



## PRIVATE LISTING Alderley Edge

Offers in the region of £6.5m



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## Off-market listing, Alderley Edge village

This sublime off-market, detached residence sits on a truly private, secure plot of circa one acre, offering 7000 square feet of modern, luxury living within a five minute walk of Alderley Edge village.

Six large bedrooms, five bathrooms, four reception rooms, a fully-fitted gym, vast open-plan kitchen, this home is adorned with natural light and viewing is highly recommended to appreciate everything this home has to offer.



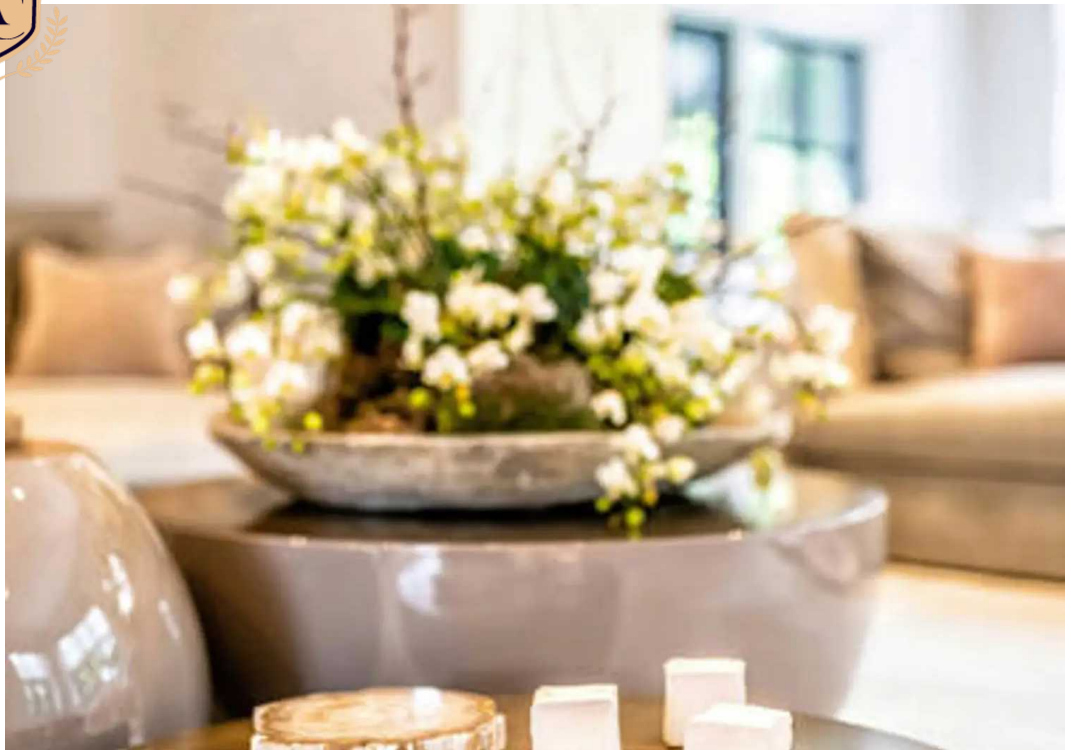
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## PRIVATE RESIDENCE

Alderley Edge

Opulent Principal suite with dressing area and large en-suite bathroom.

Four additional bedrooms, three with ensuite bathrooms

Four reception rooms: formal lounge, dining room, sitting room, playroom/home office

