

The Oaks

Alderley Edge



The Oaks

Andrew J Nowell
& Company



The Oaks, Chorley Hall Lane, Alderley Edge, SK9 7UL

An impressive detached five bedroom family residence located in the centre of Alderley Edge Village.

- Constructed in 2018
- High Specification
- No Onward Chain
- 2,934 sq.ft

Constructed by bespoke property developers Gustav Bonnier The Oaks is an impressive individual detached family home situated within easy reach of the village centre.

Constructed in 2018 the property offers spacious and versatile accommodation set across three floors.

On the ground floor a feature of particular note is the stunning open plan living kitchen with large sliding doors opening onto the south facing garden. The kitchen has contemporary SieMatic units, quartz worksurfaces, integrated Siemens appliances along with wine fridge and "Quooker" hot water tap. In the living area is a contemporary multi-fuel stove.

In addition on the ground floor is the entrance hall, sitting room with herringbone wood flooring, study area, utility room, cloakroom and downstairs WC. The ground floor benefits from underfloor heating throughout.

To the first and second floors are five double bedrooms and three bathrooms (one en-suite). All the bathrooms have contemporary Duravit sanitary ware and Hansgrohe fittings. The principal bedroom has a large walk-in dressing area with built in wardrobes.







Externally the property is approached via a gated driveway providing ample off road parking. There is a good sized rear garden which enjoys a south facing aspect. The garden is mainly laid to lawn with a stone flagged patio and the current owners have installed a large aluminium frame pergola with light, power and heating which covers a large composite decked area which offers a superb outdoor seating area which included a built in hot tub.

The Oaks is situated on this popular road in the centre of Alderley Edge Village. The village offers day-to-day needs for shopping along with fine restaurants. There is a train station with links to Manchester and London and Manchester Airport is within easy reach.

The property is offered for sale with no onward chain.

Important Information

What 3 Words - ///horses.reap.works

Council Tax - G

EPC Rating - B

Tenure - Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway

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 indoor coverage with EE, Three & Vodafone

* Information provided by GOV.UK

**Information provided by Ofcom checker.

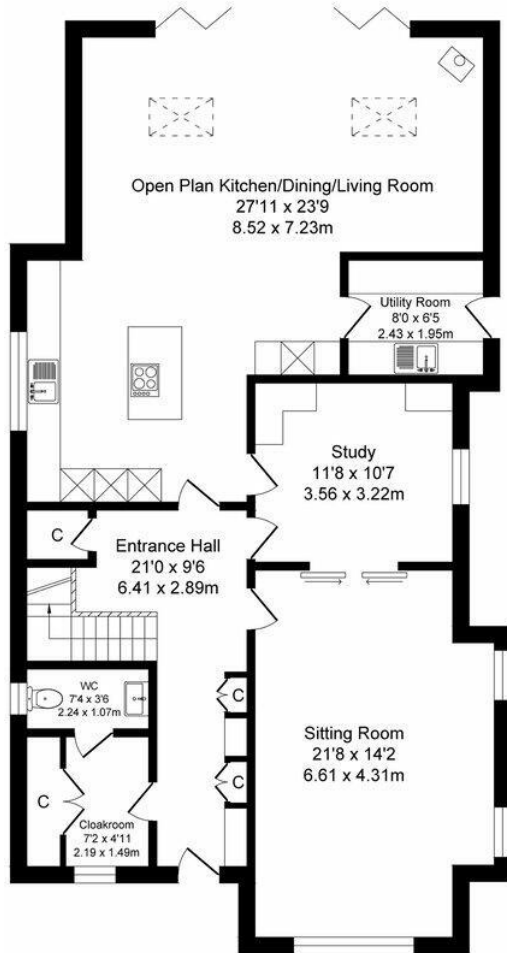
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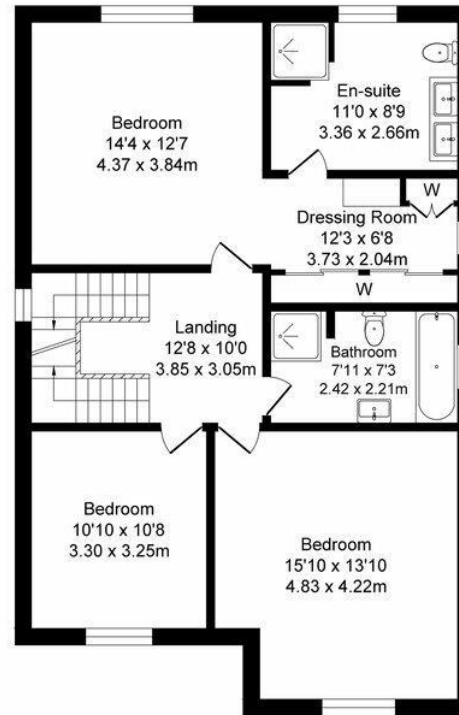
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Total Approx. Floor Area 2934 Sq.ft. (272.6 Sq.M.)

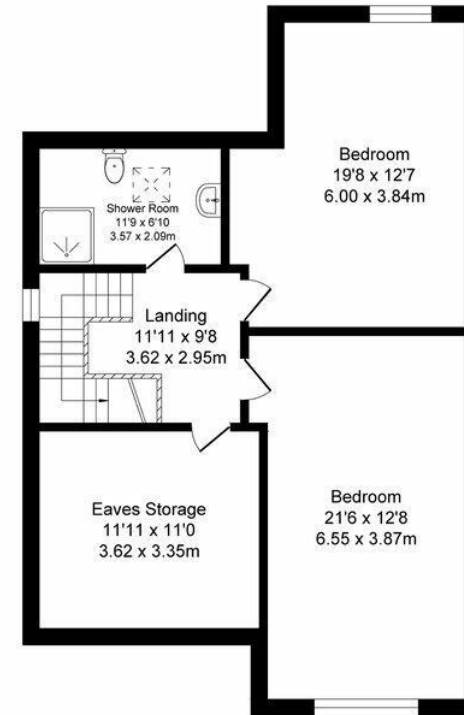
Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor
Approx. Floor Area 1307 Sq.Ft (121.4 Sq.M.)



First Floor
Approx. Floor Area 949 Sq.Ft (88.2 Sq.M.)



Second Floor
Approx. Floor Area 678 Sq.Ft (63.0 Sq.M.)

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