



Andrew J Nowell
& Company

The Blenheim, Highgrove, Ancoats Lane

Offers Over £475,000



The Blenheim

Highgrove, Ancoats Lane, Alderley Edge, SK9 7TT

- Idyllic Views
- Gated development
- Detached Summerhouse
- No Onward Chain

An individual first floor apartment situated within this historic Grade II country house enjoying communal grounds of approximately 4 acres with wonderful open views beyond. An attractive first floor apartment providing spacious accommodation finished to a high standard throughout.

The apartment has its own private entrance on the ground floor with a convenient utility room and an impressive sweeping staircase leading to the first floor accommodation.

On the first floor is a generous hallway with a built in study area and boarded loft space with a pulldown ladder providing storage. The kitchen is fully fitted with integral Zanussi appliances, modern kitchen units with granite work surfaces.

The bright and airy large living/dining area has vaulted ceiling, impressive views over the countryside beyond, a sandstone fireplace with a gas fire and plenty of space for a dining area. There is also a cloakroom leading to the boiler room.

The principal bedroom has tastefully fitted furniture and leads to an en-suite shower room which is fully tiled. The family bathroom is fully tiled with a bath with shower over. There is also a further bedroom with built in furniture.



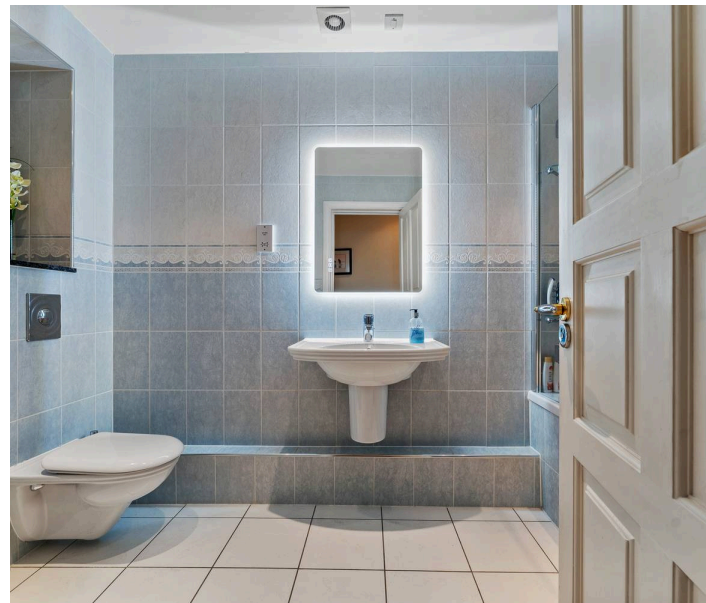
Externally Highgrove is approached through electrically operated gates and stands within approximately 4 acres of immaculately maintained communal gardens including pond, vast lawns, ornamental pathways, well stocked flower beds and mature trees. The Blenheim also boasts a detached brick summerhouse and workshop with power and water, ideal for an office space or garden room.

