



**GASCOIGNE
HALMAN**

HORNBEAM HOUSE, HARDEN PARK, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



HORNBEAM HOUSE, HARDEN PARK, ALDERLEY EDGE

A highly energy efficient, two double bedroom contemporary home offering high specification living space, situated on the outskirts of Alderley Edge village with popular the Harden Park development.

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

Hornbeam House, set within the Harden Park development on the outskirts of Alderley Edge Village, is a striking example of contemporary single-level design, created with both architectural flair and energy efficiency at its heart. The rendered elevations and expanses of floor-to-ceiling glass give the home a clean, modern aesthetic, while the A-rated energy performance, solar panels, underfloor heating and heat recovery system ensure that it is as sustainable as it is stylish.

The approach is equally impressive, with a generous block-paved driveway and landscaped gardens leading to a sleek entrance. Inside, the sense of space and light is immediate. The entrance hall provides useful storage before opening into the spectacular principal living space, which has been designed around contemporary open-plan living. High ceilings, full-height glazing, bifold doors and a ceiling lantern flood the interior with natural light and blur the boundaries between indoors and out. The result is a voluminous, versatile space, perfectly suited for both everyday living and entertaining.

The well-appointed kitchen, where sleek unit, Bosch integrated appliances and a Quooker tap combine functionality with modern design. Bifold doors extend the living space onto an composite deck, creating a natural extension of the home and connecting it beautifully to the enclosed garden.

Two double bedrooms continue the contemporary theme, each enhanced with fitted furniture and an abundance of natural light. The bathroom, finished to a high specification with Duravit sanitaryware and floor-to-ceiling tiling, offers Jack-and-Jill access from both the master bedroom and the entrance hall, adding a touch of modern practicality.

Externally, the rear garden has been thoughtfully landscaped to provide a stylish yet private retreat, with a raised deck, neat lawn and mature planting at the boundaries, complementing the home's contemporary character.

For those seeking a home that balances cutting-edge efficiency with striking contemporary design, this property represents an exceptional opportunity, ideal for first-time buyers or those looking for a low-maintenance, lock-up-and-leave lifestyle.

Hornbeam House is offered for sale at its 100% market value, with the option of a shared equity purchase available.

DIRECTIONS

SAT NAV : SK9 7QN

TENURE

Leasehold. 121 Years remaining.

SERVICE CHARGE

Service charge £80 pm

LOCAL AUTHORITY

Cheshire East Council

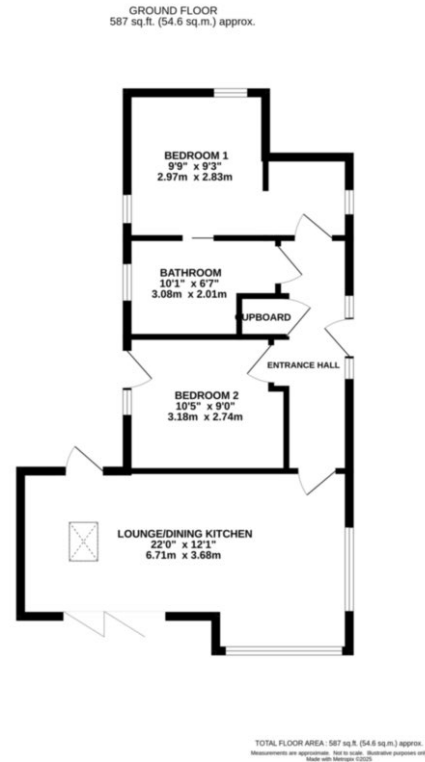
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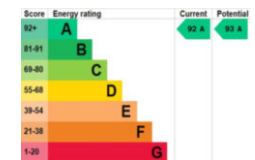
VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



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