

ANY  
PART EXCHANGE  
WELCOME



Oakfield Road,  
Alderley Edge, SK9 7LZ

SHRIGLEY ROSE & CO  
Bespoke Estate Agents









## Oakfield Road, AlderleyEdge, SK9 7LZ

Welcome to Oakfield Road, a beautifully presented four bedroom semi detached home located in a sought after area in the heart of Alderley Edge. Just a short stroll from the village centre, this charming home offers easy access to boutique shops, cosy cafés, and highly regarded schools. Stylish, spacious, and full of character, it blends traditional features with modern finishes, making it an ideal choice for families or professionals looking for comfort and convenience. Upon entering, you are greeted by a charming and inviting porch area that leads into a characterful hallway full of warmth and personality. The space is bright and welcoming, featuring beautiful details that set the tone for the rest of this delightful home. Heading into the living room, you'll find a stunning bay-fronted window that floods the space with natural light, creating a warm and inviting atmosphere that's perfect for relaxing or entertaining. The beautiful window not only adds character but also offers lovely views outside, enhancing the room's appeal. At the heart of the space sits a gorgeous fireplace, which serves as a charming and cosy focal point, ideal for chilly evenings or simply adding a touch of elegance. Together, these features combine to make this a truly lovely room that feels both welcoming and timeless, perfect for family gatherings, quiet moments, or special occasions. Now into the dining room, a wonderful additional reception space filled with plenty of built-in storage to keep everything tidy and organised. The room is bright and airy, thanks to the elegant French doors that open out onto the garden, bringing the outside in and creating a lovely flow for indoor and outdoor living. This charming room is perfect for family meals, entertaining guests, or simply relaxing while enjoying views of the garden. The kitchen offers lovely views over the garden, making it a bright and pleasant space to cook and spend time in. It's fitted with integrated appliances for a sleek, modern look and practical use. There's also a convenient door leading to side access outside, plus a large storage cupboard that's perfect for keeping essentials close at hand. Heading up to the first floor, you'll discover two spacious double bedrooms, both wonderfully bright and airy, offering plenty of room to relax and unwind. The floor also features a large family bathroom, beautifully appointed, as well as an additional shower room off the landing, providing extra convenience for busy mornings and guests alike. Heading up to the second floor, you'll find another bedroom, along with an additional room that could easily be used as a bedroom or a home office, making it a wonderfully versatile space. Both rooms enjoy lovely views stretching out to the tops of The Edge, adding a peaceful and scenic backdrop to this part of the home.





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The outside of this home is just as impressive. At the front, a driveway provides parking for multiple vehicles, while to the rear you'll find a beautiful south west facing garden, perfect for relaxing or entertaining. The garden includes a paved patio area and a well-maintained lawn, with convenient access to the detached garage, making this outdoor space both attractive and practical. The location of this home is truly wonderful. Just a short stroll from the centre of Alderley Edge village and the train station, it offers fantastic convenience without compromising on peace and quiet. Close to all bars, restaurants, cafés, shops, and amenities, and nestled on a peaceful road, it's the perfect spot to enjoy the best of the Cheshire lifestyle.

### The Current Owners Love:

- The views from the rear of the house - particularly the top floor, you can see all the way to the top of the Edge from one side, right across to the church by Alderley Edge School for Girls on the other.
- The location is brilliant, a beautiful stroll down Heyes Lane into Alderley high street and park, the Drum and Monkey pub and beer garden around the corner, lovely park, fields for dog walks just minutes away, access to the Edge via Squirrels Jump all within walking distance.
- The Edwardian features of the property, the high ceilings and tall windows providing stunning natural light. We especially love the bay window in the lounge - the perfect spot for a Christmas tree.

### We Have Noticed:

- We love the location of this home because it's so convenient to everything — from the village centre and train station to all the bars, restaurants, cafés, shops, and amenities you could need. It really offers the perfect balance of easy access and peaceful living.
- It is a spacious home with beautiful finishes throughout, truly move-in ready and perfect for anyone looking for a hassle-free, turnkey property.
- The garden is south west facing, which is brilliant for catching plenty of sunshine, making it a peaceful and relaxing retreat to unwind and enjoy.











## Key Features:

- ANY PART EXCHANGE WELCOME
- This beautiful three-storey home is stylish, light-filled, and thoughtfully designed, offering comfort and flexibility across all levels
- Located in an excellent spot in Alderley Edge village centre, just a stone's throw from shops, cafés, and local amenities
- A turnkey home, beautifully presented and ready to move straight into
- Features a stunning southwest-facing garden that enjoys all-day sun, ideal for relaxing or entertaining outdoors
- A beautiful and charming home with lovely features and a warm, welcoming feel throughout

**Tenure:** Freehold

**Council Tax Band:** E

**Possession:** Vacant possession upon completion

**Total Floor Area:** 1577

**Viewing:** Strictly appointment only through Shrigley Rose & Co



Property Summary:

GROUND FLOOR

- Porch - 1.22m × 1.30m
- Hallway - 1.22m × 4.42m
- Living Room - 3.66m × 4.22m
- Dining Room - 4.09m × 4.57m
- Kitchen - 6.10m × 3.05m

FIRST FLOOR

- Landing - 1.52m × 6.71m
- Bedroom One - 3.35m × 4.57m
- Bedroom Two - 3.35m × 3.66m
- Bathroom - 3.05m × 3.05m
- Shower Room - 1.52m × 1.52m

SECOND FLOOR

- Landing - 1.85m × 3.35m
- Bedroom Three - 3.96m × 2.44m
- Storage - 0.89m × 1.52m
- Bedroom Four / Office - 3.00m × 2.44m

OUTSIDE

- Garage - 2.87m × 5.49m



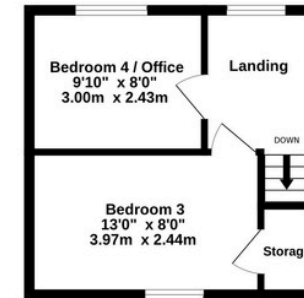
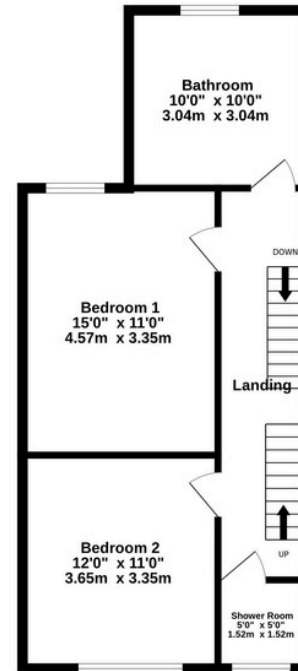
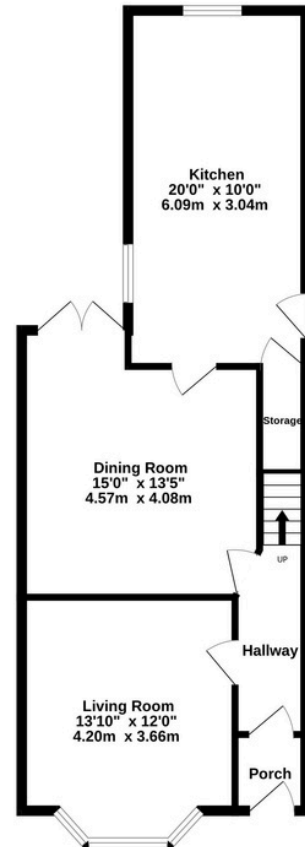
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		







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