



Andrew J Nowell
& Company

2 Kensington Gardens, Lynton Lane, Alderley Edge

Guide Price £785,000



2 Kensington Gardens, Lynton Lane, Alderley Edge, SK9 7GT

- Gated Development
- Village Location
- Immaculately Presented
- Constructed by PH Homes

A beautifully presented four-bedroom mews house forming part of an exclusive gated development of just six homes, superbly positioned in the heart of Alderley Edge village. Built by renowned developer PH Homes, the property offers approximately 1,506 sq.ft. of stylish accommodation arranged over three floors, together with a private landscaped garden and two allocated parking spaces.

The ground floor is centred around an impressive open-plan dining kitchen, extending to over 18ft and providing an excellent space for everyday living and entertaining. The contemporary kitchen is fitted with a comprehensive range of sleek cabinetry, integrated appliances and a generous breakfast peninsula, while bi-folding doors span the rear of the room and open directly onto the garden. A separate sitting room, which is equally well suited as a study or home office, provides valuable additional reception space. An entrance hall and cloakroom/WC complete the ground floor.

The first floor provides a substantial separate lounge, creating an excellent formal reception room away from the open-plan living space below. Also on this level is the principal bedroom, complete with fitted wardrobes and a contemporary en-suite shower room.





Three further bedrooms are arranged across the second floor, two benefiting from fitted wardrobes, alongside a well-appointed family bathroom. The flexible arrangement provides ample space for family living, guests and home working.

Outside, the rear garden has been recently landscaped to create a particularly attractive yet low-maintenance setting. Bi-folding doors open onto a generous paved terrace, leading to artificial lawn, established planted borders and a raised decked seating area. Integrated garden lighting adds to the appeal and makes the space ideal for entertaining.

The property also benefits from two allocated parking spaces with electric vehicle charging. Set behind secure gates and with only six homes within the development, Kensington Gardens combines privacy with the considerable convenience of an Alderley Edge village-centre position.

Important Information

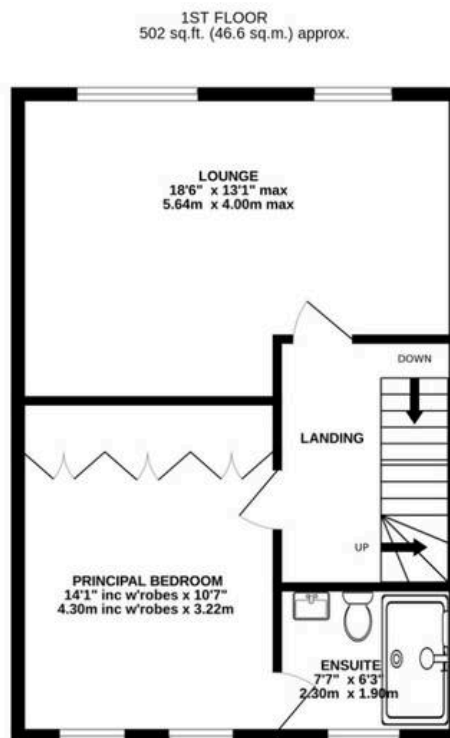
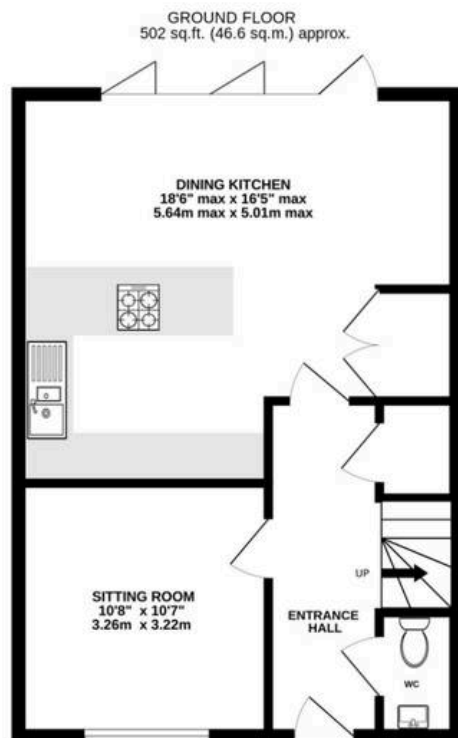
- Council Tax – Cheshire East Band F
- EPC Rating – B (86/93)
- Tenure – Freehold
- Estate Charge – £900 per annum
- Heating: Gas Fired Central Heating
- Services: Mains Gas, Electric, Water & Drainage
- Parking: Driveway
- What 3 Words – ///lofts.alarm.bonus
- Flood Risk*: Very Low Flood Risk
- Broadband**: Ultrafast 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 : 1506 sq.ft. (139.9 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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Andrew J Nowell & Co, 8 London Road - SK9 7JS

01625585905 • mail@andrewjnowell.co.uk • www.andrewjnowell.co.uk

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