



**GASCOIGNE
HALMAN**

EAGLE LODGE, CONGLETON ROAD, ALDERLEY PARK,
NETHER ALDERLEY

THE AREAS LEADING ESTATE AGENT



EAGLE LODGE, CONGLETON ROAD, ALDERLEY PARK, NETHER ALDERLEY

An exceptional residence thoughtfully extended and remodeled by the current owners to combine timeless architectural heritage with cutting-edge modern comfort - perfectly balancing history, design, and lifestyle within sought after Alderley Park.

Alderley Park development which is a truly magnificent site unlike any other in the area. Residents enjoy unrestricted use of the 200+ acres of parkland, with mature woodland, rolling fields and a lake. As well as open space to explore there is also on site amenities such as the popular public house, The Churchill tree. Furthermore, there is an on site state of the art gym and access to hot-desking opportunities within the business site.

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

Located on the edge of Alderley Park - Eagle Lodge is a truly distinguished residence that blends heritage, architectural refinement, and modern luxury. Once the gatehouse to the grand estate of the renowned Stanley family, this remarkable homes was originally constructed in 1852 and forms part of the curtilage listing which includes the original lodge together with its stone piers, gates, and boundary walls, all contributing to its exceptional period character.

The original structure of Eagle Lodge is a testament to 19th-century craftsmanship, constructed in traditional English bond brickwork beneath a hipped Welsh slate roof, with beautifully detailed stone mullion windows. The more recent extension and restoration have been executed with great sensitivity, preserving the property's period integrity while introducing contemporary elements of design excellence.

The extension showcases a meticulous design featuring Thermowood Ash cladding framed by sleek aluminium capping, complemented with Kingspan insulation for energy efficiency. Acoustic laminate double glazing not only enhances soundproofing but also bathes the interiors in natural light, producing an inviting, tranquil living environment that is both elegant and comfortable.

Inside, the property seamlessly marries period charm with cutting-edge technology. Underfloor heating and a sophisticated air conditioning system ensure year-round comfort, while a heat recovery ventilation unit and air source heat pump provide sustainable, energy-efficient living. The interior design is defined by contemporary styling, bespoke finishes, and plantation shutters throughout, creating a timeless, harmonious aesthetic.

Approached via secure, radio-controlled double gates, the property opens onto an expansive tarmac driveway offering ample parking for several vehicles. Two three-phase (22 kW) EV chargers and a discreet store unit cater to modern needs, while landscaped gardens gently wrap around the property, guiding visitors toward the formal front entrance.

A grand, obscure glass front door opens into a striking tiled hallway, where a glazed ceiling floods the space with daylight, establishing an immediate sense of openness. From here, three generously proportioned double bedrooms are accessed off the hallway, each beautifully appointed with fitted storage and plantation shutters. A luxurious family bathroom, complete with full-height tiling, a walk-in shower, and stunning natural light, serves these rooms, alongside a practical storage and communications cupboard.

Descending a few steps, the home opens into a breathtaking open-plan living family kitchen - the true centrepiece of Eagle Lodge. This exceptional space has been designed for both everyday living and entertaining, incorporating in-frame cabinetry, quartz work surfaces, and a spacious central island with seating for dining. The kitchen is comprehensively equipped with high-end integrated appliances, including an AEG hob, Samsung smart ovens, a separate microwave, and a Lamona dishwasher.

Beyond the kitchen, the living area features a bespoke media wall with an electric fireplace, creating a stylish focal point for relaxation. Large picture windows frame views of the landscaped gardens, while sliding glass doors open into a recently installed aluminium pagoda with glazing, providing a low-maintenance outdoor structure that provides a sheltered living space, ideal for entertaining that seamlessly connects the indoor and outdoor spaces.

Externally, the gardens have been thoughtfully designed and beautifully maintained, incorporating raised resin-bonded pathways, manicured lawns, and an expansive patio, with wood fired hot tub (available by separate negotiation) is ideal for ideal for outdoor gatherings. A detached garden office offers a quiet, self-contained workspace with electricity, heating. To complete the lifestyle offering, a Husqvarna automatic mowing system maintains the lawn with ease, ensuring the gardens remain immaculate year-round.

A notable addition is the opportunity to acquire an adjoining area of woodland and garden, available by separate negotiation. This attractive parcel of land lies adjacent to the property, separated only by a public footpath, and would be ideal for those seeking additional outdoor space - whether for recreation or extended gardens.

Eagle Lodge stands as a rare combination of historical significance and contemporary sophistication - a home where 19th-century heritage meets 21st-century innovation in perfect harmony.

DIRECTIONS

SAT NAV: SK10 4DT

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

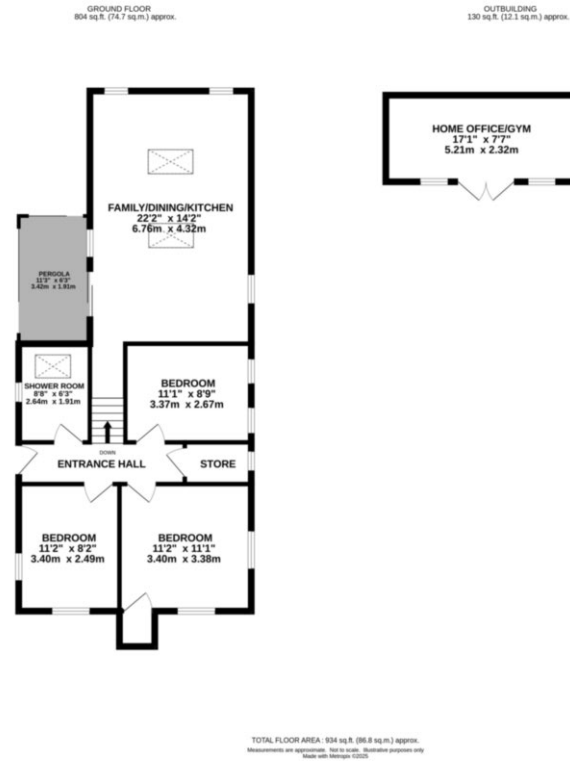
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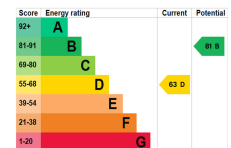
VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



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ALDERLEY EDGE OFFICE

01625 590 373

alderley@gascoignealman.co.uk

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

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