

# Oswald Cottage

Alderley Edge



Offers Over £1,000,000

Andrew J Nowell  
& Company



## Oswald Cottage, Foden Lane, Alderley Edge, SK9 7TH

A characterful country home on the outskirts of Alderley Edge Village with generous mature gardens and large detached double garage and workshop.

- Huge Potential
- In all - 2,848 Sq.ft
- Idyllic Position
- 27 ft Drawing Room

Oswald Cottage is a charming, detached residence offering spacious and versatile accommodation, abundant character, and exceptional potential for family living. This characterful home has been immaculately maintained by the current owner and has great potential to remodel or extend (subject to the necessary consents)

The impressive drawing room is a standout feature of the property, extending to over 27 feet in length and enjoying dual-aspect views, creating an elegant and inviting principal living space with charming parquet flooring and central fireplace.

There is a good-sized breakfast kitchen (with large pantry off) which opens through to three well-proportioned reception rooms with exposed beams and central fireplaces. In addition, on the ground floor is a conservatory & downstairs WC.

The first floor provides four well-proportioned bedrooms arranged around a central landing and hallway.

The principal bedroom enjoys generous dimensions and attractive garden views, while the remaining bedrooms offer excellent flexibility for family living, guest accommodation, or home working.

Two family bathrooms serve the first floor, including a particularly spacious main bathroom and a large loft space offering ample storage.





One of Oswald Cottage's most appealing features is its generous mature and private gardens which extend to over half an acre. The grounds provide a wonderful backdrop to the house, with established planting, lawns, and a peaceful atmosphere rarely found so close to Alderley Edge Village.

The outdoor space offers superb scope for entertaining, family enjoyment, and further landscaping if desired.

A substantial detached double garage is complemented by a large adjoining workshop, presenting excellent opportunities for hobby space, storage, vehicle enthusiasts, or potential future conversion subject to the necessary consents.

Offered to the market for sale with no onward chain.

## Important Information

What 3 Words – [///drawn.clay.crowd](http://drawn.clay.crowd)

Council Tax – Cheshire East Band G

EPC Rating – E (39/58)

Tenure – Freehold

Heating: Oil Fired Central Heating

Services: Mains Electric & Water, Drainage via a septic tank (non-compliant with 2020 Regs)

Parking: Driveway & Garage

Flood Risk\*: Very Low Risk of flooding

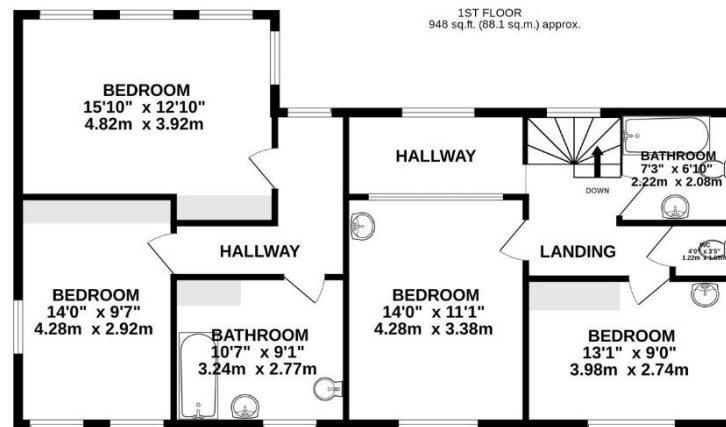
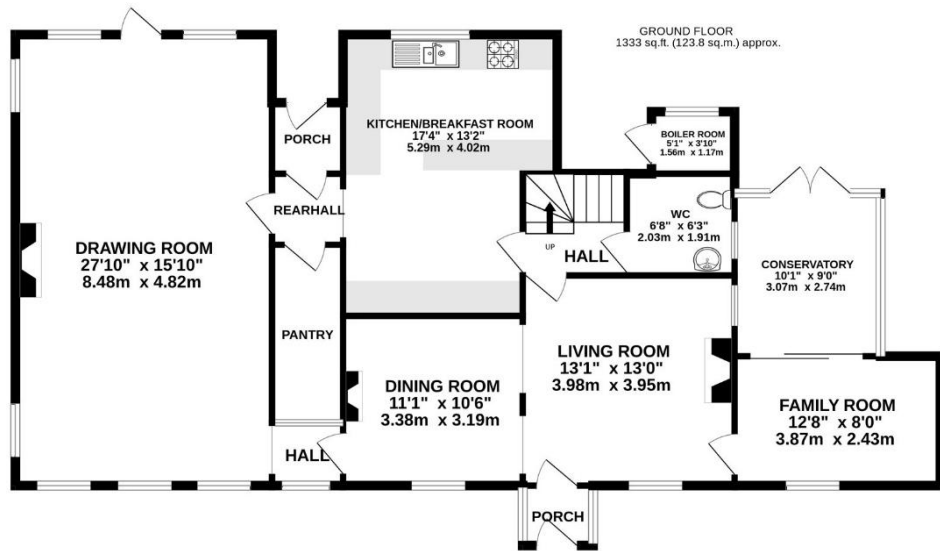
Broadband\*\*: Superfast broadband available

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

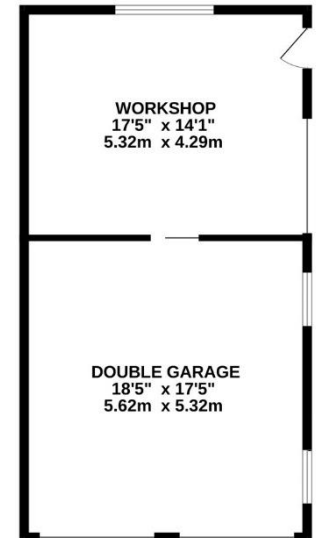
\* Information provided by GOV.UK

\*\*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.



GARAGING  
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA : 2848 sq.ft. (264.6 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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