



**GASCOIGNE
HALMAN**

12 EDGE VIEW CRESCENT, MERRYMAN'S LANE,
ALDERLEY EDGE

THE AREA'S LEADING ESTATE AGENT



12 EDGE VIEW CRESCENT, MERRYMAN'S LANE, ALDERLEY EDGE

A high specification and contemporary finished three bedroom townhouse over four floors extending to 1,584 sq ft in an exclusive and gated development in a semi-rural setting.

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

This exceptional executive residence forms part of an exclusive crescent of contemporary homes, originally constructed in 2006 by Bilton Ward Developments, and is enviably positioned within a secure gated enclave offering the utmost in privacy, discretion and security. Having been extensively reimagined and extended, the property now stands as one of the most luxurious and substantial homes within the development, showcasing an uncompromising specification and impressive square footage.

Finished to an exacting standard throughout, the home exudes sophistication and style, with beautifully curated interiors arranged over four floors. A series of bespoke design elements elevate the accommodation, including wood panelling effect throughout, striking Venetian plaster media installation and a beautifully appointed dressing suite to the principal bedroom, alongside a thoughtfully converted loft space providing further versatile accommodation.

A welcoming reception hall immediately sets the tone, featuring elegant tiled flooring and refined wall detailing, with seamless access to the principal living spaces. To the rear, the stunning open-plan dining kitchen serves as the heart of the home, exquisitely designed with a central island, a comprehensive range of high-specification integrated appliances, and bi-fold doors opening onto the landscaped gardens. This impressive space flows effortlessly into a well-appointed utility room. The ground floor is further enhanced by a stylish shower room and a bespoke fitted study, ideal for modern living.

To the first floor, a lounge provides an inviting yet sophisticated setting, enjoying rear views and centred around a handcrafted Venetian plaster media wall with inset fire and illuminated display shelving. A further beautifully presented double bedroom with fitted wardrobes and a high-quality bathroom complete this level.

The principal suite occupies the whole second floor and offers a luxurious private retreat, complete with a generous bedroom, bespoke fitted furniture and a Juliet balcony overlooking the front aspect. An en-suite bathroom and an elegantly designed dressing area complete the suite, while a staircase rises to an exceptional loft conversion, currently utilised as a nursery, yet equally suited to a boutique-style dressing room, featuring air conditioning and extensive under-eaves storage.

Externally, the property continues to impress. Secure gated access leads to a parking area and under croft parking for two vehicles, while the rear gardens have been meticulously landscaped to create a private oasis. A combination of patio and composite decking, raised beds and contemporary fencing with integrated lighting provide a perfect setting for both relaxation and entertaining, all benefitting from a delightful open aspect.

This is a rare and exciting opportunity to acquire a truly outstanding home, offering refined, high-specification living within an exclusive and secure environment, perfectly suited to the most discerning of buyers.

DIRECTIONS

SAT NAV: SK9 7TB

TENURE

Leasehold

Service charge: £2100 per annum

Ground rent: £175 per annum

LOCAL AUTHORITY

Cheshire East Council

TAX BAND

Band: F

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN & EPC

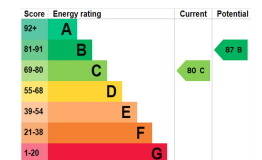
Merrymans Lane, Alderley Edge
Main House gross internal area = 1,584 sq ft / 147 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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