

Tall Trees

Alderley Edge



Andrew J Nowell
& Company





Tall Trees, Chelford Road, Alderley Edge, SK9 7TL

An impressive family residence situated in an idyllic position on the outskirts of Alderley Edge. With generous gardens and grounds extending to approx. 2.25 acres.

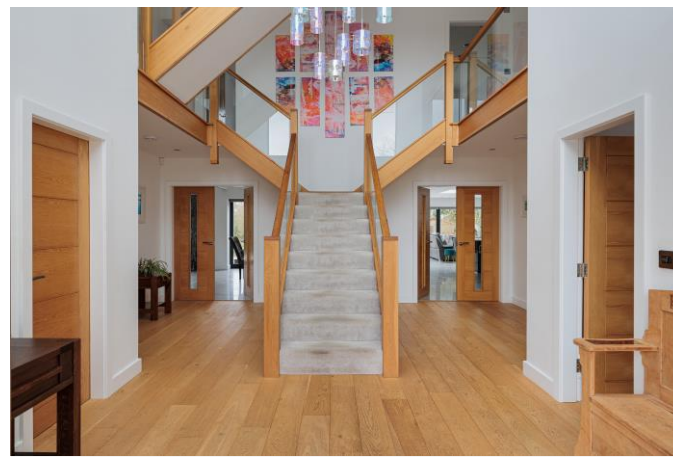
- Annex
- Open Plan Living
- Open Views
- High Specification

Tall Trees is a recently constructed family home with versatile accommodation throughout finished to an extremely high standard.

Features of particular note on the ground floor include the double height galleried entrance hall and the stunning open plan living dining kitchen with large central island, quartz worksurfaces and integrated Miele appliances. There are large sets of bi-folding doors opening onto the rear garden.

Off the kitchen is a sitting room with contemporary log burning stove with pocket doors allowing the room to be sectioned off. In addition on the ground floor is the living room, family room/office, utility room, downstairs shower room and cloakroom WC. There is underfloor heating throughout the ground floor.

To the first and second floors are the superb principal bedroom suite with en-suite shower room and cantilevered balcony, five further well proportioned double bedrooms and five bathrooms (four en-suite). All of the bathrooms have contemporary sanitary ware with bespoke tiling.







Externally the property is approached via a set of electrically operated gates which lead to a large driveway providing ample off road parking. There is a large detached garage with self-contained annex above. The annex has a kitchenette and separate shower room.

The property boasts generous gardens and grounds extending to over 2.25 acres. There is a large resin bonded patio with built in hot tub which enjoys a westerly aspect and stunning open views across the neighbouring countryside. The gardens are mainly laid to lawn with delightful mature trees and shrubs and a well-established pond. There are two detached out buildings (currently utilised as a workshop and storage) which offer versatile options.

Tall Trees occupies a highly desirable and sought after semi-rural location with its extensive landscaped grounds enjoying wonderful views across the surrounding countryside.

The village is within a short distance offering a good range of shopping including the Waitrose supermarket, stylish boutiques, and fine restaurants. The area is renowned for its excellent schooling and The Edge is a well-known beauty spot of historical importance with excellent walks. The motorway network system is within easy access, as is Manchester International Airport, local and commuter rail links to Manchester and London.

Property Information

What 3 Words – [///young.client.widen](http://young.client.widen)

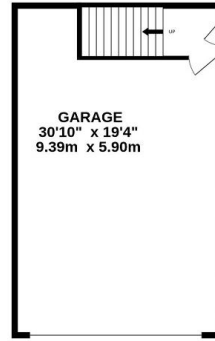
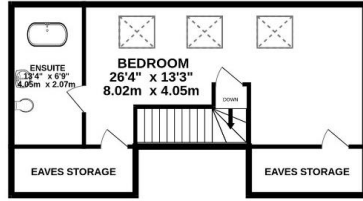
Council Tax – H

EPC Rating – B

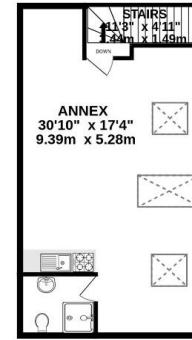
Tenure – Freehold

Services – The property is serviced via Oil central heating along with solar panels for electricity

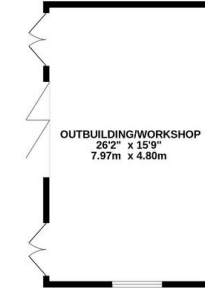




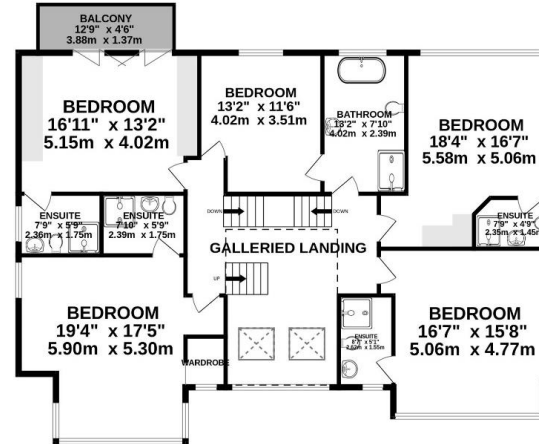
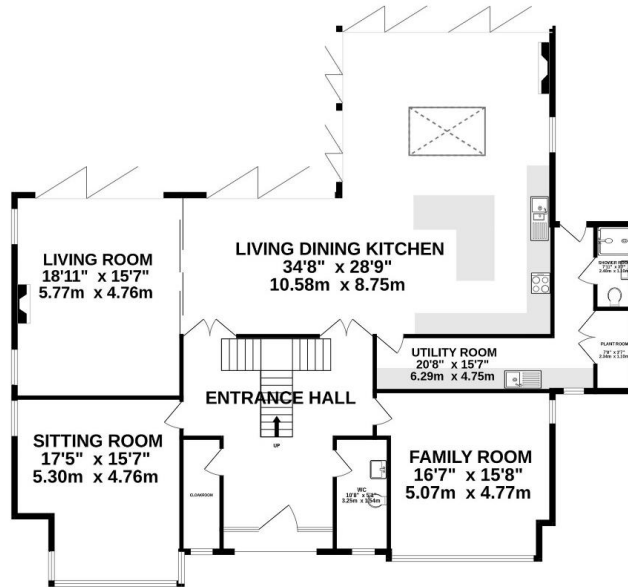
GARAGE
596 sq.ft. (55.4 sq.m.) approx.



GARAGE ANNEX
533 sq.ft. (49.5 sq.m.) approx.



OUTBUILDING/WORKSHOP
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 5876 sq.ft. (545.9 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.



8 London Road, Alderley Edge, Cheshire SK9 7JS
Email: mail@andrewjnowell.co.uk

T 01625 585905
www.andrewjnowell.co.uk

**Andrew J Nowell
& Company**

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