



**GASCOIGNE
HALMAN**

8 EDGE VIEW CRESCENT

THE AREAS LEADING ESTATE AGENT



8 EDGE VIEW CRESCENT

A spacious contemporary home, offering generous accommodation across three floors. Situated in a highly regarded gated modern development in a stunning semi-rural setting.

Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks & 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.





Edge View Crescent is a recently constructed and highly desirable crescent of high-specification homes, set within a gated development on the edge of Alderley Edge Village. Built by the well-regarded developer Bilton Ward, known for their attention to detail and premium finishes, these homes offer a rare blend of rural tranquillity with modern design. Positioned in the heart of this exclusive development, this particular property enjoys a garden backing onto open fields, offering a peaceful outlook and a sense of space that's hard to come by. Accommodation is arranged over three generous floors, providing superb flexibility to suit a range of lifestyle needs.

On entering, you are welcomed by a spacious entrance hall, with access to a WC and a utility room, adding everyday convenience. At the front of the house is a bright and adaptable reception room with a large bay window, currently used as a dining room but equally suited as a study or snug. To the rear, the family dining kitchen is a real highlight, beautifully appointed and enjoying direct access to the garden. With space for both cooking and entertaining, and open views over the fields beyond, it provides a perfect hub for modern family living.

To the first floor, a formal lounge with bay window offers a calm and elegant space to relax. A further double bedroom on this floor adds versatility, whether for guests, children, or as an additional study or playroom. A contemporary family bathroom completes the level. The second floor is home to two generous en suite double bedrooms, including a superb principal suite with a walk-in wardrobe. Both rooms are well-proportioned and offer excellent privacy.

Externally, the rear garden is mainly laid to lawn and backs directly onto open countryside, creating an uninterrupted rural outlook. To the front, the gated development ensures a high level of security and privacy. Communal parking is available, and the property also benefits from an allocated undercroft parking space.

This is a rare opportunity to acquire a stylish, flexible, and secure modern home within a prestigious semi-rural location, with easy access to village amenities and countryside walks alike.

DIRECTIONS

SAT NAV: SK9 7TB

TENTURE

Leasehold / 980 years remaining on the lease

Ground rent - £120 pa.

Service charge - £2040 pa.

LOCAL AUTHORITY

Cheshire East Borough Council

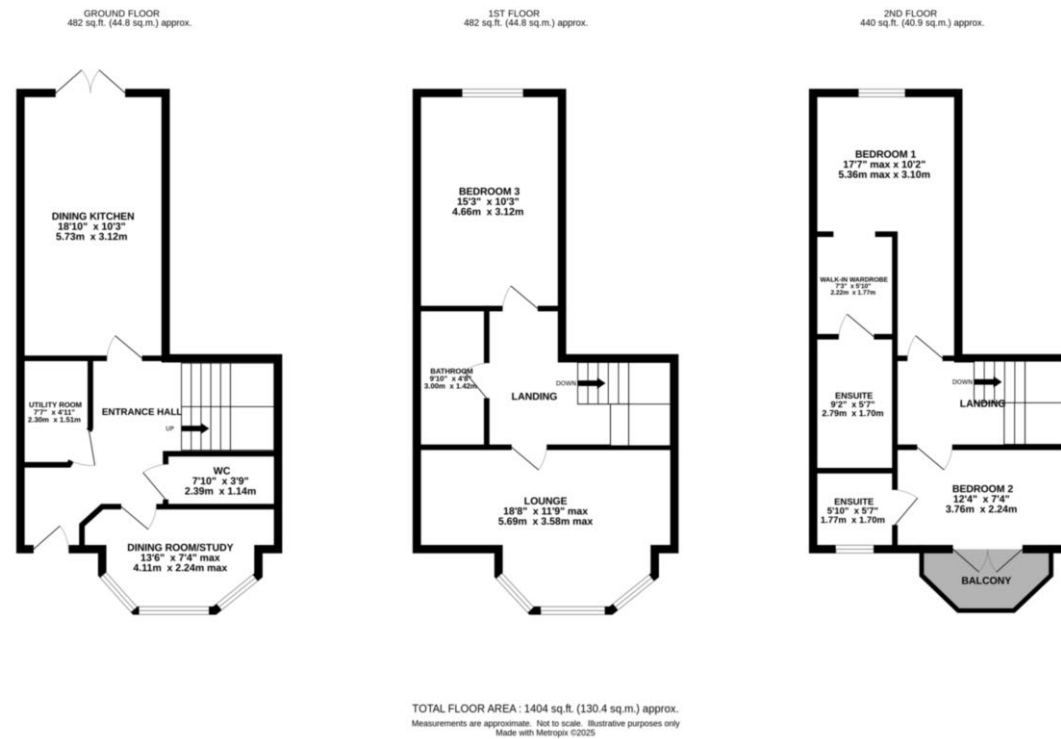
COUNCIL TAX BAND

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VIEWINGS

Viewings strictly by appointment only through the Agents.

FLOORPLAN & EPC



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