



ian Wilkinson

AGENT MXM



Blue Hills, Mottram Road

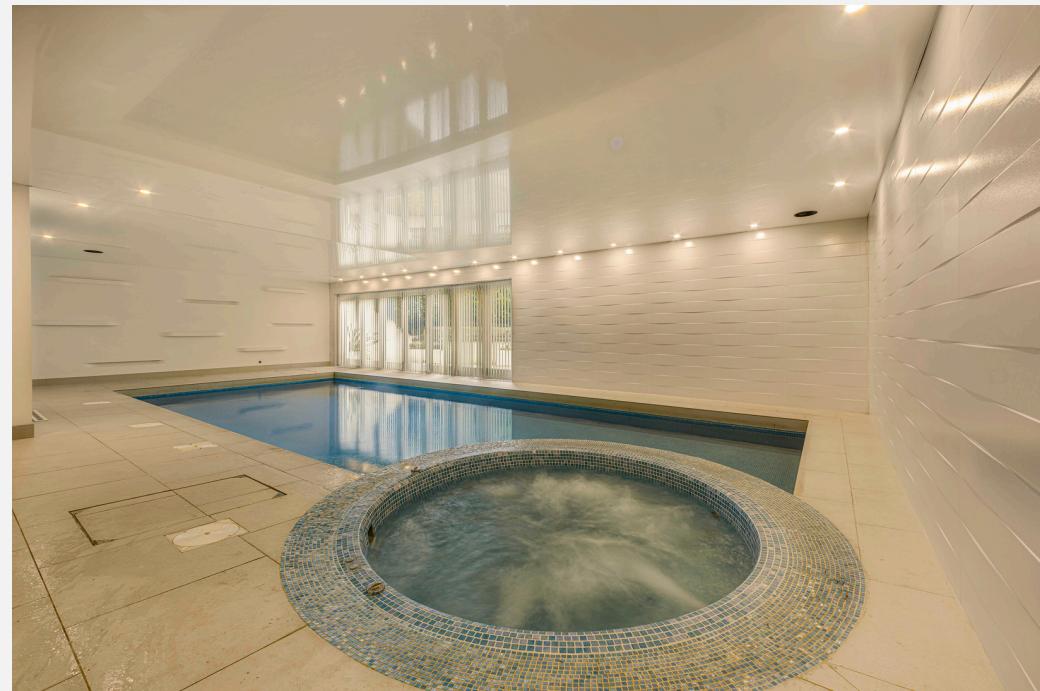
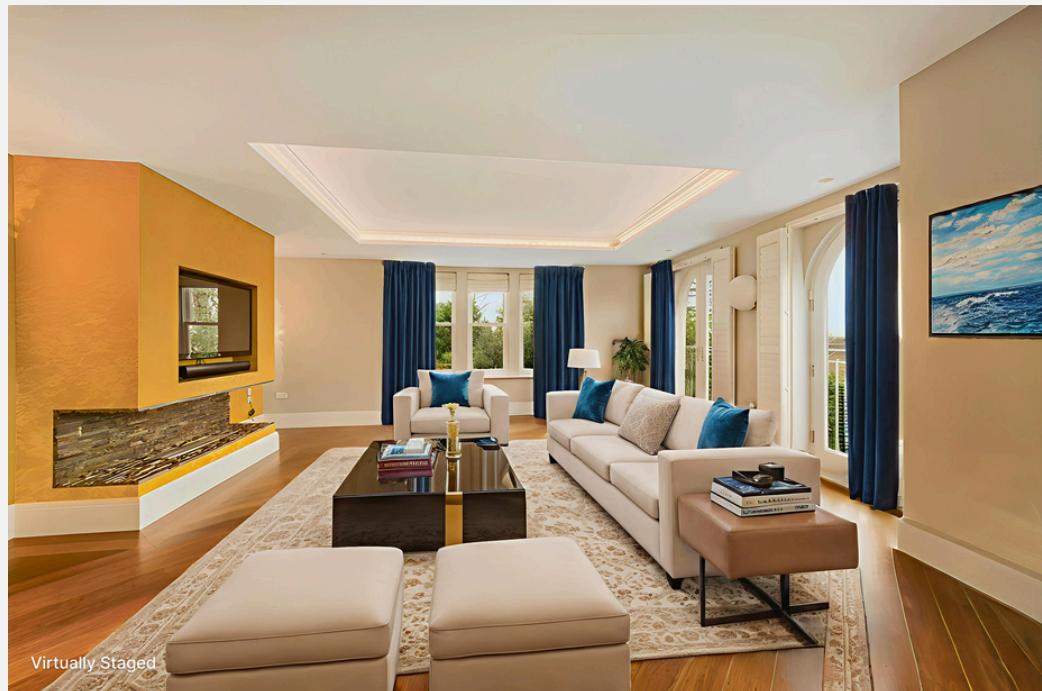
Alderley Edge, SK9 7DW

This is a truly standout family home, perfectly positioned just moments from Alderley Edge village. With its own leisure suite at the heart of it, this is a house that's built to be enjoyed.

