

# The Hawthorns

Alderley Edge



Andrew J Nowell  
& Company





## The Hawthorns, 22 Congleton Road, Alderley Edge, SK9 7AB

A charming period residence occupying an elevated position with stunning open views across the neighbouring countryside.

- Village Location
- Driveway & Garage
- Charm and Character
- No Onward Chain

Forming part of one of the original Alderley villas, The Hawthorns is an impressive and individual family residence which the current owners have carefully and sympathetically renovated taking great care to restore some of the original features.

On the ground floor there is a large entrance hall with stone flagged floor and sweeping staircase. There are two large reception rooms with delightful bay windows with newly fitted & restored wooden sash windows and feature fireplaces along with a large cloakroom.

To the lower ground floor is the stunning and spacious open living kitchen with contemporary white units, wooden worksurfaces and integrated Bosch appliances. There are two sets of double French doors opening onto the rear patio. In addition on the lower ground floor is a utility room and a cloakroom WC.

The programme of renovations by the current owners includes restoring the original ceiling roses and picture rails and replacing the sash windows.











To the first floor is the superb principle bedroom suite with dual aspect, fitted wardrobes, balcony and large en-suite bathroom.

In addition on the first floor are three further double bedrooms (one with balcony) and the family bathroom. Both bathrooms have recently been replaced and have underfloor heating and a mix of traditional and contemporary fittings and bespoke tiling.

Externally the property is approached via a set of electric gates which lead to the refitted brick driveway offering ample off road parking and leading to the double garage with electric doors.



To the rear there is a large stone flagged patio and lawn with mature trees and shrubs. The rear garden enjoys a delightful westerly aspect and stunning elevated open views across the neighbouring countryside.

The Hawthorns is situated a short walk from the village centre which offers shopping for day to day needs, excellent schooling and transport options including the train station with regular links to Manchester and London.

The property is offered for sale with no onward chain.

## Property Information

What 3 Words – [///pretty.stocks.oils](http://pretty.stocks.oils)

Council Tax – Cheshire East – Band G

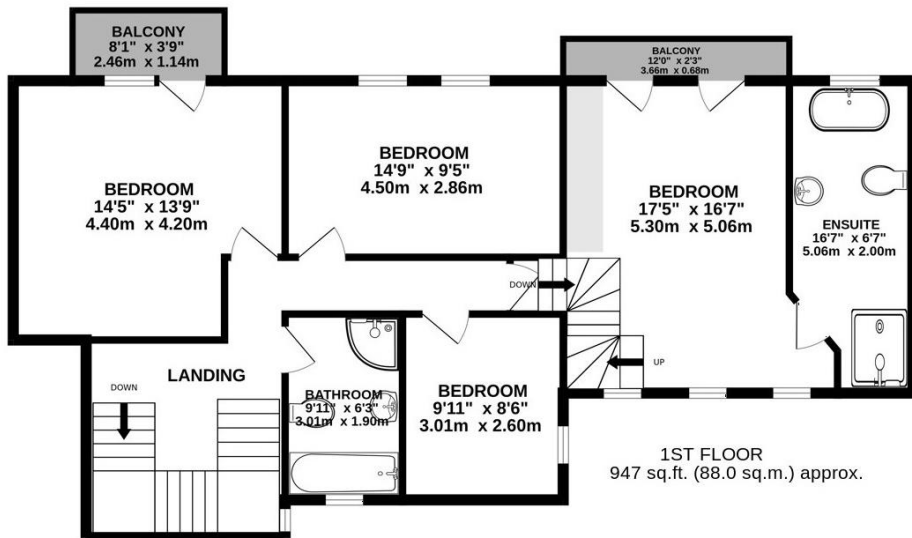
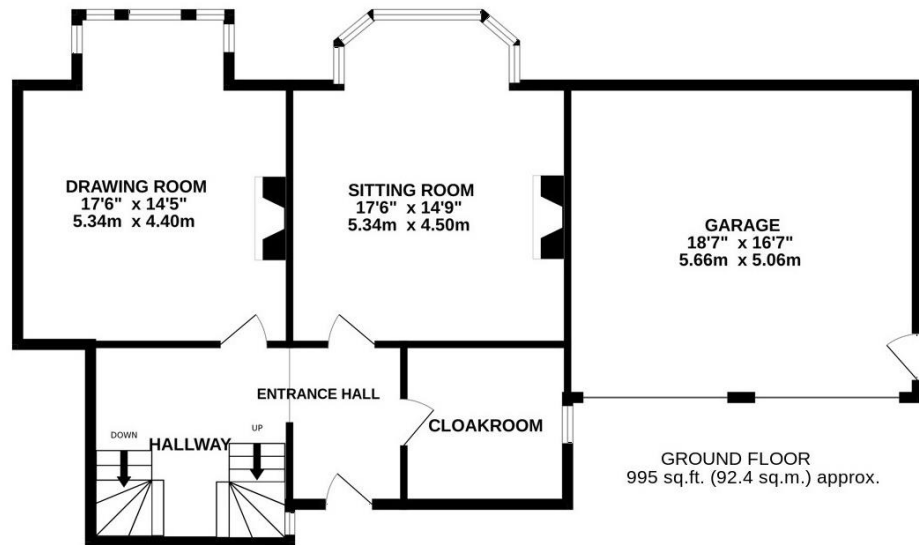
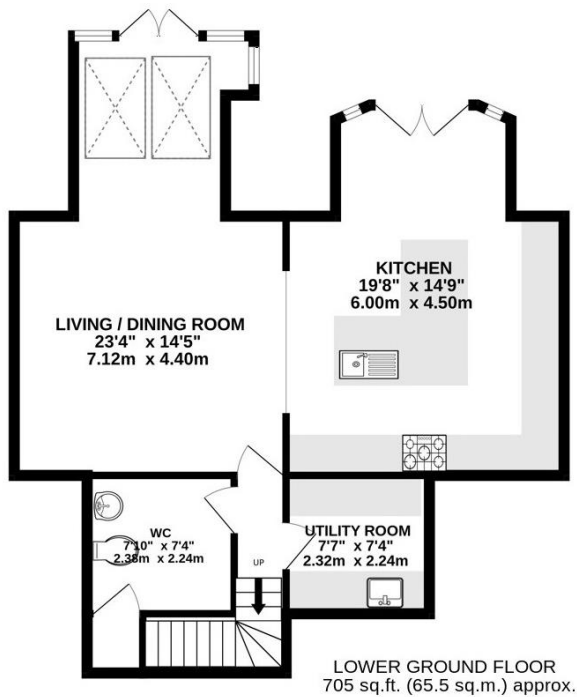
EPC Rating – D

Tenure – Freehold









**TOTAL FLOOR AREA : 2647 sq.ft. (245.9 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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