

Osborne House

Alderley Edge

Guide Price £2,450,000

Andrew J Nowell
& Company





Osborne House, 47 Trafford Road, Alderley Edge, SK9 7DN

An exceptional detached residence of character and scale, Osborne House occupies a private and beautifully landscaped position a short walk from the village centre.

- Conservation Area
- Over 0.85 Acres
- Detached Coach House
- 4,815 sq.ft

Osborne House dates back to the 1800's and offers remarkable space, flexibility and presence. Blended with stunning period charm and character.

Arranged across multiple levels and complemented by a fully self-contained coach house, this distinguished home combines elegant reception rooms, generous bedrooms and extensive ancillary accommodation - perfectly suited to family life, entertaining and multi-generational living.

Approached via a sweeping driveway, the property makes an immediate impression with its handsome façade, mature planting and manicured gardens.

Internally, a grand reception hallway sets the tone, leading to a series of well-proportioned reception rooms. These include a substantial principal living room with bay window and central fireplace, a formal dining room perfect for entertaining and a further family room with original panelling and lovely wooden floors.

The heart of this home is the breakfast kitchen. The shaker style kitchen has large central island with granite worksurfaces, gas AGA and built in dining area with vaulted ceiling. In addition, on the ground floor is a cloakroom WC. There are substantial cellars utilised as a utility area, games room and storage with great potential to convert to further accommodation.







To the first floor is a superb galleried landing and four generously proportioned double bedrooms and two bathrooms (1 en-suite). Both bathrooms have contemporary fittings and bespoke tiling.

The detached coach house is ideal for ancillary accommodation, multi-generational living or a dedicated office/gym space. The ground floor has an open plan living area with kitchen and the first floor has a double bedroom with en-suite shower room.

Set within a wonderfully private position, this charming home is surrounded by beautifully established mature gardens that create a truly tranquil and secluded setting. The grounds have been lovingly maintained over the years and offer a rich variety of trees, shrubs, and seasonal planting, providing colour, texture, and interest throughout the year.

One of the most enchanting features of the property is its own private pond, which forms a delightful focal point within the garden and attracts an abundance of wildlife, enhancing the peaceful atmosphere.

The property enjoys a tucked-away position, shielded from neighbouring properties and passing traffic, making it ideal for those seeking a quiet retreat while still remaining conveniently accessible to Alderley Edge Village which offers everything for day to day needs along with the local train station with links to Manchester and London.

This splendid home is offered for sale for the first time in nearly 30 years.



Important Information

What 3 Words - [///arena.comb.fleet](http://arena.comb.fleet)

Council Tax - Cheshire East Band H

EPC Rating - D (64/76)

Tenure - Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway

The property is situated within the Alderley Edge Conservation Area

Flood Risk*: Low Risk of flooding

Broadband**: Ultrafast Broadband Available

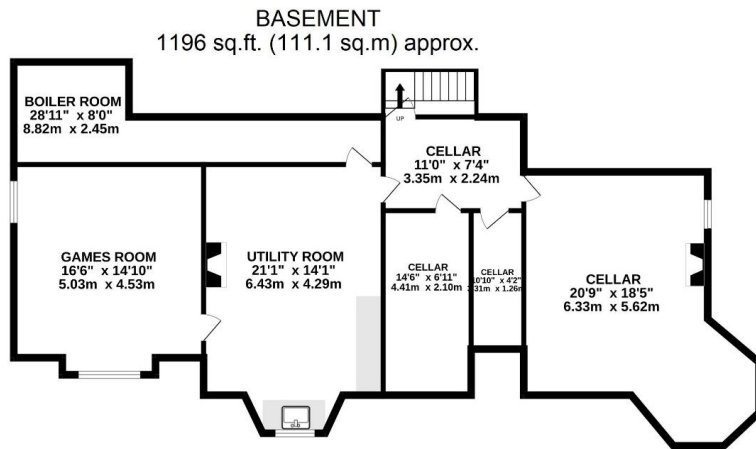
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

* 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.





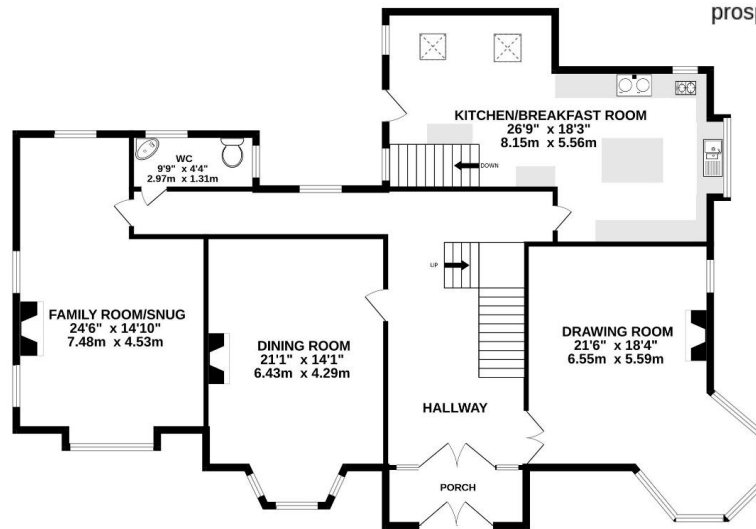
COACH HOUSE
672 sq.ft. (62.4 sq.m.) approx.



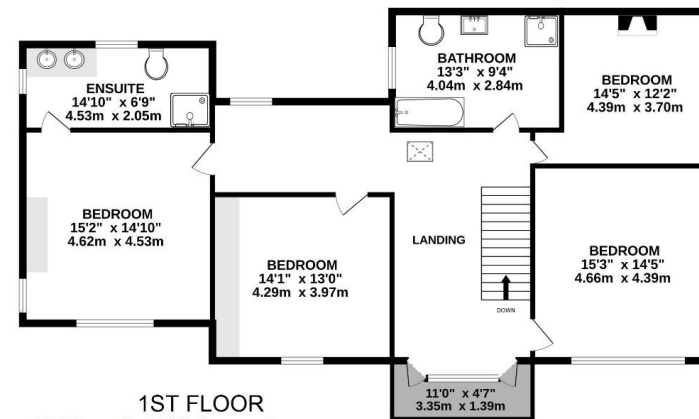
TOTAL FLOOR AREA : 4815 sq.ft. (447.3 sq.m.) approx.

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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GROUND FLOOR
1634.44 sq.ft. (151.84 sq.m.) approx.



1ST FLOOR
1313 sq.ft. (122.0 sq.m.) approx.

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