the rear of the ground floor, a WC and utility room provide everyday practicality.

To the lower ground floor, you'll find the heart of the home: a superb open-plan family, dining and living kitchen space. Recently refitted to the highest possible specification. With Carrara Marble effect quartz worktops, and a large central island with breakfast bar, this space balances elegance and function. Bi-folding doors span the rear elevation, opening onto a landscaped garden and effortlessly blending indoor and outdoor living. A generous walk-in pantry adds further convenience, while the flexible open space beyond the kitchen is currently used as a dining area.

The first floor hosts three spacious double bedrooms, one of which enjoys en suite facilities. The family bathroom, recently refitted, includes a freestanding bath and high-quality fittings, with a separate shower for added convenience.

The top floor is dedicated to a luxurious master suite. This private haven includes a large bedroom area, a walk-in wardrobe, views over the garden and rooftops beyond and, and a beautifully appointed en suite shower room.

Externally, the property continues to impress. To the front, a driveway offers ample parking, bordered by mature hedging and leading to a detached garage, currently used as a home gym but offering clear scope for use as an office or studio space. The rear garden is private and well-balanced, featuring a Yorkstone patio for outdoor dining, mature planting, and a lawn enclosed by a combination of walling and fencing.

This is a rare opportunity to acquire a turnkey period home, combining contemporary living standards with Edwardian charm, all within walking distance of Alderley Edge's vibrant village centre and its array of amenities.

DIRECTIONS

SAT NAV: SK9 7HP

TENURE

Leasehold. 916 Years remaining.

GROUND RENT

£4 pa

LOCAL AUTHORITY

Cheshire East Council

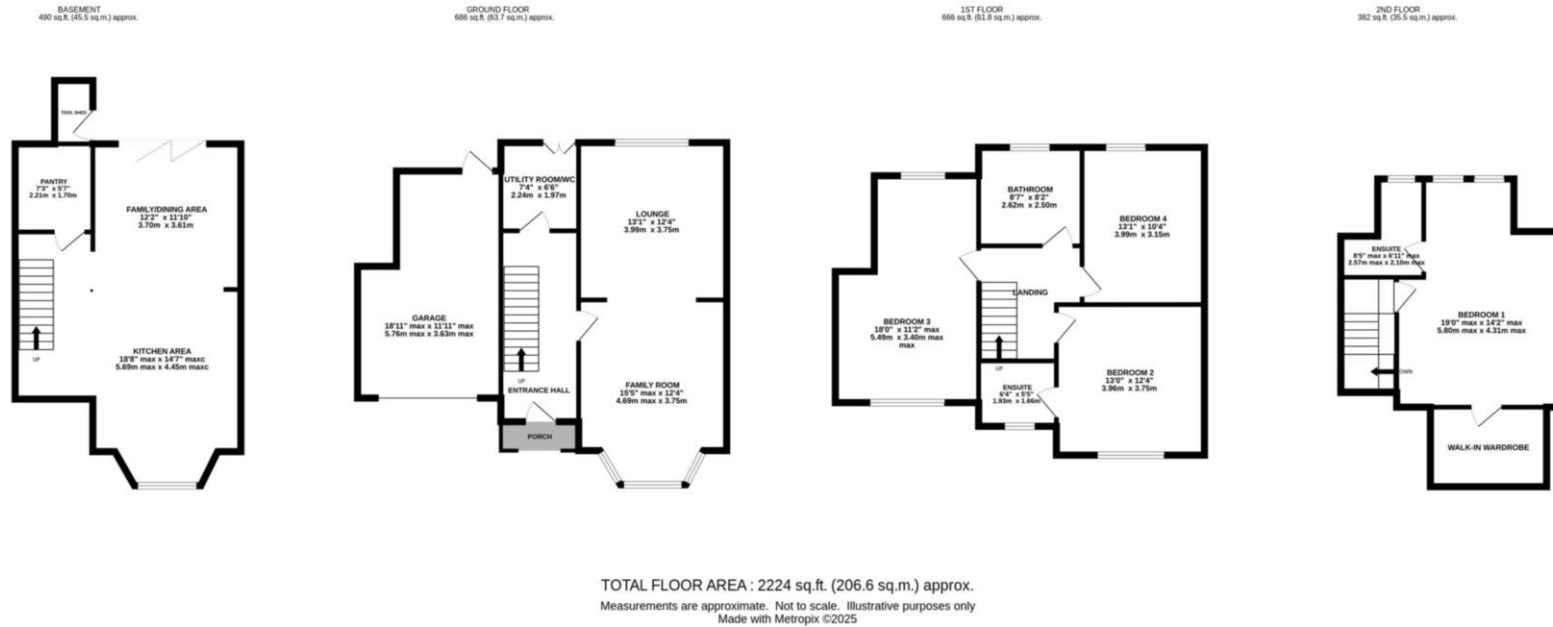
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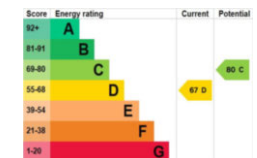
VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



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ALDERLEY EDGE OFFICE

01625 590 373

alderley@gascoignealman.co.uk

6 London Road, Alderley Edge, Cheshire, SK9 7JS

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