



**GASCOIGNE
HALMAN**

4 SANDLEBRIDGE RISE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



4 SANDLEBRIDGE RISE, ALDERLEY EDGE

A generous, well presented detached family home situated in a semi rural location with a generous plot of 0.244 acres (approx) with gardens to three sides.

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 within a small and highly regarded development of just six individually designed homes, Sandlebridge Rise enjoys a particularly enviable semi-rural setting, perfectly positioned within easy reach of Alderley Edge village. Surrounded by open countryside yet remaining convenient for local amenities, schools and transport links, the property offers an exceptional balance between rural living and everyday accessibility. Set within a generous and mature plot extending to approximately 0.244 of an acre, the house enjoys attractive, well-proportioned elevations combining brick and render beneath a slate roof, and is beautifully sited to make the most of its surroundings. The approach is both impressive and welcoming, and the sense of quality continues throughout the interior.

Double doors open into a spacious entrance hall that immediately conveys the scale and light of the accommodation. Finished with elegant travertine tiled flooring, the hall is bright, airy and inviting, providing access to all ground floor rooms and creating an excellent first impression. The principal lounge is a generous with windows to both the front and rear elevations, allowing natural light to flood the space throughout the day. A recently installed wood-burning stove forms an attractive focal point, adding warmth during the cooler months.

At the heart of the home lies the beautifully appointed family dining kitchen, designed to suit both everyday living and entertaining. Fitted with granite work surfaces and an extensive range of high-quality integrated appliances, the kitchen offers both style and practicality. A central island provides additional preparation space and an informal dining area, making it a natural gathering point for family and guests. A separate utility room is conveniently located just off the kitchen.

There is also a formal dining room, ideal for more traditional entertaining, along with a further versatile reception room currently utilised as a study but equally well suited to use as a family room, playroom or snug, depending on needs. A ground floor WC completes the downstairs accommodation.

The first floor continues to impress with four well-proportioned double bedrooms, all offering generous space. The principal bedroom is particularly noteworthy, featuring an extensive range of fitted wardrobes, a dressing table area and a luxurious en suite bathroom. The en suite is finished to a high specification, with floor-to-ceiling travertine marble tiling and a walk-in wet area. The remaining bedrooms are served by a beautifully finished family bathroom, matching the quality and attention to detail found throughout the home.

Externally, the property is positioned centrally within its plot, allowing for well-balanced gardens to three sides. To the front, established hedging provides a good degree of privacy, while a large driveway offers ample off-road parking and leads to the detached double garage. The gardens have been carefully landscaped with mature beds and borders, creating year-round interest. To the side of the property is a generous, level lawned area with a patio, ideal for outdoor dining and family activities. The rear garden is equally impressive, featuring a further expansive lawn and a patio directly accessible from the house, perfect for entertaining and relaxing. A raised patio at the far end of the garden captures the last of the evening sunshine and enjoys attractive open views across the adjoining fields, enhancing the semi-rural feel.

The detached double garage provides excellent additional parking and storage. The property also benefits from solar panels, adding to its efficiency and appeal. Overall, Sandlebridge Rise represents a rare opportunity to acquire a substantial and beautifully maintained detached family home, set within a delightful semi-rural location and offering generous accommodation, privacy and views in equal measure.

DIRECTIONS

SAT NAV: SK9 7TE

TENURE

Freehold

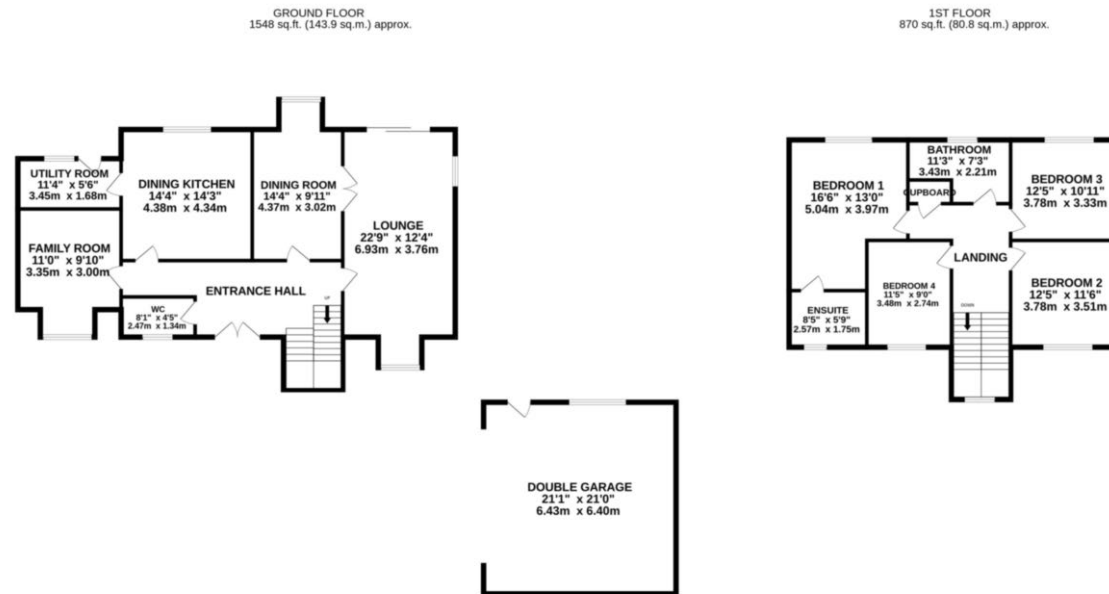
LOCAL AUTHORITY

Cheshire East Council

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA : 2418 sq.ft. (224.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2025

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 590 373

alderley@gascoignehalman.co.uk

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

**GASCOIGNE
HALMAN**