Large open-plan integrated kitchen with Critall-door pantry

Fully-fitted gym

Downstairs powder room

Electric gates and parking for ten cars

Car port

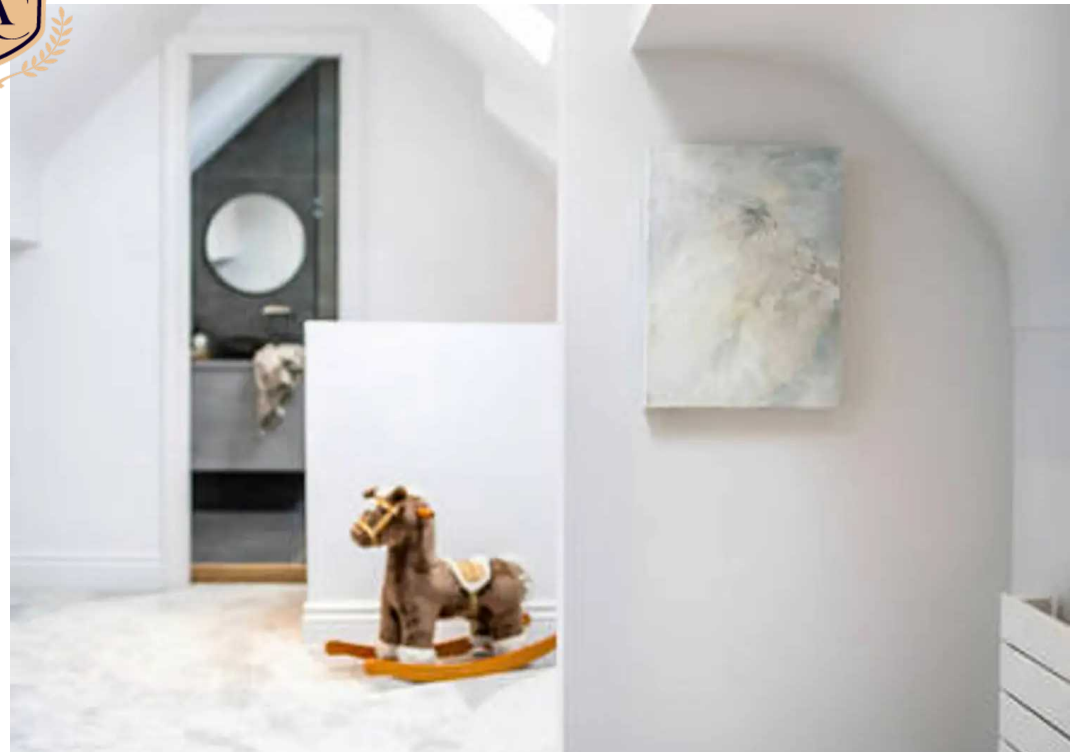
Basement

Private gardens

Crestron system

Underfloor heating throughout







## PRIVATE LISTING FOR SALE

### Alderley Edge

The main entrance to the home is to the rear, adding to the security and privacy of the home. The entrance hallway features an impressive, bespoke curved staircase with stunning light fittings to highlight the triple-height ceilings.

From one side of the open plan kitchen you'll find the large formal lounge with views over the private South-facing front lawn, providing the perfect oasis of calm and decorative splendour.

A self-contained playroom is perfectly placed, close to the kitchen, which would also work well as a home office.

The owners have taken the entire property back to brick, starting afresh from the brand new roof right down to underfloor heating and, should the new owners so desire, there's a "speak easy" basement conversion designed, ready to be finalised.





