

Kynnersley
Alderley Edge



Guide Price £1,950,000

Andrew J Nowell
& Company



Kynnersley, Chelford Road, Alderley Edge, SK9 7TL

An impressive, detached family home situated in a charming semi-rural position within easy reach of Alderley Edge Village.

- Constructed in 2018
- Bar/Media Room
- Underfloor Heating
- 0.5 Acres of Gardens

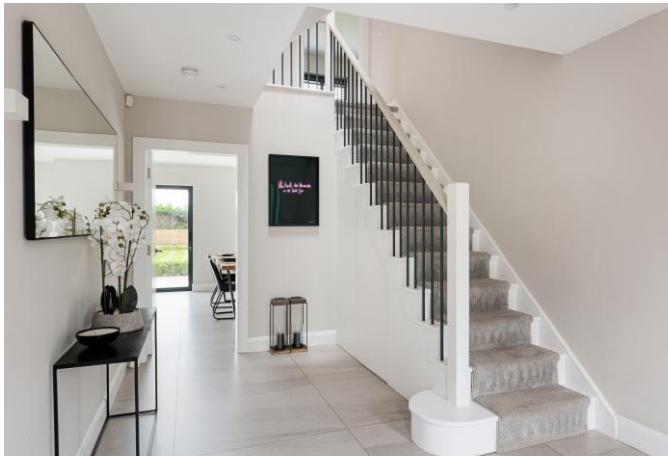
A bespoke commission constructed in 2018, Kynnersley is an impressive family residence with accommodation extending to nearly 5,000 sq. ft set across three floors.

The well-designed layout consists of a central entrance hall with two reception rooms off, the principle lounge with central gas fireplace and the family room both with central bay windows. Also off the hall is the stunning open plan living dining kitchen with two sets of large sliding doors opening onto the rear garden. The contemporary kitchen boasts a large central island with breakfast bar, quartz worksurfaces, integrated Siemens appliances and hot water tap.

There is a large utility room off the kitchen with ample additional storage, cloakroom/WC off and access to the double garage which has been converted to a gold simulator/gym. In addition, on the ground floor is a large bar/media room extending to over 30ft long. There is a bespoke bar area with integrated wine fridges and a full run of sliding doors opening onto the garden.

To the first and second floor are six bedrooms and four bathrooms (three en-suite). The principal bedroom suite has a large fitted walk-in wardrobe. The bathrooms are fitted with Duravit sanitary ware and bespoke tiling. The entire second floor could be utilised as an impressive principal suite if desired.





Externally the property is approached via a set of electric gates with a large driveway offering ample parking and leading to the double garage.

The gardens extend to approximately 0.5 acres and there are manicured gardens to the front with large rear garden which has been designed with family in mind. There is a large rear stone flagged patio, manicured lawn, play area and artificial turfed area utilised as a tennis court/football area.

The property is situated in a charming semi-rural position on the outskirts of Alderley Edge Village. The village offers everything for day-to-day needs with the local train station which has rail links to Manchester and London.



Important Information

What 3 Words – ///breathing.kite.interval

Council Tax – G

EPC Rating – B

Tenure – Freehold

Heating: Gas Fired Central Heating (Underfloor heating downstairs)

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

Flood Risk*: Very Low Risk of Flooding

Broadband**: Superfast broadband available at the property.

