

The Guard House

Nether Alderley



Andrew J Nowell
& Company



The Guard House, Bollington Lane, Nether Alderley, SK10 4TB

A characterful family home situated on this exclusive road in Nether Alderley with idyllic south facing gardens, annexe and views across the neighbouring lake.

- Annexe & Garaging
- Open Plan Living
- Cheshire Brick
- No Onward Chain

A rare opportunity to acquire a versatile and characterful family home. Situated down this secluded lane The Guard House offers spacious accommodation paired with sizeable grounds extending to just over half an acre.

Constructed of a charming cheshire brick the property has been tastefully remodelled and extended by the current owners and offers versatile accommodation totalling over 4,300 sq.ft (including garaging and outbuildings).

The main house boasts a stunning 38-foot open living dining kitchen with central roof lantern, log burning stove and a full run of bi-folding doors opening onto the garden. The kitchen is a traditional shaker style kitchen with granite worksurfaces and large central island, AGA and integrated appliances, the kitchen opens through to a family room both benefitting from underfloor heating. In addition, on the ground floor is the entrance hall with turning flight oak staircase, sitting room with French doors and central log burning stove, office, utility room, pantry/boiler room and cloakroom WC.

Upstairs are four well proportioned bedrooms and three bathrooms (two en-suite). The principal bedroom has a large walk-in dressing room.







Approached via a set of electric gates opening onto a block paved driveway which leads to the detached double garage with second utility room and annexe above. The annexe which has recently been refurbished has an open plan living kitchen, bedroom and shower room. There is a brick-built carport offering covered parking for two vehicles with a further gym/studio above (with shower room) and balcony overlooking the garden.

The gardens and grounds have been immaculately manicured and consist of a large lawn (with south westerly aspect) stone flagged patios, greenhouse and raised vegetable garden, mature trees and borders all enjoying a picturesque view across the neighbouring lake.

Bollington Lane is a desirable and secluded road which boasts an idyllic semi-rural position whilst retaining easy access to the centres of Alderley Edge and Wilmslow.

Offered for sale with no onward chain.

Important Information

What 3 Words – [///crisper.share.dividers](https://crisper.share.dividers)

Council Tax – H

EPC Rating – D

Tenure – Freehold

Heating: Oil Fired Central Heating

Services: Mains Electric & Water, Drainage via septic tank (non-compliant)

Parking: Driveway, Garage & Carport

Flood Risk*: Very low risk of flooding

Broadband**: Ultrafast broadband available

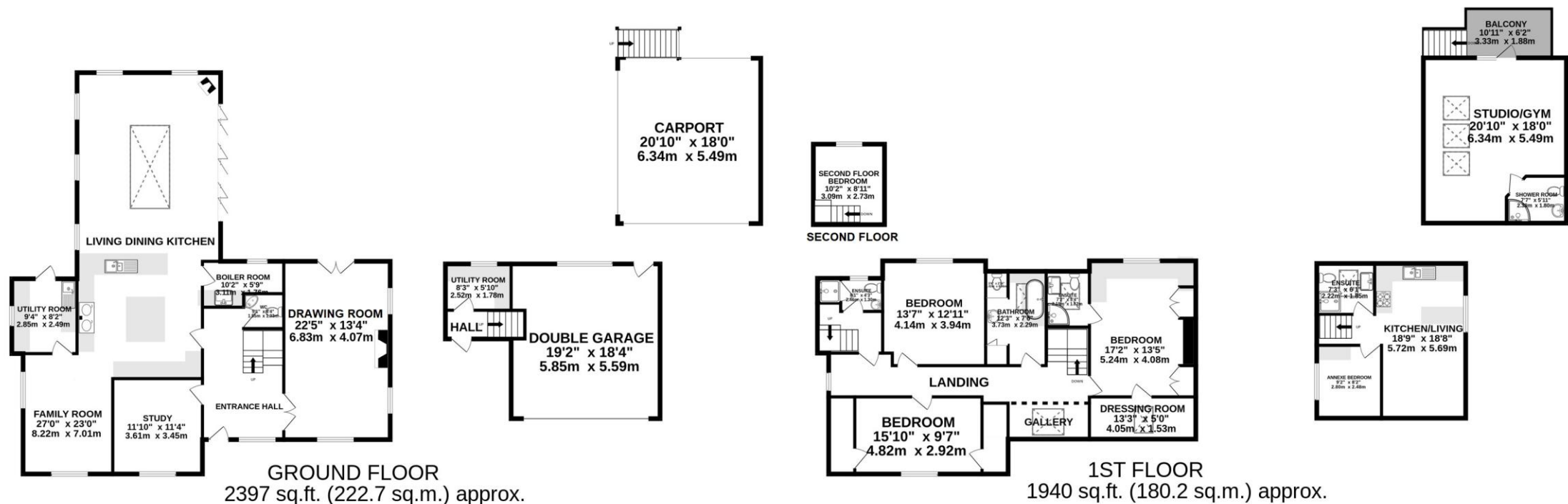
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone). Limited coverage indoors.

* 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 : 4337 sq.ft. (403.0 sq.m.) approx.

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