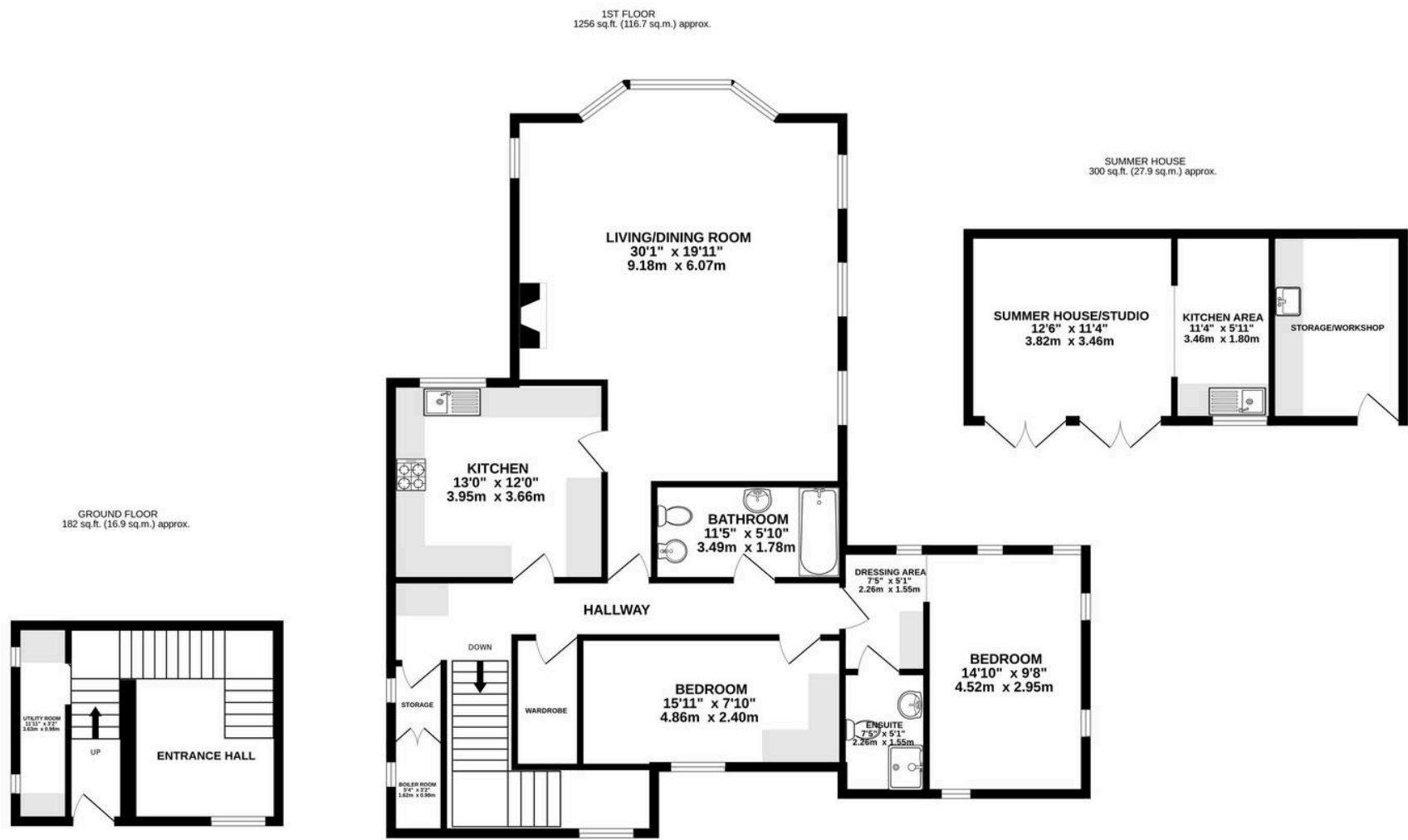
Located within 5 minutes' drive from Alderley Edge and Wilmslow centres both offering a good range of shopping, education and recreational facilities with a wealth of fine restaurants. The motorway network system, Manchester International Airport and local and commuter rail links are close to hand.

There is the option to purchase the property fully furnished with the fixtures and fittings included.

Important Information

- What 3 Words – [///sailors.clubs.connected](http://sailors.clubs.connected)
- Council Tax – Cheshire East Band G
- EPC Rating – D (59/76)
- Tenure – Leasehold (share of freehold)
- Estate charge – Approx £4644.72 pa
- Heating: Gas Fired Central Heating
- Services: Mains Gas, Electric, Water & Drainage
- Flood Risk*: Very Low Risk of Flooding
- Broadband**: Superfast broadband available
- Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.
- * Information provided by GOV.UK
- **Information provided by Ofcom checker.





TOTAL FLOOR AREA : 1738 sq.ft. (161.5 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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