



**GASCOIGNE
HALMAN**

THE GABLES, WOODBROOK ROAD, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



THE GABLES, WOODBROOK ROAD, ALDERLEY EDGE

An exceptional Gothic-influenced villa originally constructed c.1850 and located within this highly regarded area of Alderley Edge. Offering generous family accommodation, complimented by well-maintained grounds.

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.





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DESCRIPTION

The Gables is an outstanding mid-19th-century residence positioned on the highly distinguished Woodbrook Road, within the Alderley Edge Conservation Area. Constructed circa 1850, this remarkable home showcases strong Gothic revival influences, with its rock-faced stone walls, dramatic steep gables, arched entrance, and elegant stone detailing. Its presence is striking, softened by mature climbing greenery and framed by tall sash windows that capture the character of the period.

Providing an impressive 4,529 sq ft of living space, The Gables offers extensive, beautifully proportioned accommodation that blends historic charm with the scale required for modern family living. Its location on one of Alderley Edge's most prestigious residential roads places it amongst architecturally significant Victorian villas, reinforcing its appeal. The property stands within generous, mature grounds with lawns, established shrubs and trees, and a cobbled approach that elevates both privacy and sense of arrival.

As you step inside, the sense of scale and refinement becomes immediately apparent. A welcoming entrance hall leads into an elegant and notably spacious reception hall, a central feature of the home that sets the tone with its high ceilings and period detailing. From here, the principal reception rooms radiate in traditional Victorian fashion. The drawing room offers beautiful proportions and tall windows framing views of the gardens, making it an ideal formal reception room. Adjacent to this lies a formal dining room, perfectly suited to hosting elegant dinners and family celebrations.

A more informal family room provides a relaxed everyday living space, with pleasant garden views enhancing the sense of comfort. A private study sits conveniently off the entrance hall, offering a perfect space for home working.

At the heart of the home, the spacious kitchen serves as a practical and social hub, with garden outlooks and direct flow into an informal dining area that is perfect for everyday living. Beyond this, a substantial utility room provides practicality. From the main hall, steps descend to a cellar that provides useful storage and is currently used as a gym.

The generous first-floor landing leads to six well-proportioned







bedrooms, each offering flexibility and space. The principal bedroom enjoys garden views and the privacy of its own en-suite bathroom, and dressing room creating a peaceful retreat. A further bedroom also benefits from an en-suite, making it ideal for guests. The remaining bedrooms are all comfortable doubles, each with its own character. A well-positioned family bathroom serves the other rooms, ensuring practical and comfortable living arrangements for all.

The surrounding grounds extending to 0.355 acres (approx.) elevate the setting further, with mature planting, established shrubs and lawns that complement the historic façade. The outdoor areas provide ideal spaces for seating, entertaining, or simple enjoyment. A detached garage sits just beyond the main house, providing ample space for parking or workshop use.

In its entirety, The Gables represents an exceptional opportunity to acquire a home of architectural significance, character and scale. Its combination of Gothic-influenced design, generous accommodation and a coveted position on one of Cheshire's most admired residential roads makes it a truly outstanding property, rich in history, full of charm and perfectly suited to family living.

DIRECTIONS

SAT NAV: SK9 7BY

TENURE

Leasehold. 818 years remaining. Ground Rent £30pa.

LOCAL AUTHORITY

Cheshire East Council

TAX BAND

Band: H

VIEWINGS

Viewing strictly by appointment through the Agents.

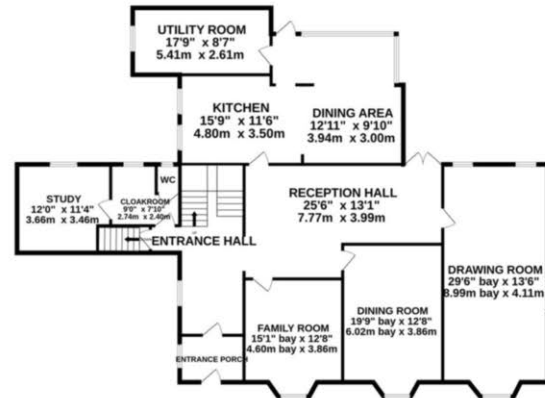


FLOORPLAN & EPC

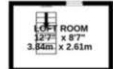
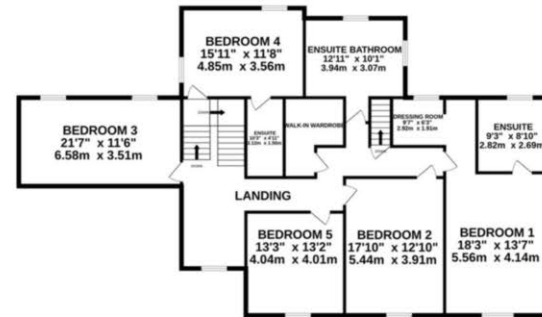
Basement
202 sq.ft. (18.9 sq.m.) approx.



Ground Floor
2396 sq.ft. (222.4 sq.m.) approx.



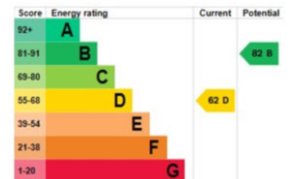
1st Floor
1845 sq.ft. (170.9 sq.m.) approx.



TOTAL FLOOR AREA : 4529 sq.ft. (420.7 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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