



Heawood House  
Nether Alderley

Guide Price £1,595,000

Andrew J Nowell  
& Company



## Heewood House, Congleton Road, Nether Alderley, SK10 4TN

An impressive Grade II listed country house set in a secluded semi-rural location at the end of a long private driveway only a short drive from Alderley Edge village

- High Ceilings
- Over 4,200 Sq.ft
- Stunning Views
- Garaging and Cellars

Heewood House forms the elegant central section of this impressive Hall, offering beautifully proportioned accommodation rich in character and period charm. Recently updated by the current owners, the property combines stylish modern finishes with original features including Georgian sash windows, fireplaces, panelled doors, and a sweeping staircase.

The spacious ground floor includes a stunning drawing room, formal dining room, boot room/cloakroom, utility room, and a beautifully appointed kitchen/breakfast room with handcrafted units, quartz worktops, integrated Neff appliances, and central Aga.

The first floor offers a superb principal bedroom with fitted wardrobes and en-suite bathroom, alongside two further bedrooms, a separate dressing room, and a family bathroom. The second floor provides two additional double bedrooms, a further bathroom, and a versatile additional room ideal as a games room, playroom, or study.







Approached via a long private driveway, the property enjoys an impressive frontage with extensive lawned gardens and ample parking. To the rear is a charming courtyard garden, useful cellar space with conversion potential, and a detached garage.

The house benefits from planning permission and listed building consent for internal and external modifications (Ref: 25/2119/HOUS).

Heawood House enjoys a highly sought-after semi-rural setting just five minutes from Alderley Edge village, with its excellent range of shops, restaurants, and amenities. The area is well regarded for its outstanding schools, beautiful countryside walks, and convenient access to Manchester Airport, motorway links, and rail connections to Manchester and London.

### Important Information

What 3 Words - [///setting.coasters.clips](http://setting.coasters.clips)

Council Tax - Band G

EPC Rating - Rating E (53/65)

Tenure - Freehold

Heating: Oil Fired Central Heating

Services: Mains Electric & Water, Drainage via septic tank

Parking: Driveway & garage

The title contains covenants - further information is available from the office.

Flood Risk\*: Very Low Risk of Flooding

Broadband\*\*: Ultrafast Broadband Available

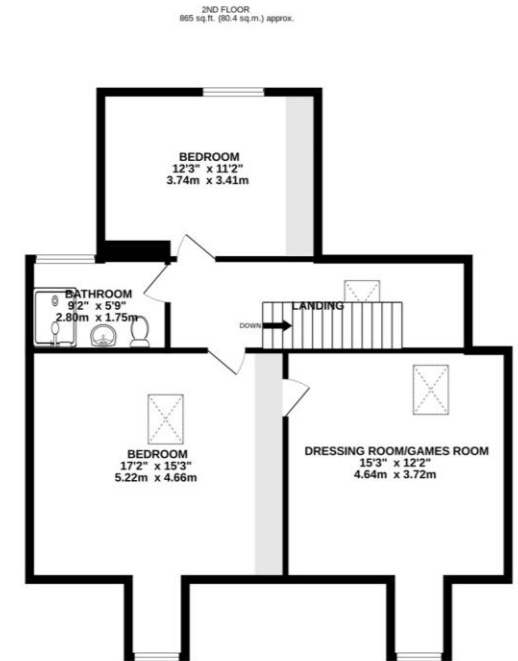
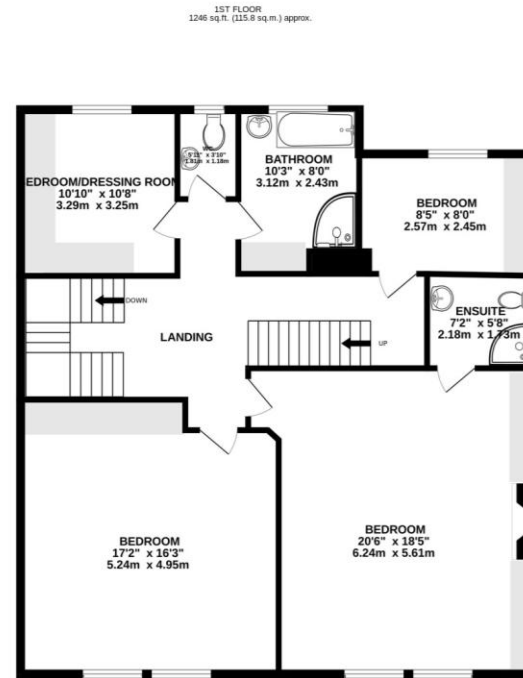
Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2, Three & Vodafone). Good Indoor and Outdoor.

\* 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 : 4245 sq.ft. (394.4 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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