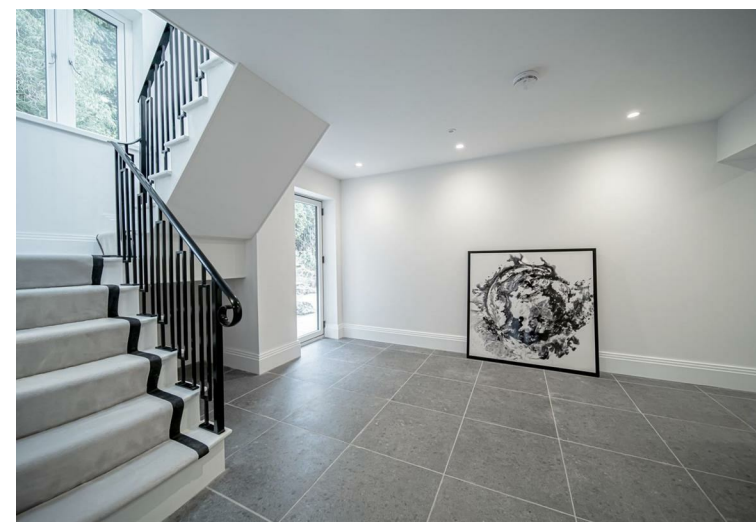




The Tower House Croston Close Alderley Edge, SK9 7BX

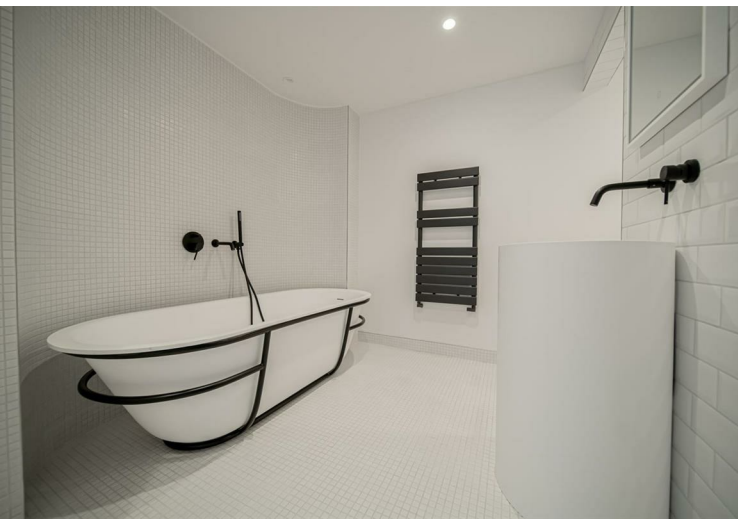
Asking Price £2,400,000

- Modern Interior
- Open Plan Dining Kitchen
- Large lounge, further snug/ media room
- Gated driveway offering ample parking space
- Five further bedrooms two with en-suite bathrooms
- Private Road in a sought after location
- Siematic Kitchen with Gaggenau Appliances
- Versatile accommodation
- Set 3/4 acre gardens and woodland
- Exceptional master suite with steam room shower and two balconies











Description

Tower House is a very attractive Cheshire Brick and stone finish contemporary house built on the site of a Victorian mansion, retaining its wonderful gardens & vaulted cellars.

The property has been completely refurbished, with new windows, doors, bathrooms, living kitchen and an extended guest wing with a separate staircase offering ground and first floor bedroom suites. A Control 4 intelligent home system is installed with integrated audio, underfloor heating throughout and stunning chevron oak floors grace the ground floor reception rooms, hall and cloakroom.

The living dining kitchen is appointed with Siematic cupboards under Corian surfaces with a large island and Gaggenau integrated appliances including a bank of ovens, induction hob, wine fridges and ice maker, Siemens fridge and freezer and a Quooker Pro. The Porcelanosa tiled floor extends throughout with bi-fold doors to the rear and side terraces, perfect for the summer months. The gardens at the rear face due south and the terrace off the dining room has a covered area and extends to a pergola, ideal for changeable weather.

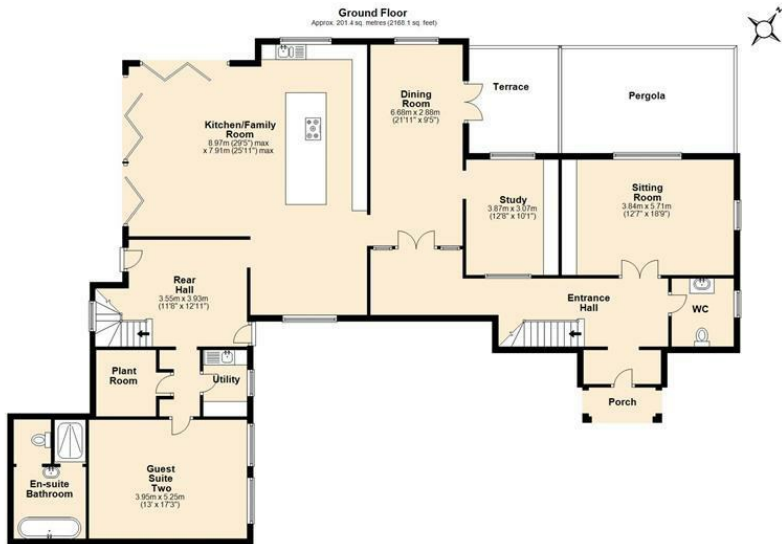
There are 'Crittall' style screens and doors to the reception rooms throwing natural light throughout the ground floor and a bespoke splayed staircase leads up from the hall to the main bedrooms. An under-stairs trap door gives access to the vaulted cellars. The large cloakroom, like all the bathrooms, has been superbly upgraded with a top quality suite.

There are three flexible reception rooms in addition to the large living family kitchen area and are currently a study, formal dining room and a sitting room. A family entrance hall off the kitchen leads through to the ground floor bedroom suite, perfect for less mobile guests or staff with a utility room and plant room alongside. A second staircase leads up to a study landing and a large guest suite with an en suite shower room and double French doors to a balcony.

The main house landing leads through to a fabulous and very indulgent principal bedroom suite open plan to a large en suite bathroom with French doors onto a balcony. Two further French doors open from the bedroom area to a large balcony with a second balcony to the front.

There are three further bedrooms, one of which has an en suite shower room and a lovely contemporary house bathroom serving the other two.

The original Victorian gardens of the property extend in all to about 0.75 acre and provide a private and secluded environment with paths meandering through woodland and mature shrubs, a personal gate opens onto Woodbrook Road with the footpath directly to The Edge opposite. There are lawned gardens to the rear and side and the long private driveway has automatic gates.



Measurements are approximate. Floor plans are not to scale and for illustrative purposes only. Plan produced using PlanCeX.

Council Tax Band:
Tax Band G

Tenure:
Freehold

Local Authority:
Cheshire East Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements