



**GASCOIGNE
HALMAN**

13 SOUTH COURTYARD, ALDERLEY PARK, NETHER
ALDERLEY

THE AREAS LEADING ESTATE AGENT



13 SOUTH COURTYARD, ALDERLEY PARK, NETHER ALDERLEY

A versatile, recently constructed property presented to the highest possible standard with a landscaped southerly facing rear garden, situated within the South Courtyard at the heart of the popular Alderley Park development.

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

Nestled in the heart of Alderley Park's exclusive South Courtyard, part of the well regarded Historic Quarter, this is a contemporary home of exceptional architectural design. Built by the highly regarded PJ Livesey , this elegant residence combines striking modern styling with timeless warmth and comfort. Thoughtfully enhanced by the current owners, the home offers generous accommodation spread across three beautifully appointed floors, bathed in natural light throughout.

The ground floor is designed for modern living, featuring a welcoming entrance hall with a spacious cloakroom/WC that leads into the stunning open-plan living area. To the front, the kitchen has been finished to the highest specification, with quartz work surfaces, integrated appliances, and a sleek breakfast bar - perfect for informal dining. The space flows effortlessly into the living and dining area, where full-width bi-fold doors open onto the sun-drenched south-facing garden. A stylish media wall with an integrated television and decorative electric fireplace forms the heart of the room, while a discreet understairs cupboard provides additional storage.

On the first floor, the luxurious master suite has been cleverly reimagined by the current owners to create a serene and spacious retreat. The main bedroom opens into what was formerly a fourth bedroom, now transformed into a generous dressing room with bespoke fitted wardrobes and abundant natural light. The original door remains in place, allowing easy reinstatement of the fourth bedroom if desired. The master suite is complemented by a beautifully finished ensuite shower room. A further double bedroom and a well-appointed family bathroom complete this level.

The top floor offers exceptional versatility, currently serving as a second lounge but equally suited as a third bedroom or home office. This bright and airy space includes built-in wardrobes, a storage cupboard housing the boiler, and doors that open onto a private roof terrace. Enjoying a southerly aspect with views across to the surrounding woodland, the terrace provides an idyllic setting for morning coffee or evening relaxation.

Outside, the rear garden has been thoughtfully landscaped with a stone patio, raised flower beds, and attractive walling and fencing, all designed to make the most of its sunny southerly orientation. An electric awning provides shade during the warmer months, creating a perfect balance of comfort and outdoor enjoyment. To the front, neat landscaped borders frame the property, while a private driveway offers parking for one car, complemented by an additional allocated space to the rear for convenience.

Number 13, South Courtyard, is a truly outstanding home that perfectly blends contemporary elegance with a welcoming, homely atmosphere. Finished to an impeccable standard throughout, it offers a rare opportunity to live within one of Alderley Park's most desirable settings.

DIRECTIONS

SAT NAV: SK10 4JT

TENURE

Managed Freehold

MANAGMENT CHARGE

£102.30 pm

LOCAL AUTHORITY

Cheshire East Council

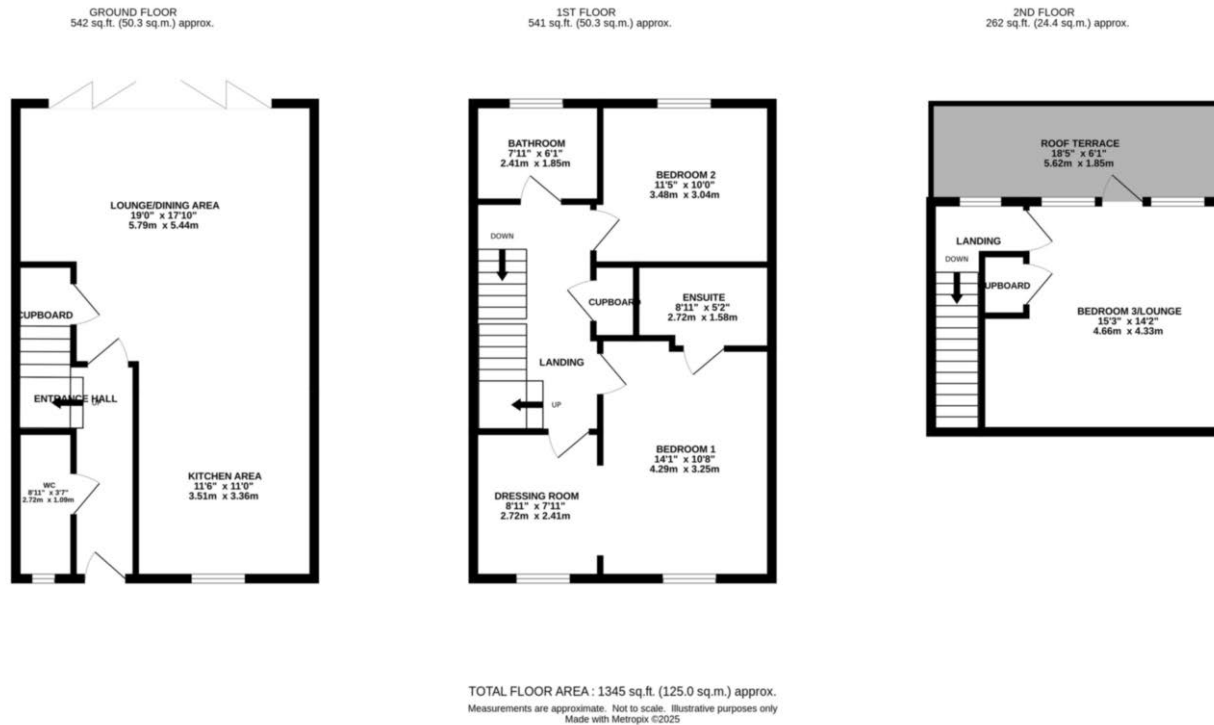
TAX BAND

Band: F

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



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 590373

alderley@gascoignehalman.co.uk

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

**GASCOIGNE
HALMAN**