



Andrew J Nowell
& Company

7 Sutton Road, Alderley Edge
Offers Over £1,400,000



7 Sutton Road, Alderley Edge, SK9 7RB

- Over 4,250 Sq.ft
- Four Bedroom Suites
- Stunning 53ft Open Plan Living Kitchen
- Walking Distance of the Village Centre

An impressive and beautifully appointed family home extending to over 4,250 sq.ft., superbly positioned within easy reach of Alderley Edge village. Fully renovated and remodelled in recent years, the property offers exceptional contemporary accommodation with an emphasis on space, natural light and modern family living.

The house is approached across a broad block-paved driveway providing ample off-road parking and access to the integral garage. A covered entrance opens into a striking central hallway with a feature staircase rising to the impressive galleried first-floor landing.

At the heart of the home is the spectacular open-plan living, dining and kitchen space, extending to over 53ft and creating a superb setting for both everyday living and entertaining. The contemporary kitchen is centred around a substantial island with extensive work surfaces and seating, complemented by sleek cabinetry and integrated Siemens appliances. Roof glazing and three sets of bi-folding doors flood the room with natural light and provide a seamless connection with the rear terrace and gardens.

There are two further generous reception rooms, including a beautifully presented sitting room with built in media wall and separate study/snug, providing excellent flexibility for family life and home working. A large fitted utility room, cloakroom/WC and integral garage complete the ground-floor accommodation.





The first floor is arranged around a spacious galleried landing and provides four excellent double bedroom suites. The impressive principal bedroom features extensive glazing overlooking the gardens, a substantial fitted dressing room and luxurious en-suite bathroom with freestanding bath and walk-in shower.

Each of the three further double bedrooms benefits from its own en-suite shower room, creating particularly versatile accommodation for family and guests. The bathrooms throughout have been finished to a high contemporary standard with quality sanitaryware and attractive tiling. This immaculate house benefits from fitted air conditioning and solar panels.

Outside, the private rear garden boasts a sunny, southerly aspect has been thoughtfully landscaped for both entertaining and ease of maintenance. A broad paved terrace runs across the rear of the house, directly accessed from the main living space, with a lawn beyond, established planting, mature trees and well-stocked borders.

Combining an outstanding renovation, over 4,2500 sq.ft. of accommodation, four en-suite bedrooms and exceptional open-plan living space, 7 Sutton Road is a substantial turnkey family home in a highly convenient Alderley Edge location.

Important Information

- Council Tax – Cheshire East – Band G
- EPC Rating – B (81/84)
- Tenure – Freehold
- Heating: Gas Fired Central Heating
- Services: Mains Gas, Electric, Water & Drainage, Solar Panels
- Parking: Driveway & Garage
- What 3 Words – ///successes.window.prime
- The title contains covenants - Further information is available from the office
- Flood Risk*: Very low risk of flooding
- Broadband**: Ultrafast Broadband available.
- Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

