

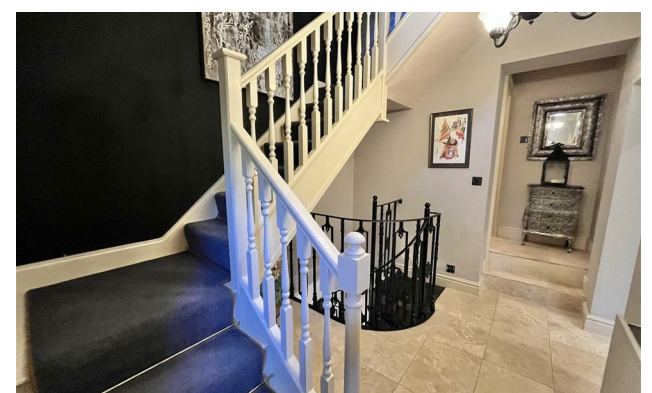
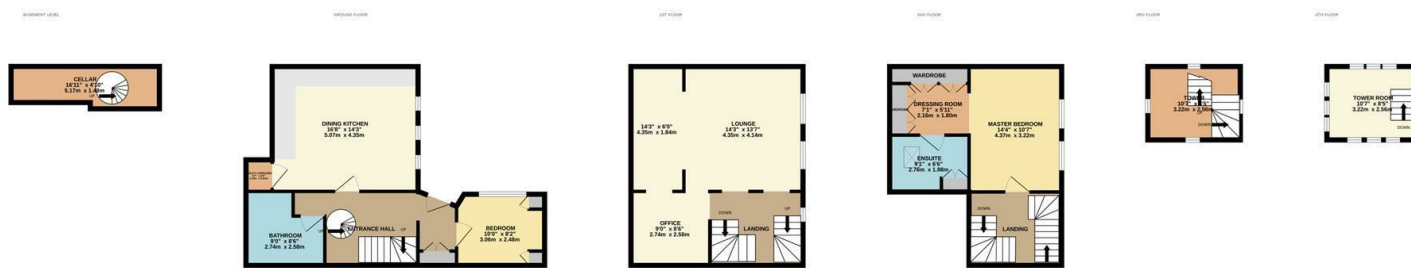


jordan fishwick

WOODBROOK ROAD ALDERLEY EDGE SK9 7DB
Guide Price £975,000

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Woodbrook Tower forms part of a Grade II listed ALDERLEY VILLA set within beautiful landscaped grounds and enjoys stunning views over the Cheshire plain beyond. Located on one of the most prestigious private roads in Alderley Edge, Woodbrook Tower forms part of this grand villa "The Cedars" which was originally the home to the famed Pilkington Glass family and is arguably one of the finest property's of its type within the area. The private setting and amazing views, with mature and stunning grounds, reflects its stature. Set behind electric security gates, Woodbrook Tower is ideally positioned having access to the thriving village and railway station, which is located approximately half a mile away offering access to Manchester City centre and Manchester International Airport. Forming part of the principal section of this fine house and spanning over five floors this unique property is a must for all of interest to view. In brief the accommodation comprises a wine cellar, two double bedrooms with the principal bedroom comprising a stylish ensuite shower room. There is a generously proportioned kitchen diner to the ground floor fitted with a quality Bontempi Cucine kitchen and a range of quality integrated appliances. A spacious living area spans the first floor. On the second floor there is a master bedroom with dressing area and en suite shower room, all finished to the highest specification. To the second landing is a reading area along with stairs to the top floor, which has been purposely designed to optimise the stunning views with large windows to all aspects and fitted seating which creates possibly one of the finest views in Alderley Edge, making for an ideal entertaining space. Sonos sound system is integrated throughout the apartment. Garage included as well as dedicated secure parking. The distinct feature of this property is naturally the tower which provides breathtaking views over the grounds and the Cheshire countryside beyond.



- Gated Development
- Two Double Bedrooms
- Two Bathrooms
- Viewing Recommended
- Walking distance of the village
- Grade II listed
- Conservation Area
- Stunning Views
- Unique

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	