



Linwood  
Alderley Edge

£1,500,000

Andrew J Nowell  
& Company





## Linwood, 89 Knutsford Road, Alderley Edge, SK9 7SH

An impressive double fronted Victorian residence with charming mature gardens and grounds situated on the outskirts of Alderley Edge.

- Immaculately Maintained
- Five Bedrooms
- Gated Driveway & Garage
- Character Features

Linwood is an attractive period home situated in a charming semi-rural position. The property has been immaculately maintained and updated by the current owners and offer spacious accommodation extending to over 4,500 sq.ft with a wealth of period features including sash windows, picture rails, window shutters and fireplaces.

On the ground floor is the impressive central entrance hall with shower room off. The kitchen is accessed from the hall and boasts a large central island, shaker style units with granite worksurfaces, the kitchen is open to the dining room with central log burner. There is a utility/boot room from the kitchen and two cellar chambers from the hall.

There are three grand reception rooms including the drawing room and sitting room/music room both with large bay windows and central fireplaces and the 25ft family room with glazed roof and French doors opening onto the garden.

To the first floor is the principal bedroom suite with large bay window, en-suite shower room and delightful open views across the neighbouring countryside. There are four further double bedrooms and two bathrooms (one jack and jill en-suite). The family bathroom has traditional fittings including a claw foot roll top bath, separate shower and wood panelling.











Externally the property is approached via a set of wrought iron electric gates which open onto a block paved and gravel driveway offering ample off-road parking and leading to the detached double garage. There are charming mature gardens and ground which extend to over 0.4 acres and consist of large York stone patios, manicured lawns (with westerly aspect), mature trees and hedging and colourful planted borders.

Situated in a semi-rural yet convenient position Linwood enjoys open views across the neighbouring countryside whilst being within easy reach of the centres of Alderley Edge and Wilmslow. There a local rail links to Manchester and London and Manchester Airport is close at hand.

## Important Information

What 3 Words – [///retain.payout.brilliant](#)

Council Tax – H

EPC Rating – TBC

Tenure – Freehold

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

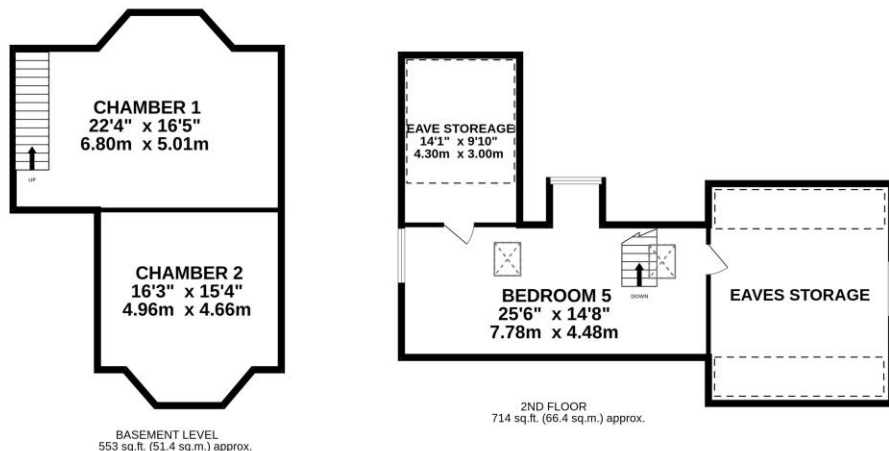
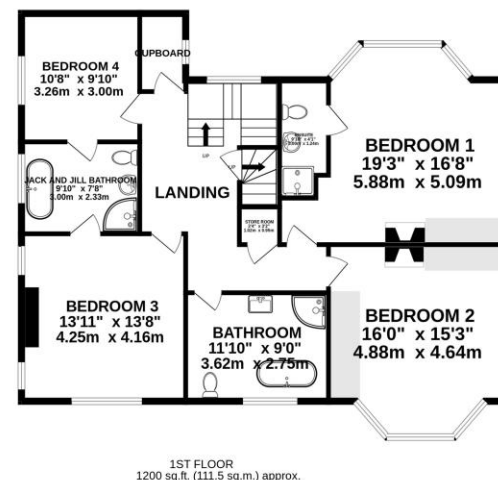
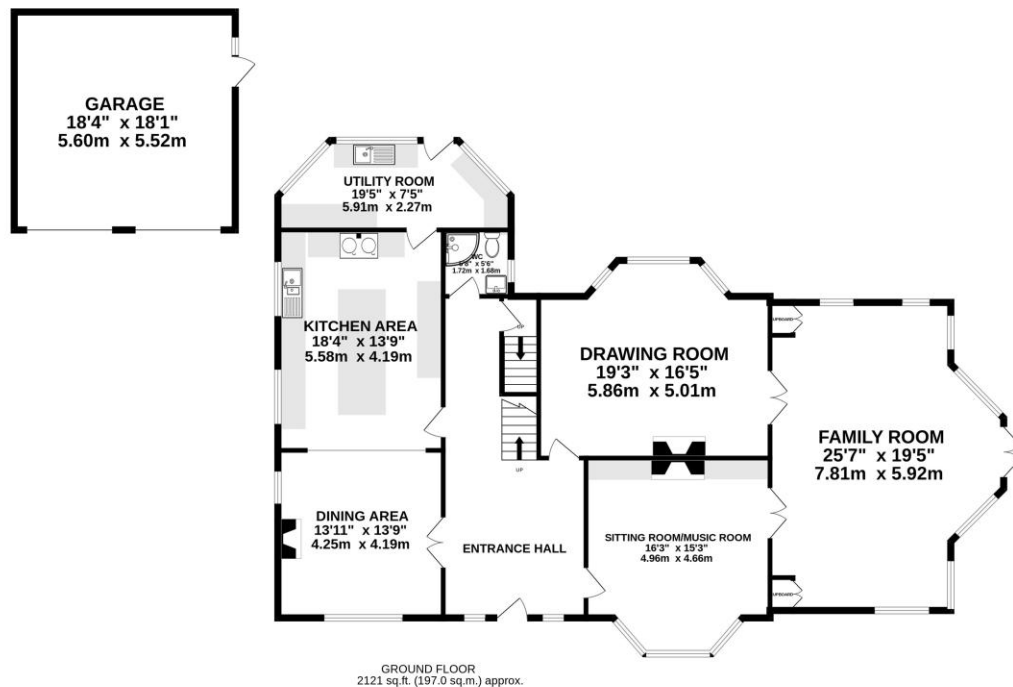
\*\* Information provided by Ofcom checker.

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.









**TOTAL FLOOR AREA : 4589 sq.ft. (426.3 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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