



**GASCOIGNE
HALMAN**

27 DOWNESWAY, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



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An exceptional, gated home within close proximity of Alderley Edge village offering over 2,500 sq ft of family living accommodation, south-facing gardens and stunning views over an open aspect. 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

Rarely does a residence combine such exceptional privacy, family living space, and truly breathtaking surroundings so effortlessly. Occupying a discreet gated position just moments from Alderley Edge village, this outstanding home enjoys magnificent south-facing gardens and uninterrupted views across open farmland, a setting that brings an extraordinary sense of light, space, and tranquillity to everyday living.

Set well back behind secure electric gates, the property offers over 2,500 sq ft of impeccably presented accommodation, thoughtfully designed to maximise its remarkable rear aspect. Throughout the home, expansive glazing frames the far-reaching views, while the southerly orientation ensures an abundance of natural light from morning through to evening.

The reception hall creates an immediate sense of arrival, leading to a series of versatile living spaces tailored perfectly for modern family life. At the heart of the home lies a beautifully appointed dining kitchen, recently installed to an exceptional specification with quartz surfaces, extensive range of integrated appliances, underfloor heating, ambient lighting, and a substantial walk-in pantry.

Flowing seamlessly from the kitchen is a spectacular garden room, undoubtedly one of the home's defining spaces. Designed to blur the boundary between indoors and out, this light-filled room enjoys a fully glazed rear elevation that captures the stunning outlook across the gardens and open fields beyond. Whether entertaining, dining, or simply relaxing beside the wood-burning stove, the ever-changing landscape provides a remarkable backdrop throughout the seasons.

A formal lounge offers a more intimate retreat for evenings, while an additional study/family room provides flexibility for home working or relaxed day-to-day living. A utility room and guest cloakroom complete the ground floor accommodation.

To the first floor, a galleried landing leads to five beautifully proportioned bedrooms. The principal suite enjoys a rear position, where elevated views across the countryside create a true sense of calm. Fitted furniture and a luxurious en-suite complete the space. A second generous guest bedroom also benefits from fitted furniture and en-suite facilities, while three further bedrooms are served by a stylish family bathroom.

Externally, the gardens are simply exceptional. South-facing and wonderfully private, they have been thoughtfully landscaped to create a series of outdoor spaces designed to embrace the property's extraordinary setting. Lawns extend towards the open aspect beyond, while an Indian stone patio and elevated decked seating area provide idyllic vantage points for outside dining, entertaining, or simply enjoying the view. Mature trees, established hedging, and beautifully stocked borders enhance both the privacy and the beauty of the garden.

To the side of the property, a recently constructed timber outbuilding provides superb ancillary space, currently utilised as a gymnasium and workshop with power and lighting installed. To the front a generous block paved driveway and double garage provide plenty of parking.

Offered to the market with no onward chain, this is an exceptionally rare opportunity to acquire a generous family residence where privacy, light, and spectacular south-facing views combine to create a truly special home.

DIRECTIONS

SAT NAV: SK9 7XB

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

TAX BAND

Band: G

VIEWINGS

Viewing strictly by appointment through the Agents.

