

10 Heyes Lane
Alderley Edge



Guide Price £1,500,000

Andrew J Nowell
& Company



10 Heyes Lane, Alderley Edge, Cheshire, SK9 7JY

A Distinguished Victorian Family Residence in the Heart of the Village

- Over 3,500 Sq.ft
- Village Central
- Garage & Cellars
- Original Features

Extending to approximately 3,561 sq ft, including a substantial detached garage building with home office above, and full tanked cellars this exceptional home offers generous and versatile living space, all set behind electric gates with a private landscaped rear garden.

An attractive entrance porch opens into a welcoming reception hall, the principal reception room enjoys a handsome bay window and generous proportions, creating a wonderful formal living space, whilst the separate dining room provides the perfect setting for entertaining and family occasions.

At the heart of the home lies the spectacular open-plan kitchen and family room. Beautifully appointed with contemporary cabinetry and a substantial central island, the kitchen combines sleek design with practicality, complemented by integrated appliances and excellent storage. Flooded with natural light, the adjoining family area features a vaulted ceiling and direct access to the garden, creating an exceptional space for everyday family life and social gatherings. A utility room and guest cloakroom complete the ground floor accommodation.

The lower ground floor provides additional flexibility with a spacious playroom and separate office, ideal for home working, a gym or cinema room.







To the first floor are three generous double bedrooms served by a luxurious family bathroom. The second floor holds the principal bedroom suite with shower room and walk-in dressing room/bedroom five.

Outside, the detached garage building provides extensive parking and storage, with a substantial office above offering excellent potential for a home business, studio or independent workspace.

The rear garden enjoys an excellent degree of privacy and has been thoughtfully landscaped to create an attractive and secure environment for both relaxation and entertaining.

Important Information

What 3 Words - ///wells.lift.varieties

Council Tax - Cheshire East Band G

EPC Rating - TBC

Tenure - Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Garage & Driveway

Flood Risk*: Medium risk

Broadband**: Ultrafast broadband available

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

* 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.



Heyes Lane, Alderley Edge
Main House gross internal area = 2,973 sq ft / 276 sq m
Garage Building gross internal area = 588 sq ft / 55 sq m
Total gross internal area = 3,561 sq ft / 331 sq m



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