

Alderley House, Brook Lane, Alderley Edge, SK9 7QQ

**MICHAEL J
CHAPMAN**

independent estate agents



www.michaeljchapman.co.uk

Alderley House was built in circa 1910 and has been carefully and sympathetically renovated and refurbished by the current owner in 2005 to complement modern living needs, with the highest quality of fittings throughout with great care being taken to retain the original charm and character. The original features of particular note include wood polished flooring, open fireplaces, original doors and door furniture and attractive leaded windows. The kitchen has been refitted with quality units, granite work surfaces and integrated appliances. The bathrooms have all been replaced with quality traditional and contemporary fittings.

Externally the property is approached through electrically operated remote controlled wrought iron gates with a sweeping driveway leading to a front and rear courtyard laid out to brick paviour sets providing excellent parking facilities and leading to an integral double garage and a separate double garage with further garden stores. The extensive mature grounds which extend to approximately 1.875 acres or thereabouts surround the property with mature trees, shrubs and stone flagged patios. The main extent of the grounds is to rear and enjoy wonderful open southerly views. There are sweeping lawns, trees and shrubs bordered by hedging, also to the rear of the house is a substantial flagged rear patio and recently built fully tiled external swimming pool with heating and filter system including a summer house with changing and toilet facilities.

To fully appreciate the charm, appeal and elegance of this property a personal inspection is strongly recommended.

Ground Floor

Covered Porch: With stone archway with solid oak arched double doors leading to inner lobby with quarry tiled floor, leaded stained glass internal door leading.

Reception Hall: With polished natural wood flooring, 4 wall light points, open to:

Sun Room: 19' 10" x 9' 10" (6.05m x 3.00m) overall with polished natural wood herringbone floor, 2 central heating radiators with covers, French doors leading to rear flagged patio, 2 wall light points, arched door with bevelled glass leading to:

Drawing Room: 21' 6" x 13' 11" (6.56m x 4.25m) overall with traditional style granite fireplace with granite hearth and living gas fire, central heating radiator with cover, corncing, television point, attractive bay window, 3 wall light points.

Butler's Pantry: 9' 6" x 9' 6" (2.90m x 2.90m) overall with base units, natural wood work surface, stainless steel single drainer sink unit with mixer tap, tiled surround, wine room with glazed sliding doors, central heating radiator.

Sitting Room: 21' 0" x 13' 10" (6.41m x 4.22m) overall which is accessed off the inner hall, double bevelled glass door from the reception hall, with traditional style fireplace with marble inset and hearth, open grate, 2 central heating radiators with covers, bay window, polished natural wood flooring, folding back doors with parliament hinges leading to:

Dining Room: 16' 1" x 14' 0" (4.89m x 4.27m) overall plus attractive arched inglenook, polished wood flooring, central heating radiator with cover.

Inner Hall: With feature staircase leading to first floor with natural wood hand rail, central heating radiator with cover, dado rail, 2 wall light points, feature arched leaded stained glass window, glazed door with bevelled glass leading to cloakroom and separate wc.

Cloakroom: with contemporary style wash hand basin with legs and mixer tap, central heating radiator and chrome towel rail, part tiled walls, polished wood flooring, built-in cupboard with sliding doors and hanging fittings, door to garage.

Separate wc: Low level suite with natural wood seat, polished flooring, part tiled walls.

Kitchen/Breakfast Room: 20' 4" x 13' 11" (6.20m x 4.25m) overall to the maximum. With traditional style quality base wall units, granite work surfaces, integrated stainless steel one and a half bowl sink with mixer tap, integrated appliances including Bosch dishwasher, recess incorporation Belling range oven with double oven, 8 ring hob, integrated extractor hood above, marble tiled flooring, cornice, low voltage down lighting, central matching island with complimentary granite surface, central heating radiator with cover.

Rear Hall: 10' 6" x 4' 11" (3.19m x 1.50m) overall with marble tiled floor, low voltage down lighting, stable door to inner courtyard.

Study: 22' 2" x 9' 11" (6.76m x 3.03m) overall with polished wood flooring, double French doors to side garden, 2 central heating radiators with covers, 2 sets of double built-in cupboard above, low voltage down lighting.

Second Side Hallway: With ceramic tiled floor, stable door to outside, leading to inner courtyard.

Cloakroom/wc: With traditional fittings with pedestal wash hand basin, mixer tap, low level wc with natural wood seat, tiled floor, central heating radiator and chrome towel rail, built-in double cupboard with cupboard above, further cupboard to the side.

