



PART RENOVATED ITALIANATE ALDERLEY EDGE VILLA CLOSE TO THE VILLAGE

BEECHFIELD HOUSE,
BEECHFIELD ROAD, ALDERLEY EDGE, CHESHIRE SK9 7AU

Freehold

savills



RARE OPPORTUNITY TO COMPLETE TO BUYERS OWN TASTE AND STYLE

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About 10,500 sq ft over 3 floors & cellars ♦ Total Site about 0.63 acres ♦ Property and gardens of about 0.5 acre ♦ Detached coach house ♦ Separate double garage with staff apartment ♦ 4 car garaging

Situation

Alderley Edge village <0.25 mile: Wilmslow: 2 miles, Macclesfield: 6 miles, Knutsford: 7.5 miles, Manchester Airport: 7.5 miles, City Centre: 15 miles

Beechfield House lies a short walk away from the vibrant village centre of Alderley Edge with its many restaurants, bistros and bars, specialist shopping and a superbly stocked Waitrose supermarket.

The village has a thriving Tennis and Cricket Club, well regarded primary schools including Nether Alderley and a village school within walking distance. The Rileys and Alderley Edge School for Girls are close by and Terra Nova school is within easy reach.

The area has numerous golf courses, country clubs and livery, sailing at Redesmere Lake and is within a short drive of Wilmslow, M&S at Handforth Dean and John Lewis at Cheadle.

Transport links are excellent with main West Coast line train stations in Wilmslow or Macclesfield placing London Euston well under two hours away. The village train station provides a regular service to Manchester City Centre (30 mins) and Manchester Airport (9 mins).

Family sized villas this close to the village are rare and this sale provides the opportunity to create a sizeable and impressive home.

Description

Beechfield House, having started out as a traditional yellow brick villa residence was subdivided in the 1970's to create four apartments. Our clients have carried out a painstaking restoration of the fabric of the building including re-roofing with the appropriate Burlington slate and have combined two of the apartments to create a three storey section with an impressive ashlar façade by Mather & Ellis. A large orangery was created along with a high specification green oak fronted two storey double garage with a self-contained staff or guest apartment above.

This section of the property has its own private driveway from Beechfield Road although this could be readily integrated to create a main carriage



driveway. The north section of the property remains as two large, somewhat dated, independent apartments.

There are therefore, subject to necessary approvals, a number of options available with this unique circa 10,500 sq ft property; restoration as a single residence, for which plans are available from the agents, or completing the restoration of the southern section of the property as a wonderful three bedroomed three storey house with two additional income producing apartments.

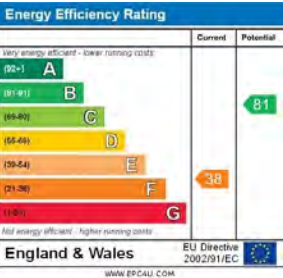
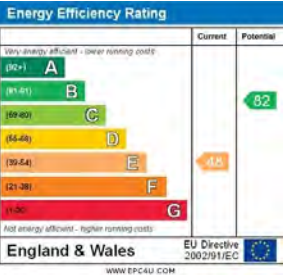
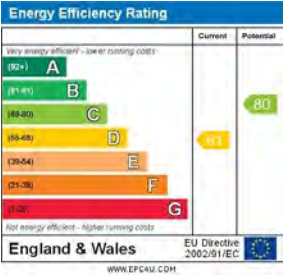
The property has a private garden to the west with a raised terrace and lawns and the main driveway leading down to the entrance off Beechfield Road. There is a two storey coach house with potential for a games, media or home office and a large double garage with a covered car wash area.

Tenure:

Freehold

Viewing:

Strictly by appointment with Savills



BEECHFIELD

Approximate Gross Internal Area : 699.86 sq m / 7533.23 sq ft

Cellar : 135.93 sq m / 1463.13 sq ft

Garage : 70.59 sq m / 759.82 sq ft

Coach House : 63.02 sq m / 678.34 sq ft

Total : 969.40 sq m / 10434.53 sq ft



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