



**GASCOIGNE
HALMAN**

THE BEECHES, WOODBROOK ROAD, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



THE BEECHES, WOODBROOK ROAD, ALDERLEY EDGE

An iconic residence of significant architectural merit, located within this highly regarded area of Alderley Edge. Offering generous family accommodation, complimented by well-maintained grounds and useful auxiliary building.

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

A true landmark in Alderley Edge, The Beeches is a stunning stone-built, Grade II listed property of significant architectural merit. Originally designed and commissioned in 1864 by renowned architect John Rodgers, this striking residence features stone elevations, a slate roof, and an eye-catching stone-tower that defines its historic character.

Originally conceived as a single grand home, it was sympathetically divided into three distinctive dwellings over a century ago, each retaining a sense of identity. Nestled on a private drive off the prestigious Woodbrook Road, one of the most sought-after addresses in the area, within close proximity to the village centre and its wide array of amenities, this property enjoys a peaceful setting within the conservation area, while commanding panoramic views across open countryside. The property abuts National Trust land and has direct access onto the Edge.

The current owners have invested significantly in a programme of sympathetic remodelling during their tenure, balancing the demands of 21st-century living with the home's heritage. Period features abound, from original marble fire surrounds and decorative corning to deep skirting boards and panelled doors, offering timeless character throughout.

Upon entry, a welcoming porch opens into a grand reception hall, where a statement staircase sets the tone. The principal lounge to the front of the home exudes period charm with generous proportions, a high ceiling, ornate corning, and a beautifully preserved marble fireplace. A stunning family dining kitchen, fitted with bespoke, hand-painted, cabinetry and a central island with breakfast bar. Integrated and freestanding appliances provide modern convenience, while an open-plan family/dining area, complete with a wood-burning stove, adds warmth and atmosphere. Ample south-facing glazing floods the space with natural light, enhancing its sense of openness and connection to the outdoors. A cosy family/snug room provides a more informal retreat, perfect for relaxed evenings or children's space. A utility and WC provide convenience.

The first floor hosts a generous galleried landing which connects all rooms. The principal bedroom suite is a haven complete with a stylish en suite and a walk-in dressing room. Three further well-proportioned bedrooms and a recently refitted family bathroom complete this level. Ascending the tower, you'll find a charming additional double bedroom and a bathroom. Climbing further leads you to the top of the tower, where a sun terrace offers spectacular, uninterrupted views across the Cheshire Plains.

Outside, the landscaped front garden is beautifully maintained and mainly laid to lawn, with mature borders and a sun-trap patio accessible from the kitchen and lounge. The rear garden is a particularly generous space, with an elevated patio, extensive lawns, and established beds, all enclosed for privacy and security.

A cobbled courtyard provides ample off-road parking and leads to a detached two-storey auxiliary building. Currently used as ground-floor storage with an impressive first-floor entertainment space (games room and bar area), the building enjoys breathtaking views towards the Peak District. Notably, full planning consent was granted in 2017 for conversion into a separate dwelling, offering exciting potential for the next owners, should they wish to pursue it.

A rare opportunity to acquire a truly exceptional home. The Beeches combines period grandeur with modern refinement in a premier Alderley Edge setting. Properties of this calibre seldom come to market.

DIRECTIONS

SAT NAV: SK9 7BY

TENURE

Leasehold. 875 years remaining. Ground rent £15pa.

LOCAL AUTHORITY

Cheshire East Council

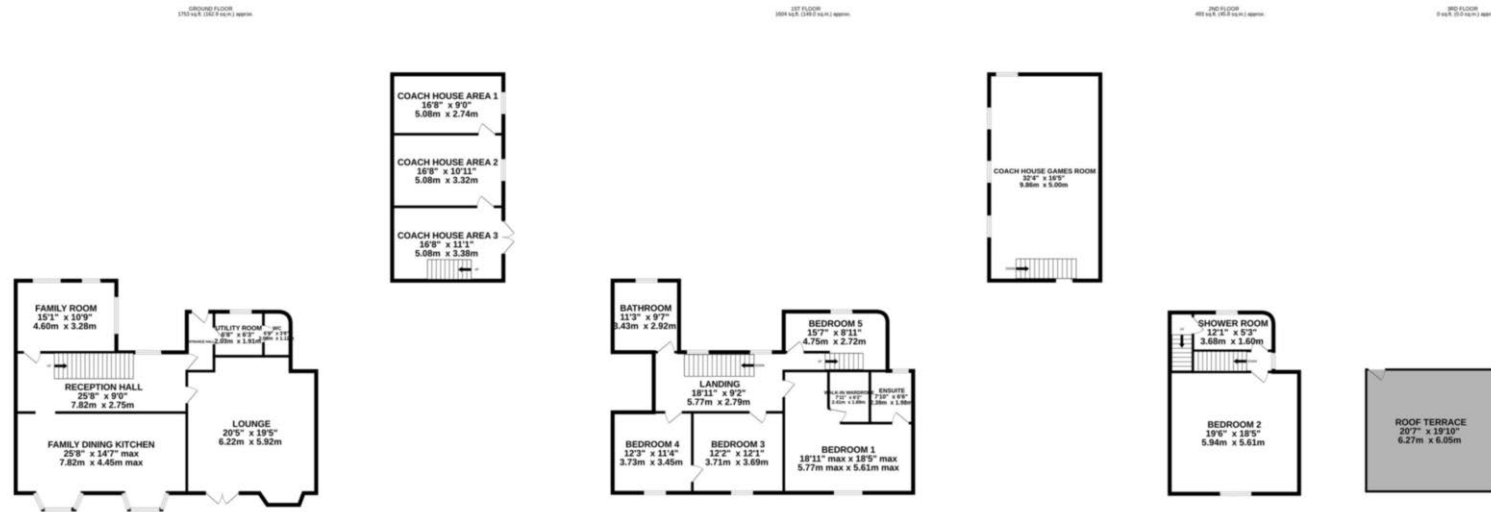
TAX BAND

BAND: H

VIEWINGS

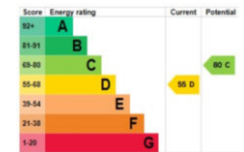
Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA : 3851 sq.ft. (357.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.



ALDERLEY EDGE OFFICE

01625 590 373

alderley@gascoignehalman.co.uk

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

**GASCOIGNE
HALMAN**