

Highclere

Alderley Edge



Andrew J Nowell
& Company





Highclere, Congleton Road, Alderley Edge, SK9 7AL

A stunning family residence commanding an elevated position within the heart of the village. Boasting over 10,000 sq.ft of accommodation and idyllic open views across the neighbouring countryside.

- Leisure Suite
- Private Position
- Over 10,000 sq.ft
- Annexe

Highclere is an individual detached residence which has been carefully and tastefully renovated by the current owner and offers spacious and versatile accommodation within easy reach of the village centre.

Approached though a set of electric gates and set back along a long sweeping driveway Highclere occupies a private plot of over 1.3 acres and enjoys panoramic views across the adjoining countryside.

The versatile accommodation which extends to over 10,000 square feet includes the impressive reception hall with large sweeping staircase, open living kitchen with large central island, full leisure suite with pool, jacuzzi, steam room, showers and bar area, games room, cinema room, gym, drawing room, utility room and cloakroom WC.

Upstairs is the unparalleled principal bedroom suite with two large dressing rooms, living area, en-suite bathroom and powder room. There are four further bedrooms and three bathrooms (2 en-suite). On the ground floor is a 6th bedroom/studio with en-suite bathroom.







There is a detached double garage which has been converted to additional accommodation ideal as a staff annexe.

Externally the property boasts mature gardens and grounds which extend to over 1.3 acres. There are terraced lawns with mature trees and shrubs and two large courtyards perfect for outdoor entertaining.

From its elevated position Highclere enjoys stunning views across the neighbouring countryside whilst retaining a convenient position within easy reach of Alderley Edge Village which offers everything for day-to-day needs.

Important Information

What 3 Words – [///scuba.mile.reach](https://scuba.mile.reach)

Council Tax – H

EPC Rating – D

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

Flood Risk*: Very Low Risk of Flooding

Broadband**: Superfast broadband available at the property.

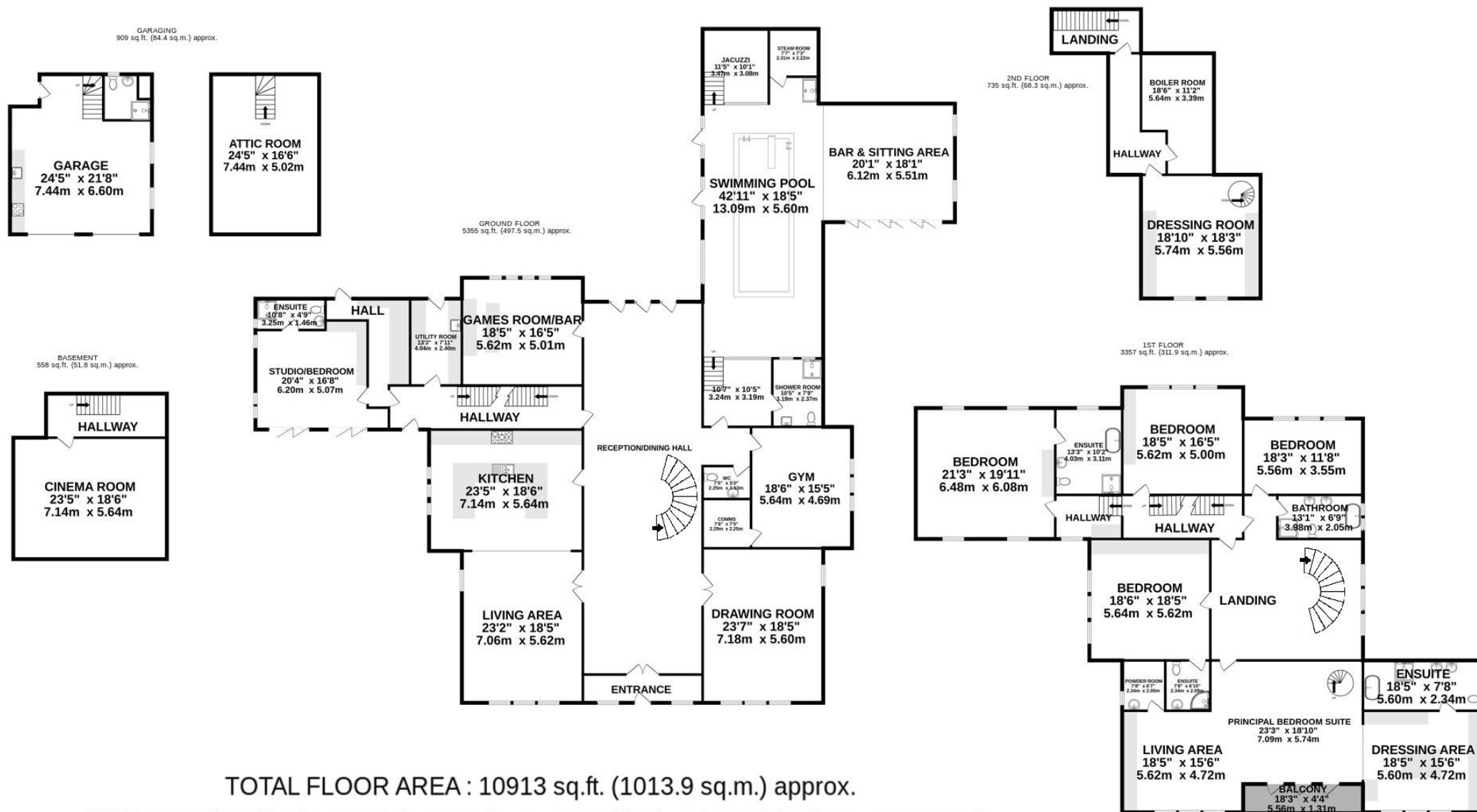
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

* 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.





TOTAL FLOOR AREA : 10913 sq.ft. (1013.9 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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