* Information provided by GOV.UK

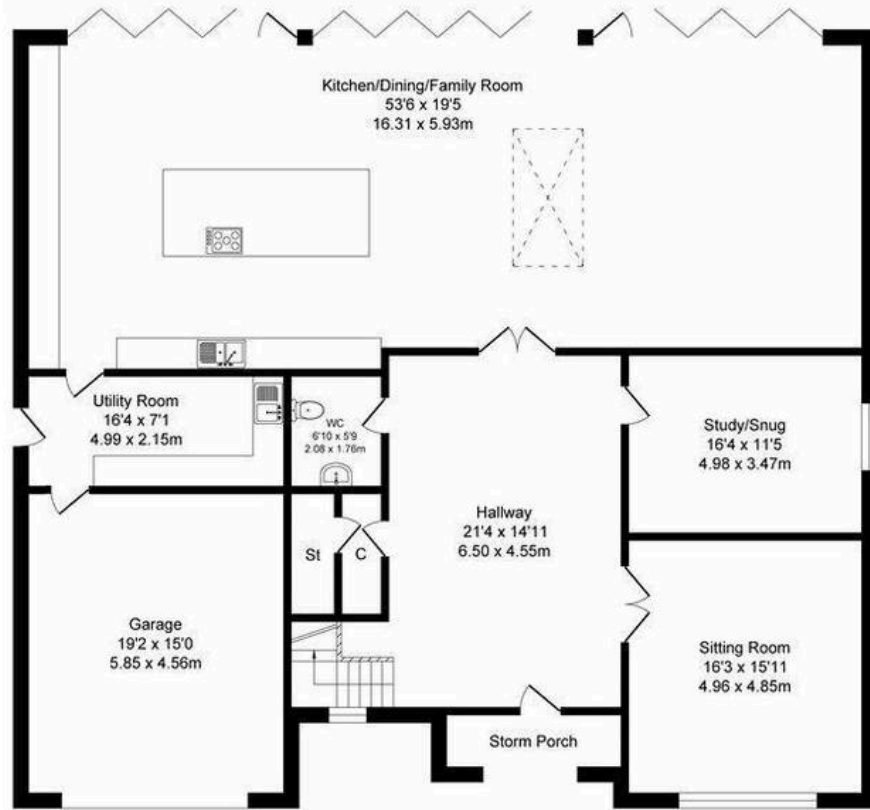
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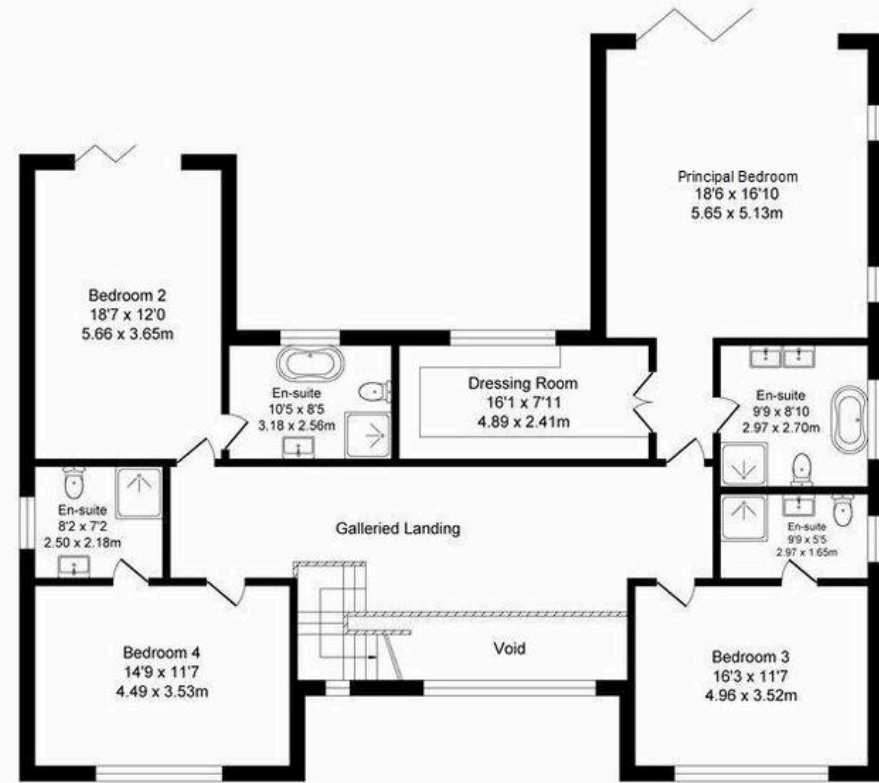


Sutton Road, Alderley Edge, SK9 7RB
Total Approx. Floor Area 4271 Sq.ft. (396.8 Sq.M.)

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.



Ground Floor
Approx. Floor
Area 2493 Sq.Ft
(231.6 Sq.M.)



First Floor
Approx. Floor
Area 1778 Sq.Ft
(165.2 Sq.M.)

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The Agent has not tested any fixtures, fittings, equipment, or services and cannot confirm they are in working order. Property details are provided by the vendor, and the Agent accepts no liability for errors. A purchase through the agency will incur an administration fee covering Anti-Money Laundering (AML) checks, identity verification, and ongoing compliance monitoring.