

Heatherfield

Alderley Edge



Andrew J Nowell
& Company



Heatherfield, Beswicks Lane, Alderley Edge, SK9 7SN

A charming detached five-bedroom family home situated in an idyllic semi-rural position on the outskirts of Alderley Edge with substantial gardens and grounds of approximately 1.9 acres.

- Five Bedrooms
- Grounds of 1.9 Acres
- Idyllic Location
- Abundance of charm and character

Heatherfield which was originally a country cottage has undergone a number of tasteful and sympathetic extensions which has created a spacious a versatile family home with an abundance of charm and character throughout.

On the ground floor the principal rooms are accessed off a central hallway with oak floors. A feature of particular note is the bespoke Christians kitchen with shaker style units, large central island, wooden worksurfaces, large double AGA, twin Belfast sinks and double French doors to the garden.

There are three further reception rooms, living room, dining room and family room all with log burning stoves. The family room has a full set of sliding doors opening onto the garden. There is a large orangery, boot room with utility area and external door and a downstairs cloakroom WC.







To the first floor are five well- proportioned bedrooms and three bathrooms (two en-suite)
The fifth bedroom (with ensuite) is accessed via stairs from the family room and could be utilised as a self-contained suite. All the bathrooms have contemporary fittings and bespoke tiling.

Externally the property is approached through a set of gates via a gravel driveway which offers ample parking for several vehicles and has a electric car charging point. The gardens and ground extend to just under 2 acres and are mainly laid to lawn with a large stone flagged patio with mature trees and shrubs. The remainder of the grounds are made up by

2 adjoining paddocks, an orchard and copse. There are various outbuildings within the grounds including a large garage, and carport and a large garden shed. Part of the garage has been converted to a permanent office space with French doors and open aspect across the grounds.

Heatherfield is located in an idyllic semi-rural location just a few minutes' drive from Alderley Edge and Wilmslow. The centres offer a good range of shops, restaurants, local walks and is renowned for excellent schooling. Motorway and rail connections are within easy reach as is Manchester International Airport.

Postcode – SK9 7SN

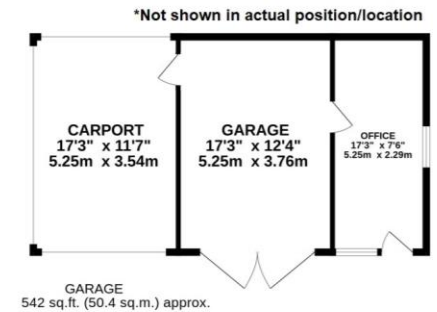
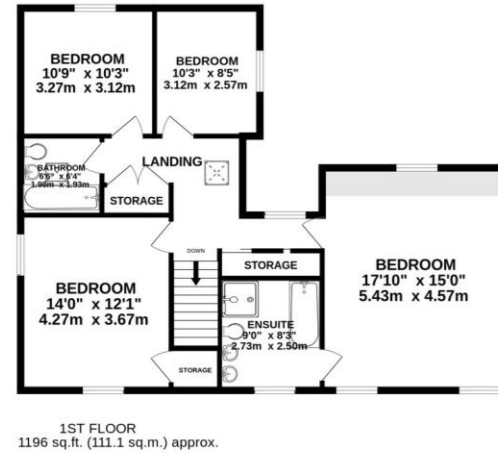
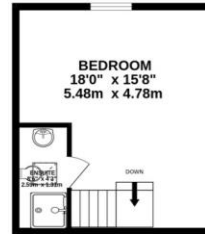
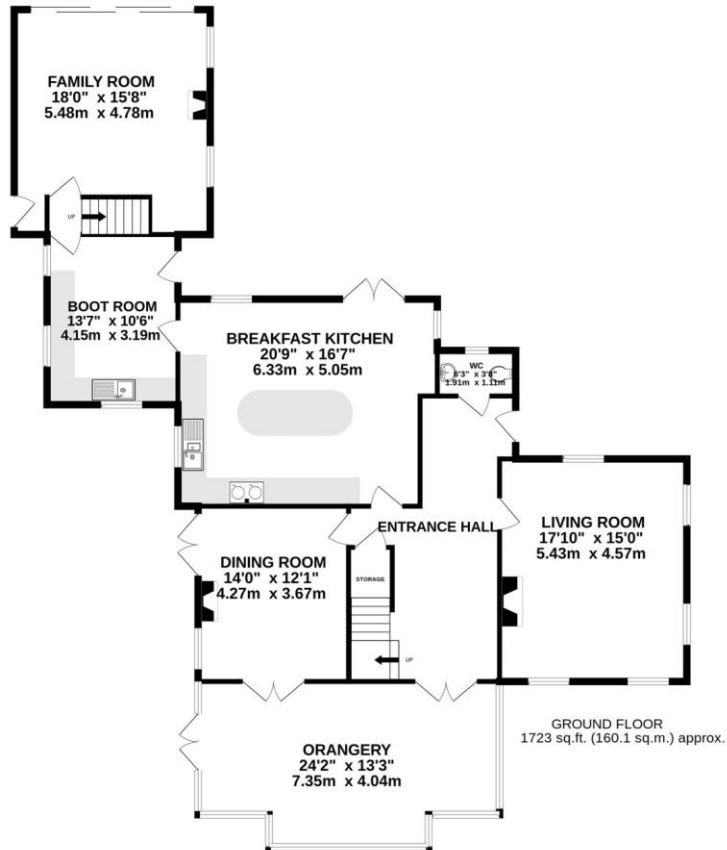
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Council Tax Band – F

EPC Rating – E

Tenure – Freehold





TOTAL FLOOR AREA : 3462 sq.ft. (321.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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