

Bosden Cottage

Alderley Edge

Guide Price £2,000,000

Andrew J Nowell
& Company





Bosden Cottage, 21 Moss Road, Alderley Edge, SK9 7JA

A stunning family home situated on this popular road, surrounded by open countryside yet within walking distance of the village. Beautiful gardens and grounds extending to 1.2 acres.

- Large Garden and Paddock
- Charm and Character
- Cheshire Brick & York Stone
- Garage, Gym & Annex

Bosden Cottage is a charming family home, constructed of Cheshire Brick with a York stone roof. The property is flooded with light, enjoying windows to all sides.

Offering well-balanced accommodation which has been updated and immaculately maintained by the current owners. On the ground floor is the central entrance hall with oak herringbone parquet flooring leading to a solid oak staircase. The drawing room has a Chesney stone fireplace and wood burning stove with French doors opening to the back garden. The family room/snug has bespoke cabinetry with a large window seat overlooking the front garden.

A feature of particular note is the stunning open plan living dining kitchen. The shaker style kitchen has a large central island with quartz worksurfaces, Belfast sink and electric AGA, the room benefits from beautiful limestone flagged floor with underfloor heating. The side door leads to a fitted boot room, downstairs WC and cloakroom.

To the first floor is the principal bedroom suite with fully fitted wardrobes and en-suite shower room with Fired Earth fittings. There are three further bedrooms accessed from the central landing (two with fitted wardrobes) and two bathrooms (one en-suite). The fifth bedroom has been fitted out as a laundry room.

Externally the property is approached via a set of solid wood electric gates, there is a resin bonded driveway offering ample parking.







The garage includes a self-contained annex and gym. The ground floor has a small kitchen and upstairs a large bedroom/games room and en-suite shower room.

The generous gardens and grounds extend to 1.2 acres and consist of a manicured front garden with planted beds, mature shrubs and box hedging. A large wrap around York stone flagged patio area provides ample space for outdoor dining and entertaining and overlooks the large lawn with open views onto the neighbouring countryside and beautiful mature trees.

Situated in this idyllic location on the outskirts of Alderley Edge Village, Moss Road boasts a rural outlook whilst being walking distance to the village centre. The village offers everything for day-to-day needs along with the local train station with links to Manchester and London.



Important Information

What 3 Words – [///able.indoor.fairly](http://able.indoor.fairly)

Council Tax – Cheshire East Band G

EPC Rating – D (63/75)

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.

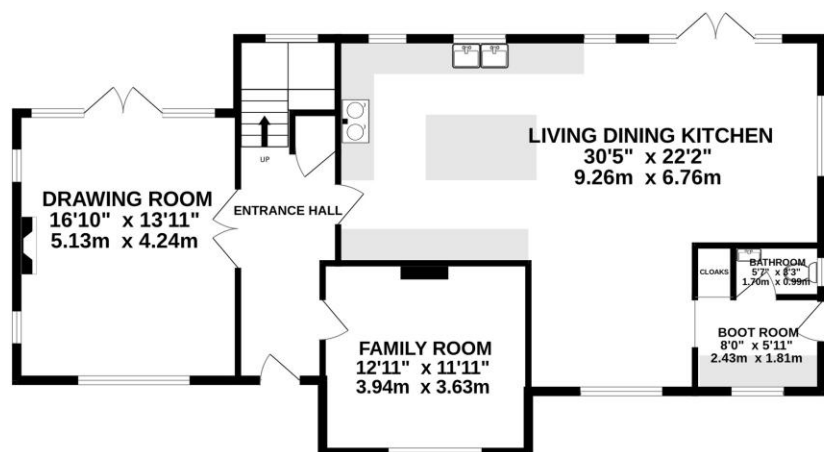
* Information provided by GOV.UK

**Information provided by Ofcom checker.

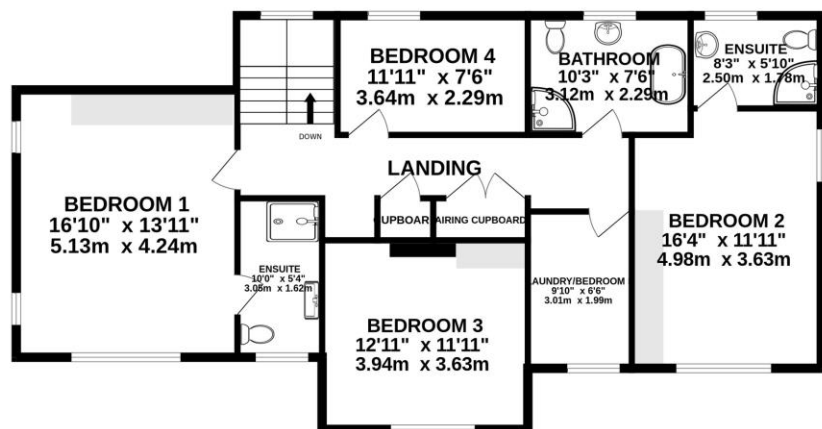
The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.



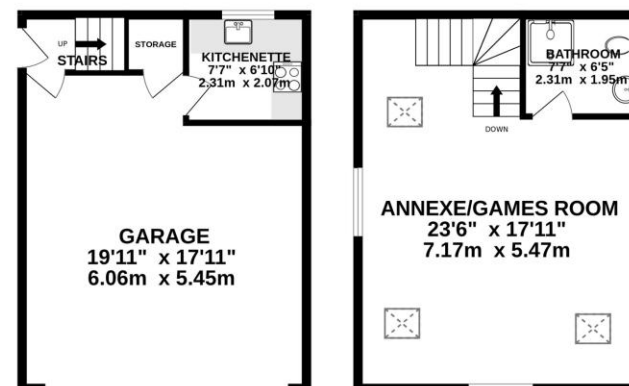
GROUND FLOOR
1088 sq.ft. (101.1 sq.m.) approx.



1ST FLOOR
1090 sq.ft. (101.3 sq.m.) approx.



GARAGE
843 sq.ft. (78.3 sq.m.) approx.



TOTAL FLOOR AREA : 3021 sq.ft. (280.7 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.

Made with Metropix ©2025

8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: mail@andrewjnowell.co.uk

T 01625 585905

www.andrewjnowell.co.uk

**Andrew J Nowell
& Company**

N.B. Andrew J. Nowell & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition or necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Andrew J. Nowell & Company has any authority to make or give any representation or warranty whatever in relation to this property.