





Rockside

Macclesfield Road, Alderley Edge

Occupying one of **Alderley Edge's most prestigious and sought-after addresses**, Rockside is a magnificent Victorian villa set within approximately **0.64 acres of private, gated grounds**, yet conveniently positioned within easy reach of the village centre.

Extending to approximately **6,632 sq ft**, this impressive period residence combines grand Victorian architecture with exceptional versatility for modern family living. A wealth of original features remains, including tall sash windows with working shutters, intricate cornicing and architraves, stained glass, decorative balustrading and feature fireplaces.

The beautifully proportioned accommodation is arranged over three floors and includes **six bedrooms, three bathrooms and an impressive collection of reception spaces**. At its heart is a superb bespoke **Sheerin kitchen and dining room**, while the substantial lower ground floor provides a series of high-ceilinged rooms offering excellent flexibility for entertaining, leisure or home working.





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The private grounds are a particular highlight, with mature landscaping, lawns, terraces, a striking period fountain and **far-reaching views from its elevated position**. A generous gated driveway provides extensive parking, complemented by a **triple garage with potential for conversion, subject to the necessary consents**.

Combining **Victorian grandeur, substantial accommodation, private grounds and an exceptional Alderley Edge address**, Rockside presents a rare opportunity to acquire a truly distinctive home in one of Cheshire's most desirable locations.

Rockside combines Victorian grandeur, exceptional proportions and private grounds with the rare convenience of a prestigious Alderley Edge address within easy reach of the village.





Rockside Macclesfield Road

Alderley Edge

- Magnificent Victorian villa in a prestigious Alderley Edge address
- Approx. 5,800 sqft of exceptionally versatile accommodation
- Bespoke Sheerin kitchen and adjoining dining space
- Impressive reception rooms with high ceilings and period fireplaces
- Six bedrooms with scope for flexible family living
- Approx. 0.64 acres of private, gated landscaped grounds
- Elevated position with far-reaching views
- Generous gated driveway providing extensive off-road parking
- A short distance to Alderley Edge village with easy access to Wilmslow, Manchester and Manchester Airport

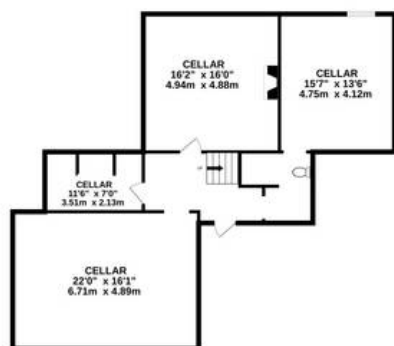
Magnificent Victorian Villa | 5,800 Sq Ft | 0.64 Acres |
6 Bedrooms | Private Gated Grounds | Alderley Edge

Council Tax band: H

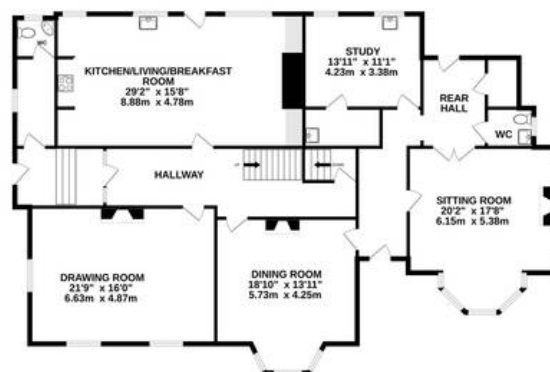
Tenure: Leasehold



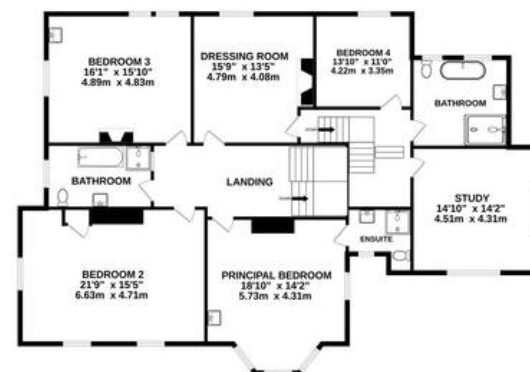
BASMENT
1075 sq.ft. (99.3 sq.m.) approx.



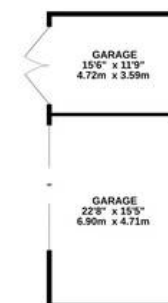
GROUND FLOOR
2180 sq.ft. (201.3 sq.m.) approx.



1ST FLOOR
2053 sq.ft. (191.0 sq.m.) approx.



OUTBUILDINGS
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 5803 sq.ft. (539.1 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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