

# Woodland Cottage

Alderley Edge



Guide Price £1,750,000

Andrew J Nowell  
& Company



## Woodland Cottage, Mottram Road, Alderley Edge, SK9 7DW

A striking and characterful family home situated in the heart of Alderley Edge Village with delightful open aspect across the neighbouring Cricket Club.

- Over 3,000 Sq.ft
- Village Central
- Gated Position
- Conservation Area

Woodland Cottage is an individual family residence brimming with characterful features including, cobbled driveway, vaulted ceilings, exposed beams and trusses and herringbone parquet flooring.

This stunning home has been immaculately maintained and upgraded by the current owners and offers versatile accommodation extending to over 3,000 square feet. On the Ground floor there are three generous reception rooms including the impressive drawing room with triple aspect and central fireplace with log burning stove.

The focal point of this home is the open plan living kitchen, this statement kitchen has traditional shaker units, large central island, granite worksurfaces, central range cooker, Belfast sink and integrated wine fridge which opens through to the dining area with French doors to the garden.

In addition, on the ground floor is an oak framed porch, central hallway with parquet flooring, utility room and downstairs WC.

Upstairs there is a spacious principal bedroom suite with vaulted ceilings, exposed beams and en-suite bathroom with double sink, bath and separate walk-in shower. The second bedroom/dressing room has newly fitted wardrobes, additional accessible storage and a dedicated shoe cupboard with pull-out drawers. There are three further double bedrooms and the family bathroom. Both bathrooms have contemporary fittings and bespoke tiling.







Externally Woodland Cottage sits behind a set of wrought iron electric gates which open onto the cobbled driveway providing ample parking. The gardens extend to the rear and side of this home. There is a good sized lawn with mature trees and borders with a large stone flagged patio ideal for entertaining with access from the kitchen and family room.

Situated a stones throw from the village centre Woodland Cottage occupies a desirable position with open aspect across the neighbouring cricket club. The village offers everything for day-to-day needs along with the train station with links to Manchester and London.

Rarely do properties of this charm come to the market and a viewing is essential to appreciate its appeal.

### Important Information

What 3 Words - [///hatch.rising.arrow](https://hatch.rising.arrow)

Council Tax - Cheshire East - Band G

EPC Rating - F (34/77)

Tenure - Leasehold - 850 Years Remain  
Ground Rent - £7 per annum

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway

The property is located within a conversation area.

Flood Risk\*: Very Low Risk of Flooding

Broadband\*\*: Ultrafast Broadband available

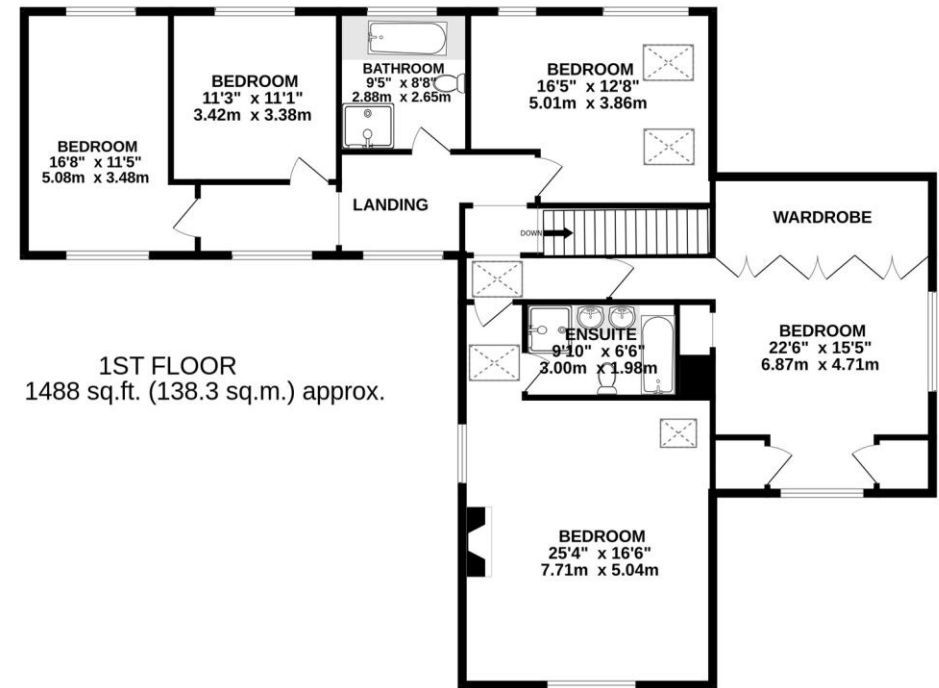
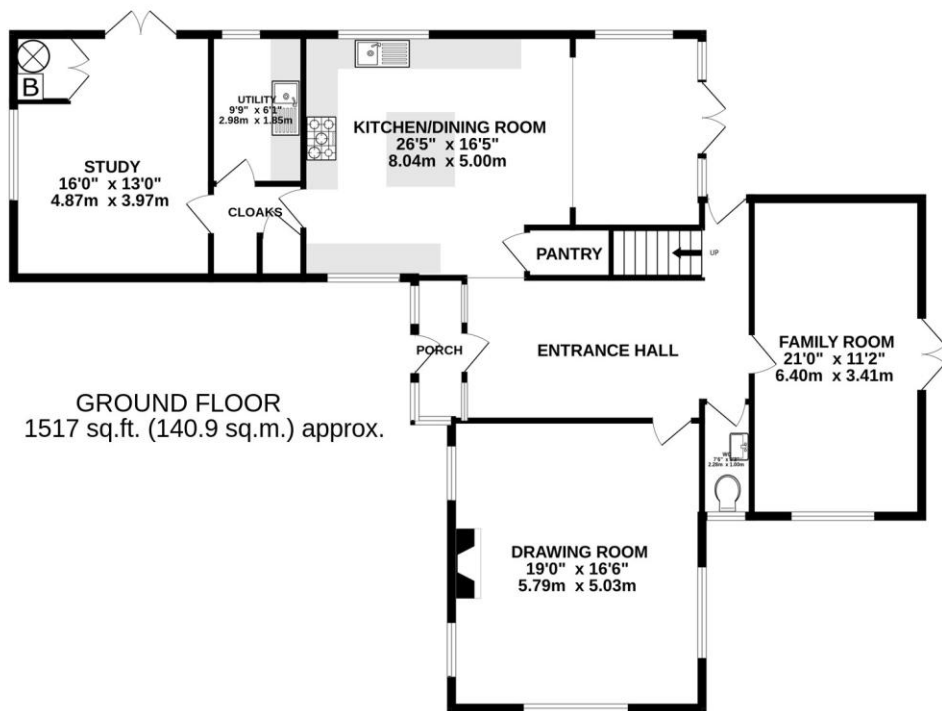
Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2, Three & Vodafone) - Limited coverage indoors with Three.

\* 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 : 3005 sq.ft. (279.2 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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