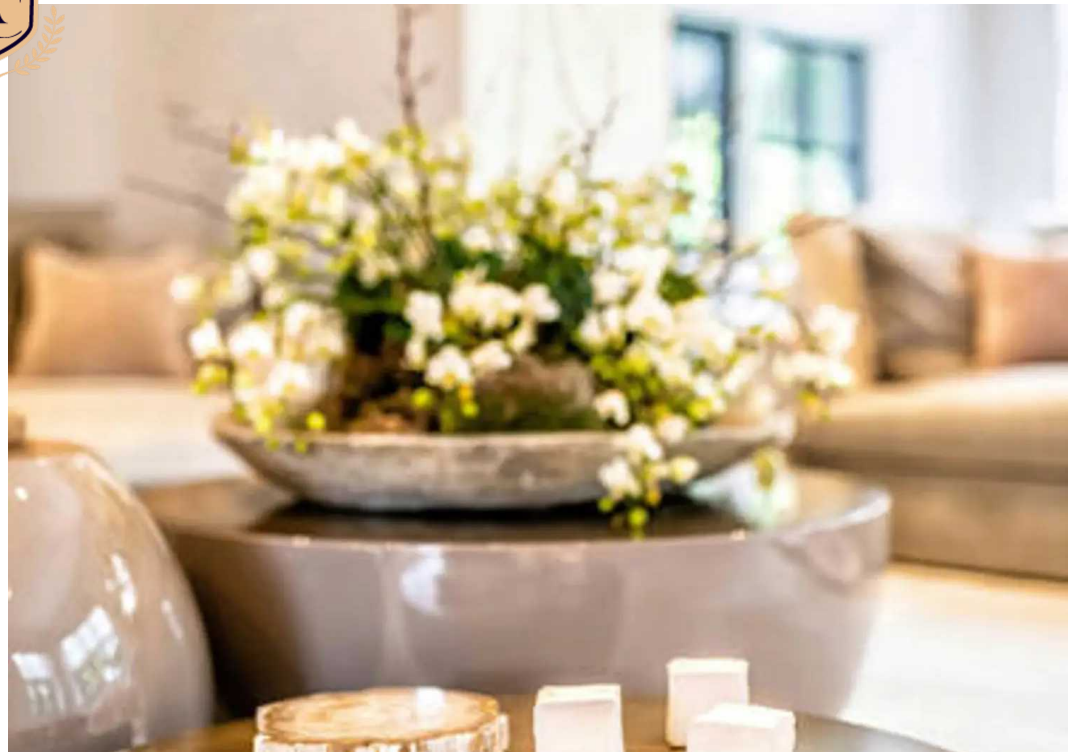
## PRIVATE LISTING FOR SALE

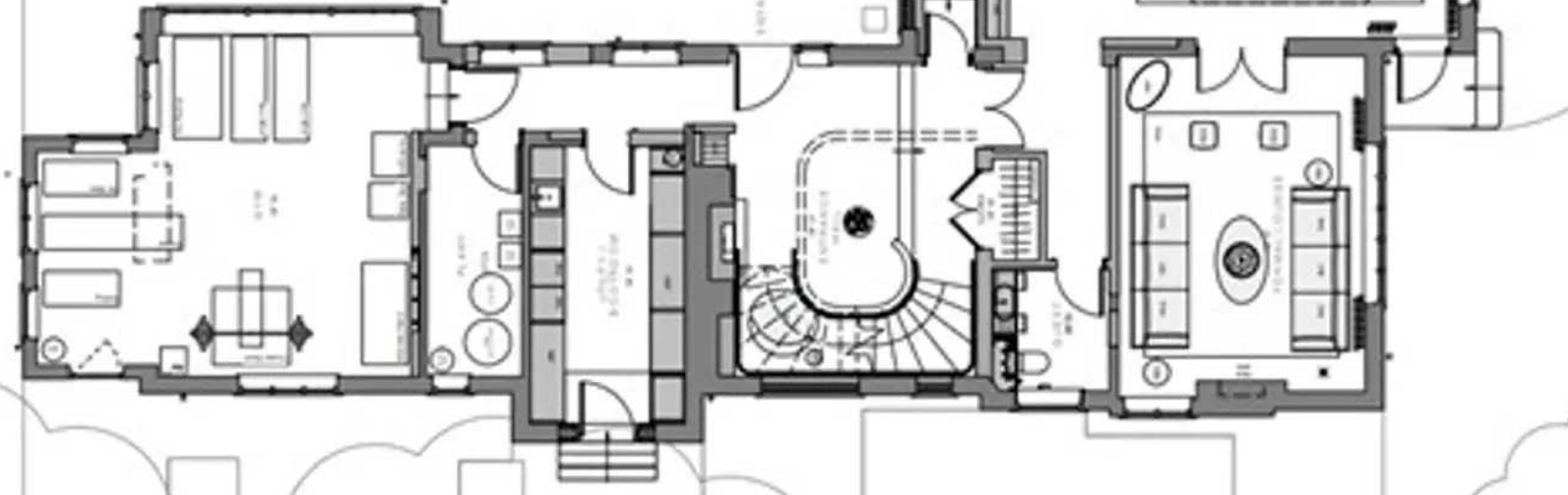
### Alderley Edge

In preserving the traditional exterior of the home, the owners have struck the perfect balance through successfully blending old with brand new, such as Crestron and an integrated air purification system - everything to the highest of specifications.

With parking for ten cars, a secure, private driveway and car ports, there is still the opportunity for the new owners to put their own stamp on this superb home, as plans for a detached leisure suite have been drawn up and, subject to planning approval, will provide a stunning swimming pool and entertaining suite, extending the living space to approx. 9000 square feet.



