



THE HEYES

ALDERLEY EDGE, CHESHIRE



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HEYES LANE • ALDERLEY EDGE • CHESHIRE • SK9 7LA

*Stunning Italianate Alderley Edge villa in over 1/3 acre
privately located close to the village*

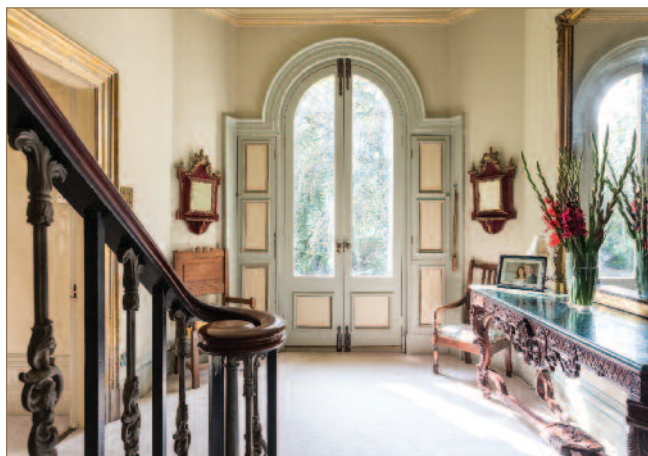
Village centre: < 0.3 mile, Wilmslow: 1.5 miles, Manchester Airport 6.5 miles, City centre: 14 miles

6 Bedrooms • 4 Bathrooms • Dressing Room • 3 Reception Rooms • Living Dining Kitchen • Games/Play Room • Gym

Front and Rear Entrance Halls • Utility Room • Wine Cellar • Cloakroom & Separate W.C.

Self-Contained Staff/Dependent Suite

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SITUATION

The Heyes stands within secluded beautifully landscaped gardens of about 1/3 acre within walking distance of the thriving village centre and the railway station. The security gated entrance opens to a gravel driveway leading through to a parking/turning area and there is previous planning permission (13/1250M) for a garage and secure parking area.

The village offers one of the best selections of eateries in Cheshire, with bistros, bars and restaurants offering a wide range of cuisines. The village is served by a Waitrose supermarket and a number of specialist shops with more comprehensive shopping in nearby Wilmslow. The station in Wilmslow, only a couple of minutes away by train, is on the main west coast line placing London under two hours away.

The village schools are a walk away, with the primary school alongside the church and private schools being Alderley Edge School for Girls and The Ryleys. Terra Nova and Pownall Hall School are a reasonable drive away and senior schools include Kings School Macclesfield and Wilmslow Academy. Most of South Manchester's private schools provide a coach service from Alderley Edge.

The area has a wealth of recreational facilities including golf courses, livery, a thriving Tennis, Hockey and Cricket club, even sailing at Redesmere. The Edge, a National Trust area of woodland above the village, provides the perfect area for dog walking and for the more adventurous, the Peak National Park is a short drive away.

Alderley Edge is well served by the A34 for commuting to the North West's commercial centres and Manchester International Airport is a 20 minute drive away.

DESCRIPTION

Over the last few years The Heyes has been both extensively renovated and substantially and sympathetically extended to create a family home which retains the grandeur and elegance of its origins combined with fabulous open plan day to day living space expected by today's discerning buyers.

With over 5000 sq ft of accommodation arranged over four floors, over 1150 sq ft is dedicated to the fantastic living/dining/kitchen. This exceptional space matches the original brickwork of the villa and features a set of four French doors opening to the side terrace and gardens. Naturally illuminated by three large lantern roofs the space allows for an enormous marble topped island with Pitt integrated cooking rings, a four oven Aga, a plethora of Neff integrated appliances, two dishwashers and a wine cooler, a Fisher & Paykel US style fridge freezer with freezer drawers. The extensive range of bespoke cupboards include a larder cupboard, wine racks and library ladders for access to the tallest cupboards. Limestone floors with under-floor heating extend throughout.





This wonderful space links the lower ground floor entertaining space with the beautifully proportioned and elegant raised ground floor principal rooms.

The rear hall with its chequered quarry tiled flooring and pretty fireplace is the day to day entrance to the house and provides a generous boot room with fitted furniture and cupboards.

The principal reception rooms are magnificent; wonderful period fireplaces, ornate ceilings and with their southerly aspects, are bathed in natural light through the shuttered windows. The main reception hall is equally impressive with its tall arched glazed double doors to the elegant period staircase.

The lower ground floor includes a games/play room with direct access from the kitchen living area and links to a hallway off which are a staircase to the inner hall, a wine cellar with original wine bins and a gym. This area is naturally lit with windows and has been tanked during the renovation.

To the rear of the kitchen, with an independent entrance, there is a newly created staff, guest or office suite, connected to the main house accommodation by the utility room/second kitchen area. Ideal for a nanny, consulting suite or for guests away from the main house area.

The master bedroom suite on the first floor includes an elegant bedroom, an en suite bathroom with a classic style suite and French doors to the balcony over the main entrance. A vestibule leads to a short flight of steps down to the dressing room. There are two further bedrooms on this floor, one being a similarly impressive principal bedroom and a third bedroom off the half landing with a well-appointed house shower room.

The staircase continues to the second floor where there are two further double bedrooms and a second house bathroom with a double ended bath and a separate shower.

