



**GASCOIGNE
HALMAN**

107 SANDY LANE, HENBURY

THE AREAS LEADING ESTATE AGENT



107 SANDY LANE, HENBURY

A striking detached home with beautifully presented interiors and with open-plan living. Set within private 0.5 acres (approx) of landscaped gardens with double garage and far-reaching views towards the Peak District. NO ONWARD CHAIN.

Henbury is a small, village in Cheshire, known for its peaceful rural setting and attractive countryside. Located South East of Alderley Edge which 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 & Macclesfield. Manchester International Airport is only a short drive away.





DESCRIPTION

Set at the heart of a generous plot extending to approximately 0.5 acres, this recently constructed Cheshire brick detached residence offers an exceptional lifestyle, combining spacious accommodation, immaculate presentation, and highly sought-after open-plan living.

The property is approached via electronic double gates, with a sweeping driveway meandering through the front lawns, immediately setting an impressive tone. A covered entrance porch leads into a striking double-height reception hall, featuring an oak staircase rising to a galleried landing and providing access to all ground floor rooms.

The principal lounge is an elegant and inviting space, centred around a bespoke hand-carved stone fireplace with open fire. Large windows overlook the gardens, flooding the room with natural light and creating an ideal setting for formal entertaining. A useful adjoining storage room benefits from custom-built shelving. A study/family room provides a further useful and flexible reception space.

To the rear of the property lies the heart of the home, a superb open-plan family dining kitchen. Beautifully appointed with a range of oak units, the kitchen features a substantial central island and a range of integrated appliances. The space is thoughtfully zoned to incorporate dining and relaxed family living areas, with double doors opening onto the patio, seamlessly blending indoor and outdoor living.

Further enhancing the ground floor accommodation is a double bedroom with en-suite facilities, ideal for multi-generational living or guests. A separate WC, utility room, and dedicated boiler room add practicality and convenience.

To the first floor, the galleried landing enjoys natural light from a feature window, offering views across the gardens towards the Peak District. The principal bedroom suite is particularly impressive, complete with bespoke fitted furniture, a spacious walk-in wardrobe, dressing area, and a recently installed en-suite shower room. A second bedroom also benefits from its own stylish shower room. Additional under-eaves storage cupboards provide useful ancillary space.

Externally, the gardens are a true highlight, wrapping around the property and offering a high degree of privacy. Beautifully landscaped and well stocked, the grounds feature expansive lawns, mature trees, and established borders. The front garden is enclosed by mature hedging while still enjoying far-reaching views towards the Peak District, and includes an ornamental pond.

To the side and rear, there are further patio areas ideal for outdoor entertaining, along with additional lawned sections and thoughtfully planted beds. A raised terrace to the rear provides another vantage point from which to enjoy the surroundings.

A detached double garage offers generous parking and storage, complemented by additional parking space on the block-paved driveway.

Offered for sale with no onward chain, this outstanding home presents a rare opportunity to acquire a private yet well-connected residence, enjoying beautiful views towards the Peak District, and offering bright, spacious, and highly versatile accommodation throughout.

DIRECTIONS

SAT NAV: SK10 4RJ

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

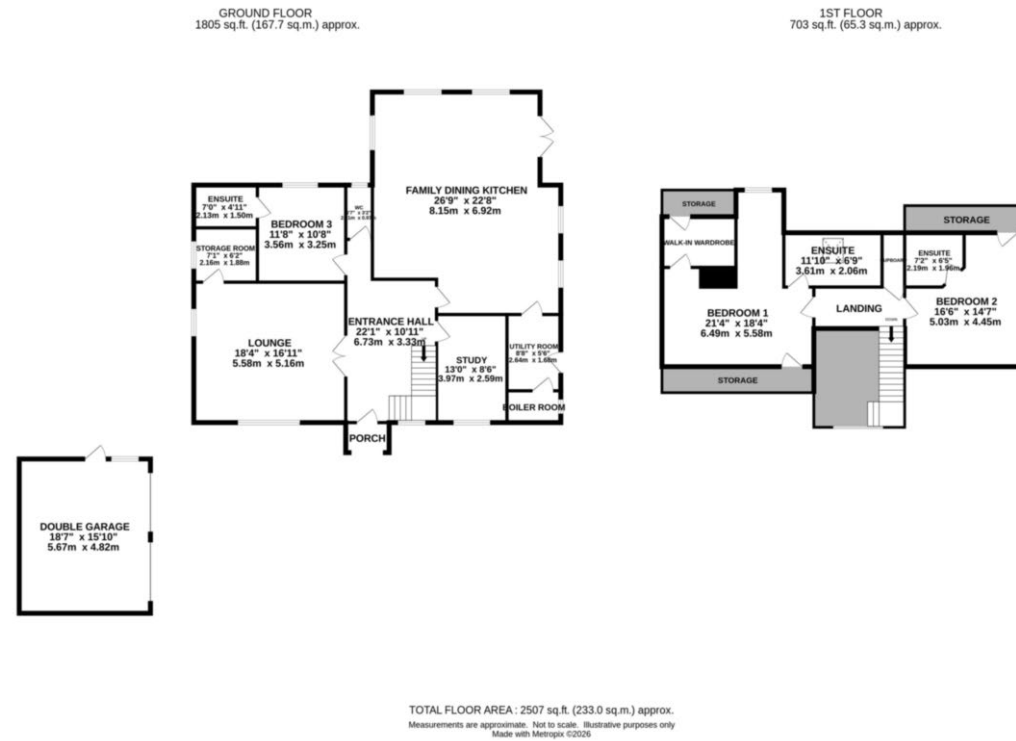
TAX BAND

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VIEWINGS

Viewing strictly by appointment through the Agents.

EPC & FLOORPLAN



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