



Stunning Victorian residence with parking and gardens

111 Heyes Lane, Alderley Edge, Cheshire, SK9 7LP

Freehold

savills

Three bedrooms • Two bathrooms • Living room •
Open plan living/dining/kitchen • Utility room •
Downstairs WC • Generous gardens • Ample off road
parking

Local information

Set in a popular residential location this charming period home is conveniently placed only 0.5 miles from the village amenities and a few minutes' walk from open countryside. The village centre offers excellent restaurants, bistros and bars as well as two supermarkets and a range of specialist shops. The village primary school, The Ryleys and Alderley Edge School for Girls are all within 0.9 miles.

The property is well placed for easy access to the M56 and A34 for commuters to Manchester and the North West commercial centres. Manchester Airport lies 7.2 miles away. The railway station in the village offers a 29 minute service to Manchester Piccadilly and a 10 minute service to Manchester Airport. London Euston can be reached from Wilmslow train station in 1 hour 51 minutes.

About this property

This exceptional Victorian residence has been sympathetically remodelled, extended and refurbished to an uncompromising specification, with lavishing attention on every detail. The result is a deceptively spacious home extending to over 1,400 sq ft which seamlessly blends period features with modern convenience. Specification highlights include recently replaced timber double glazed sash windows, oak flooring, a stunning bespoke 'in-frame' kitchen and two beautifully appointed C.P. Hart bathrooms. Worthy of particular note are the generous gardens to

the rear, split into two sections which are divided by a driveway providing off road parking for two cars. This offers tremendous potential for garaging or ancillary accommodation (subject to necessary consents), demonstrated by a recently granted permission for a neighbouring property (Reference No. 20/1609M).

The accommodation is entered via a timber panelled front door into an entrance vestibule. This in turn leads into a spacious living room with box bay window, cast iron open fire and bespoke fitted storage to the chimney breast alcoves. The highlight of the accommodation is the 23' open plan living/dining/kitchen fitted with stunning Farrow & Ball painted 'in-frame' units with granite work surfaces, Belfast sink and integrated dishwasher. The impressive living space features a part vaulted ceiling with skylight windows and French doors on to the rear gardens. Off the kitchen is a fitted utility room and downstairs WC.

To the first floor the landing leads to two well-proportioned double bedrooms, both with fitted wardrobes, in addition to a beautifully appointed house bathroom with Limestone tiling, freestanding roll top bath and separate shower enclosure.

To the second floor is the indulgent principle bedroom suite with Juliet balcony offering far reaching views, mirrored fitted wardrobes and contemporary en suite shower room.





111 Heyes Lane, Alderley Edge, Cheshire, SK9 7LP Total 132.9 sq m / 1430 sq ft
(inc limited use area 2.3 sq m / 24 sq ft)



savills

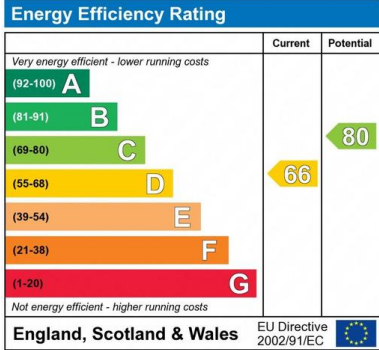
savills.co.uk

Andrew Thorpe
Savills Wilmslow
01625 417450
wilmslow@savills.com



For identification only. Not to scale.
© Fourwalls Group

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 262002



Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 02028072 Job ID: 145282 User initials: AT - Brochure & Photographs August 2020

