



**GASCOIGNE  
HALMAN**

1 SANDLEBRIDGE RISE, ALDERLEY EDGE

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THE AREAS LEADING ESTATE AGENT



## 1 SANDLEBRIDGE RISE, ALDERLEY EDGE

**A generous, detached family home boasting accommodation extending to over 2800 sq ft. Situated in a semi rural location with southerly facing gardens and paddock extending to 0.74 acres (approx).**

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

Set within an cul-de-sac of just six individual homes in this highly regarded semi-rural location, this well proportioned family home offers over 2,800 sq ft of generous accommodation (excluding the garage) and occupies a southerly facing, exceptionally manageable plot extending to approximately 0.75 acres.

Much loved by the current owners, the property has been carefully improved and extended to provide both impressive formal spaces and relaxed everyday family living, all while enjoying open countryside on the doorstep and remaining within easy reach of the amenities of Alderley Edge village.

An entrance porch leads into a welcoming and spacious reception hallway, setting the tone for the accommodation and providing access to the principal living areas. To the rear of the property is a recently installed, high-specification kitchen, fitted with quartz worktops and a comprehensive range of integrated appliances. This flows through to a delightful garden room, positioned to take full advantage of its southerly-facing aspect and enjoying lovely views over the gardens and paddock beyond. Flooded with natural light, this space provides an ideal informal day-to-day living area.

Further living accommodation includes a family room offering additional flexible living space, a generous lounge centred around a feature fireplace and enjoying excellent natural light, and a formal dining room with double doors opening directly onto the garden, creating an ideal setting for entertaining. A practical utility room and downstairs WC complete the ground floor accommodation.

To the first floor, all bedrooms are accessed from a central landing. The impressive principal bedroom suite is a particular highlight, featuring fitted bedroom furniture, attractive views over the gardens and surrounding countryside, and a well-appointed en suite shower room. There are four further double bedrooms, one benefiting from its own en suite facilities, together with a spacious family bathroom.

Externally, the property is approached via a substantial driveway providing ample parking and access to a large double garage. Adjacent to the garage is a brick-built store, accessible both internally and externally, offering excellent additional storage.

The mature gardens wrap around the property and include well maintained formal lawned areas to the side and rear, all enjoying a desirable southerly aspect. A paved patio provides an ideal space for outdoor seating, dining and entertaining, while the wider gardens offer a high degree of privacy and a wonderful setting for family life.

Beyond the formal gardens, and running alongside a gently flowing stream which is securely fenced, lies a small paddock which has been largely left to rewild by the current owners. This area has become a true haven for wildlife and birdlife, creating a peaceful and natural extension of the gardens. The paddock offers excellent potential for those with an interest in smallholding, while also providing a safe environment for children to explore and enjoy the outdoors.

## DIRECTIONS

SAT NAV: SK9 7TE

## TENURE

Freehold

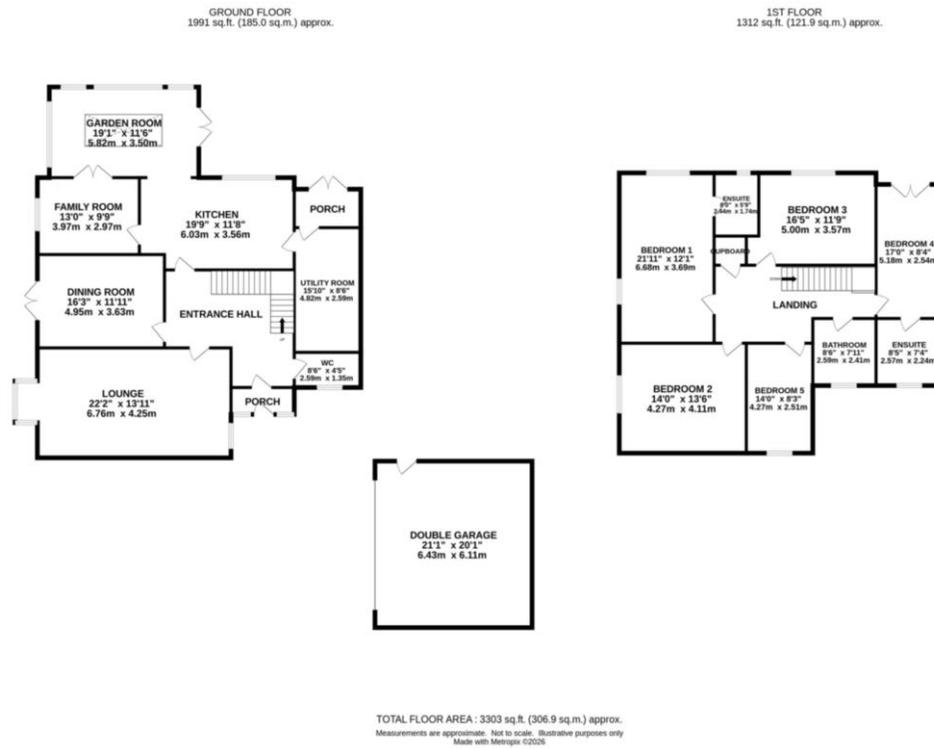
## LOCAL AUTHORITY

Cheshire East Council

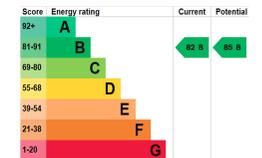
## VIEWINGS

Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



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