GARDENS

The gardens lie principally to the front and side where they enjoy a southerly aspect. Screened by mature borders and extending to about 1/3 acre overall this area is accessed from the main living area and includes a super entertaining terrace with an open gazebo, large lawn areas and a children's play area with a summer house with a balcony and a sunken trampoline. The gardens are fully enclosed and there are hardwood electrically operated access gates to the gravelled driveway and parking area. Planning permission was obtained for a double garage.





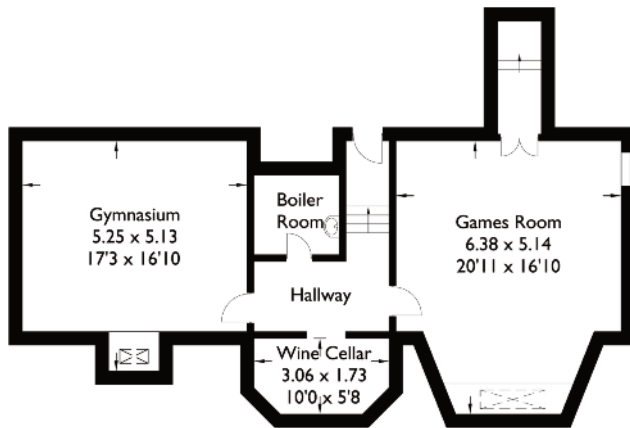


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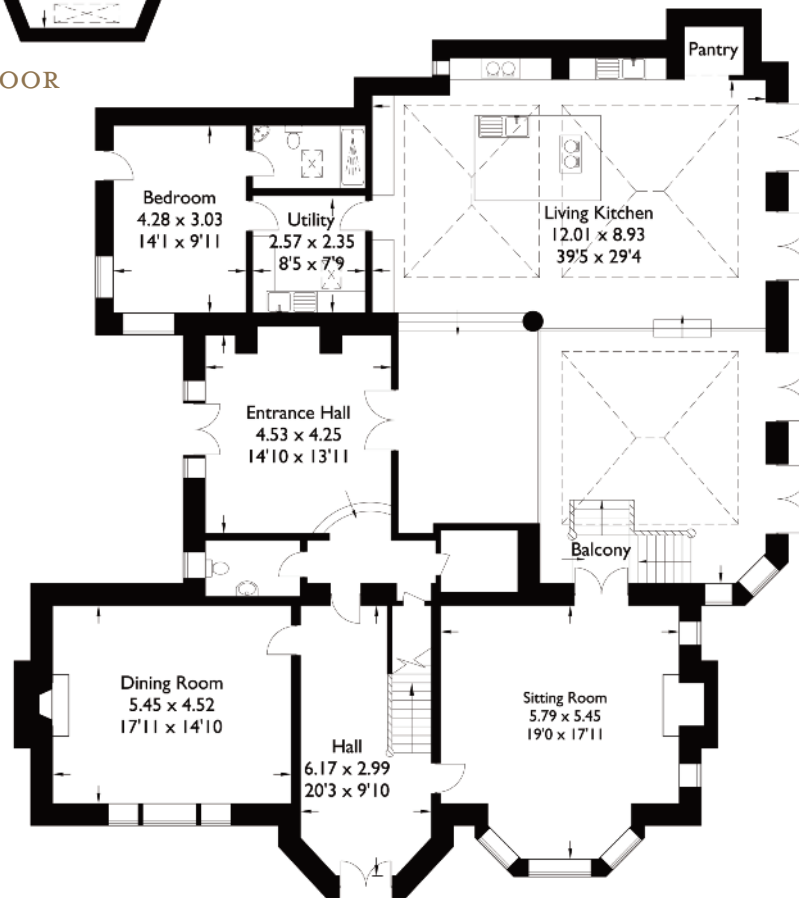
Approximate gross internal area

Total 466.10 sq m – 5,017.05 sq ft

(For Identification Purposes Only)



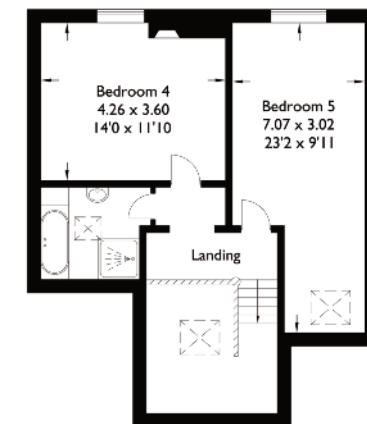
LOWER GROUND FLOOR



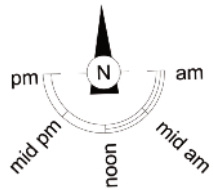
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



GENERAL REMARKS

LOCAL AUTHORITY

Cheshire East 0300 123 5500.

SERVICES

All mains services are connected.

ENERGY PERFORMANCE CERTIFICATE

Band D.

VIEWING

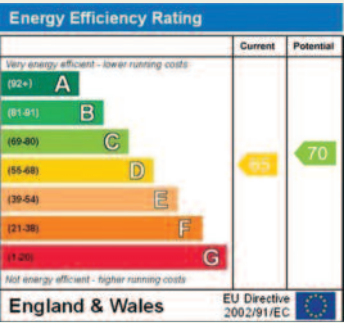
Strictly by appointment with Savills on 01625 417 454 or Gascoigne Halman on 01625 590 373.

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Brochure prepared October 2018







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