

1 Serpentine Square

Alderley Park



Andrew J Nowell
& Company



1 Serpentine Square, Alderley Park, Nether Alderley, SK10 4UP

An impressive five-bedroom, three-bathroom Georgian style house recently constructed and situated in the exclusive Alderley Park Development.

- Open Plan Kitchen
- Prime Position
- Platinum Specification
- Detached Garage & Office

1 Serpentine Square is an attractive Georgian style modern detached family house constructed by renown local house builders PH Homes. Occupying a prime position within the development looking onto the impressive central stone obelisk on Serpentine Square.

Offering spacious and versatile accommodation finished to a high standard throughout. On the ground floor is a bright spacious entrance hall, playroom-snug, cloakroom WC, well-appointed sitting room which interconnects to a large living, dining, kitchen with bi-folding doors opening onto the garden. The SieMatic Kitchen has contemporary units, central island, quartz worksurfaces and integrated Neff appliances the current owners have installed a bespoke media wall with Evonic electric fireplace. There is a utility room accessed off the kitchen area.

To the first floor is a spacious landing, there is a sizeable principal bedroom suite with built in wardrobes and en-suite bathroom. Four further bedrooms and 2 bathrooms (one en-suite). All the bathrooms have contemporary Duravit sanitary ware with Hansgrohe fittings and bespoke tiling.

The detached double garage has been partitioned and transformed by the current owners to provide an office which has been fully insulated with electric underfloor heating.







Externally the property is approached via a brick paved driveway with off road parking with electric charging point. To the rear is a well-maintained garden, mainly laid to lawn with a stone flagged patio which receives west-facing afternoon light.

Situated within the exclusive Alderley Park Estate the property benefits from access to the hundreds of acres of parkland, woodland and the popular Gastro Pub "The Churchill Tree". The centres of Alderley Edge and Wilmslow are within easy reach which offer ample options for day to day needs along with stylish boutiques and fine restaurants. The area is renowned for excellent schooling and Wilmslow and Alderley Edge trains stations are easily accessible with regular trains to Manchester and London. The motorway system and Manchester Airport are both close at hand.

Important Information

What 3 Words – [///influence.cover.carefully](https://influence.cover.carefully)

Council Tax – G

EPC Rating – B

Tenure – Leasehold – 991 Years Remaining
Estate Charge: Approx £303 per quarter

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway and garage

The house is pre-wired for a smart home system if desired.

Flood Risk*: Very low risk of flooding

Broadband**: Ultrafast Broadband available at the property

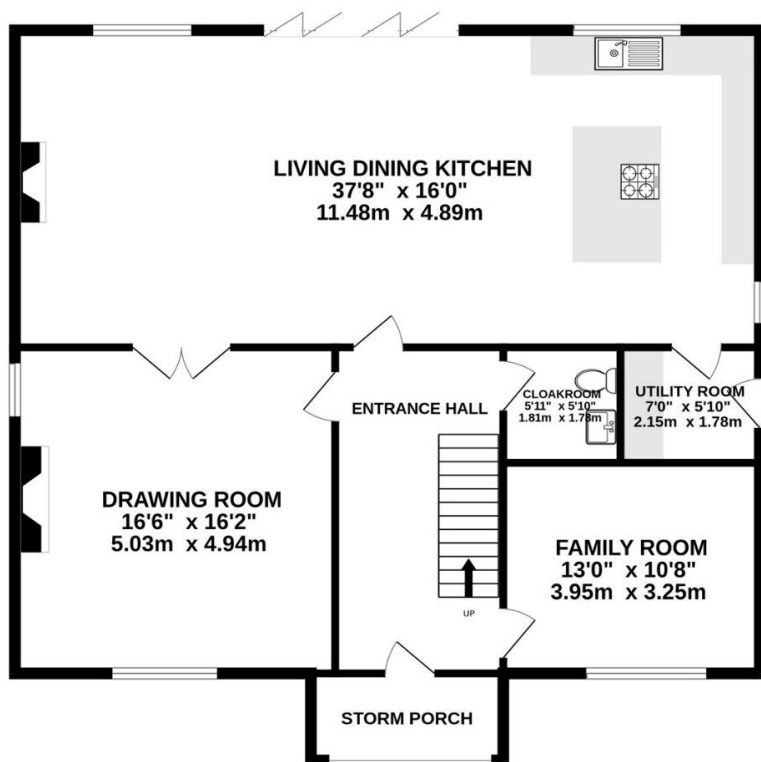
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone). Limited coverage indoors.

* Information provided by GOV.UK

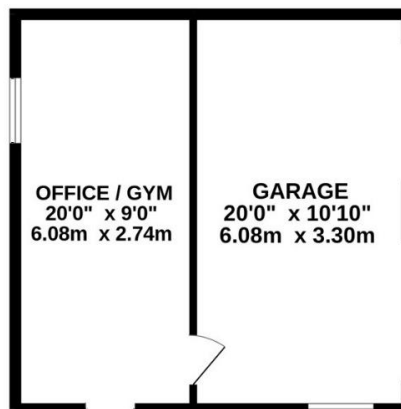
**Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.





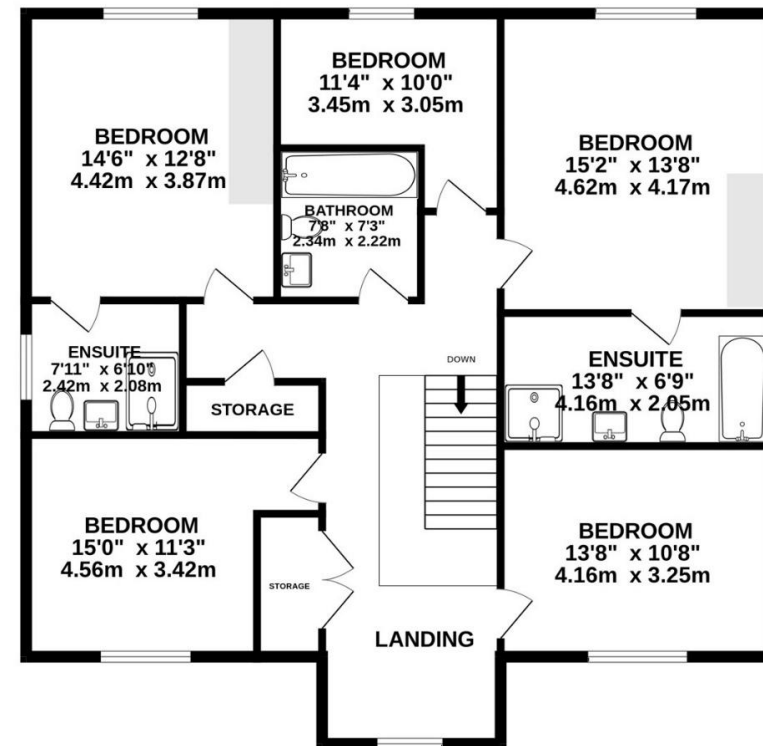
GROUND FLOOR
1651 sq.ft. (153.4 sq.m.) approx.



* Not shown in actual position/orientation

TOTAL FLOOR AREA : 2915 sq.ft. (270.9 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.
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1ST FLOOR
1265 sq.ft. (117.5 sq.m.) approx.

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