





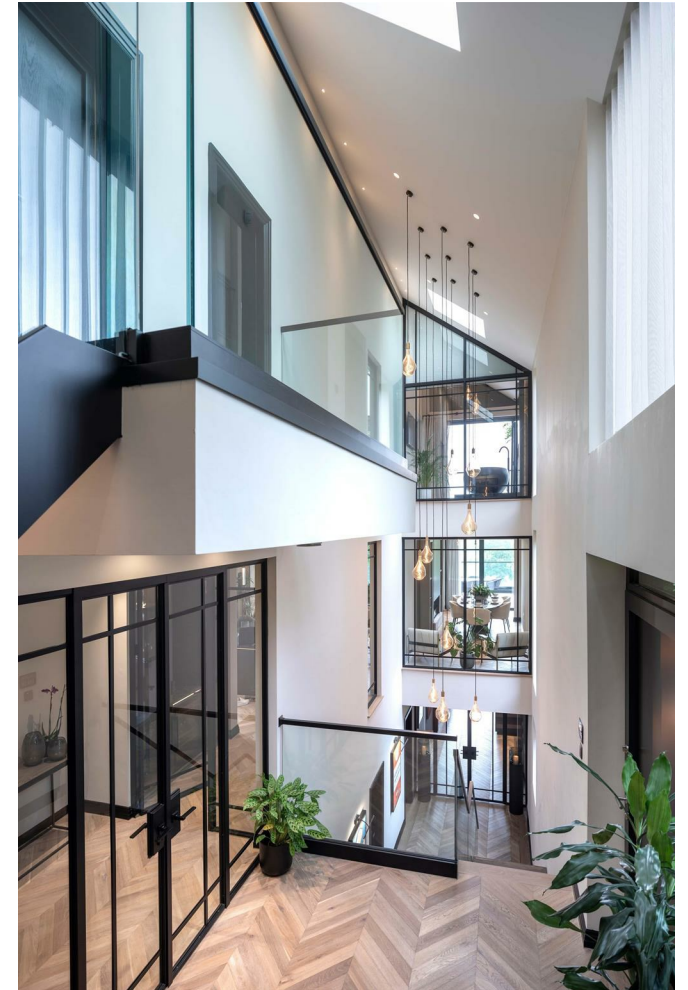


Guide Price £3,600,000



An exemplary modern masterpiece, constructed to the highest energy efficiency standards, with far reaching views over the Cheshire plain, yet within easy walking distance of the restaurants and bars of the thriving, boutique village of Alderley Edge. ' Ladera ' is sculpted onto the hillside below Congleton Road affording stunning views through its predominantly glazed rear facade with breathtaking gardens and sun terraces. Heated by a combination of Air Source Heat Pumps and with solar energy stored by Tesla batteries, this stunning property offers incredibly modest heating and running costs. The interior fit out is breathtaking, with every minute detail thought out and planned, giving the house a feeling of seamless elegance. With Kitchens, Bathrooms, Bespoke Cabinetry, breathtaking lighting and Audio / Visual systems that wouldn't go amiss in a luxury hotel, Ladera is one of the finest examples of a modern architectural statement we've had the pleasure of offering.



