

Rockwell House

Alderley Edge



Guide Price £975,000

Andrew J Nowell
& Company



Rockwell House, Woodbrook Road, Alderley Edge, SK9 7DB

An exciting opportunity to acquire a family home on one of the area's most desirable roads. With planning permission to create an individual residence of approximately 2,750 sq.ft.

- 1/3 of an acre
- Secluded Position
- Conservation Area
- Corner Plot

Planning Permission has been obtained for a significant remodel and extension on the existing accommodation – REF 24/4926/HOUS

The Proposed Accommodation

Ground Floor

- Entrance Hall
- Open Plan Living Kitchen
- Living Room
- Study
- Cloakroom WC
- Utility Room
- Boot Room
- Integral Garage

First Floor

- Galleried Landing
- Principal Bedroom with:
 - Dressing Room
 - En-Suite Bathroom
- Three Further Double Bedrooms
- Three Bathrooms (Two En-Suite)







Externally the property occupies a substantial corner position with grounds extending to approximately 1/3 of an acre. The gardens wrap around to the rear and side of the property.

Situated on one of Alderley Edges most desirable roads in the heart of the leafy conservation area. Alderley Edge village is within a 5-10 minute walk and offers a good range of shopping including the Waitrose supermarket, stylish boutiques and fine restaurants. The area is renowned for its excellent schooling, and the motorway network system is within easy access, as is Manchester International Airport, local and commuter rail links to Manchester and London.

Important Information

What 3 Words – [///thank.olive.short](http://thank.olive.short)

Council Tax – G

EPC Rating – D

Tenure – Leasehold – Years 858 Remaining
Ground Rent - Peppercorn

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

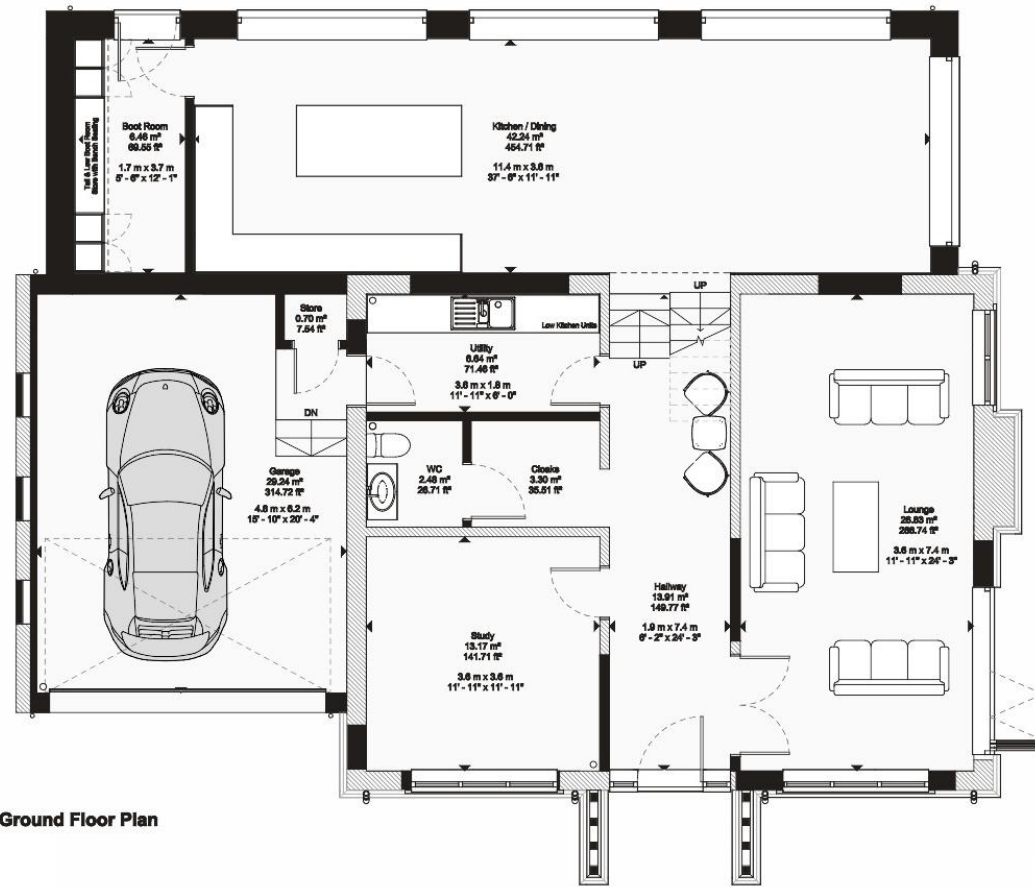
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone). Limited coverage indoors.

