

Crossgates, Sand Lane, Nether Alderley, SK10 4TS

**MICHAEL J
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independent estate agents



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Nestling in a peaceful backwater and possessing open views across fields to both front and rear, Crossgates has been the subject of extensive refurbishment and extension and now produce's an exceptional property and beautiful home with carefully designed accommodation to maximize modern living requirements. The high tech environment and easy to use components include a Lutron lighting system, integrated sound system to principle rooms and fabulous living kitchen with Aga.

The serene ambience is felt as soon as you walk through the door and flows through the accommodation which includes: Entrance Hall, drawing room, dining room, fabulous living kitchen with granite work tops and breakfast bar, glazed garden room, downstairs cloakroom and utility room. The large master suite has vaulted ceiling and en suite bathroom with separate shower and inset plasma screen above the bath. The second bedroom also has en suite shower room, there are a further 2 double bedrooms and beautifully tiled wetroom.

Externally the property is approached via electric wrought iron gates and a sweeping driveway the property sits centrally on a large plot with mature landscaped gardens within which is a separate leisure suite with gym/work area and external, heated hot tub and large summer house.

Ground Floor

Arched Covered Porchway: With solid stone floor and solid oak panelled front door. Leading through to:

Entrance Hall: With oak flooring

Lounge: 19' 10" x 15' (6.05m x 4.57m) Having inglenook limestone fireplace . Living flame gas fire with matching hearth and mantle over. Leaded light windows to front and rear elevations, the rear having double doors leading onto Indian Stone terrace and garden beyond. Oak flooring. Integrated surround sound and music system.

Dining Room: 11' 8" x 10' 10" (3.56m x 3.30m) With walk in bay window overlooking front garden. Oak flooring.

L Shaped Living Kitchen: 28' x 21' (8.53m x 6.40m) With a delightful range of hand built and painted kitchen units with granite work surfaces and twin Belfast sinks. Matching base and wall mounted units with concealed lighting beneath. Four door AGA with induction hob over. Full range of high specification appliances including steam oven and Zip tap. Central island with glass breakfast bar. Attractive natural stone floor with under floor heating. Double French doors leading onto rear patio and open views beyond. Ceiling speakers for integrated sound system. Air conditioning. Archway through to:

Orangery: 16' 4" x 12' 6" (4.98m x 3.81m) With full height windows and double French doors leading onto rear garden with views over open fields beyond. Attractive natural stone floor with under floor heating. Air conditioning. Integrated sound system.

Rear Hallway: With control cupboard. Attractive natural stone floor with under floor heating.

Cloakroom: With WC low level suite. Wall mounted wash hand basin. Splash back tiles.

Utility Room: With a range of hand built and painted kitchen units with granite work surfaces over. Matching base and wall mounted units. Fitted Bosch automatic washing machine and Bosch tumble dryer. Attractive natural stone floor with under floor heating. Door to side access and double garage.

First Floor

Master Bedroom: 26' 7" x 19' 2" (8.10m x 5.84m) Beautiful large room with vaulted ceiling. Two large crystal chandeliers. Windows to front and rear elevations. Air conditioning. Full integrated sound system. Lutron lighting.

En-suite Bathroom: With Spa bath. Separate shower cubicle. Wash hand basin with cupboard beneath and mirrored lit vanity cupboard above. WC low level suite. Fully tiled walls in natural stone. Heated tiled floor. Recessed plasma television screen. Integrated sound system.

Bedroom 2: 20' 8" x 11' 10" (6.30m x 3.61m) With double French doors and Juliet balcony overlooking rear garden. Integrated sound system.

En-suite Shower Room: With wet area. Wall mounted wash hand basin. WC low level suite. Chrome heated towel rail. Fully tiled walls in natural stone. Heated tiled floor.

Bedroom 3: 20' 0" x 11' 10" (6.10m x 3.61m) Having leaded light windows to front and rear elevations. Run of Italian cream fitted wardrobes. Integrated sound system and TV point.

Bedroom 4: 13' 6" x 11' 10" (4.11m x 3.61m) Having recess of 8'10" x 5'10" fitted out as walk in wardrobe. Large feature oak framed window to front elevation. Integrated sound system and TV points.

Family Shower Room: Natural stone wet area. Wash hand basin. Mirrored lit vanity units. WC low level suite. Natural stone tiled walls. Heated tiled floor. Chrome heated towel rail.

Outside

Garage: 20' 2" x 16' 9" (6.15m x 5.11m) With two solid oak electric up and over doors. Electric light and power. Wall mounted Vaillant gas fired central heating boiler. Hot water cylinder with fitted electric immersion heater. Painted hand built cupboards for storage. Door to utility room.

