

27 Downesway  
Alderley Edge

Guide Price £1,295,000

Andrew J Nowell  
& Company







## 27 Downesway, Alderley Edge, SK9 7XB

A spacious and extended five-bedroom family home with superb open views onto the neighbouring countryside.

- Gated Driveway
- No Onward Chain
- South Facing Garden
- Secluded Position

This immaculate family home has been extended and remodelled by the current owner and offers versatile accommodation throughout.

A feature of note on the ground floor is the stunning open-plan living, dining, and kitchen. The kitchen has shaker units with quartz worktops with a large central island, Quooker Tap, Rangemaster cooker, underfloor heating and a walk-in pantry. There is soft accent lighting throughout. The kitchen area opens through to the dining/living space with wood flooring, contemporary log burning stove and delightful open aspect onto the garden and the countryside beyond.

In addition, on the ground floor is the central entrance hall with cloakroom WC off, the sitting room with central fireplace, study/playroom and the utility room with door to outside.

On the first floor is the principal bedroom with an en suite shower room. The bedroom has ample fitted wardrobes and open views onto the countryside. There are four further well-proportioned bedrooms and two bathrooms (1 en suite).

Externally, the property is approached via a set of electric wrought iron gates opening onto a privately owned driveway which serves only two properties.











There is ample off-road parking (with an electric car charger) and a double garage with an electric door. The gardens wrap around the back and side of the property, and the rear garden enjoys a sunny southerly aspect and open views and access onto the open countryside beyond. There is a stone-flagged patio, raised decking and lawn with mature borders. To the side of the house is a detached 2-room studio ideal for a gym space or workshop.

Downesway is conveniently positioned in a quiet location, a short walk from Alderley Edge Village, which has everything for day-to-day needs, and the local train station with links to Manchester and London.

This immaculate property is not one to be missed and is for sale with no onward chain.

## Important Information

What 3 Words – [///frock.stars.mercy](#)

Council Tax – Cheshire East Band G

EPC Rating – C (75/80)

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

The title contains restrictive covenants (typical of a 1970s development) – details are available from our office.

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 coverage indoors.

\* Information provided by GOV.UK

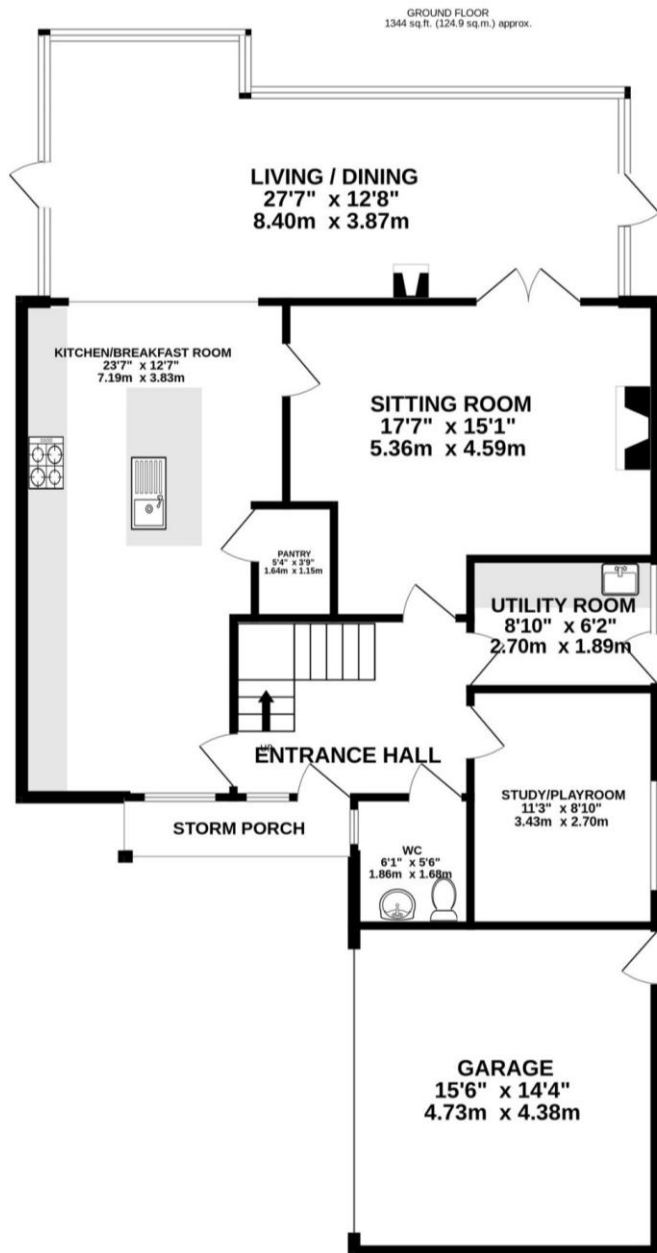
\*\*Information provided by Ofcom checker.

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.





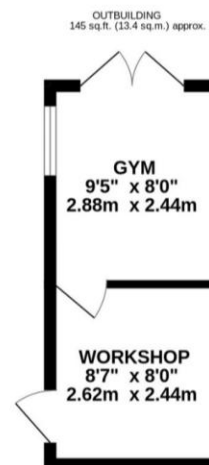
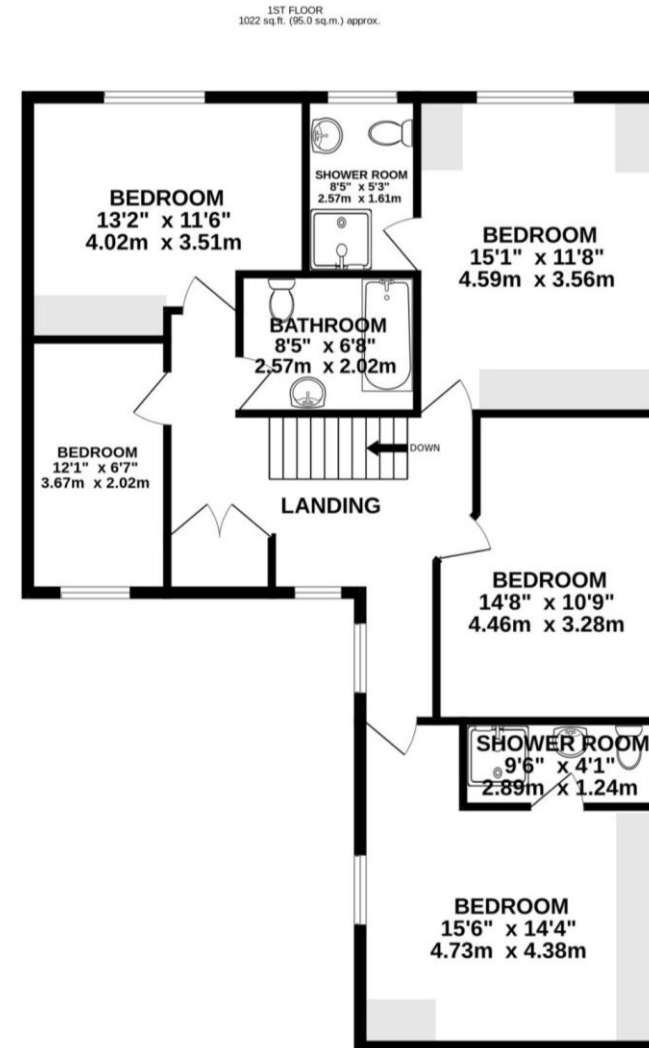




TOTAL FLOOR AREA : 2511 sq.ft. (233.3 sq.m.) approx.

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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