

Davey Lane Cottage

Alderley Edge



Offers Over £1,000,000

Andrew J Nowell
& Company



Davey Lane Cottage, Davey Lane, Alderley Edge, SK9 7NZ

A unique detached family house set in this idyllic mature quiet setting within a short walk of the village centre.

- Village Location
- Over 1/3 of an acre
- Huge Potential
- Over 2,400 sq.ft

Davey Lane Cottage is set at the end of a long private driveway occupying an idyllic mature location with charming southerly aspect.

This individual detached family house nestles at the end of this long private driveway offering well balanced spacious accommodation which has been tastefully remodelled over recent years. To the ground floor the reception hallway leads to the principal lounge with formal dining off and conservatory. The breakfast kitchen has modern base and wall units, integrated appliances. Utility room and cloakroom W.C.

To the first floor there are 4 generous bedrooms, 2 bathrooms (1 en-suite) with tasteful modern fittings and individual tiling. The property benefits from a comprehensive gas heating system.







Externally Davey Lane Cottage is approached down a long private driveway with good parking facilities leading to an attached double garage. The secluded front garden is laid out to lawn with mature trees, shrubs, beds and ornamental pond. The rear garden is partly walled, flagged with raised beds and shrubs.

Situated a short walk to the village centre which offers everything for day to day needs. The area is renowned for its excellent schooling and The Edge is a well-known beauty spot of historical importance with excellent walks. The motorway network system is within easy access, as is Manchester International Airport, local and commuter rail links to Manchester and London.

Important Information

What 3 Words – [///remind.volume.take](http://remind.volume.take)

Council Tax – G

EPC Rating – E

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 at the property

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

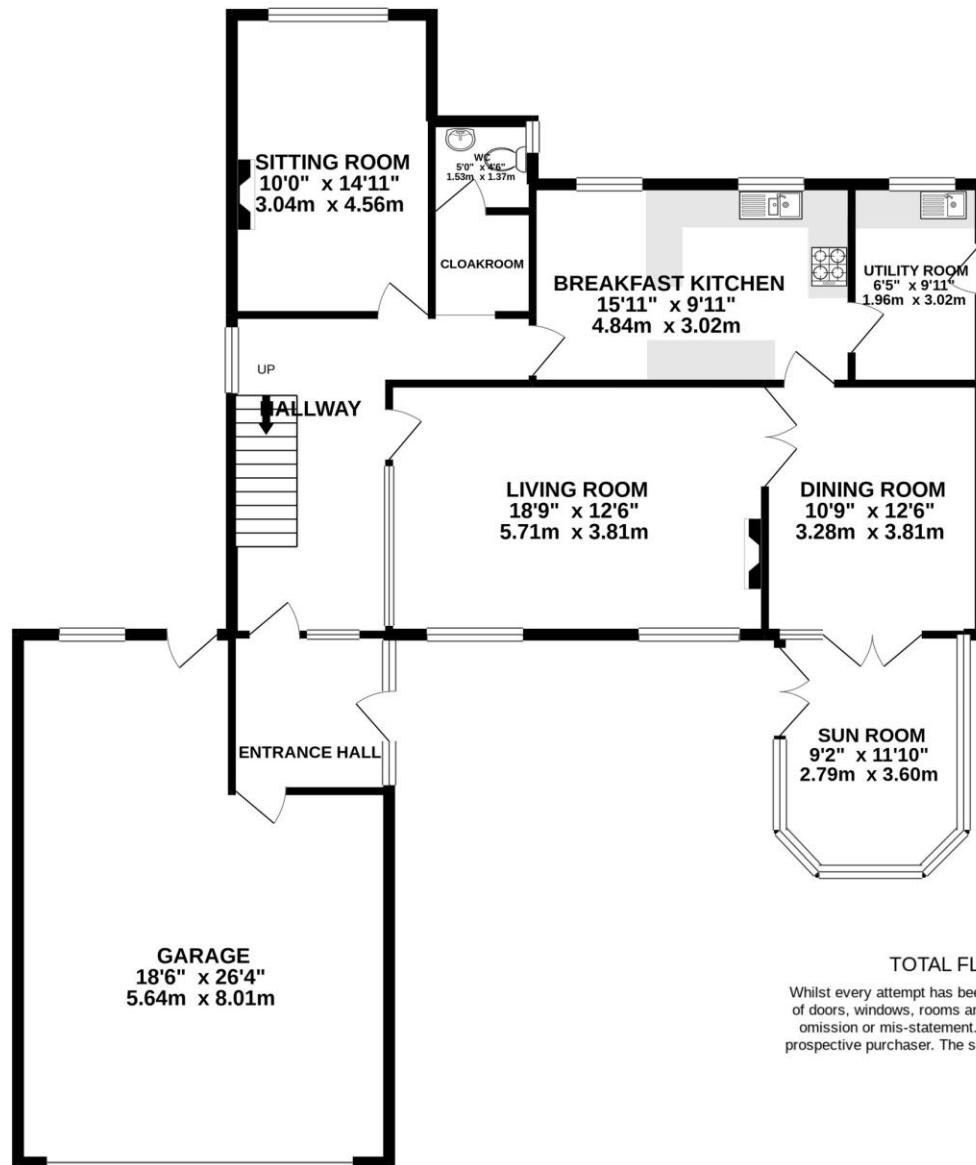
* Information provided by GOV.UK

**Information provided by Ofcom checker.

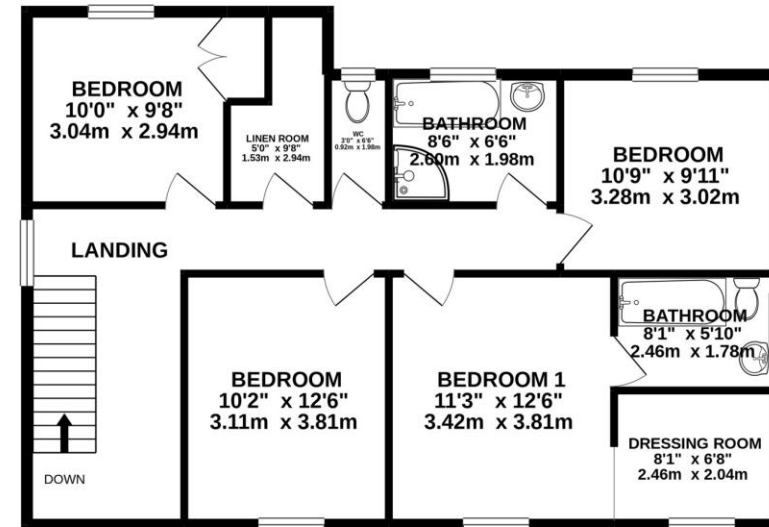
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GROUND FLOOR
1521 sq.ft. (141.3 sq.m.) approx.



1ST FLOOR
884 sq.ft. (82.1 sq.m.) approx.



TOTAL FLOOR AREA : 2405 sq.ft. (223.5 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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