



**GASCOIGNE
HALMAN**

22 MORRIS DRIVE, ALDERLEY PARK, NETHER
ALDERLEY

THE AREAS LEADING ESTATE AGENT



22 MORRIS DRIVE, ALDERLEY PARK, NETHER ALDERLEY

A generous family home situated offering enhanced, beautifully presented internal living space and delightfully landscaped gardens, situated within this exclusive Alderley Park Development

Alderley Park development which is a truly magnificent site unlike any other in the area. Residents enjoy unrestricted use of the 200+ acres of parkland, with mature woodland, rolling fields and a lake. As well as open space to explore there is also on site amenities such as the popular public house, The Churchill tree. Furthermore, there is an on site state of the art gym and access to hot-desking opportunities within the business site.



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

An exceptional family residence of immense style and substance, occupying a prominent position within the highly regarded Heatherley Wood development at the heart of Alderley Park. Extending to in excess of 2,300 sq ft, this is a home of impressive scale and refined presentation, one which has been significantly enhanced by the current owners through thoughtful investment and a clear eye for detail. The result is a beautifully balanced property that successfully elevates the standard modern home into something far more individual, warm and characterful, while retaining all the practical benefits expected of contemporary family living.

From the moment of arrival, the house immediately conveys a sense of quality. The external appearance is particularly striking, with handsome gable-fronted elevations, attractive stone detailing, a slate roof and complementary brickwork, all combining to create a façade of real distinction and presence. The approach sets the tone perfectly for the accommodation within, where the sense of scale, finish and cohesion is apparent throughout.

The welcoming entrance hall is generous in proportion and creates an excellent first impression, enhanced by herringbone Amtico flooring which flows across the ground floor and provides both practicality and a strong sense of visual continuity. To the front, the formal lounge is a beautifully appointed reception room, ideal for quieter moments, with a bay of large windows drawing in excellent levels of natural light and a fireplace providing an attractive focal point and an additional sense of comfort.

To the rear of the property, the accommodation opens into a truly outstanding family living space, designed very much with modern lifestyles in mind. This open-plan family dining kitchen forms the social heart of the home and has been executed with both style and practicality. The kitchen itself is fitted with hand-painted in-frame cabinetry, complemented by contrasting quartz work surfaces, while a large pantry cupboard with oak inlay offers excellent storage. A central island with twin sinks anchors the room and provides further preparation space as well as a natural gathering point for day-to-day family life and entertaining alike. An extensive range of integrated appliances has been carefully incorporated, ensuring the room functions just as well as it looks.

Beyond the kitchen, there is ample space for family dining and informal seating, creating a wonderfully sociable layout. A bank of bi-folding doors spans the rear elevation and, together with the southerly-facing orientation, ensures the room is bathed in natural light throughout the course of the day. These doors also create a seamless connection with the garden, allowing the indoor and outdoor spaces to work beautifully together during the warmer months and providing attractive views across the landscaped rear grounds. A utility room and ground floor WC are positioned conveniently off this area, adding further practicality and ease to everyday living.

The first floor continues to impress, both in terms of scale and the flexibility of the accommodation on offer. A substantial additional lounge provides a highly versatile reception space which could equally be used as an additional bedroom, snug, media room or home office depending on a purchaser's needs. The principal bedroom suite is a particularly impressive retreat, beautifully finished with wood-panelled detailing that brings texture, depth and warmth to the room. Complementing this is a delightful walk-in wardrobe and an en-suite facility that introduces a luxurious element to the suite. Also on this floor is a second generous double bedroom, which again features panelled detailing that mirrors the design of the principal suite, creating a sense of cohesion and elegance. This bedroom is also served by its own en-suite, while the main family bathroom, fitted with a bath, completes the first floor accommodation.

To the second floor, the same themes of light, space and quality continue. There are two further generous double bedrooms, both fitted with wardrobes and both enjoying the benefit of en-suite shower rooms. This arrangement makes the upper floors especially well suited to growing families, older children, guests or those seeking independent and private bedroom accommodation throughout the house.

Externally, the property has been landscaped and improved with the same degree of consideration shown internally. To the front, a generous block-paved driveway provides ample parking and access to the garage, while also ensuring the property enjoys an attractive and well-ordered frontage. The rear garden is a particularly special feature and one that sets this home apart from many others. The current owners have undertaken a comprehensive redesign of the space, transforming it into a garden of real quality and maturity with strong structure, elegant planting and a highly usable layout. Benefiting from a southerly-facing aspect, the garden enjoys excellent levels of sunshine in the warmer months and has been designed to make the most of this orientation.

