



# HEYES LANE

*Alderley Edge*

Welcome  
to your next chapter..

Light, space and Alderley life, perfectly gathered under one roof

Heyes Lane is a home that feels as though it has been quietly waiting for you, a contemporary Alderley Edge classic where light, volume and considered design come together to create a grown-up yet deeply comfortable family retreat.

Set behind electric gates with a smart, understated façade, this four double-bedroom semi-detached home has been extensively reimagined for modern living, with generous open-plan spaces, a southerly garden and luxurious bedroom suites arranged over two inviting levels. A short stroll from Alderley Edge village, it offers the sweet spot between connected convenience and the calm, curated feel of a private sanctuary.

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Where day-to-day living feels quietly effortless

The entrance hall immediately sets a welcoming, refined tone, with luxurious herringbone flooring underfoot and oak doors naturally drawing the eye forward. Thoughtfully designed, it provides a practical spot to drop bags, hang school coats and greet guests with ease, while the gently rising staircase and discreet built-in storage keep everyday clutter neatly out of sight.

To one side, the sitting room offers a more intimate, cocooning space, perfect for quiet Sunday afternoons, a good box set or late-night conversations. A broad front window frames the forecourt and leafy street scene, while soft lighting and a simple fireplace keeps the room calm and uncluttered, ready to be dressed with your own art, books and textiles.

A dedicated study or playroom gives you the flexibility every modern household craves. Work from home with a view to the front, with built-in storage keeping tech and paperwork neatly tamed, or turn this into a creative den, music room or snug – the proportions comfortably allow for different seasons of life.

A well-planned utility and cloakroom sit discretely off the main open plan living area, ensuring muddy boots, sports kits and laundry are dealt with away from the main living spaces. With its own exterior door, the utility becomes the natural entrance for dogs, children and gardeners, helping the rest of the house stay effortlessly presentable.

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## Where the day begins and ends

The open-plan kitchen, dining and living space is the hero of this house, an impressive, free-flowing room where daily life, entertaining and quiet moments all feel equally at home. Spanning the rear of the property, it is bathed in natural light from a roof lantern and wide triple-track sliding doors that draw your gaze straight out to the raised terrace and sunny southeast-facing garden.

The kitchen has been designed with both style and performance in mind: a modern run of wall and base units wrapped around a generous central island, with sleek worktops, integrated induction hob with central extractor, combination microwave and dishwasher all ready for serious cooking. There is a natural place for an American-style fridge freezer, ensuring both everyday practicality and plenty of capacity for entertaining.

Here, you can imagine long, lazy weekend brunches at the island, children finishing homework while supper simmers, or friends gathered with a glass of wine as you plate up dinner. In the warmer months, the sliding doors open wide to blur the boundary between inside and out, turning the terrace into an extension of your living space, perfect for barbecues, al fresco suppers or simply sitting with a morning coffee as the sun moves across the garden.

