

5 Oval Place  
Nether Alderley



Andrew J Nowell  
& Company





## 5 Oval Place, Alderley Park, Nether Alderley, SK10 4YT

An impressive detached Georgian style family home situated in the exclusive Alderley Park Estate constructed in 2020.

- Private position
- Garage and Parking
- 5 Double Bedrooms
- No Onward Chain

Constructed by renown house builders PH Homes to an exacting standard 5 Oval place is a stunning detached family home which offers spacious and versatile accommodation set across three floors.

On the ground floor is the entrance hall with cloakroom WC off, Open living kitchen with underfloor heating, contemporary SieMatic kitchen units, quartz worksurfaces, integrated NEFF appliances and bi-folding doors opening onto the rear garden along with access to the utility room with matching units to the kitchen.

There is a large living room with central feature fireplace and bi-folding doors and a front snug/office with bay window.

On the first floor are three double bedrooms all with en-suite shower rooms. To the second floor are two double bedrooms and the family bathroom. All the bathrooms have high quality Duravit sanitary ware, Hansgrohe fittings with bespoke tiling.









Externally the property is approached via a brick set driveway which provides off road parking and leads to the double garage.

There are charming landscaped borders to the front and to the rear a stone flagged patio and lawn with walled border.

5 Oval Place occupies a desirable and private position on a cul-de-sac of just five detached homes. Situated within the exclusive Alderley Park Estate with access to the hundreds of acres of parkland, woodland, arboretum, walled garden and popular Gasto pub The Churchill Tree .

Alderley Park offers a delightful blend of semi-rural living with the convenience of being just a few minutes' drive from the centres of both Alderley Edge and Wilmslow. Both centres offer everything for day to day needs in terms of shopping and restaurants and the area is renown for excellent schooling. Both Wilmslow and Alderley Edge train station are within easy reach which have regular trains to Manchester and London. The motorway system and access to Manchester International Airport are close at hand.

The property is offered for sale with no onward chain.

### Property Information

What 3 Words - [///suspended.historic.love](https://www.what3words.com/suspended.historic.love)

Council Tax - G

EPC Rating - B

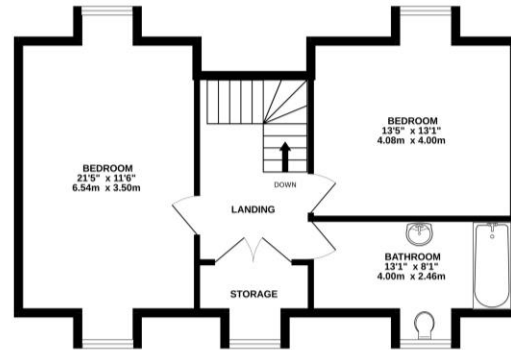
Tenure - Leasehold - 996 Years Remaining  
- Estate Charge £110 per month



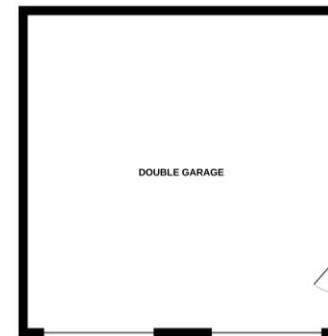




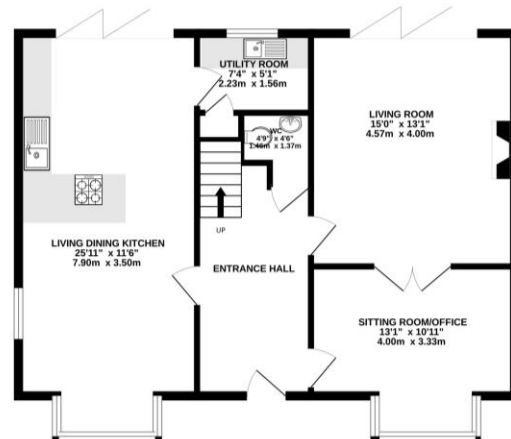
2ND FLOOR  
581 sq.ft. (54.0 sq.m.) approx.



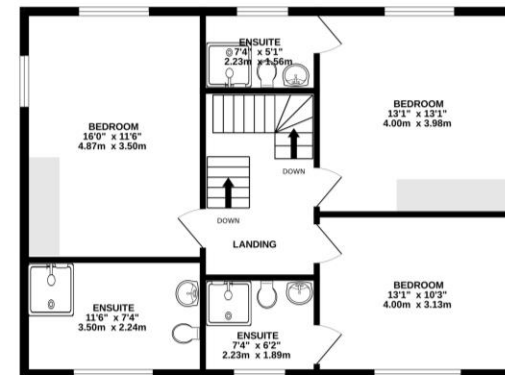
GARAGE  
422 sq.ft. (39.2 sq.m.) approx.



GROUND FLOOR  
774 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR  
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 2522 sq.ft. (234.3 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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