



**GASCOIGNE
HALMAN**

OSPREY CLOSE

THE AREAS LEADING ESTATE AGENT



| NETHER ALDERLEY

OSPREY CLOSE

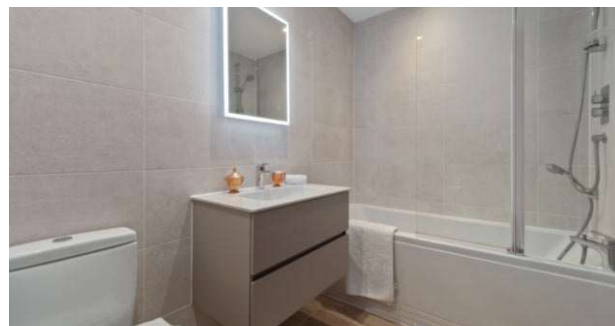
This exceptional four-bedroom semi-detached townhouse is located in the highly desirable Alderley Gardens Development within the stunning 400-acre Alderley Park estate. Built recently in 2024 by premium builder Jones Homes, the property offers low-maintenance, luxury family living spanning three spacious floors. Combining stylish interiors, premium finishes, and thoughtfully designed accommodation, this superb home is perfectly suited to families, professionals, and downsizers alike. We would like to highlight, the owner has intelligently re-modelled the ground floor layout, creating the perfect open-plan family space and maximising the property's full potential.

Upon entering, you are welcomed into a bright and spacious open-plan living environment, designed with modern lifestyles in mind completed with Amtico flooring. The impressive kitchen, dining and living area provides an ideal space for both everyday living and entertaining, with large bi-fold doors opening directly onto rear garden, allowing natural light to flood the space throughout the afternoon and evening. The high-specification kitchen features integrated Neff appliances, quartz worktops, a wine fridge, and sleek contemporary cabinetry. A separate utility room with WC, completes the ground floor.

The first floor is dedicated to the luxurious principal bedroom, offering fitted wardrobes and a newly renovated en-suite bathroom fitted with updated Villeroy and Boch vanity unit and new wood effect tiling. Also on this level, is a versatile second reception room or bedroom, ideal as a guest room, home office, study, or additional lounge space.

The top floor comprises two further generously proportioned double bedrooms, both benefiting from fitted wardrobes and contemporary en-suite shower rooms, providing excellent privacy and flexibility for family members or guests.





GROUND S

Externally, the property enjoys a low maintenance west-facing rear garden with a patio and newly laid pet and child friendly artificial lawn, creating the perfect setting for outdoor dining and relaxation. A recently installed pergola offers the flexibility of both shade and sunshine throughout the day. To the rear, secure gated access leads to a single garage with EV charging point and two allocated parking spaces, with direct access into the garden for added convenience.

LOCATION

Alderley Park is a unique 'estate village' created in this 400 acre historical estate located just outside of one of Cheshire's most popular social hubs - Alderley Edge. Within the park and next to Alderley Gardens, is the water gardens, which features ornamental lakes, ponds and arboretum. Another added benefit is the dedicated forest walking routes which feature around the park. Residents also have an array of facilities on their doorstep, including the state of the art Everybody Gym, with paddle courts, cricket and football pitches. It is also worth mentioning the highly rated dining establishment at the gastro pub 'The Churchill Tree' as well as the Farm Shop selling local produce. Alderley Park is located just a short drive from the boutique shops and restaurants of Alderley Edge and Wilmslow and also within close proximity of both Prestbury and Knutsford.

LOCAL AUTHORITY

Cheshire East- Council Tax Band: G

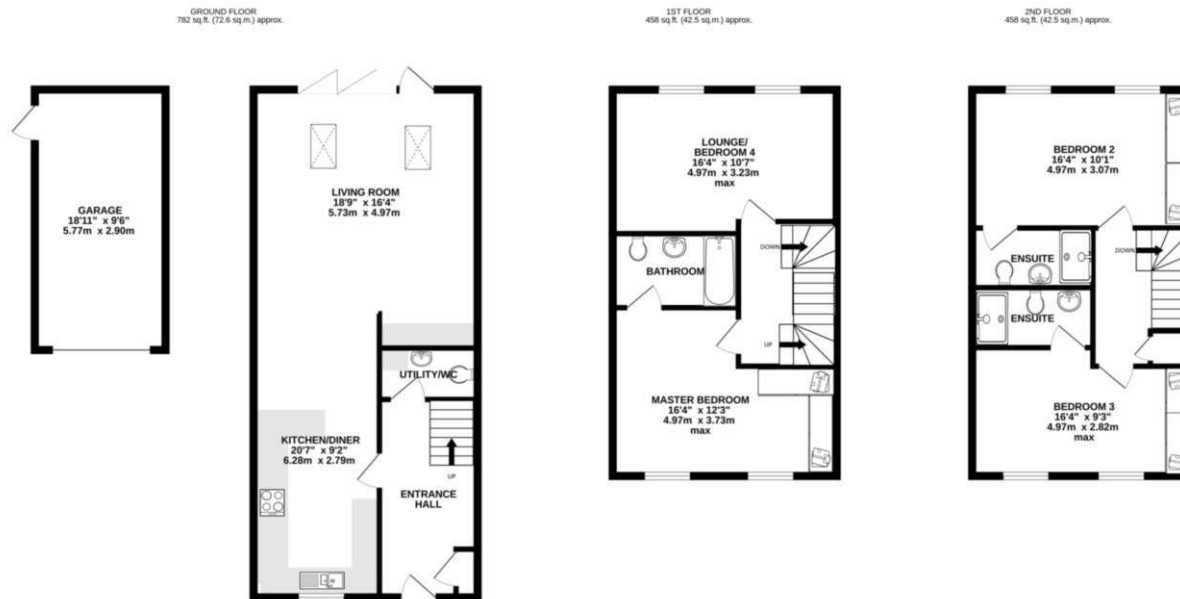
TENURE

Freehold- Subject to verification by solicitors

POSTCODE

SAT NAV: SK10 4ZP

FLOORPLAN



TOTAL FLOOR AREA: 1697 sq ft. (157.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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