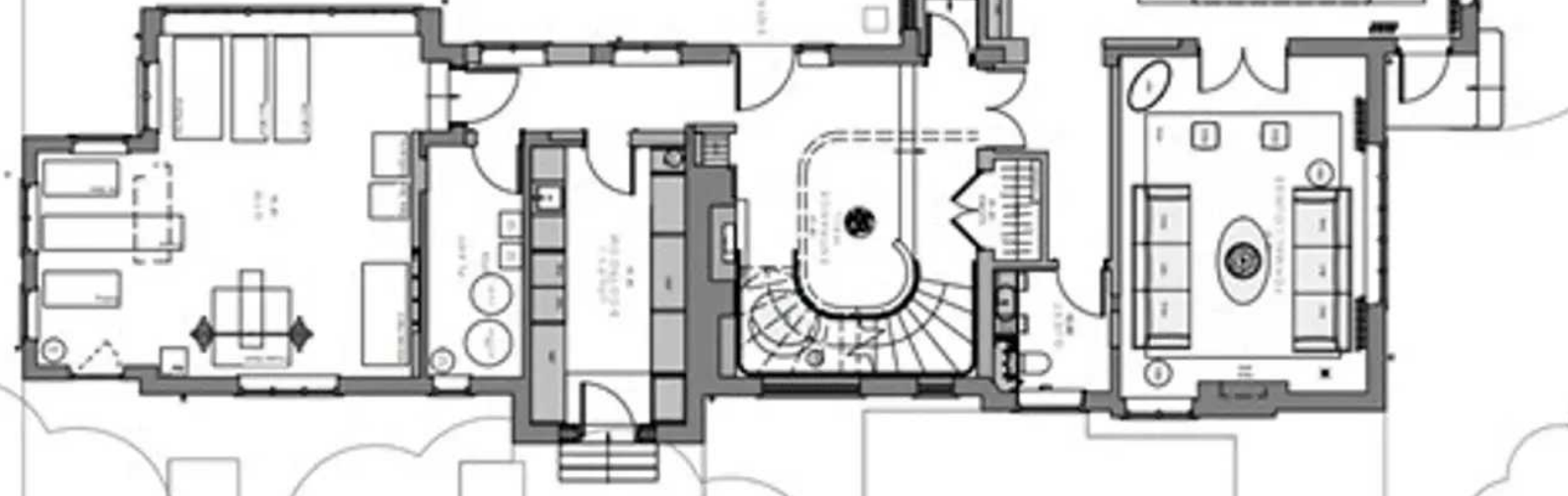




2 Proposed Ground Floor Plan  
Scale: 1/100

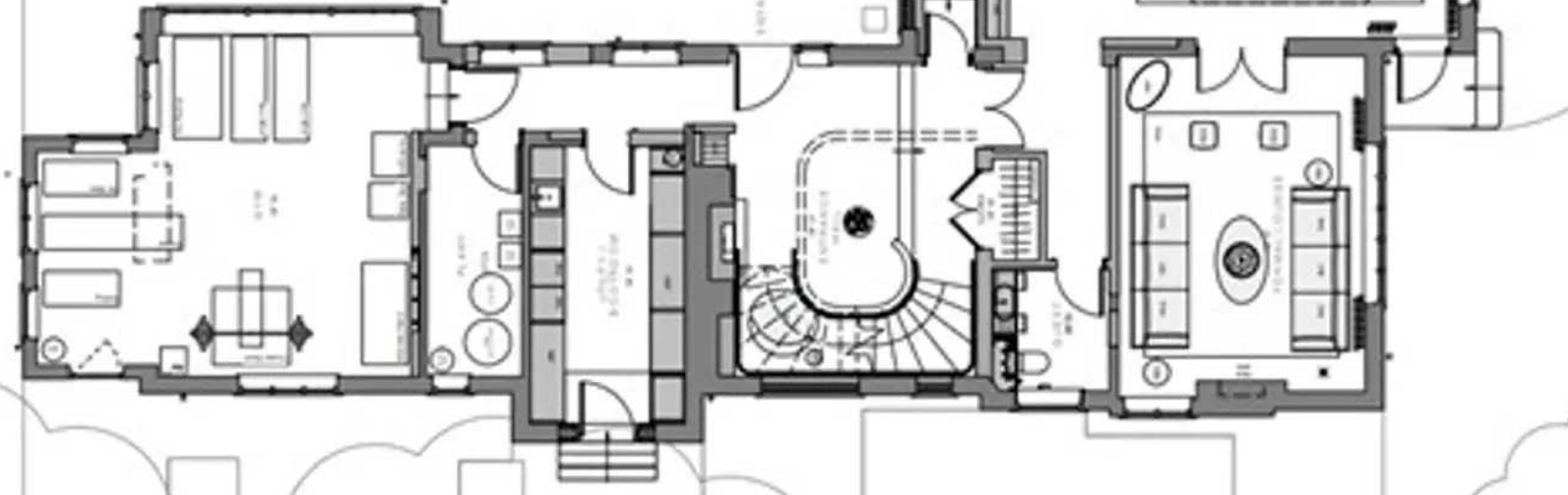
Room No.	Room Name	Area (sq. m)	Volume (cu. m)
1	Reception	10.00	30.00
2	Large Meeting Room	100.00	300.00
3	Small Meeting Room	20.00	60.00
4	Kitchen	10.00	30.00
5	Bathroom	5.00	15.00
6	Storage	5.00	15.00
7	Corridor	10.00	30.00
8	Staircase	10.00	30.00
9	Entrance	10.00	30.00
10	Office	10.00	30.00
11	Office	10.00	30.00
12	Office	10.00	30.00
13	Office	10.00	30.00
14	Office	10.00	30.00
15	Office	10.00	30.00
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99	Office	10.00	30.00
100	Office	10.00	30.00





Room	Area (sq. ft.)	Area (sq. m.)	Area (sq. ft.)	Area (sq. m.)
1. Reception	100	9.3	100	9.3
2. Hall	100	9.3	100	9.3
3. Meeting Room	100	9.3	100	9.3
4. Kitchen	100	9.3	100	9.3
5. Bathroom	100	9.3	100	9.3
6. Storage	100	9.3	100	9.3

2 Proposed Ground Floor Plan  
Scale: 1/100



2 Proposed Ground Floor Plan  
Scale: 1:100

Room	Area (sqm)	Area (sqft)	Area (sqm)	Area (sqft)
Reception	10.0	107.6	10.0	107.6
Large Meeting Room	40.0	429.0	40.0	429.0
Small Meeting Room	10.0	107.6	10.0	107.6
Kitchen	10.0	107.6	10.0	107.6
Bathroom	5.0	53.8	5.0	53.8





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