



MODERN DETACHED HOUSE IN EXCLUSIVE RURAL ENCLAVE SOUTH OF ALDERLEY EDGE

THE WARREN

HEAWOOD HALL, CONGLETON ROAD, NETHER ALDERLEY, MACCLESFIELD, CHESHIRE SK10 4TN

Freehold

savills



EXCELLENT POTENTIAL TO CREATE A WONDERFUL RURAL HOME

THE WARREN HEAWOOD HALL, CONGLETON
ROAD, NETHER ALDERLEY, MACCLESFIELD,
CHESHIRE SK10 4TN

Freehold

4 bedrooms – 2 bathrooms ♦ Triple-aspect drawing room ♦
Sitting Room with wood-burning stove ♦ Dining Room/Study
♦ Large conservatory ♦ Modern kitchen with AGA ♦ Double
garage ♦ Gardens to about 0.46 acre ♦ EPC rating = E

Situation

Alderley Edge: 2.5 miles, Wilmslow: 3.5 miles, Prestbury: 6 miles,
Macclesfield: 5.5 miles, Manchester Airport: 9 miles, City centre: 17 miles.

The Warren lies within the exclusive enclave of Heawood Hall, set at the head of a long private driveway directly off the A34 bypass to the south of Alderley Edge. Rural yet not isolated, this property enjoys the benefits of convenience for Wilmslow and Alderley Edge with rural views over the surrounding countryside.

The area is well supplied with many amenities including golf courses, leisure facilities, a local garage/store and restaurant, while the many bars, restaurants and bistros in Alderley Edge are close at hand. There are excellent shops and a Waitrose supermarket in the village, sports clubs and well regarded schools in the private and state sectors. Sailing is available at Redesmere and the Peak National Park is just the other side of Macclesfield.

Access to the north-west's commercial centres is provided by the A34 bypass at the end of the long driveway and the M6 at Junction 18 is a 10 mile drive away. Access to the main West Coast rail line is via either Wilmslow or Macclesfield with services to London Euston from only 1hr 44mins. The airport at Manchester is a 15-20 minute drive.

Description

The Warren is an individually built 1950's detached house which has undergone extension and improvement in more recent years whilst still providing the opportunity for further development subject to planning permissions.

The house has great ground floor space including a large conservatory/orangery to the westerly aspect, a very spacious triple-aspect lounge and two further reception rooms, a sitting room with a wood-burning stove and a dining room or study. The breakfast kitchen features modern oak cupboards and surfaces, an electric AGA and integrated fridge and freezer. A boot room/utility room and a cloakroom with w.c. link the house to the attached double garage.



There are four double bedrooms including a generous master bedroom with a large en suite bathroom along with a house bathroom and many fitted wardrobes.

The lawned gardens to both the front and rear extend to approaching half an acre and lead down to Pedley Brook. A gravel driveway leads around the property to the turning/parking area and the garaging.

Services

Mains electricity and water are connected. Private drainage. Oil fired central heating.

Tenure:

Freehold

Local Authority:

Cheshire East

Viewing:

Strictly by appointment with Savills



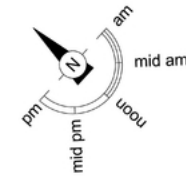


THE WARREN

Approximate Gross Internal Area : 245.89 sq m / 2646.73 sq ft

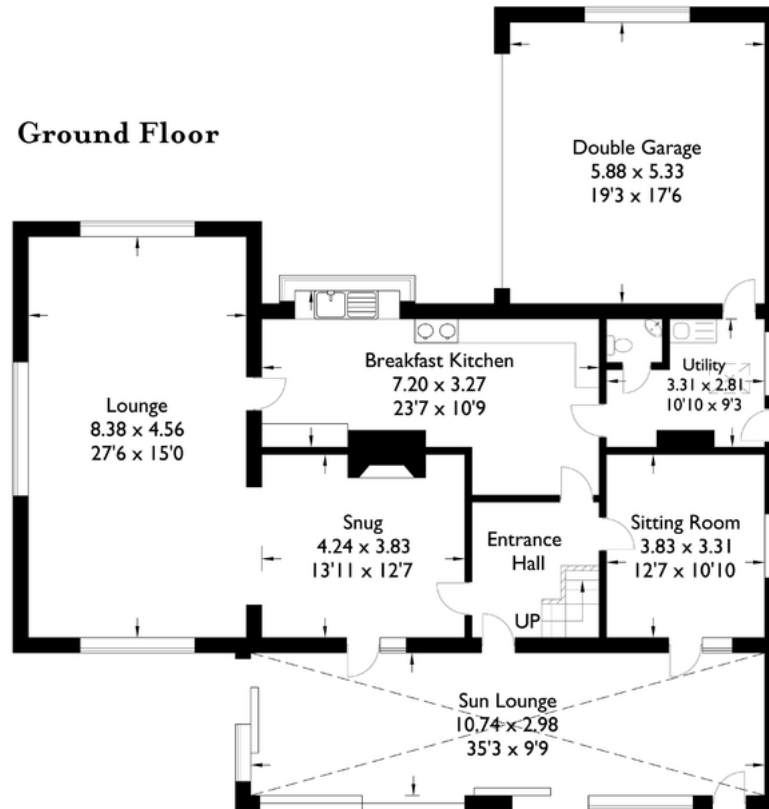
Garage : 31.34 sq m / 337.34 sq ft

Total : 277.23 sq m / 2984.07 sq ft

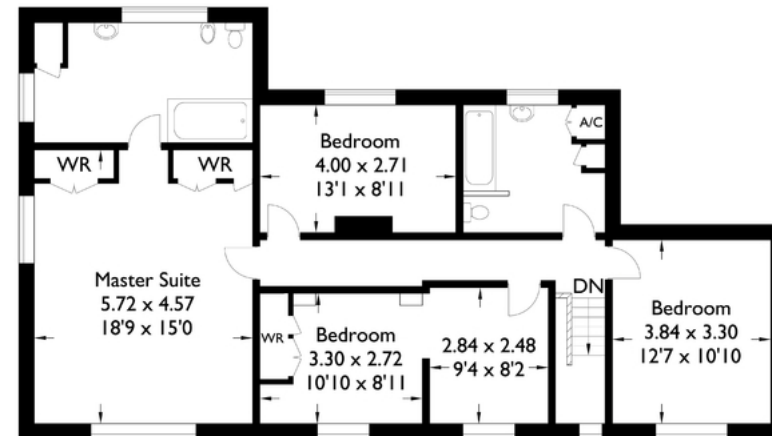


For illustrative purposes only. Not to scale. Whilst every effort has been made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.

Ground Floor



First Floor



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		70
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			