



**GASCOIGNE
HALMAN**

3 CONGLETON CLOSE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT

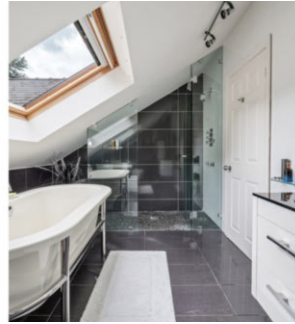


3 CONGLETON CLOSE, ALDERLEY EDGE

A substantial detached residence extending to approx. 3,400 sq ft, occupying a discreet and private position towards the head of a cul-de-sac of just four homes all within walking distance of Alderley Edge village.

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

This substantial and beautifully maintained detached home which, under the ownership of the current vendor, has been comprehensively refurbished, extended and remodelled circa 16 years ago. Originally a modest bungalow, the property has been transformed into a striking and spacious residence of over 3,400 sq ft, offering versatile accommodation with distinctive architectural features.

Positioned towards the head of a quiet cul-de-sac of just four individual properties, the house occupies a discreet and highly private setting, while remaining within walking distance of Alderley Edge village. Set well back from the road behind an in-and-out driveway, the property enjoys a sense of approach, presence and seclusion, with attractive Cheshire brick elevations that add to its visual appeal.

Internally, the accommodation is arranged over a split-level layout, offering a sense of flow and space that is both functional and impressive. The current owners have maintained the property to a high standard throughout, and while the home is entirely comfortable as it stands, it also represents an excellent opportunity for the next occupier to update and personalise to suit their own tastes and requirements.

A key feature of the home is the rear extension, which introduces a dramatic double-height living space enhanced by an architecturally striking glazing. This area forms part of the open-plan family dining kitchen - a superb space that truly serves as the heart of the home. The kitchen is well-appointed with quality work surfaces, a central island unit and integrated appliances, opening seamlessly into the family and dining areas, with direct access to the garden beyond.

The lounge is positioned at the front of the property and offers generous proportions, an abundance of natural light, and French doors opening onto a veranda. In addition, there is a versatile study which also serves well as a fourth bedroom (if required), a guest WC, and a large integral garage with workshop area and adjoining utility - is ideal for those requiring practical working or storage space.

There are three spacious double bedrooms. The principal suite is particularly noteworthy, offering generous space for a private seating area, a walk-in wardrobe and an en-suite bathroom - creating a true sanctuary within the home. The remaining two bedrooms also benefit from en-suite facilities, with the second bedroom offering opportunity to create a balcony overlooking the garden.

The plot is well-balanced, with the in-and-out driveway providing extensive parking and mature trees enhancing privacy and character to the front. To the rear, the garden is mainly laid to lawn, enclosed by established hedgerow, and benefits from a high degree of privacy. Two patio areas offer excellent space for outdoor entertaining, and the grounds are completed by stocked beds, mature borders and specimen planting.

This is a rare opportunity to acquire a well-maintained and significantly enlarged home in a peaceful, private position within easy reach of Alderley Edge village. The property combines immediate liveability with exciting scope for further enhancement, and offers a flexible layout, generous proportions, and striking architectural features throughout.

DIRECTIONS

SAT NAV: SK9 7AJ

TENURE

Freehold

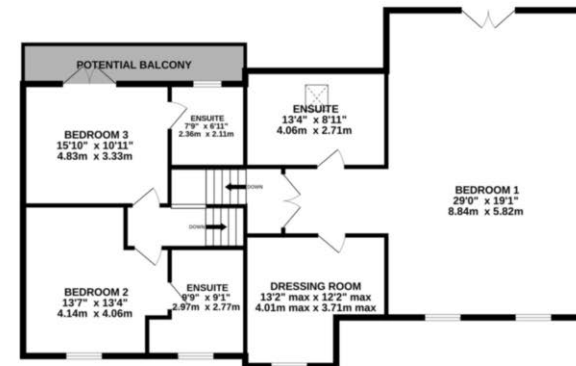
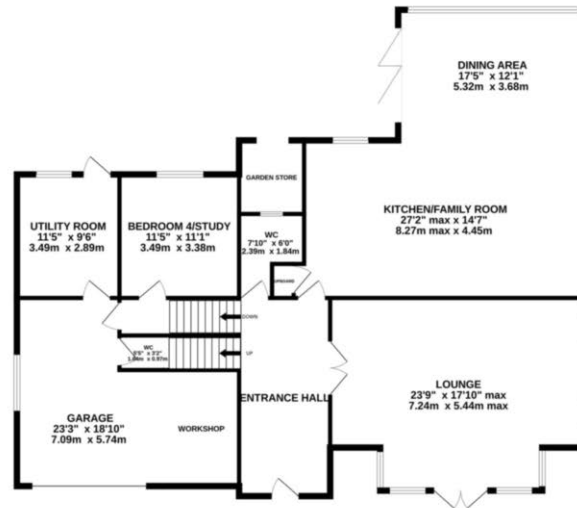
LOCAL AUTHORITY

Cheshire East Council

TAX BAND

Band: G

1ST FLOOR



TOTAL FLOOR AREA : 3488sq.ft. (324.0 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**