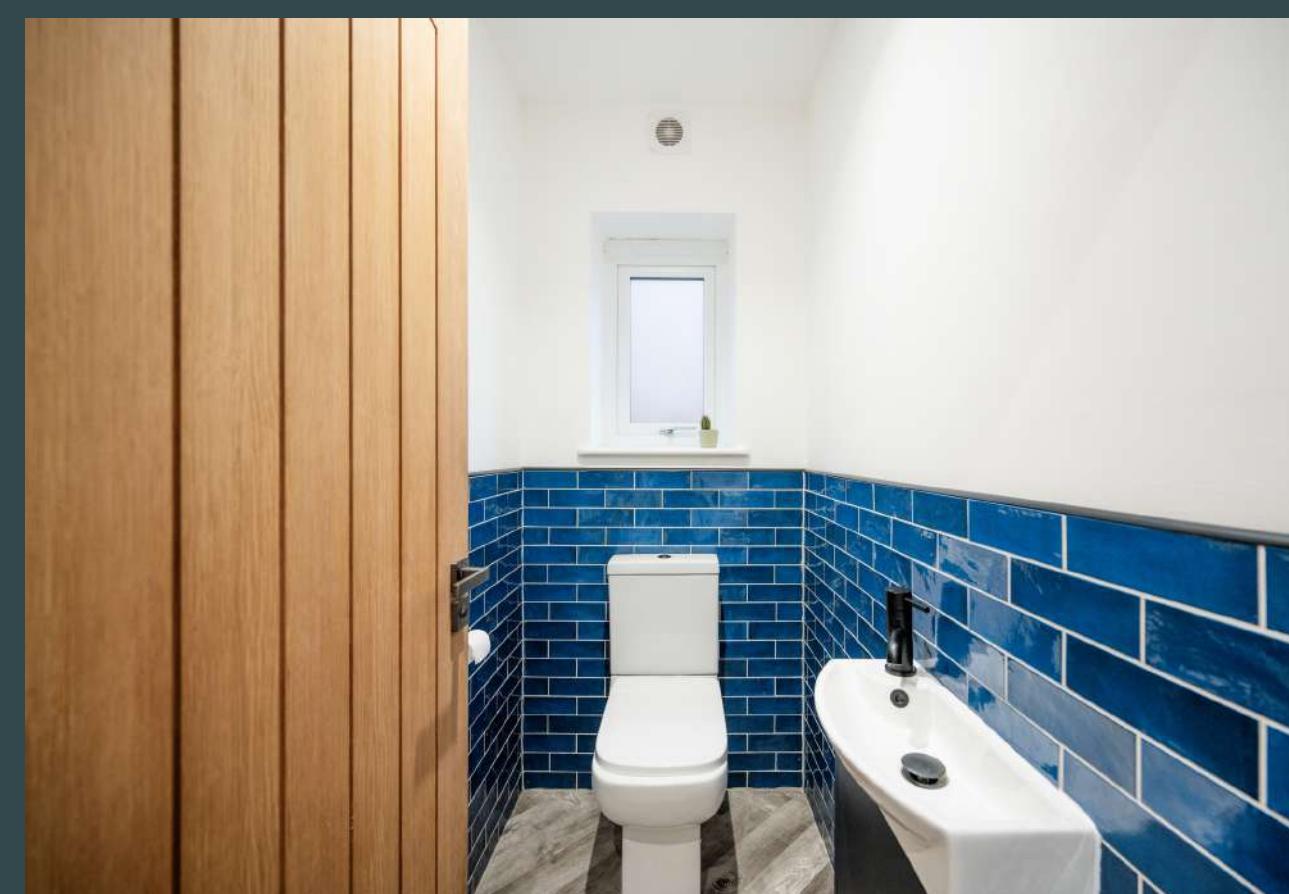
The living area within this open-plan space is anchored by a striking media wall with inset living flame fire – a contemporary focal point that brings warmth and atmosphere at the touch of a button. Luxurious herringbone flooring runs throughout, unifying kitchen, dining and sitting zones and making this a wonderfully sociable room where the whole household can be together while still doing their own thing.

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*'Even the ordinary days  
feel special'*





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### A Floor Devoted to Rest

Climb to the first floor and the sense of quiet luxury continues, with a generous landing creating a calm pause point between the principal rooms. The layout has been crafted to give the principal bedroom suite a distinctly boutique-hotel feel, while ensuring the additional bedrooms and family bathroom are equally refined.

The principal bedroom stretches the full width of the home, its vaulted ceiling and large picture window adding a real sense of drama. It is easy to imagine waking here to soft morning light and views over the garden, slipping through to the dressing room, fully fitted with hanging space, shelving and drawers, to select an outfit before stepping into the en-suite.

The en-suite itself feels spa-like: a generous walk-in shower with both rainfall and handheld heads, twin basins set on a sleek vanity, underfloor heating and carefully chosen tiling all creating a tranquil, restorative space. This is somewhere to linger at the beginning or end of the day, with everything in its proper place and no compromise on comfort.

Two further double bedrooms on this level each offer excellent proportions and simple, elegant finishes, ready to become children's rooms, guest bedrooms or a serene home office if you prefer to work away from the hum of the ground floor. Large windows, radiators and TV points make them eminently versatile, with room for proper beds, desks and storage.



‘Everyday living  
gently elevated’





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### Quiet Luxury

The family bathroom serves these rooms beautifully, with a freestanding bath complete with floor-mounted filler and shower handset, separate walk-in shower and underfloor heating. Thoughtful tiling and a chic vanity unit keep the space feeling both practical and indulgent, whether it is being used for bedtime bath rituals or a long soak with a book and a glass of wine.

#### Top-floor retreat

The second floor delivers a wonderful element of surprise: a characterful top-floor bedroom with sliding doors opening onto a glazed Juliet balcony. From here, far-reaching views towards The Edge remind you just how privileged this position is, with countryside horizons and village life close at hand.

This room feels like a self-contained retreat, a perfect teenager suite, guest sanctuary or even a studio space for creative work, yoga or reading. With its own en-suite shower room, complete with modern white suite, walk-in shower and chrome towel radiator, guests or older children can come and go without disturbing the rest of the household.