There are five bedrooms, four bathrooms, three living spaces it sits on a superb elevated private, gated plot.

£2,850,000

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The impressive kitchen, dining and family area is where everyday life naturally comes together. With high end appliances and a large central island, it's ideal for busy mornings, relaxed family time and entertaining friends.

There's also a separate dining room, a utility /boot room and a further lounge with a striking fireplace, all finished beautifully and enjoying views across Alderley Edge Cricket Club.

Down on the lower ground floor, the house really comes into its own. This level feels more like a private boutique spa, with a cinema room for cosy movie nights, an indoor swimming pool, steam room, a glass-fronted gym and changing facilities; everything you need without ever leaving home.

Upstairs, a feature glass galleried landing leads to five spacious double bedrooms and four bathrooms, along with a useful first-floor laundry room. The primary bedroom is a real retreat, complete with a walk-in dressing room and a calm, private feel.

Outside, the gated driveway and double garage provide plenty of secure parking. The rear garden is private, low maintenance and easy to enjoy, with a smart patio and artificial lawn; perfect for both entertaining and unwinding.



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Approximate Gross Internal Floor Area = 610.2 sq m / 6569 sq ft

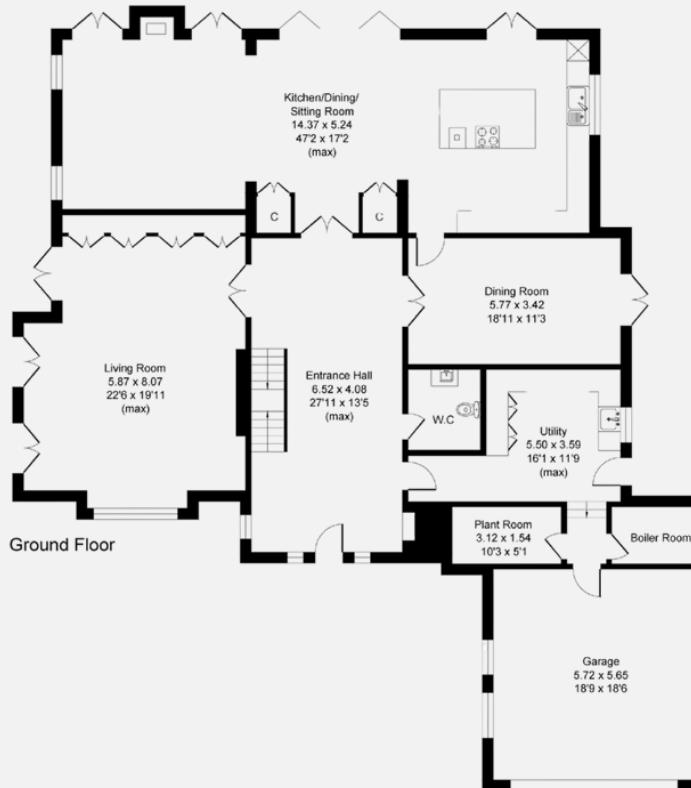
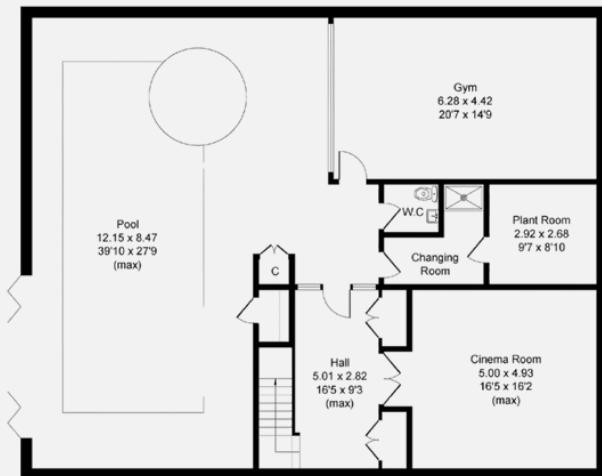


Illustration for identification purposes only, measurements are approximate, not to scale.



Key Facts:

Leasehold with 818 years remaining

Plot is approx 0.44 acres

EPC Rating 79/C, potentially 81/B (2023)

Council Tax Band H (Cheshire East)

Property Constructed 2010/2011, standard construction.

No onward chain.

AI has been used to virtually furnish some of the rooms.

Ultrafast broadband is available in this area.

SCAN THE QR CODE BELOW TO WATCH THE VIDEO



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