Utility Room: 15' 3" x 4' 10" (4.66m x 1.47m) overall with base units, beech work surfaces, Belfast deep ceramic sink with mixer tap, plumbing for washing machine, space for dryer, central heating radiator, ceramic tiled floor, stable door to side garden.

First Floor

Landing: 8 wall light points, low voltage down lighting, 2 built-in storage cupboards, 2 central heating radiators with covers. Access from the half landing to staff flat/teenagers suite.

Master Bedroom: 20' 4" x 14' (6.20m x 4.27m) overall with central heating radiator with cover, 2 built-in double wardrobes, 2 wall light points.

En-suite Bathroom: 10' 3" x 8' 5" (3.12m x 2.56m) With traditional fittings, ball and claw bath with mixer tap, telephone style shower fittings, low level wc with natural wood seat, bidet, pedestal wash hand basin with mixer tap, part tiled walls, central heating radiator and chrome towel rail, 2 wall light points, shaver socket, down lighting.

Dressing Room: 11' 6" x 10' 3" (3.50m x 3.12m) With excellent range of fitted wardrobes to two sides with half mirrored doors, central heating radiator with cover.

Bedroom 2: 14' 0" x 13' 6" (4.27m x 4.12m) overall with central heating radiator with cover.

En-suite Bathroom: With traditional fittings, panelled bath mixer tap, telephone style shower fittings, pedestal wash hand basin with mixer tap, bidet, low level wc with natural wood seat, central heating radiator with chrome towel rail, down lighting.

Bedroom 3: 16' 1" x 13' 10" (4.89m x 4.22m) overall with central heating radiator with cover.

En-suite Jack and Jill Bathroom: Inter connecting bathroom with panelled bath with mixer tap, telephone style shower fitting, pedestal wash hand basin with mixer tap, low level wc with natural wood seat, bidet, low voltage down lighting.

Bedroom 4: 15' 4" x 13' 11" (4.68m x 4.25m) overall with central heating radiator with cover. Door to en-suite Jack and Jill bathroom.

Shower Room: 7' x 7' 5" (2.13m x 2.25m) With traditional fittings, pedestal wash hand basin with mixer tap, central heating radiator with chrome towel rail, part tiled walls, polished wood flooring, walk-in-shower with large shower head and separate hand held shower, fully tiled.

Walk-in Box Room: 8' 2" x 8' 2" (2.50m x 2.50m) (max) With central heating radiator, ladder to loft.

Staff Flat/Teenager Suite

Inner Landing Area: Accessed from the half landing on the main staircase, split level, staircase to upper floor with landing giving access to storage room and bedroom 5 and stairs down to.

Separate wc: Low level with natural wood seat and central heating radiator.

Bathroom: With traditional fittings with panelled bath with mixer tap, telephone style shower fittings, pedestal wash hand basin with mixer tap, low level wc with natural wood seat.

Sitting Room: 15' 10" x 10' 0" (4.83m x 3.05m) overall with central heating radiator cover, door leading to wrought iron half spiral staircase to rear inner courtyard.

Kitchen: 15' 11" x 7' 7" (4.86m x 2.31m) overall with contemporary style base wall units work surfaces, stainless steel single drainer sink unit mixer tap, brushed steel electric oven and 4 ring electric hob with matching extractor hood above, plumbing for washing machine, integrated fridge, wood effect flooring, central heating radiator with cover.

Bedroom 5: 15' 10" x 9' 8" (4.83m x 2.95m) overall with impressive vaulted ceiling, built-in chest of drawers, 4 double eaves storage cupboards, central heating radiator.

Integral Garage: 17' 8" x 16' 1" (5.39m x 4.89m) overall with remote controlled electrically operated up and over oak effect door (controlled by fob or internal push button) light and power, rear doors.

Boiler House: Wall mounted 'Keston' boiler for domestic hot water and central heating with twin 'Heatre Sadia Mega flow tanks'.

A Further brick driveway to the side of the garage leads to the rear courtyard area providing access to:

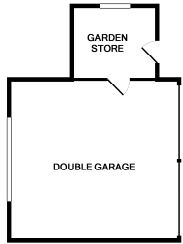
Garage Two: 18' 10" x 18' 1" (5.75m x 5.50m) overall with two single oak effect up and over doors, vaulted ceiling, light and power., with attached garden storeroom.. There is a further range of brick outbuildings with sliding doors.