'Beautiful bedrooms bathed  
in stillness and light'





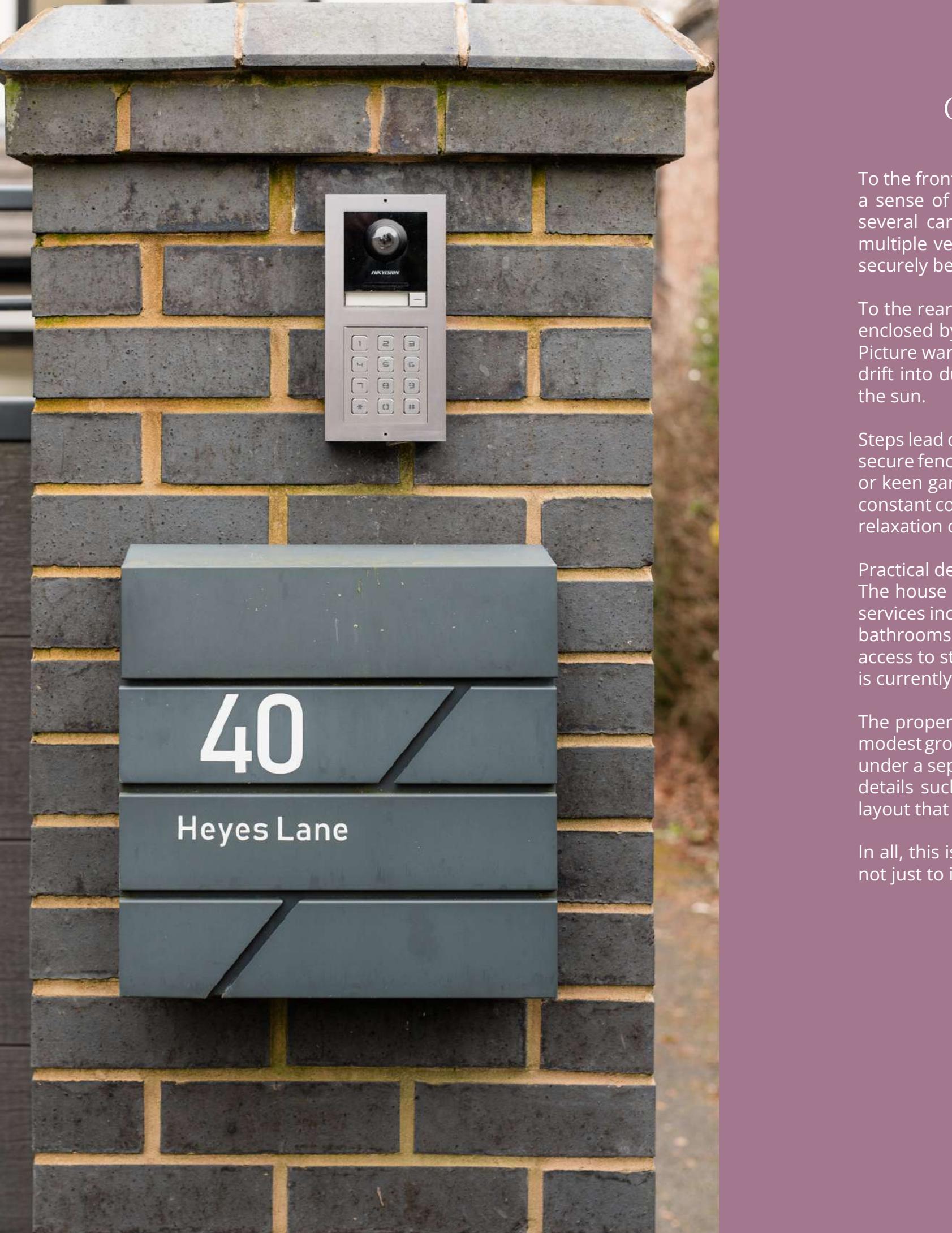
'Calm, curated spaces  
to reset'







Home Office / Playroom



## Gates, Garden and Everyday Ease

To the front, electric gates and a low wall with wrought-iron railings create a sense of arrival, opening to a tarmacadam driveway with parking for several cars. The proportions are ideal for busy family life – room for multiple vehicles, visiting friends and those inevitable deliveries, all held securely behind the gates.

To the rear, the raised terrace reads as an outdoor room in its own right, enclosed by railings and accessed directly from the kitchen-dining space. Picture warm evenings here with lanterns and cushions, long lunches that drift into dusk, or quiet weekday breakfasts catching the first warmth of the sun.