A generous Indian stone patio sits directly adjacent to the family dining kitchen, providing an ideal setting for dining, entertaining or simply enjoying. Beyond, the lawned area forms the heart of the outside space and is centred around a feature bed enclosed with box hedging, introducing a sense of formality and structure. The surrounding borders are beautifully defined with further box hedging and carefully stocked planting, including alliums which bring seasonal height and colour during the summer months. Replaced fencing enhances the overall finish and presentation, while pleached hedging provides both additional privacy and an elegant green backdrop.

This is a home that stands out for far more than its square footage alone. Every element has been considered, from the proportions of the rooms and the quality of the internal finishes to the landscaping of the gardens and the overall sense of refinement that runs throughout. The current owners have succeeded in creating a property with genuine warmth and individuality, elevating a modern house into a home with notable style and soul. Combined with its enviable position within Alderley Park and the benefit of the amenities and setting associated with this prestigious location.

DIRECTIONS

SAT NAV: SK10 4YX

TENURE

Freehold
£1 pa fixed yearly rent charge.
£48.72 pa Reserve Fund.
£807 service charge.

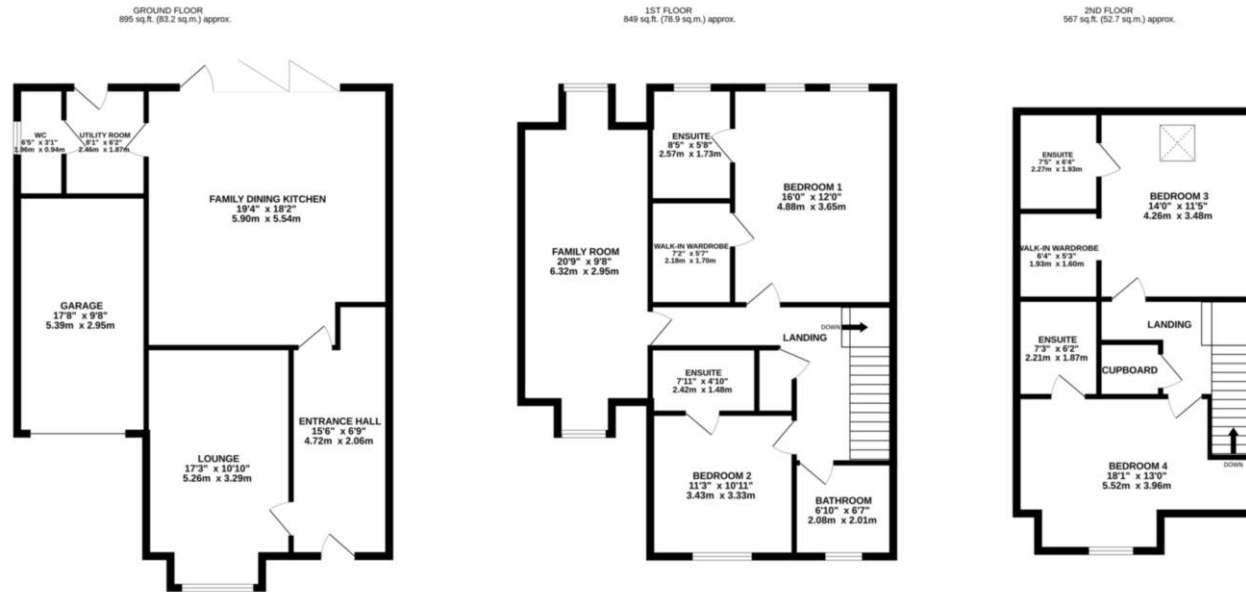
LOCAL AUTHORITY

Cheshire East Council

TAX BAND

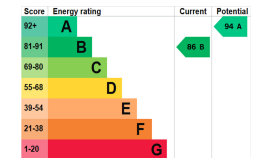
Band: G

FLOORPLAN & EPC



TOTAL FLOOR AREA: 2312 sq.ft. (214.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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ALDERLEY EDGE OFFICE

01625 590 373

alderley@gascoignehalman.co.uk

6 London Road, Alderley Edge, Cheshire, SK9 7JS

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HALMAN**