* Information provided by GOV.UK

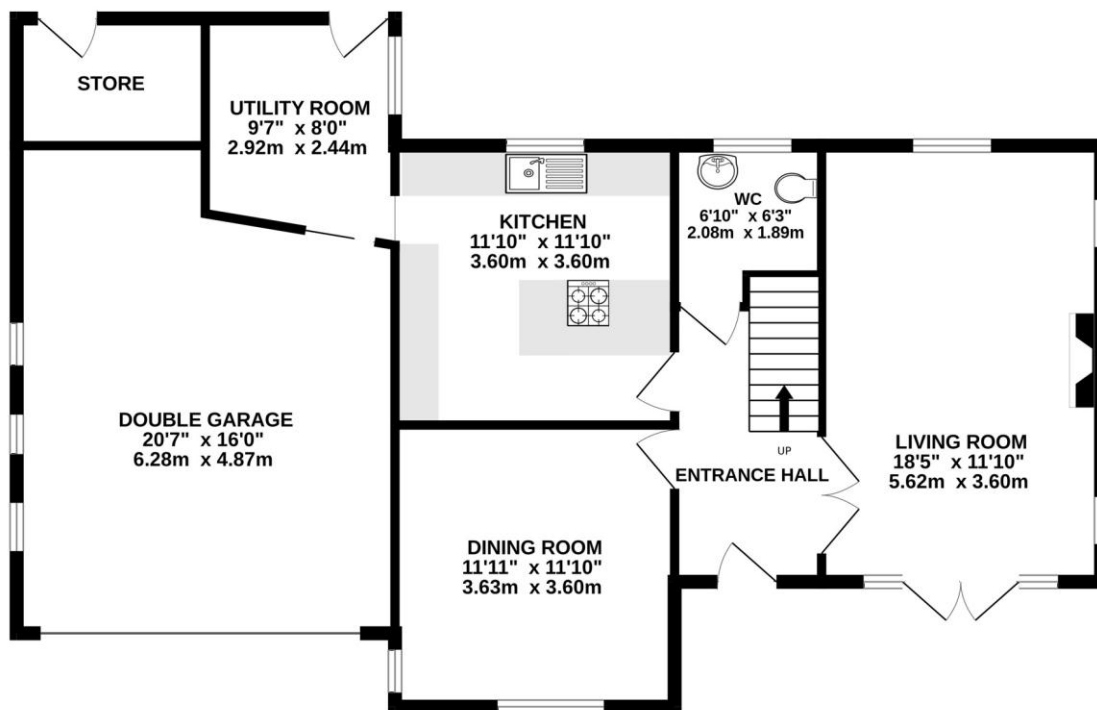
**Information provided by Ofcom checker.

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.

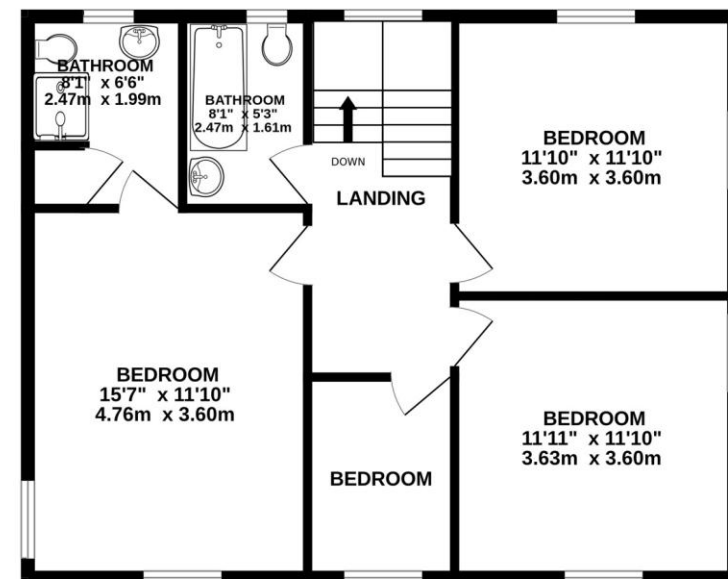
Proposed Accommodation



Existing Accommodation



GROUND FLOOR
1024 sq.ft. (95.1 sq.m.) approx.



1ST FLOOR
708 sq.ft. (65.7 sq.m.) approx.

TOTAL FLOOR AREA : 1731 sq.ft. (160.8 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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