



Andrew Nowell
& Company

Beech House, Upcast Lane, Alderley Edge
Guide Price Guide Price £2,295,000





Beech House, Upcast Lane, Alderley Edge, SK9 7SE

- Six en-suite bedrooms
- 43ft open-plan living, dining and kitchen space
- Gym and versatile ancillary accommodation
- Gated Entrance and double garage

Beech House is an impressive detached family residence, combining generous proportions with a high-quality specification and an excellent degree of privacy. Approached through a gated entrance, the property occupies a secluded setting surrounded by mature greenery, yet remains conveniently placed for Alderley Edge and Wilmslow. Extending to approximately 4,832 sq.ft., the accommodation has been thoughtfully designed for modern family life, with an emphasis on light, space and flexibility. Hardwood windows feature throughout, complemented by underfloor heating with a smart system throughout.

A spacious entrance hall provides an impressive introduction to the house, with a staircase rising through the centre of the accommodation. The principal living room is generously proportioned, featuring a large bay window and a log-burning stove.

At the heart of the home is the superb open-plan living, dining and kitchen space, extending to over 43ft and providing an exceptional setting for everyday family life and entertaining. The bespoke Plain & Simple kitchen incorporates extensive cabinetry, generous work surfaces and a substantial central island. French doors with integral blinds open directly onto the rear terrace and south-facing gardens, creating an excellent connection with the outside space.

The ground floor is complemented by a separate study, wine room, utility room, cloakroom/WC and boot room, providing excellent practicality for family living.





The first floor offers particularly generous bedroom accommodation. The principal suite includes a large bedroom, dedicated dressing room and substantial en-suite bathroom with a freestanding bath and separate walk-in shower. There are three further well-proportioned bedrooms on this floor, each benefiting from en-suite facilities.

The second floor provides a superb additional bedroom suite, extending to approximately 29ft and incorporating its own en-suite. Further ancillary accommodation positioned above the integral double garage includes a gym/bedroom and bathroom, offering excellent flexibility for guests, older children or use as a dedicated fitness suite.

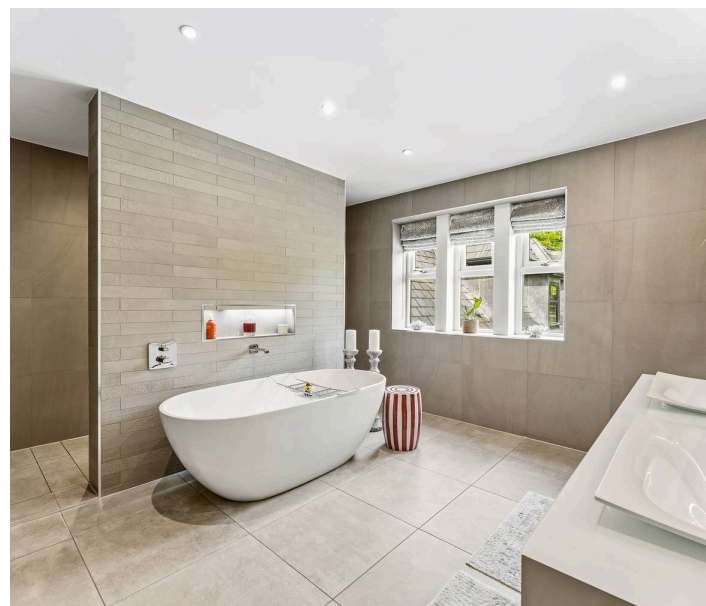
Externally, Beech House is approached through a gated entrance onto a substantial block-paved driveway, providing ample off-road parking and access to the integral double garage.

The south-facing rear garden is a particular feature, enjoying an excellent degree of privacy from mature trees and established planting. A substantial paved terrace provides generous space for outdoor dining and entertaining, opening onto beautifully maintained lawns. A Finnish hot tub and Breeze House further enhance the garden and provide excellent spaces for relaxing and entertaining throughout the year.

With approximately 4,832 sq.ft. of accommodation, six en-suite bedrooms, excellent ancillary space and wonderfully private gardens, Beech House is an impressive and versatile family home in a discreet Alderley Edge setting.

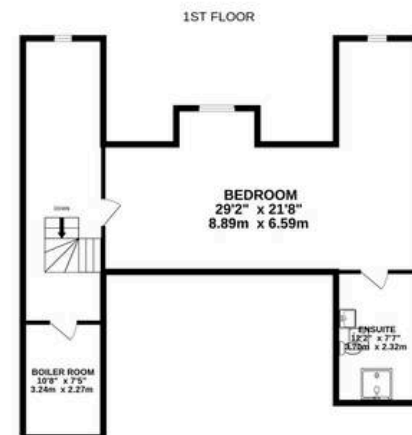
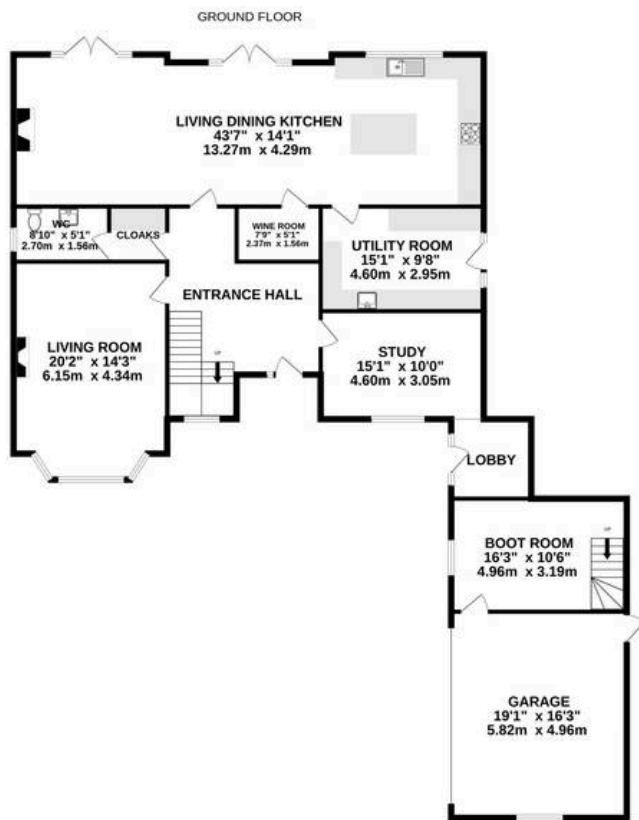
Important Information

- Council Tax – Cheshire East – Band H
- EPC Rating – B (88/89)
- Tenure – Freehold
- Heating: Gas Fired Central Heating
- Services: Mains Gas, Electric & Water
- Parking: Driveway & Garage
- What 3 Words – ///stun.recent.skidding
- 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.









TOTAL FLOOR AREA : 4832sq.ft. (448.9 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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