



Charming Victorian home in the heart of the village

18 Chorley Hall Lane, Alderley Edge, Cheshire, SK9 7EU

Leasehold

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Two/three bedrooms • Two reception rooms • High quality kitchen • Contemporary shower room • Bathroom/bedroom three • Off road parking • Private rear garden

Local information

This semi-detached period home enjoys favoured positioning in the heart of Alderley Edge. The thriving village offers extensive range of amenities which includes restaurants, specialist shops, several supermarkets, pubs, the golf club, tennis club, hockey club and cricket ground. Alderley Edge Community Primary School (Rated 'Outstanding' in their last Ofsted report in 2014) is 0.7 miles away.

Wilmslow is 2 miles away and offers a direct 1 hour 51 minute service to London Euston. Manchester Airport lies 7 miles away. The railway station in the village is 0.3 miles and offers a 29 minute service to Manchester Piccadilly and a 10 minute service to Manchester Airport. London Euston can be reached changing at either Wilmslow or Crewe train stations in under 2 hours.

About this property

Enjoying a prominent position on the corner of South Grove in the heart of Alderley Edge village, this beautifully appointed period property extends to 1025 sq ft and offers particularly versatile accommodation with untapped potential for remodelling.

Set behind walled low maintenance gravel gardens which wrap around the front façade, there is off street parking for one vehicle. Entered via a covered porch through the stained-glass front door, a spacious hallway showcases tremendous high ceilings, period cornicing and oak flooring, which

continues throughout the ground floor. There is also a handy storage cupboard.

To the left of the hall, the 15'5 reception room features traditional wooden sash style windows with an impressive triple aspect over the front garden. A cast iron fireplace with marble surround adds a touch of Victorian grandeur. Off to the right is an impressive 13'8 south-east facing dining room. This flows through to a double aspect kitchen featuring cream gloss units, Oak wood-block worktops, tiled splashbacks and a traditional slate tiled floor. There are a comprehensive range of appliances including an electric AGA, Bosch Dishwasher, fridge, freezer and Hoover washing machine. A door leads to the walled rear garden.

Stairs at the end of the hallway lead to a galleried landing and right into the 15'8 principal bedroom with a cast-iron fireplace and a delightful double aspect. Bedroom two is also generously proportioned with fitted wardrobes. A bathroom and a modern shower room featuring Hansgrohe sanitary ware completes the upstairs accommodation. The bathroom could easily be repurposed as a third bedroom as it once was with relative ease.

Externally to the rear, the low maintenance walled courtyard garden with timber decking is accessed off the kitchen and side gravel path. It provides a delightful bijou space to relax and entertain, while offering a high degree of privacy.





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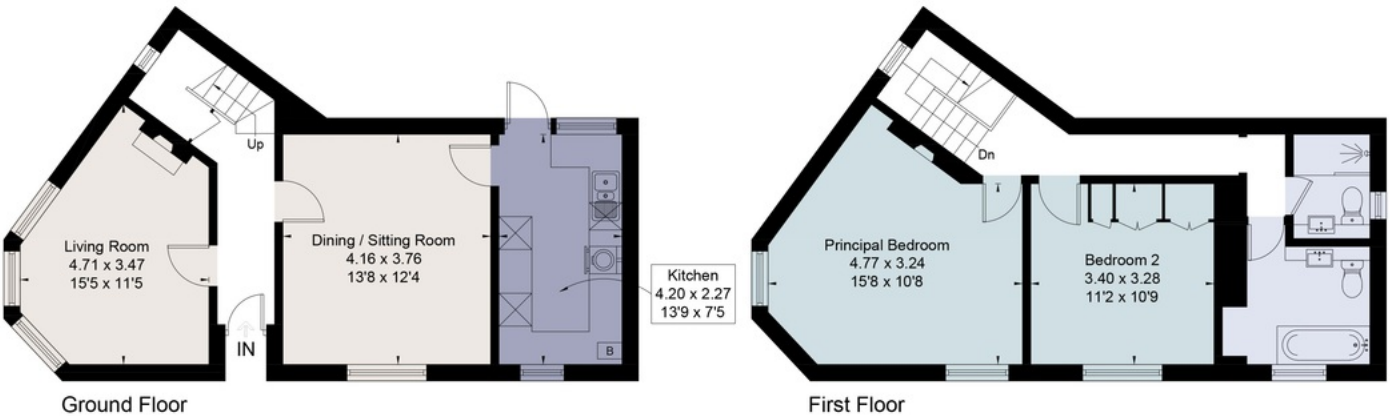
Gross internal area (approx) 95.2 sq m / 1025 sq ft



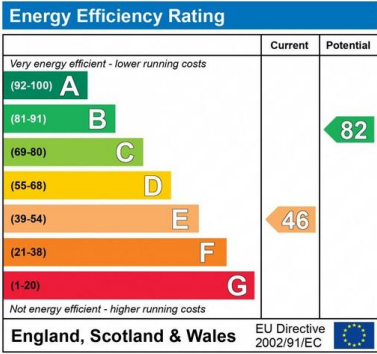
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