



**GASCOIGNE
HALMAN**

22 HEYES LANE, ALDERLEY EDGE

THE AREAS LEADING ESTATE AGENT



22 HEYES LANE, ALDERLEY EDGE

A generous family home is of distinction, designed in an 'Arts and Crafts style with modern detailing. Enjoying a favourable location and conveniently positioned for all village amenities with south-facing gardens and views toward 'The Edge' to the rear.

Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks and Spencer, Tesco and John Lewis are a short drive away. The village has a range of social and recreational facilities, and local schools cater for children of all ages. Alderley Edge is well placed for easy access to Manchester and Stockport, the M56 is accessible at Ringway and the M6 at Holmes Chapel. Alderley Edge train station offers a fast electric commuter service with Inter City links available in Wilmslow. Manchester International Airport is only a short drive away.



DESCRIPTION

An impressive and substantial semi-detached property, crafted in 2012 with meticulous attention to detail, capturing the timeless essence of the Arts and Crafts architectural era. With a character-rich rosemary tile roof, part-rendered elevations, and beautifully intricate architectural features, the home exudes classic appeal while offering all the conveniences of modern living. Nestled close to the heart of Alderley Edge Village, the property enjoys a stunning, southerly-facing rear garden that extends towards views of the Edge.

Spanning three thoughtfully designed floors, the accommodation is both ample and luxurious. An oak frames porch, and a grand oak door opens into the entrance hall. The space feels both generous and warm, with an impressive oak staircase to the first floor and a discreetly positioned downstairs WC. The dining kitchen, is a showcase of contemporary style and functionality, featuring a mix of contrasting cabinetry topped with seamless Corian work surfaces. Integrated Siemens and Neff appliances offer sleek, high-end efficiency, while a stylish breakfast bar is useful for casual dining.

At the rear, the spacious lounge, is bathed in sunlight from its southern exposure, with floor-to-ceiling bifold doors that seamlessly blend indoor and outdoor living by opening onto a composite deck and the garden. A wood-burning stove, inset within the chimney breast serves as a cosy focal point, enhancing the room's welcoming atmosphere. Adjacent to the lounge is a stunning orangery, crowned with a glazed atrium roof, filling the space with natural light. The orangery's windows and doors open directly to the rear garden, connecting beautifully with the outdoors. The property also includes a flexible additional reception room currently used as a dining room; however, it is versatile enough to function as a family room, study, or playroom. A practical utility room with its own external door provides added convenience and further enhances the home's functional layout.

The first floor features an airy landing area with a continuation of the oak staircase to the second floor. The master bedroom is a haven, offering views towards the Edge, built-in wardrobes, and a recently installed, ensuite shower room complete with a wet space. A further double bedroom and a family bathroom on this floor provide additional comfort. On the second floor, two more generously proportioned double bedrooms, each with its own ensuite, ensure privacy and convenience for family or guests alike.

Outside, the property combines security and style with electronically operated gates that lead to a block-paved driveway, providing ample secure parking. An additional, designated paved parking space, safeguarded by security post, offers further practicality. The rear garden is a low-maintenance and stylish, enhanced by its southern aspect. A composite decked patio, accessible from both the orangery and the lounge, provides a lovely setting for outdoor gatherings, while a second patio of Indian stone leads to the summer house. Fully outfitted with lighting, power, and additional storage, the summer house is a versatile space suitable for a range of uses. The garden itself is completed with an artificial lawn, thoughtfully raised flower beds, and secure fencing for privacy.

Additional touches include underfloor heating on the ground floor, ensuring warmth and comfort year-round. Located next to nearby allotments and facing Davy Lane, the home is positioned for a high degree of privacy. 22 Heyes Lane is an exceptional opportunity a beautifully crafted property with modern sophistication, abundant light, and an enviable location that makes it truly one-of-a-kind.

DIRECTIONS

SAT NAV: Sk9 7JY

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

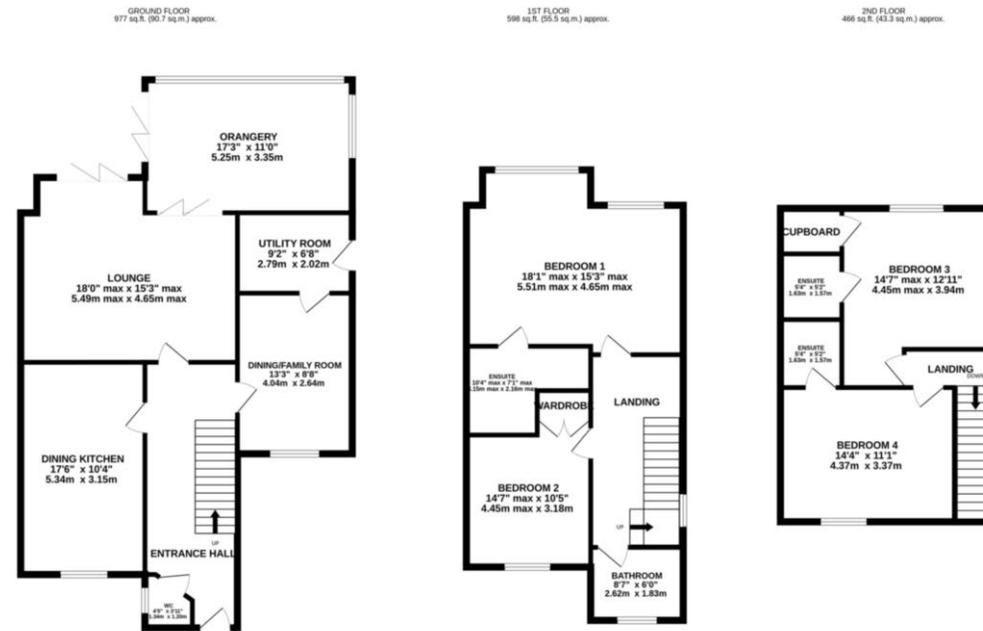
TAX BAND

Band: F

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN



TOTAL FLOOR AREA: 2040 sq.ft. (189.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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ALDERLEY EDGE OFFICE

01625 590 373

alderley@gascoignealman.co.uk

6 London Road, Alderley Edge, Cheshire, SK9 7JS

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