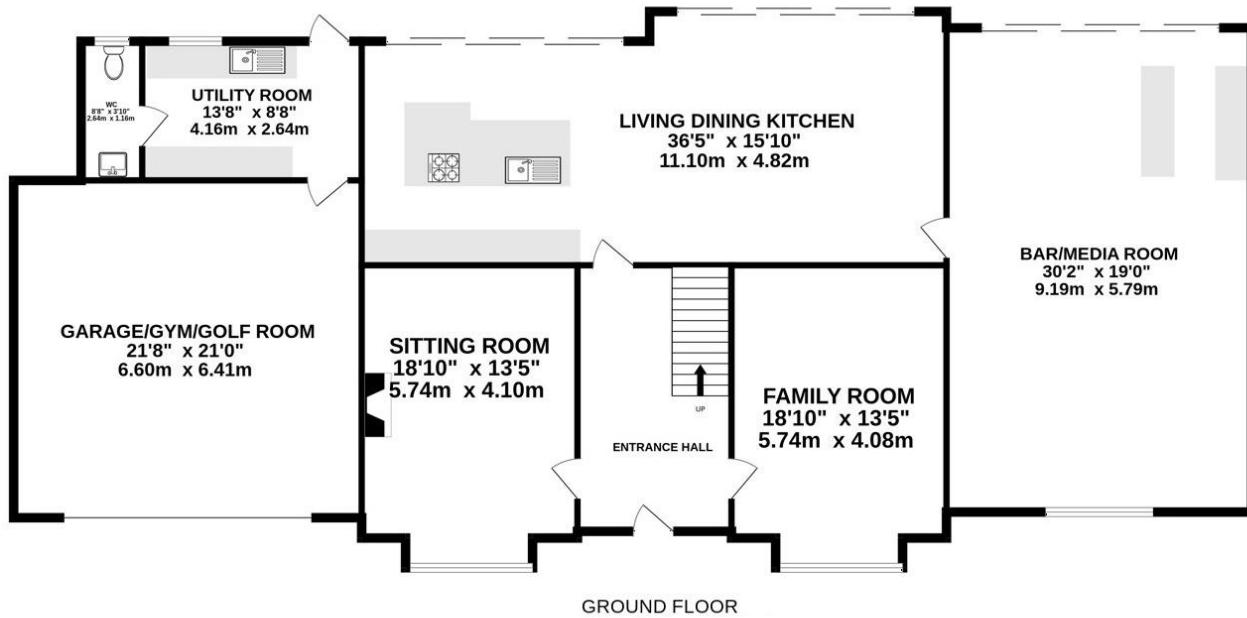
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) Limited coverage indoors.

* Information provided by GOV.UK

**Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

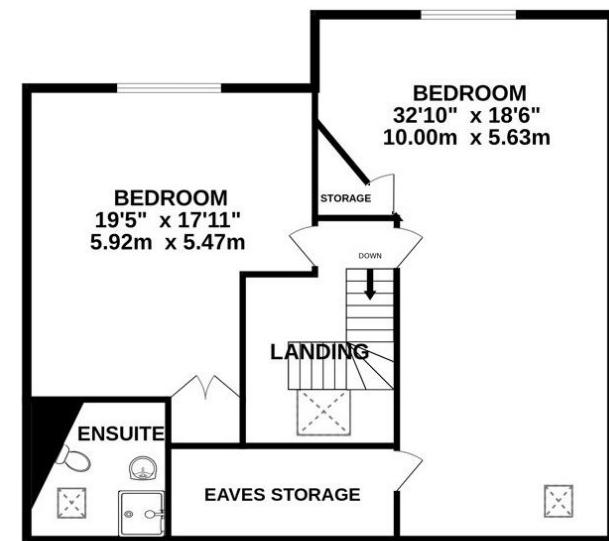
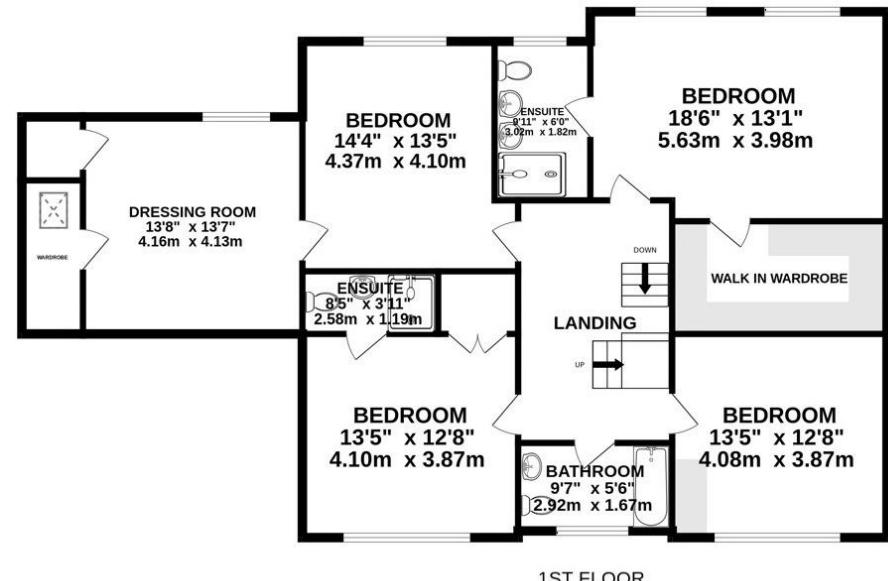




TOTAL FLOOR AREA : 4956 sq.ft. (460sq.m.) approx.

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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