

Alderley
Alderley Edge

Guide Price £1,395,000

Andrew J Nowell
& Company



Alderley, Chorley Hall Lane, Alderley Edge, SK9 7UL

An immaculately maintained family home situated a short walk from the village centre.

This exceptionally well-presented and thoughtfully designed, four-bedroom family home extends to over 2,400 sq.ft and offers generous, versatile accommodation. The property is approached via an oak framed porch leading into a welcoming entrance hall (with large downstairs storage) setting the tone for the light and airy accommodation throughout.

To the heart of the home lies an impressive kitchen/breakfast room, beautifully appointed shaker kitchen with granite worksurfaces, central island and integrated appliances which seamlessly opens into a superb family living area, an ideal space for everyday living. There is a large utility room from the kitchen with external access.

The ground floor further benefits from three well-proportioned reception rooms, offering excellent flexibility. The elegant drawing room provides a generous entertaining space with dual aspect and central fireplace, complemented by a separate dining room. A cosy snug offers an additional retreat, ideal as a television room, playroom, or quiet sitting area.

To the first floor, a spacious landing incorporates a range of fitted cupboards and wardrobes and leads to four well-sized bedrooms. The principal bedroom suite enjoys the added luxury of a dressing area and access via a Jack & Jill arrangement to the main family bathroom (with underfloor heating). Two further bedrooms benefit from their own en-suite shower rooms, while the fourth bedroom is served by the family bathroom.







Externally, the property is equally impressive. Gated access leads to ample off-road parking, while the landscaped gardens to both the front and rear offer a delightful outdoor setting for relaxation and entertaining. The gardens are mainly laid to lawn with mature planting and seating areas, complemented by a useful garden store.

The rear garden enjoys a sunny southerly aspect and is mainly laid to lawn with a large stone flagged patio.

Alderley is situated within a short walk of the village centre which offers everything for day to day needs along with highly regarded local private and church schools along with the train station with links to Manchester and London.

Important Information

What 3 Words - [///paying.admit.grapes](#)

Council Tax - Cheshire East Band F

EPC Rating - D (62/76)

Tenure - Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway

The tile contains covenants - Further information is available from our office.

Flood Risk*: Very low risk of flooding

Broadband**: Ultrafast Broadband Available

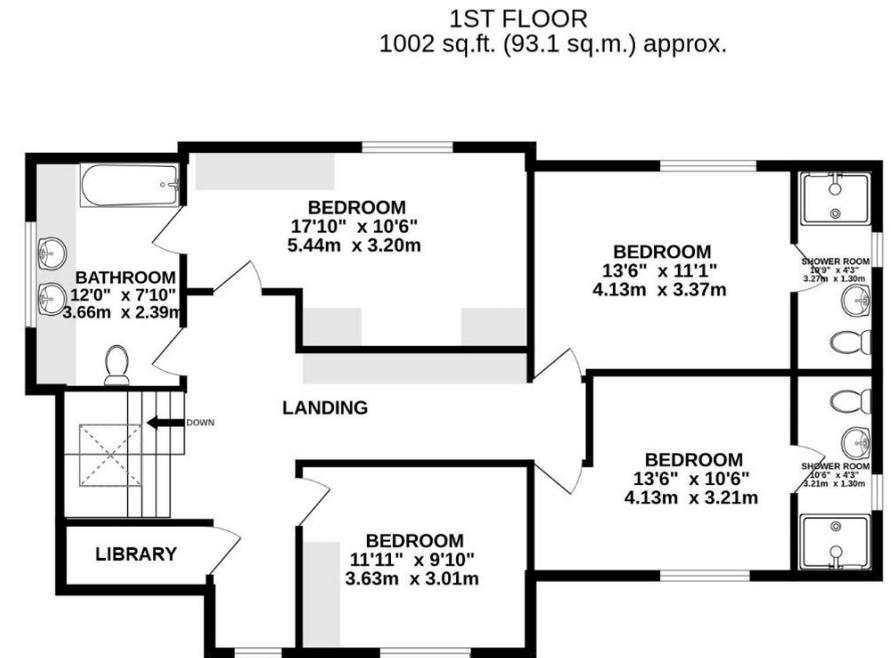
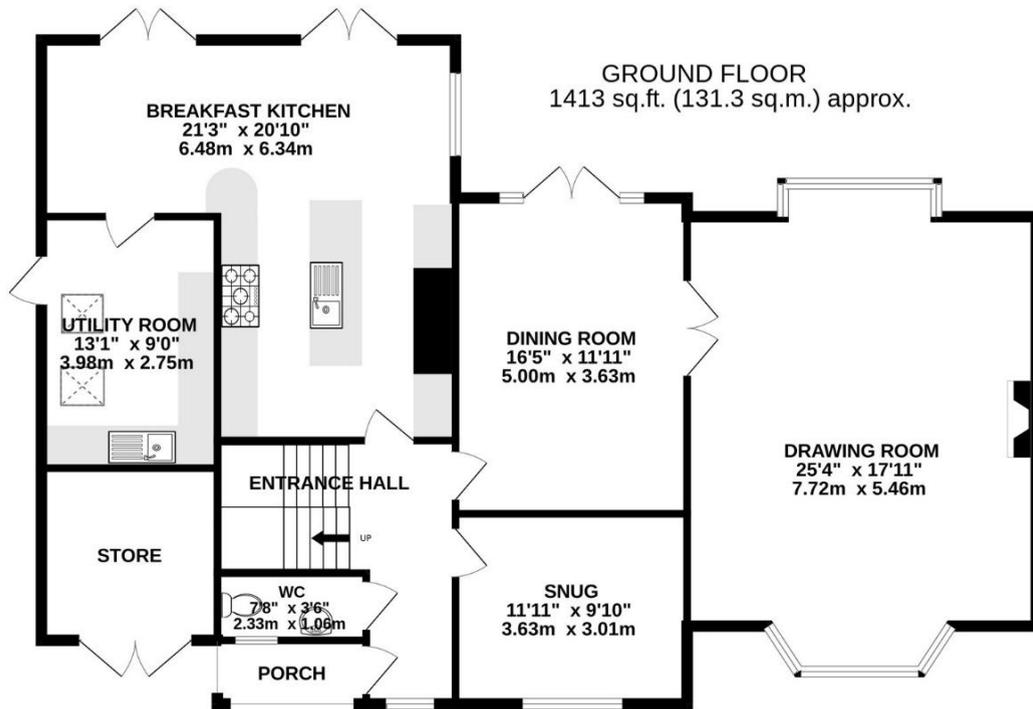
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone).

* 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 : 2415 sq.ft. (224.4 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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8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: mail@andrewjnowell.co.uk

T 01625 585905

www.andrewjnowell.co.uk

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& Company**

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