



**GASCOIGNE
HALMAN**

WILLOW CROFT, STAMFORD ROAD, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



WILLOW CROFT, STAMFORD ROAD, ALDERLEY EDGE

A substantial and characterful period home set on a private corner plot within Alderley Edge's conservation area. Offering five bedrooms, elegant reception spaces and generous gardens, with gated driveway and garage. A rare opportunity, offered with no onward chain.

Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks and Spencer, Tesco and John Lewis are a short drive away. The village has a range of social and recreational facilities, and local schools cater for children of all ages. Alderley Edge is well placed for easy access to Manchester and Stockport, the M56 is accessible at Ringway and the M6 at Holmes Chapel. Alderley Edge train station offers a fast electric commuter service with Inter City links available in Wilmslow. Manchester International Airport is only a short drive away.





DESCRIPTION

From the moment of arrival, Willow Croft announces itself as a residence of considerable presence and architectural significance. Its handsome bay-fronted facade, adorned with decorative eaves and finely crafted porch detailing, immediately conveys a sense of heritage and permanence. The property sits proudly within the Alderley Edge conservation area, surrounded by homes of comparable quality and stature, and represents a genuinely rare opportunity to acquire a substantial period dwelling of this calibre. Occupying a prominent yet discreet corner plot, Willow Croft enjoys an unusually generous frontage, providing both privacy and an elegant sense of separation from the road.

A welcoming entrance porch leads into an impressive entrance hall where the scale and proportion of the home are instantly evident. High ceilings, and an abundance of natural light create a strong first impression and set the tone for the accommodation throughout. To the front of the property, the principal lounge is a refined and inviting reception room, framed by two large bay windows that flood the space with daylight. Ornate decorative cornicing, a feature fireplace and generous proportions combine to create a room perfectly suited to both formal entertaining and relaxed everyday living.

Complementing the main lounge is a second substantial reception room, again enjoying bay detailing, high ceilings and a fireplace. Currently arranged as a family room, it offers exceptional flexibility and could equally serve as a formal dining room or additional sitting room. This room benefits from dual access, either directly from the entrance hall or via the adjoining family dining kitchen, allowing for a natural flow through the ground floor accommodation.

The dining kitchen is a warm and sociable space designed with family life and entertaining in mind. The kitchen itself is well appointed with a comprehensive range of integrated appliances and ample storage, while the dining area provides space for a large table, making it ideal for both everyday meals and larger gatherings. Double doors open directly onto a covered veranda, creating an inviting indoor-outdoor connection and offering a sheltered space to enjoy the garden throughout the seasons. A rear porch and a conveniently positioned ground floor WC further enhance the practicality of the layout.

The lower ground floor has been fully tanked and thoughtfully adapted to provide a suite of highly versatile additional rooms. These two generous spaces could be utilised for a wide range of uses including a home gym, study, cinema room, playroom or additional entertaining space. A separate utility room on this level adds yet another layer of functionality, making this floor particularly well suited to modern family requirements.

To the first floor, the sense of space and light continues. There are three beautifully proportioned double bedrooms on this level, each offering its own individual character while sharing the common benefit of large windows and elevated ceiling heights. The first and second bedrooms are linked by a Jack and Jill en-suite shower room, ideal for family living, while the main family bathroom is both stylish and indulgent, featuring a cast iron claw-footed bath alongside a walk-in shower, blending period charm with contemporary comfort.

The second floor provides two further bedrooms, offering excellent additional accommodation that is ideal for older children, guests or even home office use. These rooms enhance the overall flexibility of the house and ensure that Willow Croft can adapt effortlessly to a variety of lifestyle needs.

Outside, the gardens are a notable feature of the property. To the front, the house is set well back from the road and screened by mature hedgerows and trees, creating a strong sense of privacy. The front garden is predominantly laid to lawn and intersected by a York stone pathway leading to the front entrance. A large gated tarmac driveway provides ample off-road parking and access to the single garage.

The rear garden is equally appealing, enclosed by a combination of walling and fencing and designed to be both private and enjoyable. It features a lawned area, two York stone patio spaces ideal for outdoor dining and entertaining, and well-established beds and borders that add colour and interest throughout the year. The covered veranda is accessed directly from the dining kitchen and provides a sheltered seating area overlooking the garden. Two useful outbuildings offer added storage and are supplemented by an outdoor WC, further enhancing the practicality of the outdoor space.

Willow Croft is a home of rare character, generous scale and undeniably soul, located within one of Alderley Edge's most sought-after addresses at the heart of the village, with easy access to all local facilities, schools and transport links. This property offers elegant period architecture, versatile accommodation and a wonderful sense of privacy; it presents a truly exciting opportunity for those seeking a distinguished family home. The property is offered for sale with no onward chain, allowing for a straightforward and appealing purchase.

DIRECTIONS

SAT NAV: SK9 7NS

TENURE

Leasehold: 849 years remaining. Ground rent £57pa.

LOCAL AUTHORITY

Cheshire East Council

TAX BAND

Band: G

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC



TOTAL FLOOR AREA : 2931 sq.ft. (272.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only.
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