



jordan fishwick

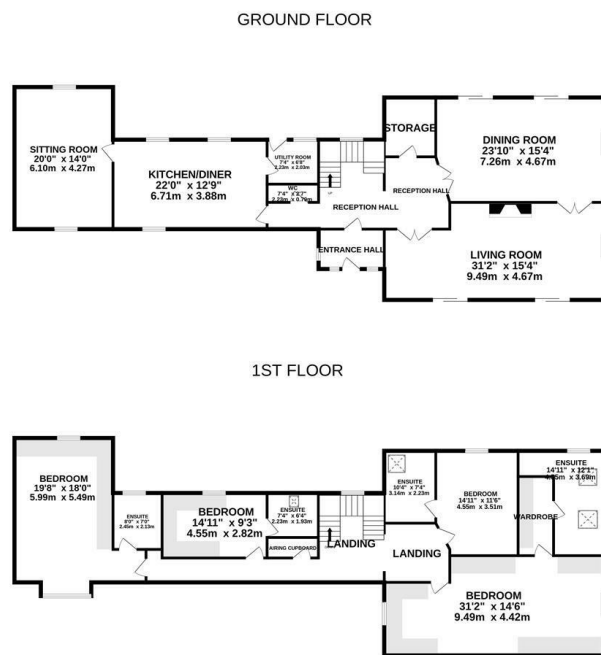
LOWER FERNHILL CHELFORD ROAD NETHER ALDERLEY

£1,400,000

LOWER FERNHILL CHELFORD ROAD NETHER ALDERLEY SK10 4RT

Situated in spacious, private grounds overlooking open farmland to the rear this detached four bedroom house, with double garage and separate swimming pool building measuring 51' x 25' (1,275 sq ft) is sure to appeal to a wide variety of buyers. Offering a generous Lounge with gas fire, superb formal Dining Room, ground floor Cloakroom, spacious Kitchen / Breakfast Room with Aga, Utility Room, and a lovely TV / Lounge this delightful house will meet the needs of the modern family. To the first floor are four en-suite Bedrooms, all having extensive ranges of fitted furniture.

Being located in Nether Alderley, the property offers easy access to Alderley Edge, Wilmslow, Knutsford and Macclesfield. The Gated grounds offer a particularly large parking area, with access to the house, a generous double garage with up and over doors, and a very large building of approximately 1,275 sq ft currently housing a de-commissioned pool, with Sauna and Changing Rooms to the rear. This building could, subject to the necessary consents being obtained, be converted into a separate annexe for dependent relatives, a Gym / Leisure building, or for luxury car storage. Viewing is highly recommended to appreciate the variety of opportunities this property offers.



- Detached Semi Rural House in Nether Alderley.
- Overlooking open Farmland to the rear.
- Four En-Suite Bedrooms.
- Three Reception Rooms + Large Kitchen / Breakfast Room.
- Double Garage and Ample Parking.
- 51ft x 25ft Pool Building potentially suiting a variety of purposes.
- Gated Entrance
- 0.61 Acres

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	