

# Brooklands

Alderley Edge

Guide Price £2,500,000

Andrew J Nowell  
& Company







## Brooklands, Brook Lane, Alderley Edge, SK9 7RU

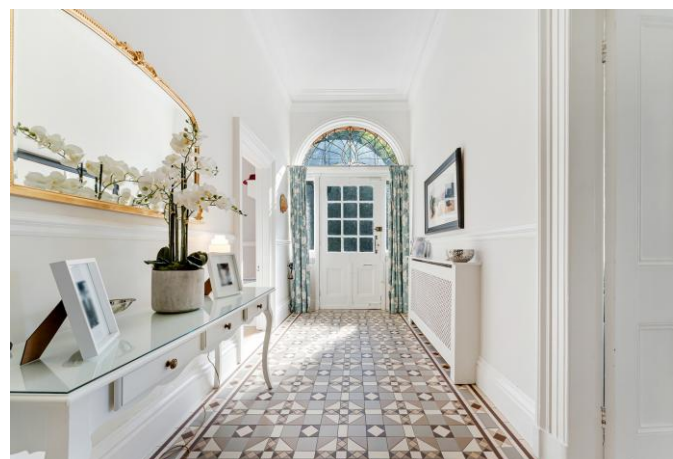
An Exceptional Georgian Residence set within mature grounds of 1.29 acres within easy reach of Alderley Edge Village.

- 6,621 Sq.ft
- Private Position
- Cinema Room & Gym
- Ancillary Accommodation

Occupying a picturesque setting within approximately 1.29 acres of beautifully established gardens and grounds, this outstanding Georgian semi-detached residence offers an exceptional blend of period grandeur and contemporary comfort. Immaculately presented throughout, the property retains an abundance of original character, including elegant proportions, high ceilings, large sash-style windows, and a wealth of architectural detailing synonymous with Georgian design.

Extending to over 6,600 sq.ft. of versatile accommodation arranged over four levels, the home provides superb living and entertaining spaces, perfectly suited to modern family life while preserving the charm and sophistication of its heritage.

A central entrance hall with beautiful tiling leads to a series of generously proportioned reception rooms including the impressive drawing room with central fireplace and bay window, spacious sitting room and dedicated study/library. The showpiece of this home is the bright and spacious living kitchen. The Hetherington Newman kitchen has bespoke shaker units with large central island with stone worktop, integrated appliances including a large AGA and underfloor heating. The kitchen area opens through to the dining/family area with extensive glazing and bi-fold doors opening onto the patio.







The original outbuildings of this home have been converted to additional ancillary accommodation all connected by a bright glazed link and include the utility room, boot room, cloakroom WC and a separate annexe with kitchenette, living area and bedroom suite with large bathroom - ideal guest accommodation or for multi-generational living.

The lower ground floor offers a range of leisure and recreational spaces. A large games room, cinema room and gymnasium create the ultimate entertainment level, complemented by a wine cellar and additional storage areas.

The first-floor hosts four substantial double bedrooms, all benefitting from the impressive ceiling heights and natural light that characterise the property. The principal bedroom suite enjoys a dressing room and en-suite facilities, while two additional bathrooms (1 en-suite) serve the remaining bedrooms.

A further second-floor suite provides an excellent guest bedroom, teenager's retreat or independent living space, complete with sitting area, dressing room and en-suite bathroom.

Approached through a set of electric gates along a sweeping driveway Brooklands sits beautifully in the mature gardens surrounding it. They create a wonderful sense of privacy and seclusion. Sweeping lawns, established trees, specimen planting and attractive outdoor spaces provide a tranquil backdrop throughout the seasons, while the generous space offers endless opportunities for recreation, gardening and outdoor entertaining.



### Important Information

What 3 Words - [///cork.vine.crystals](http://cork.vine.crystals)

Council Tax - Cheshire East Band H

EPC Rating - TBC

Tenure - Freehold (Includes a small flying freehold)

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

The title contains covenants - further information is available from the office.

