



Andrew J Nowell
& Company

Springfield, Macclesfield Road, Alderley Edge

Guide Price £6,000,000





Springfield, Macclesfield Road, Alderley Edge, SK9 7BW

- Private Position
- Over 11,000 Square Feet
- Over 1.5 Acres
- Games Room, Gym, Cinema & Bar

Occupying a magnificent position within approximately 1.5 acres of beautifully landscaped gardens and grounds, Springfield is one of the original Victorian villas of Alderley Edge and amongst the area's most distinguished private residences. Extending to over 11,600 sq ft, this exceptional family home combines magnificent period architecture, elegant original features and outstanding leisure facilities, all within one of Cheshire's most sought-after addresses.

Approached through electric gates, a sweeping gravel driveway winds through mature gardens before arriving at the impressive stone-built residence and detached triple garage with self-contained annexe. From the moment of arrival, Springfield exudes stature and timeless elegance, its handsome façade draped in mature wisteria and framed by exquisitely maintained formal gardens.

The reception hall provides a spectacular first impression, where a sweeping staircase, marble flooring and beautifully preserved period detailing set the tone for the accommodation beyond. Throughout the house, soaring ceilings, intricate plasterwork, sash windows and exceptional room proportions reflect the craftsmanship synonymous with Alderley Edge's finest Victorian homes.



Designed equally for elegant entertaining and modern family living, the accommodation offers a superb balance of formal and informal spaces. The magnificent drawing room and formal dining room retain a wealth of original character, whilst the spacious living room provides a more relaxed setting overlooking the gardens. A beautifully appointed study with bespoke fitted furniture offers an ideal home office, whilst the stunning garden room, flooded with natural light beneath a glazed lantern roof, provides a seamless connection between the house and its glorious surroundings.

The heart of the home is the impressive bespoke kitchen, fitted with an extensive range of handcrafted cabinetry, granite work surfaces, a central island, Aga and integrated appliances. Opening into a generous breakfast area and adjoining family room, this exceptional space has been designed for everyday family life whilst remaining perfectly suited for entertaining on a larger scale.

The lower ground floor has been transformed into a superb leisure suite, featuring a cinema room with adjoining bar, gymnasium, games room, wine cellar and extensive storage, creating a remarkable lifestyle space seldom found within period homes.

The spacious first floor centres around an impressive galleried landing and provides luxurious bedroom accommodation. The principal suite enjoys a generous bedroom, bespoke dressing room and luxurious en-suite bathroom, whilst the remaining bedrooms are all exceptionally well-proportioned, several benefitting from en-suite facilities and dressing areas.





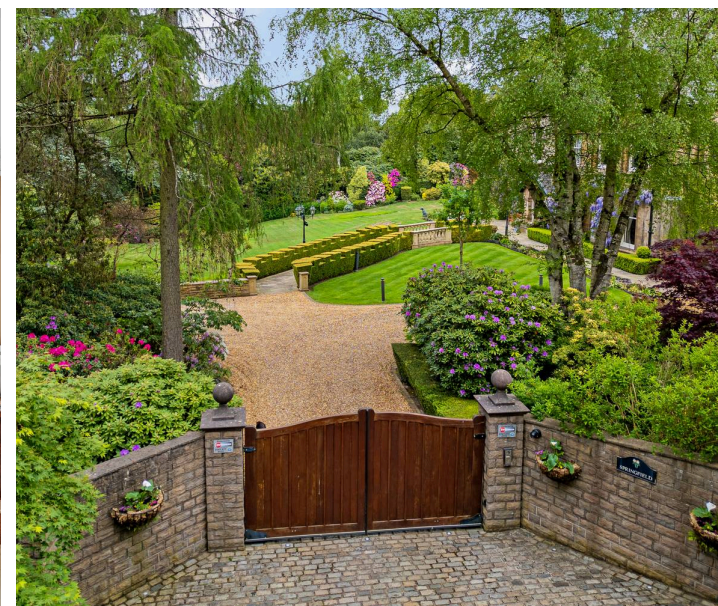


The second floor continues to provide highly versatile accommodation, including a further bedroom suite and an outstanding games room with exposed beams and feature fireplace, ideal as a teenage retreat, guest accommodation or additional recreational space.

Outside, Springfield is every bit as impressive as the house itself. The beautifully established gardens have been meticulously designed and maintained over many years, creating an exceptional setting that changes throughout the seasons. Sweeping lawns are bordered by magnificent specimen trees, colourful rhododendrons and mature shrubs, whilst formal terraces provide superb areas for outdoor dining and entertaining. A charming ornamental pond, manicured topiary and an abundance of flowering plants further enhance the sense of tranquillity and privacy.

The detached garage building provides triple garaging together with a substantial self-contained annexe incorporating a living room, kitchen/dining room, bedroom and shower room, making it ideal for guests, extended family, staff accommodation or independent working from home.

