





Benson Bunch

Bespoke Property Consultancy
Residential Letting and Sales

Croston Close, Alderley Edge

Alderley Edge, SK9 7BX

Asking Price £3,500,000

- Nestled away in a private location
- Gated
- Triple garage
- Spacious plot with mature tree line at perimeter
- Principal bedroom with 2 dressing rooms & ensuite
- Over 8000 sq ft of floor area
- Separate annex
- Indoor swimming pool, hot tub, sauna, gym & cinema room
- Solar panels & Tesla Powerwall batteries to enhance efficiency (EPC rating A)
- Moments from Alderley Edge village

PROPERTY SUMMARY

6

7

5

Nestled away on Croston Close, this exceptional detached house sits on a peaceful plot lined offering vast amounts of privacy. The home features full leisure amenities, a separate annex and is conveniently located just a stone's throw from Alderley Edge village.

It's modern design creates a beautiful flow within the house from its central galleried hallway & landing. Whilst the neutral decor creates a versatile space, ready for someone to make it their own. The ground floor comprises of a large kitchen-living-dining room area, dining/reception room, study & a large dual-aspect lounge. On the first floor, you will find five bedrooms and four bathrooms, including the principal suite with two dressing rooms and a large ensuite. Above the garage is a separate annex with a bathroom & kitchen.

The lower ground floor is dedicated to wellness & entertaining, with a swimming pool, hot tub, steam rom, gym & cinema/games room.

The plot provides ample garden space at the front & back of the house with a 'woodland' at the perimeter. The gated driveway, along with a garage that accommodates up to three cars, provides convenience and security.

The home benefits from Tesla Powerwall batteries, air-source heating & solar panels, creating a more efficient home with an EPC of A.