Flood Risk\*: Very low risk of flooding

Broadband\*\*: Superfast broadband available

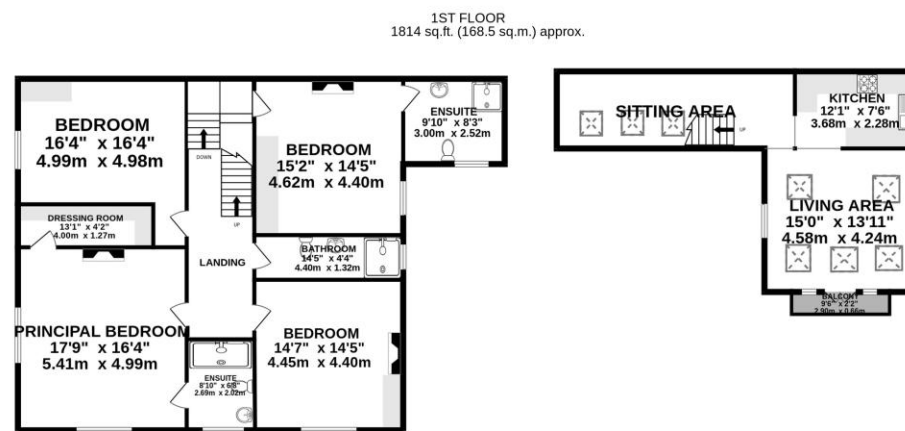
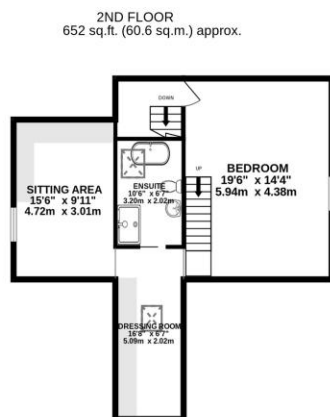
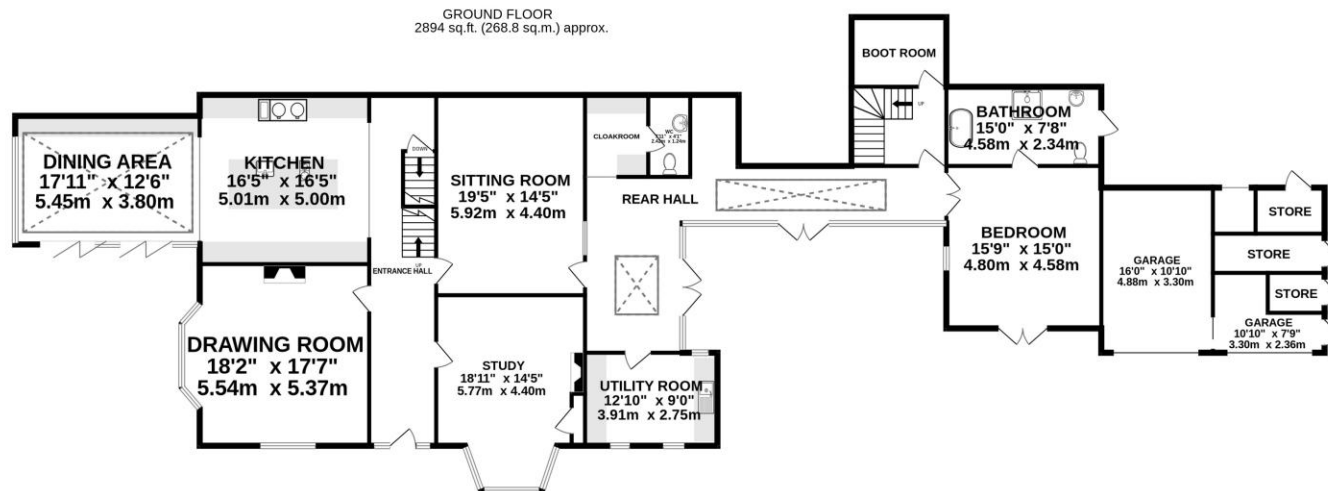
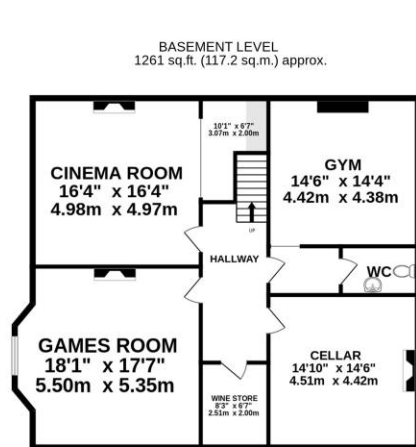
Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2, Three & Vodafone).

\* Information provided by GOV.UK

\*\*Information provided by Ofcom checker

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.





**TOTAL FLOOR AREA : 6621 sq.ft. (615.1 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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