Steps lead down to a south-facing lawned garden with mature borders and secure fencing – a beautiful, usable space for children to play, dogs to roam or keen gardeners to get creative. The orientation means daylight is your constant companion, from morning coffee on the terrace to late-afternoon relaxation on the lawn.

### Practical details

The house is constructed in traditional brick with tiled roof, with modern services including mains gas central heating and underfloor heating to key bathrooms. It benefits from mains electricity, water and sewerage, plus access to standard and superfast broadband, with ultrafast available, and is currently in Council Tax Band F under Cheshire East Council.

The property is leasehold, with a 999-year term from 26 June 1930 and a modest ground rent noted, alongside a small rear garden area held freehold under a separate title. Everyday life is made smoother by thought-through details such as multiple TV and network points, practical storage and a layout that anticipates the rhythms of modern family living.

In all, this is a home that balances polish with warmth – a place designed not just to impress, but to be truly lived in, cherished and enjoyed

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*'Beautifully positioned  
perfectly connected'*



## Mornings on The Edge, coffee in the village, afternoons in the garden

Alderley Edge is a village that lives large in the imagination: a place where tree-lined avenues and red-brick villas sit comfortably alongside sleek cafés, designer boutiques and a quietly confident social scene. It has the air of a place that knows its worth - not flashy, but polished and self-assured, with every day offering an easy blend of countryside calm and cosmopolitan buzz.

At its heart is the famous Edge itself, the sandstone escarpment that gives the village its name. Here, tangled woodland paths and dramatic viewpoints offer big-sky vistas over the Cheshire Plain, the kind of walks where you clear your head before breakfast or wander out at golden hour with the dog and feel the day exhale. Drop back down into the village and the mood shifts seamlessly: baristas are steaming flat whites, independent restaurants are laying tables for lunch, and the pavements carry that low hum of people going about interesting lives.

Living on Heyes Lane plugs you straight into this rhythm. You are close enough to stroll into the village for an early coffee meeting, a spontaneous lunch or a Friday-night cocktail, yet your home still feels anchored in a residential enclave where you know your neighbours and the pace softens the moment you close the gate. It is the sort of address that lets teenagers wander into the village to meet friends while younger children can be scooped up and walked to local schools, all without the need for a car every time.

The house itself mirrors Alderley Edge's dual personality, part sophisticated, part deeply relaxed. The generous open-plan living space feels made for the village's sociable lifestyle: friends can drop in after a walk on The Edge, gather around the island for a glass of wine before you all wander down into the village for dinner, or stay on into the evening as the terrace becomes an outdoor room on summer nights. On quieter days, you can work from the study in peace, nip into the village for a late-morning pastry, then be back in minutes for an afternoon of uninterrupted focus.

Weekend life here almost curates itself. Mornings might start with a jog along leafy lanes or a family walk through the woods, followed by brunch in your sun-lit kitchen or at a favourite local spot. Afternoons could mean boutique browsing, children's clubs, or simply stretching out in the south-facing garden with the papers, knowing that if the mood takes you, a film at home, a takeaway from the village or a dressed-up dinner are all within easy reach.

Even the practicalities feed into the lifestyle. Commuters have straightforward connections to Manchester and beyond, making it entirely possible to have a city-facing career and come home each night to somewhere that feels like a retreat. School runs are manageable; daily errands are wrapped up in a single stroll; and the village's compact size means your world here quickly becomes rich with familiar faces and favourite haunts.

In many ways, this home reads as a contemporary expression of Alderley Edge itself: refined yet welcoming, modern yet rooted, quietly indulgent yet utterly liveable. To live here is to sit right in the slipstream of the village's energy while holding onto your own private piece of calm, a front-row seat to one of Cheshire's most coveted lifestyles, with a house that rises fully to the occasion.

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## Key Selling Points

Contemporary four double-bedroom, three-bathroom semi-detached home behind electric gates.

Stunning open-plan "Garden Room Kitchen" with roof lantern, island and media wall.

Triple-track doors opening onto raised terrace and south-facing lawned garden.

Separate front sitting room plus dedicated study/playroom for flexible family living.

Principal suite wing with vaulted bedroom, fitted dressing room and spa-style en-suite.

Two further first-floor double bedrooms served by a stylish family bathroom.

Top-floor "Skyline Bedroom" with Juliet balcony and views towards The Edge, plus en-suite.

Gated driveway parking for several cars in this prime Alderley Edge address.

Short stroll to Alderley Edge village, cafés, restaurants, shops and rail links.

Thoughtfully remodelled, design-led interiors creating a polished yet relaxed family home.

Total Approx. Floor Area 2451 Sq.ft. (227.70 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only.



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