



**GASCOIGNE
HALMAN**

4 EDGE VIEW CRESCENT, MERRYMAN'S LANE,
ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



4 EDGE VIEW CRESCENT, MERRYMANS LANE, ALDERLEY EDGE

A high specification home offering beautifully presented accommodation, benefiting from an enhanced dining kitchen space. Located within this executive gated development, surrounded by open farmland and conveniently positioned for all amenities within 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

This modern, contemporary living accommodation that is flooded with natural light, enjoys far-reaching open views and is set within an exclusive, highly secure development. Originally constructed in 2006, these homes were designed and built with exceptional attention to detail throughout. The attractive external elevation immediately sets the tone; from first approach it is clear that every aspect of the development has been carefully considered. With security at the forefront of the design, the development is gated, enclosed and highly private.

Upon entering the property you are welcomed into a generous reception hall, featuring an oak staircase to the first floor and offering a wonderful sense of space with a vista extending through to the rear garden and fields beyond. The principal living accommodation on the ground floor is a superb family dining kitchen. This impressive space has been imaginatively redesigned and is now larger than comparable properties within the development. Finished to a high specification, it features granite worktops and a comprehensive range of quality integrated appliances. There is ample room for both dining and relaxation, and large bi-folding doors flood the room with natural light while opening onto the rear garden, seamlessly connecting the indoor and outdoor spaces.

Flexibility is a key feature of this home and, also on the ground floor, there is an additional room that can be used as a bedroom or reception room, together with a convenient downstairs shower room. To the first floor, the generous lounge is positioned to the rear of the property, enjoying beautiful views over the garden and open aspects beyond, and benefits from recently installed fitted furniture. There is also a further spacious double bedroom with fitted storage and a beautifully appointed bathroom.

The second floor is the true showpiece of the home, accommodating the luxurious principal suite. This level is designed to take full advantage of the outlook and provides a superb master bedroom with ensuite bathroom and walk-in wardrobe, creating a sense of privacy, space and indulgence.

Externally, the development offers outstanding security, with gated access to a large parking courtyard and this property benefits from two undercroft parking spaces. The front communal gardens are beautifully landscaped and meticulously maintained, while to the rear there is a comfortable, garden, mainly laid to lawn, with a patio and composite deck providing ideal outdoor seating areas. Beyond the garden are open fields, enhancing the sense of rural tranquility.

Situated close to the village yet enjoying a delightful semi-rural setting, this exceptional home is offered for sale with no onward chain.

DIRECTIONS

SAT NAV: SK9 7TB

TENURE

Leasehold. 999 years from 2008, 982 years remaining. Ground Rent £175 pa. Service Charge £511 per quarter.

LOCAL AUTHORITY

Cheshire East Council

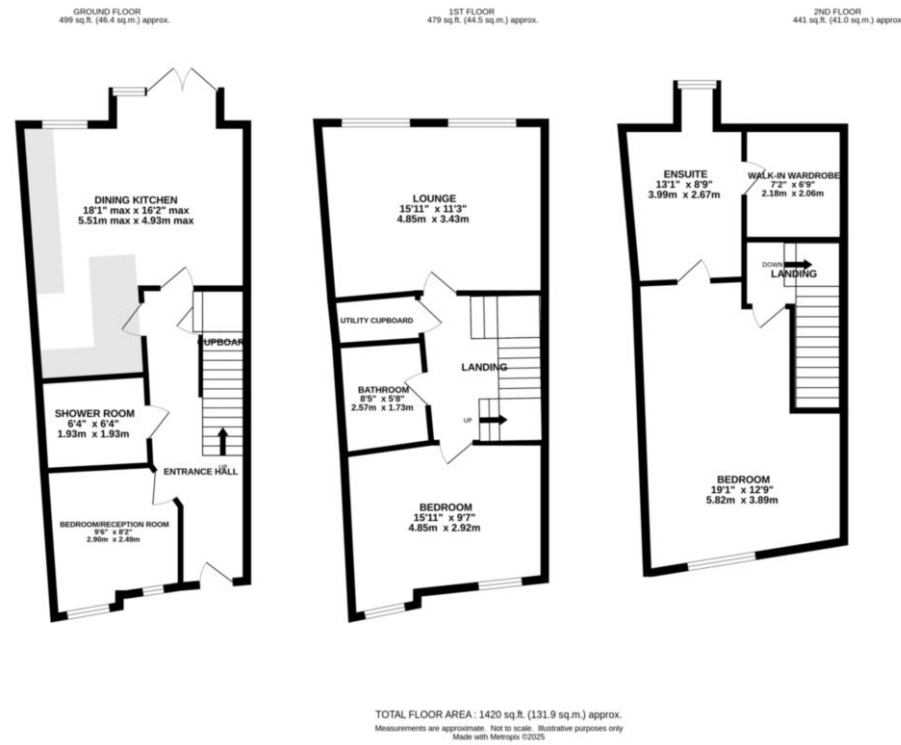
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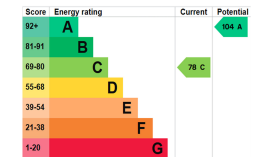
VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



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