



2,800 sq ft duplex villa conversion close to the village

**1A Brookside, Ryleys Lane, Alderley Edge, Cheshire SK9 7UU**

Leasehold (830 years remaining)





3 or 4 bedrooms • 2 or 3 reception rooms • Dining kitchen with AGA • Laundry and Wine Cellar • Private gardens and parking area • Close to village, schools, park & station

#### Local information

Brookside stands opposite Alderley Edge's park and is a short stroll away from all the village's amenities including a plethora of restaurants, bistros and bars, specialist shops and Waitrose supermarket. The railway station is a five minute walk away with a 17 minute direct service to Manchester Airport and from 27 minutes to the city centre. Wilmslow station is on the main west coast line and a 3 minute journey away, from which London Euston is from 1hr 51 mins.

The area has fantastic leisure facilities with walking and cycling routes directly from the village, golf courses, livery, sailing at Redesmere, health clubs, spas and gyms all close by. There are a full range of personal services available in the village and a wider range of shops including Hoopers department store in nearby Wilmslow.

The village school is a short walk away and private schools The Ryleys and Alderley Edge School for Girls are similarly convenient. Most of Manchester's private schools offer bus services from the village if not easily accessed by the train station.

#### About this property

1A Brookside is a delightful and elegant duplex apartment formed from the lower and ground floors of a fine Victorian villa.

This property retains the original

principal reception rooms of the villa and has been thoughtfully designed to incorporate the principal bedroom suite on the same level, perfect for those seeking single level living. This bedroom is delightful with high ceilings, a side bay and an en suite shower room. A lovely sitting room/snug with a bay window lies to the rear and adjoins the house shower room so would lend itself to being a guest bedroom if required.

The two principal reception rooms have sunny south facing aspects and are truly elegant and well-proportioned rooms with exquisite plaster cornicing and impressive period fireplaces with living flame gas fires. The large windows, a bay to the drawing room, feature original shutters.

The bespoke dining kitchen with its AGA has 'in frame' cupboards under granite surfaces and a large island. Integrated appliances include an AEG oven and microwave with a double hob and a dishwasher. A window seat in the side bay perfect for chatting with friends and the dining area has French doors opening to a rear terrace with steps leading down to the rear barbeque terrace and the lovely private rear garden.

This is a property as well suited to a family as an indulgent couple used to commodious living space and is perfect for entertaining in style, both indoors and outdoors.

The lower ground floor has natural light from light wells and







includes a hall area, two further large double bedrooms, a wine cellar and a laundry room. The guest bedroom has an en suite shower room and a walk-in wardrobe, while the third bedroom has fitted wardrobe cupboards and is served by the house bathroom on the upper floor. The third bedroom would also make a fantastically roomy home office/study if required.

The gardens are private to the rear and include a generous lawn, superb screening foliage and an alfresco dining area. To the rear of the gardens is an area with a garden store for all the bits usually cluttering a garage. The property has a formal and informal parking space with visitor parking and potential to create further private parking in the garden area if preferred.

There are no annual/monthly maintenance charges associated with this property other than a share of building maintenance if required on an ad-hoc basis.

Services: Mains services are connected and Superfast broadband is available.

**Tenure**

Leasehold

**Local Authority**

Cheshire East

**Viewing**

Strictly by appointment with Savills















**1A Brookside, Ryleys Lane, Alderley Edge, Cheshire SK9 7UU**  
**Gross internal area (approx)** 263.06 sq m / 2831.55 sq ft  
**Total** 263.06 sq m / 2831.55 sq ft



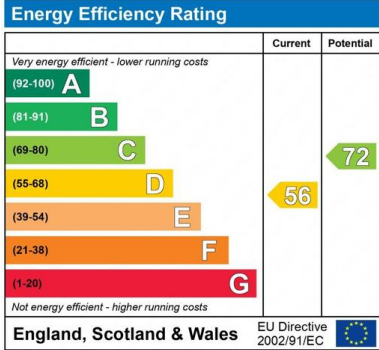
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