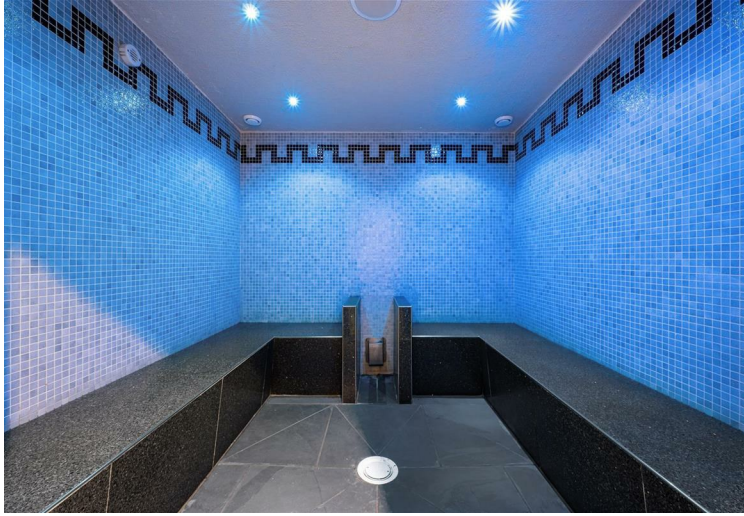












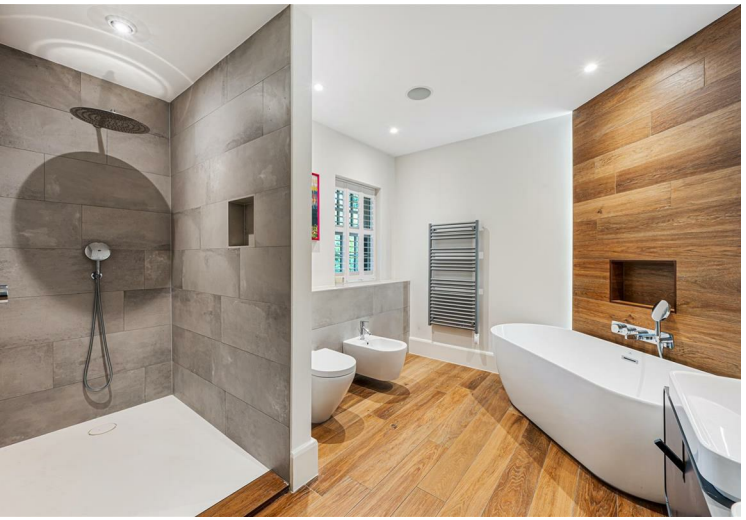




























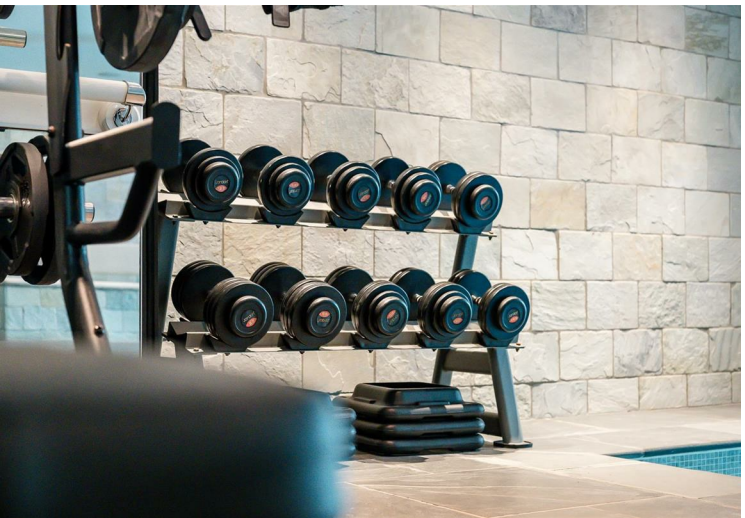


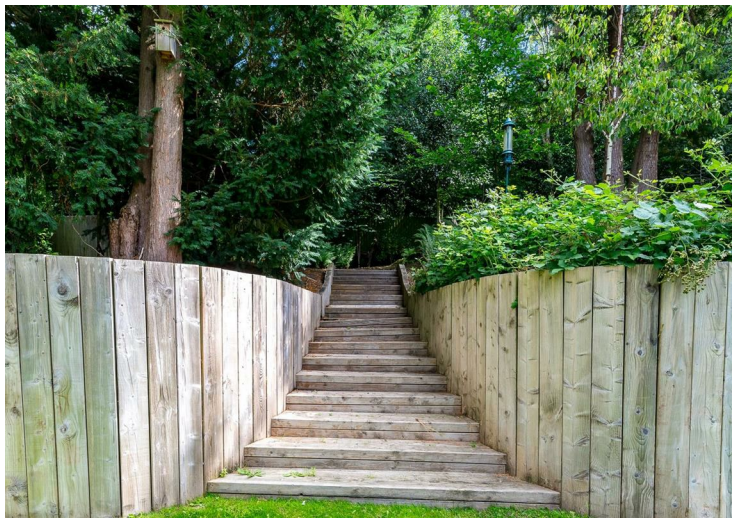










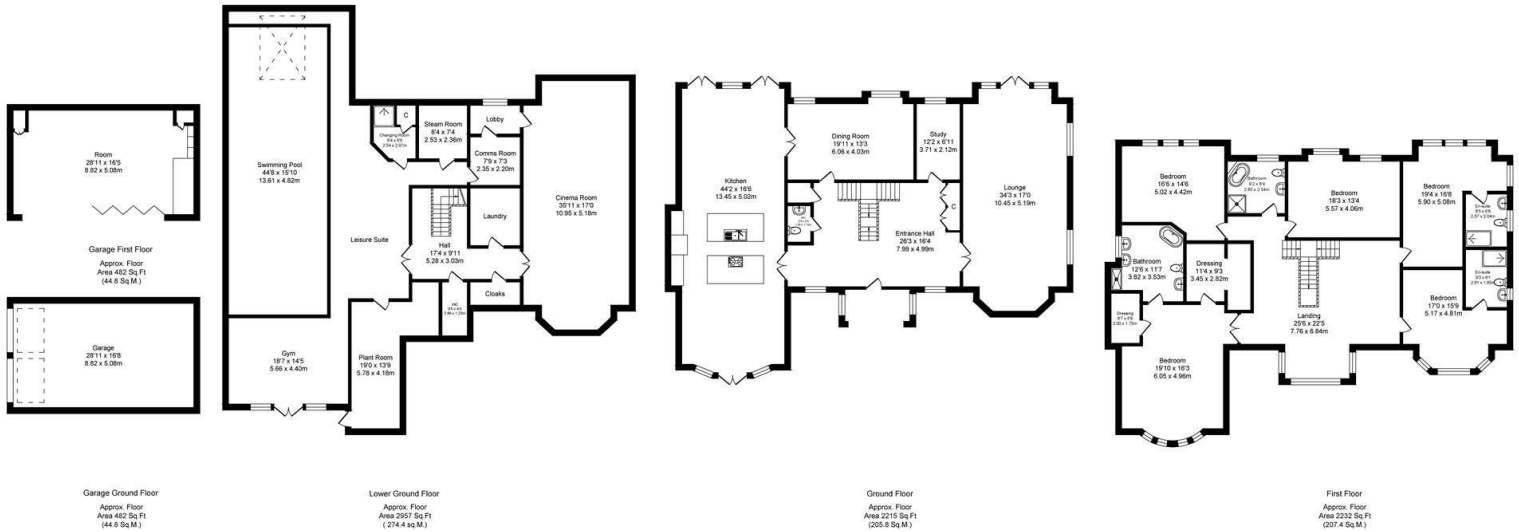




Stanford House, Croston Close Alderley Edge,m

Total Approx. Floor Area 8368 Sq.ft. (777.2 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Council Tax Band:

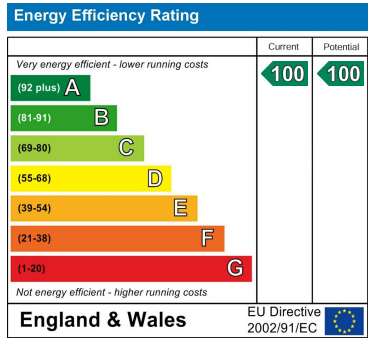
Tax Band H

Tenure:

Freehold

Local Authority:

Cheshire East



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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