Garden

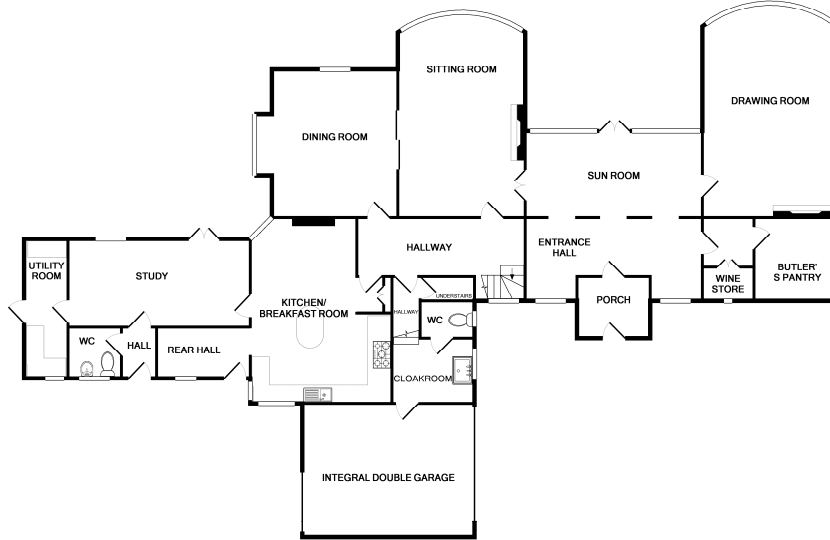
The property is approached through wrought iron electrically operated gates with a sweeping driveway leading to the property and set back from the road. The grounds which are approximately 1.875 acres or thereabouts extend to the front, side and rear with lawns, mature shrubs, hedging and southerly views across the open fields. There is a substantial 2 tiered patio with 2 ornamental ponds, recently fitted external swimming pool with electrical energy efficient cover and Indian stone surround, heated and filtered. The gardens are mainly laid to lawn with mature shrubs and trees giving a good degree of privacy.

Directions: From our Alderley Edge office proceed out of the village on London Road towards Alderley Edge School for Girls. After passing over the railway bridge take the second turning left into Brook Lane. Continue along Brook Lane for approximately three quarter of a mile and the driveway for Alderley Edge House will be found on the left hand side immediately before the road sweeps sharply to the right.

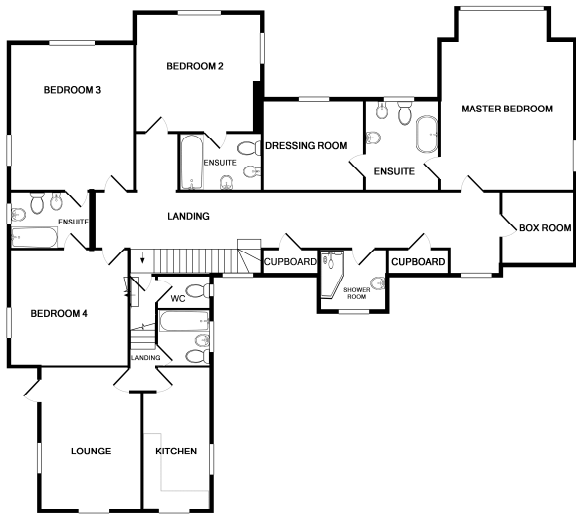




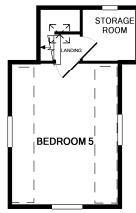
OUTSIDE



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 is given to their operability or efficiency can be given.
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All measurements are approximate

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Energy Performance Certificate

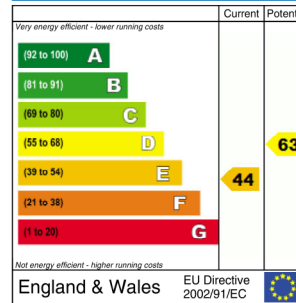


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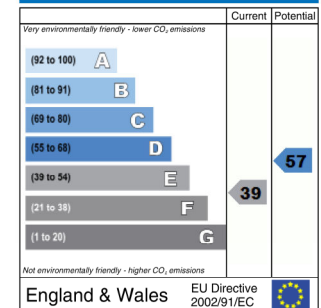
Dwelling type: Detached house
Date of assessment: 3 June 2008
Date of certificate: 3 June 2008
Reference number: 0440-2887-6261-0008-5075
Total floor area: 483 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

| | Current | Potential |
|--------------------------|---------------------------------|---------------------------------|
| Energy use | 321 kWh/m ² per year | 211 kWh/m ² per year |
| Carbon dioxide emissions | 26 tonnes per year | 17 tonnes per year |
| Lighting | £430 per year | £217 per year |
| Heating | £2859 per year | £1903 per year |
| Hot water | £191 per year | £167 per year |

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome

**MICHAEL J
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01625 584379

79a London Road, Alderley Edge,
Cheshire SK9 7DY

E: sales@michaeljchapman.co.uk

www.michaeljchapman.co.uk



