



**GASCOIGNE
HALMAN**

4 FESTIVAL DRIVE, OVER ALDERLEY

THE AREAS LEADING ESTATE AGENT



4 FESTIVAL DRIVE, OVER ALDERLEY

A spacious, beautifully presented home much improved by the current owners. With a pleasant southerly facing garden and located in a delightful semi-rural setting.

Offering an idyllic rural lifestyle, Over Alderley is a picturesque semi-rural hamlet surrounded by open Cheshire countryside and benefiting from close proximity of two National Trust Sites - Hare Hill & The Edge. With Alderley Edge offering a wide range of high quality shops and restaurants, with more extensive facilities are found 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

Festival Drive is a hidden gem locally, ideally located equidistant between Alderley Edge, Prestbury and Macclesfield, in a desirable semi-rural position surrounded by open countryside. This superb property offers a rare opportunity to acquire a spacious, well-balanced, and beautifully presented home at an attractive price point for the area.

For those who value semi-rural living, the immediate access to open fields, countryside walks, and parkland will undoubtedly appeal. The property has been thoughtfully and significantly improved by the current owners, with a carefully considered programme of upgrades throughout their ownership.

A recently installed kitchen and shower room enhance the overall quality of the accommodation, making the home turnkey-ready. Upon entering, you are welcomed by a generous entrance hall with a useful WC. The formal lounge, located at the front of the property, features an elegant fire surround, offering a cosy and inviting reception space.

To the rear, the owners have made excellent use of the space by installing glazed double doors that open onto the rear garden and flood the interior with natural light. They have also opened up the kitchen and dining areas, creating a stylish open-plan layout. The newly fitted kitchen flows seamlessly into a relaxed family living area, which enjoys lovely garden views, ideal for everyday living and entertaining alike.

Upstairs, there are four generous bedrooms, three of which benefit from built-in wardrobes. The modern family shower room has been tastefully refitted and is presented to a high standard.

Externally, the property enjoys driveway parking, and to the rear is a south-facing garden, mainly laid to lawn, with well-stocked borders and enclosed by mature hedging and fencing. A brick-built outbuilding offers useful additional storage.

This home is truly a standout option for buyers seeking space, comfort, and countryside charm in a well-connected location. Festival Drive combines location, quality, and value, an exciting opportunity not to be missed.

DIRECTIONS

SAT NAV: SK10 4SQ

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

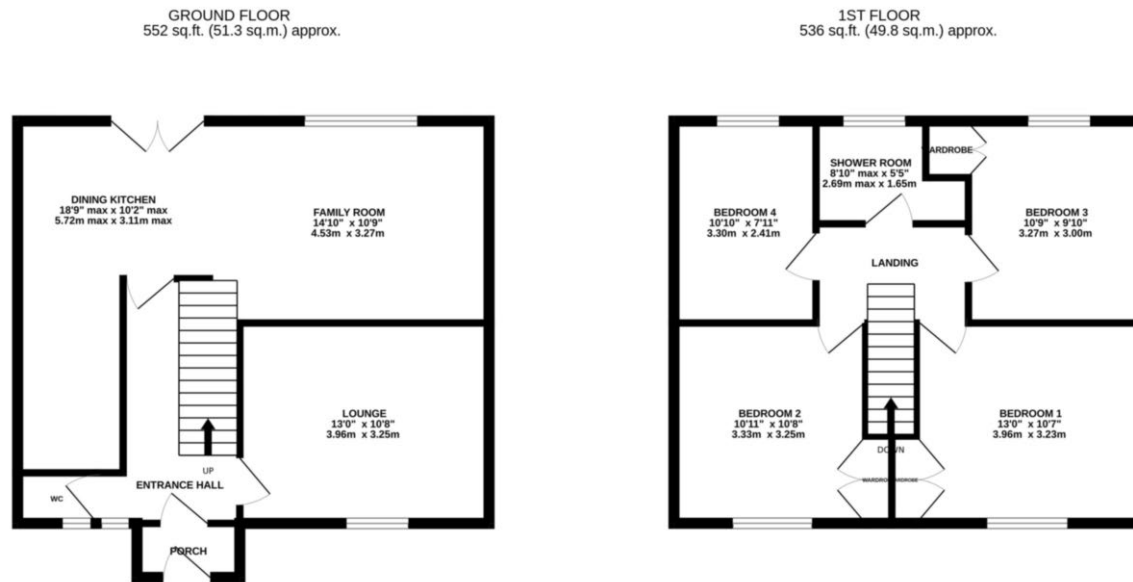
TAX BAND

Band: D

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA: 1088 sq.ft. (101.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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