

Andrew J Nowell & Company

The Willows Chorley Hall Lane, Alderley Edge

Guide Price £2,495,000







The Willows, Chorley Hall Lane, SK9 7UL

Alderley Edge

- Turn-Key Condition
- Stunning 35ft Living Kitchen
- Principal Suite with Dressing Room and En-Suite
- Garage/Annexe with Games Room
- Gated Driveway a short walk from the village centre.

Occupying a sought-after position a short walk from the centre of Alderley Edge village, The Willows is an exceptional detached family home that has recently undergone an extensive programme of renovation and remodelling. Finished to an outstanding specification throughout, the property offers over **4,000 sq.ft.** of beautifully appointed accommodation with almost every fixture and fitting being brand new.

An impressive reception hall with a striking feature staircase sets the tone for the quality found throughout the home. At its heart is a magnificent **35ft open-plan living dining kitchen**, thoughtfully designed with bespoke cabinetry, a substantial central island, premium integrated appliances and a feature roof lantern that fills the space with natural light.

Large Crittall style doors open directly onto the raised, rear terrace, creating an ideal setting for both everyday family life and entertaining.

The ground floor also offers a superb balance of living space, comprising a formal lounge, snug, family room, large utility room and a stylish shower room, providing exceptional flexibility for modern living.



The first floor is centred around a luxurious principal bedroom suite with a dressing room and beautifully appointed en-suite shower room, together with two further double bedrooms and an elegant family bathroom. The second floor provides two additional double bedrooms and a further bathroom, making the home ideal for growing families or visiting guests.

Complementing the main house is a detached games room with a spacious first-floor sitting room, offering excellent versatility as a home office, gym, studio or additional entertaining space.

Outside, electric gates open onto a generous gravel driveway providing ample parking and access to the integral garage/store. To the rear, the landscaped gardens have been designed for entertaining and relaxation, with extensive porcelain terraces, a generous lawn and a secluded hot tub area.

Having been comprehensively refurbished throughout, The Willows presents a rare opportunity to acquire a substantial turnkey home combining contemporary luxury with practical family living in one of Cheshire's most desirable locations and is offered for sale with no onward chain.

Important Information

- What 3 Words – ///photos.things.oath
- Council Tax - Cheshire East Band G
- EPC Rating – C (74/76)
- Tenure – Freehold
- Heating: Gas Fired Central Heating
- Services: Mains Electric, Water & Drainage
- Parking: Driveway
- 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.











TOTAL FLOOR AREA : 4083 sq.ft. (379.3 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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