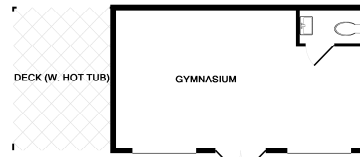
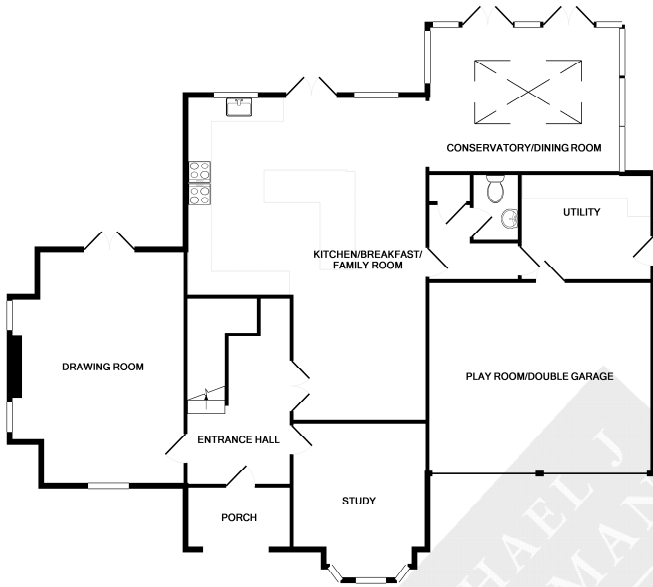
Garden

Beautiful wrought iron electric gates with video entry. Feature outside lighting. Resin bonded gravel driveway with ample parking for many cars. Leading to:

Location: Alderley Edge village centre offers a wide range of high quality shops suitable for most day to day requirements and the area also boasts a good range of social and recreational facilities. Good local schools cater for children of all ages. Ideal for the commuter, the areas are especially well placed for easy access to the business centres of Manchester and Stockport. Alderley Edge station offers a fast electric commuter service and there are Inter-city links available at nearby Wilmslow. For the motorway traveller the M56 is available at Ringway or the M6 at Holmes Chapel. Alternatively the new A34 by-pass road provide easy access to the superstores of Marks and Spencer, Tesco and a little further on, John Lewis and Sainsburys. Manchester International Airport is only a short drive away.

Directions: From the centre of Alderley Edge take the A34 Congleton Road south towards Nether Alderley. After approximately 1.5 miles turn right down Sand Laen just before Nether Alderley Mill and Crossgates can be found a short distance on the right hand side.

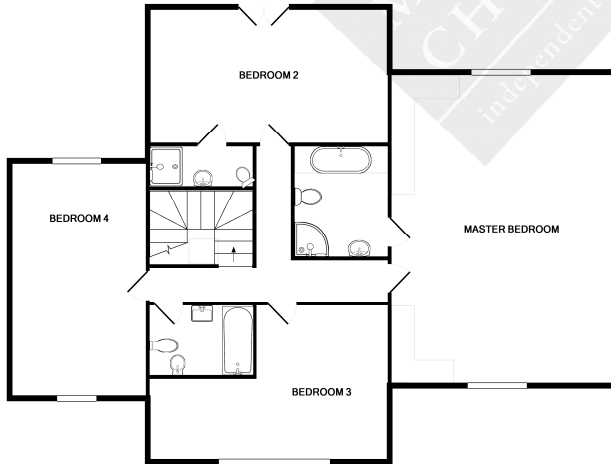




LEISURE SUITE
APPROX. FLOOR
AREA 266 SQ.FT.
(24.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 3653 SQ.FT. (339.4 SQ.M.)

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 as to their operability or efficiency can be given.
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1ST FLOOR
APPROX. FLOOR
AREA 1566 SQ.FT.
(145.9 SQ.M.)

Energy Performance Certificate

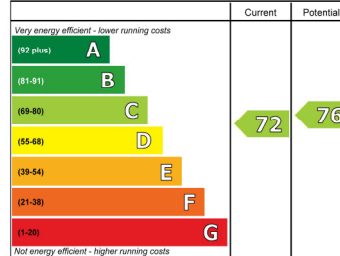


Crossgates,
Sand Lane,
Nether Alderley,
MACCLESFIELD,
SK10 4TS

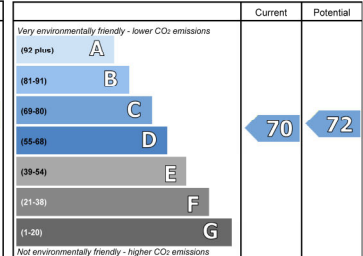
Dwelling type: Detached house
Date of assessment: 11 March 2011
Date of certificate: 11 March 2011
Reference number: 8001-8094-0429-7396-1793
Type of assessment: RdSAP, existing dwelling
Total floor area: 317 m²

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



England & Wales

EU Directive
2002/91/EC

England & Wales

EU Directive
2002/91/EC

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 are likely to be.

The environmental impact rating is a measure of this 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	156 kWh/m ² per year	141 kWh/m ² per year
Carbon dioxide emissions	8.2 tonnes per year	7.4 tonnes per year
Lighting	£365 per year	£183 per year
Heating	£1,040 per year	£1,053 per year
Hot water	£252 per year	£221 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change 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.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

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All measurements are approximate

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