



Netherly  
Alderley Edge

Guide Price £2,000,000

Andrew J Nowell  
& Company





## Netherly, 32 Congleton Road, Alderley Edge, SK9 7AB

A charming, detached Arts & Crafts residence a short walk from the village centre, boasting stunning elevated views across the neighbouring countryside.

- Four Bedrooms
- Stunning Gardens
- 0.87 Acres
- Characterful Features

Dating back to 1908, Netherly is a great example of a period residence with stunning mature gardens a short walk from the village centre.

Occupying a secluded position set back from Congleton Road the property is approached via a gated driveway offering ample parking and leading to the detached garage.

This characterful home offers spacious accommodation extending to nearly 4,000 square feet with great potential to extend or remodel (subject to the necessary consent). On the ground floor is an entrance hall/boot room, central hallway with turning flight staircase, wooden parquet flooring and a downstairs cloakroom WC. There is a large living kitchen with beautiful bespoke solid wood units, Quooker tap, central island with wooden and quartz worksurfaces and seating area with STOVAX log burning stove. In addition, on the ground floor are three well-proportioned reception rooms, a dining room, drawing room and a cosy sitting room with open fire and bay window.

To the first floor is the principal bedroom suite with impressive, elevated views, dressing room and large en-suite bathroom with central roll top bath, walk in shower and double sinks.











Across the first and second floor are three further double bedrooms and the family bathroom with underfloor heating. There is a study/sitting room on the second floor with far reaching views across the Cheshire Countryside.

The gardens and grounds extend to approximately 0.87 acres and consist of a large stone flagged patio enjoying a sunny Westerly aspect, manicured lawn, vegetable garden and woodland area all with mature trees and borders.

Situated just a short walk from the village centre, Netherly boasts convenience paired with a stunning countryside aspect. The village offers everything from day-to-day needs along with the local train station with links to Manchester and London.

## Important Information

What 3 Words – [///packet.locals.oasis](http://packet.locals.oasis)

Council Tax – Cheshire East Band H

EPC Rating – TBC

Tenure – Leasehold – 882 yrs remain  
Ground Rent - £15 per annum

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

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.

\* Information provided by GOV.UK

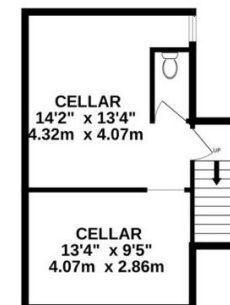
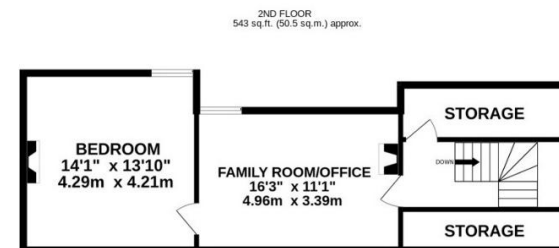
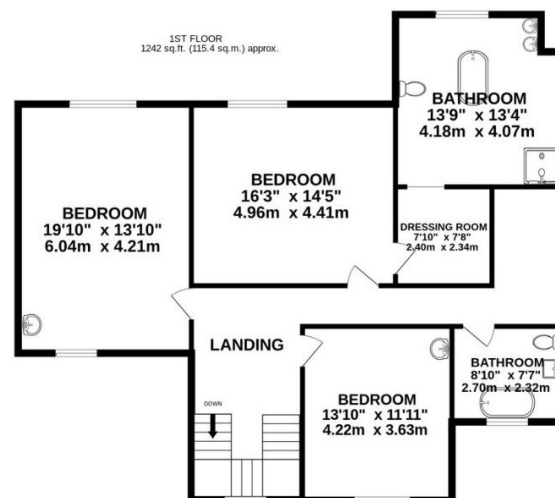
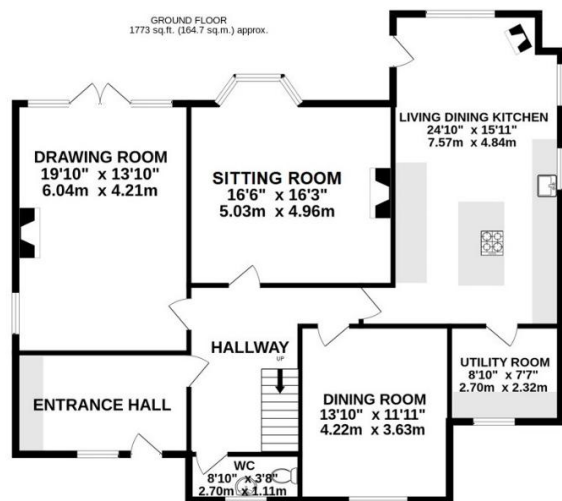
\*\*Information provided by Ofcom checker.

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.









BASEMENT  
354 sq.ft. (32.9 sq.m.) approx.

TOTAL FLOOR AREA : 3912 sq.ft. (363.5 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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