



**GASCOIGNE
HALMAN**

6 OAK PARK, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



6 OAK PARK, ALDERLEY EDGE

An impressive, executive detached family home, recently constructed and presented to exceptional standards throughout and situated within a highly desirable modern development in close proximity 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

Situated within a select enclave of executive detached homes, all constructed in the distinguished Arts and Crafts style, No. 6 Oak Park occupies one of the most desirable positions within this exclusive development. The attention to detail and architectural consideration evident throughout the enclave combine to create an environment that offers privacy, discretion and a true sense of exclusivity, all within close proximity to Alderley Edge village.

Positioned prominently at the head of the cul-de-sac, this property stands out for its striking Cheshire brick elevations, Rosemary tiled roof, and contrasting window detailing. The handsome oak-framed porch adds both warmth and character to the façade, introducing a home of exceptional presence and style. The property has been meticulously maintained and continually improved, resulting in a residence presented to the highest possible specification.

Extending to over 2,600 square feet, the accommodation is generous and beautifully balanced, offering the perfect blend of elegance and practicality. The heart of the home lies within the superb open-plan family living kitchen, an exceptional space that effortlessly combines cooking, dining and relaxation. The kitchen itself is of incredibly high standard, fitted to the highest standard with Corian work surfaces and an extensive range of Neff appliances including ovens, plate warmer, hob, wine cooler and dishwasher. A central breakfast bar provides informal dining space, while bi-fold doors open directly to the garden, flooding the room with natural light and providing a seamless connection between indoor and outdoor living.

The formal lounge offers a wonderful retreat, warmed by a multi-fuel stove and enhanced by bi-fold doors and a glazed lantern roof, which together create a light and inviting atmosphere. A further family room provides flexible additional living space, ideal for a variety of uses. The ground floor also benefits from a spacious reception hall with a feature oak staircase, a practical utility room and a generous downstairs WC. The quality of finish is consistent throughout, with Villeroy and Boch sanitaryware complementing the refined interior specification.

To the first floor, the accommodation continues to impress. There are five well-proportioned bedrooms in total. The principal suite is a true highlight, beautifully presented with fitted wardrobes and a luxurious en-suite bathroom. The second bedroom is also a generous double, benefiting from a large walk-in wardrobe and en-suite, while the third bedroom also features an en-suite facility. Two further double bedrooms, served by a stylish family bathroom, complete the layout. A spacious landing, featuring the continuation of the solid oak staircase and integrated storage, connects the bedrooms and adds to the sense of space and light.

Externally, the property enjoys an attractive setting with a block-paved driveway providing ample parking and access to the double garage. The front garden is neatly landscaped, while to the rear, privacy is a defining feature. The gardens are of excellent size, beautifully maintained, and enjoy a south-westerly orientation, ensuring plenty of sunshine throughout the day and into the evening. A large Indian stone patio provides an ideal space for outdoor dining and entertaining, perfectly connecting with the main living areas of the house. The lawns, borders and mature planting create a tranquil, established backdrop. There is also an insulated garden shed with electricity, ideal for use as a workshop or garden studio.

This outstanding property is offered for sale with no onward chain and represents a rare opportunity to acquire a home of remarkable quality, specification and setting, a residence that offers elegance, comfort and discretion within one of the area's most exclusive addresses.

DIRECTIONS

SAT NAV: SK9 7GS

TENURE

Freehold

LOCAL AUTHORITY

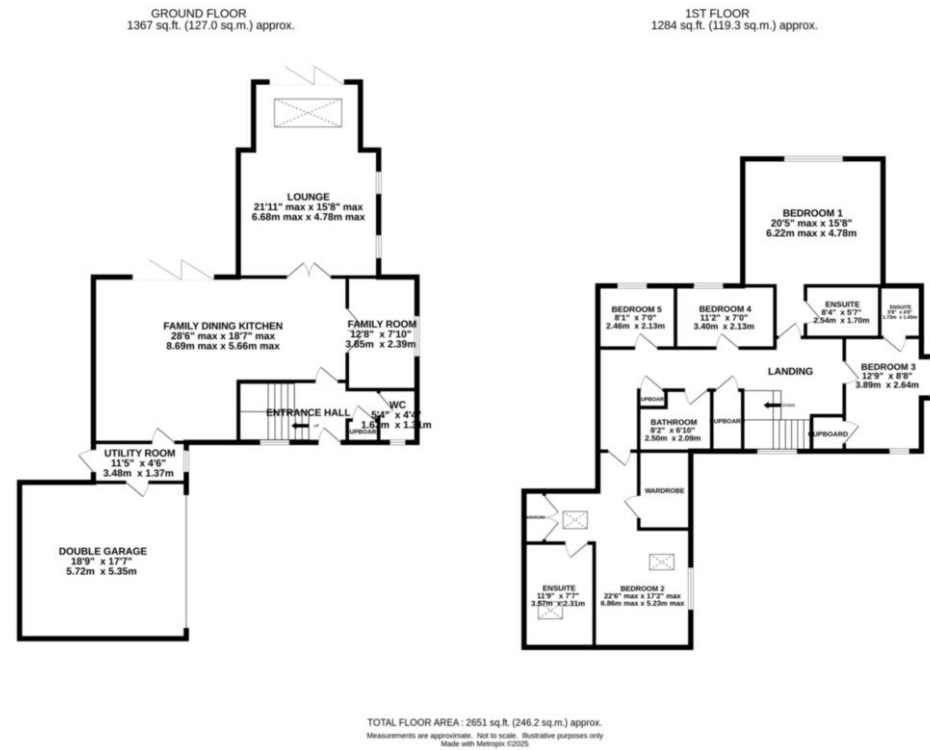
Cheshire East Council

TAX BAND

Band G

VIEWINGS

FLOORPLAN



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