Situated on one of Alderley Edge's premier roads, Springfield enjoys easy access to the village centre with its excellent restaurants, boutique shops, cafés and railway station, together with Manchester Airport, the motorway network and many of the region's outstanding state and independent schools.





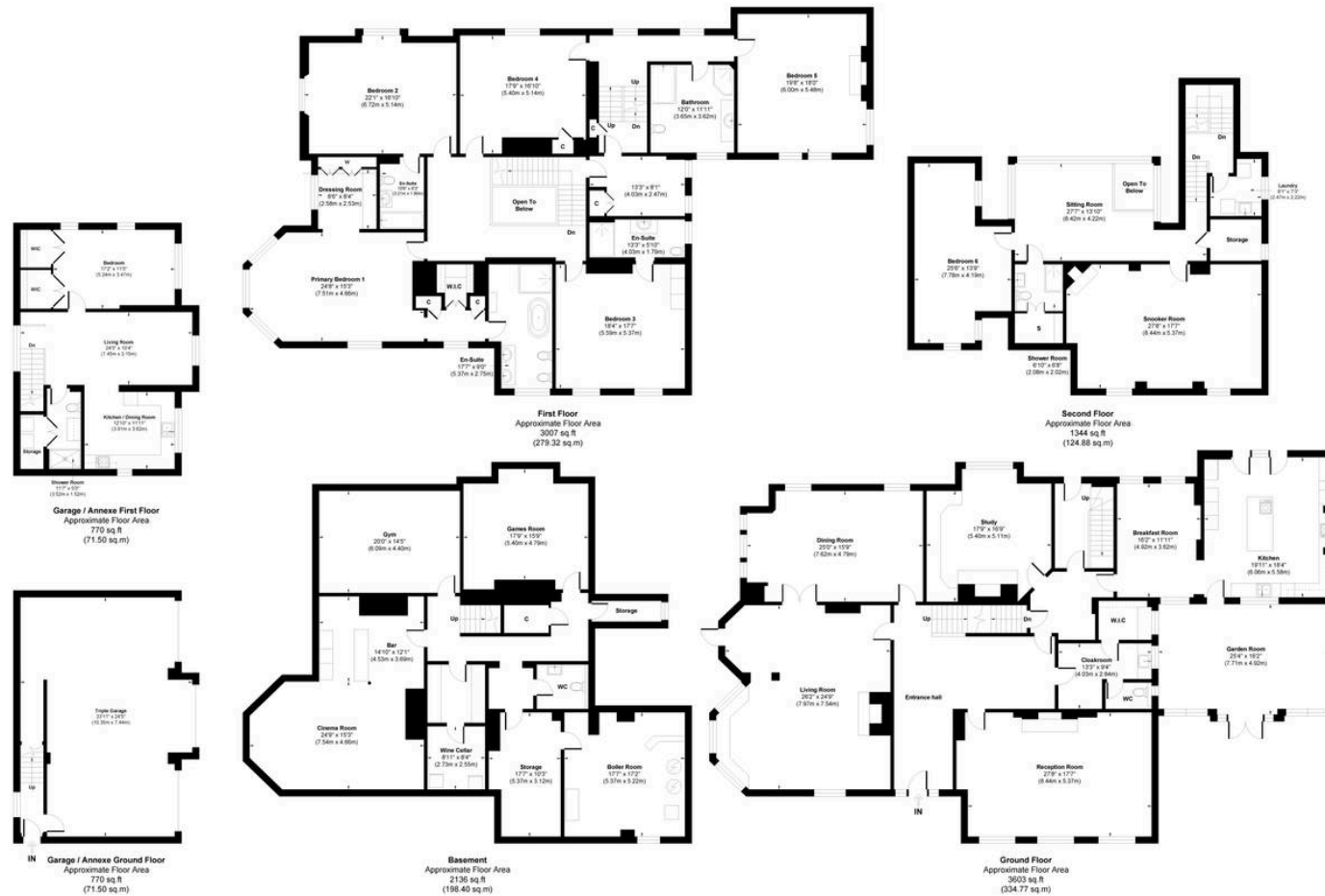
Important Information

- What 3 Words – ///less.front.active
- Council Tax – Cheshire East - Band H
- EPC Rating – TBC
- Tenure – Freehold
- Heating: Gas Fired Central Heating
- Services: Mains Gas, Electric, Water & Drainage
- Parking: Driveway & Garage
- The title contains covenants – further information is available from the office.
- Flood Risk*: Very Low risk of flooding
- Broadband**: Superfast broadband available
- Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone), limited coverage indoors.

* Information provided by GOV.UK

** Information provided by Ofcom checker.





Approximate Gross Internal Area
Main House = 937.37 sq.m / 10090 sq.ft
Garage / Annexe = 143.00 sq.m / 1539 sq.ft
Total = 1080.37 sq.m / 11629 sq.ft

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning fixtures fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any errors, omission, miss-statement or use of data show.

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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.