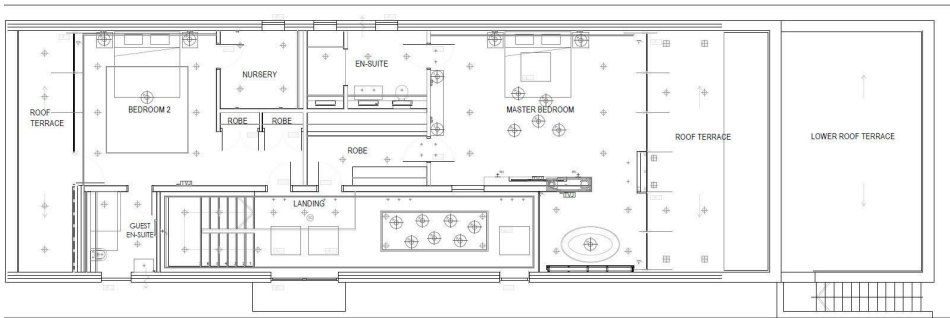
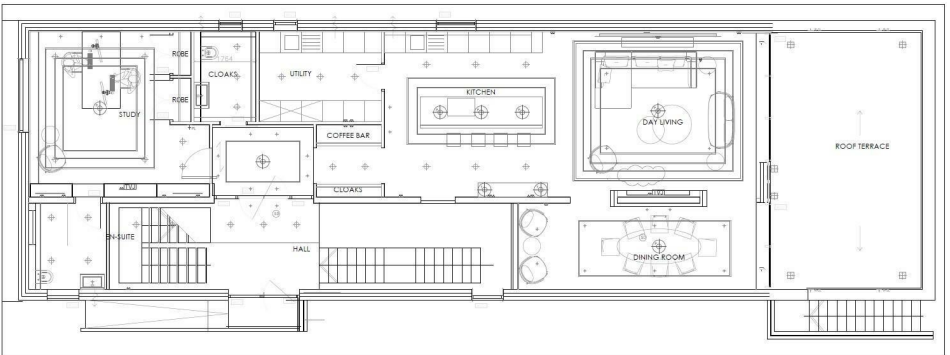
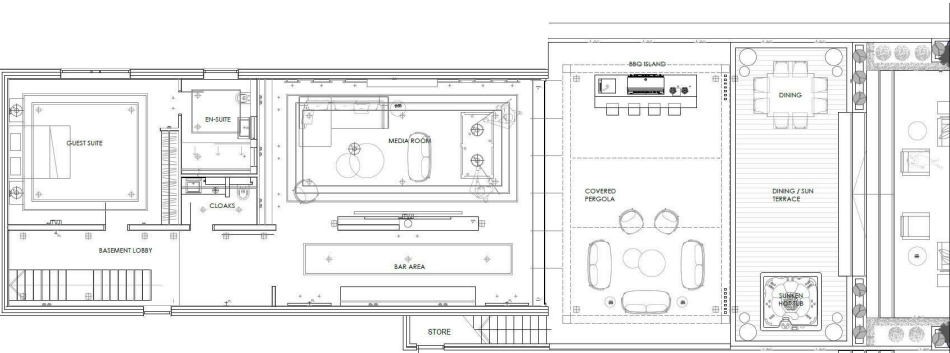


- STUNNING VIEWS OVER THE CHESHIRE PLAINS
- EXEMPLARY MODERN MASTERPIECE
- EASY WALKING DISTANCE TO ALDERLEY VILLAGE
- CONSTRUCTED TO HIGHEST ENERGY EFFICIENCY STANDARDS
- ARCHITECTURAL LIGHTING AND BESPOKE AUDIO/VISUAL SYSTEM
- ENTERTAINMENT TERRACE PLUS TWO SUN TERRACES

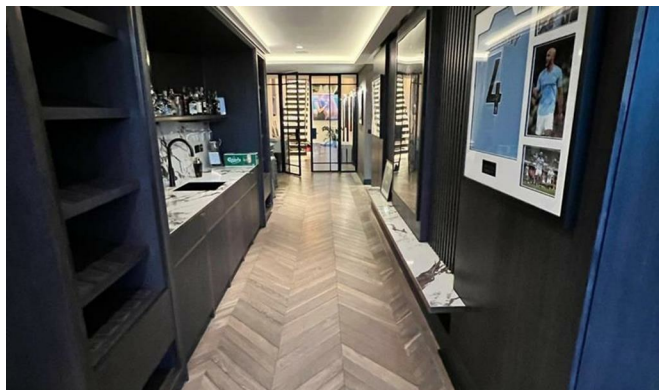












IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.