



Contemporary 4 bedroom townhouse

3 Kensington Gardens, Lynton Lane, Alderley Edge, Cheshire SK9 7GT

Freehold



4 bedrooms • 2 bathrooms • Open plan living/dining/kitchen • 2 reception rooms • Downstairs WC • Fitted utility room • Landscaped gardens • Parking for 2 cars

Local information

Kensington Gardens is conveniently placed only 0.3 miles from the village amenities and moments 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 walking distance. Manchester Airport lies 6.6 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

Constructed by renowned developers PH Homes in 2015, Kensington Gardens is an exclusive development of just six homes conveniently positioned for the village amenities.

Constructed in the style of London's iconic mews homes with yellow brick elevations surmounted by a slate mansard style roof, the development is of architectural merit.

This contemporary townhouse has been finished to an uncompromising specification throughout which includes underfloor heating to the ground floor, integrated alarm, German fitted kitchen, bath/shower rooms with Villeroy & Boch sanitary ware, Hansgrohe chromeware and independent underfloor heating. Overall the property extends to around 1,573

Sq Ft.

Upon entering the property the spacious reception hallway with oak flooring provides a welcoming first impression with open plan cloakroom/store off to the right and downstairs WC to the left. The open plan living/dining/kitchen is particularly impressive and acts as the hub of the home with bi-folding doors opening onto the gardens and tiled flooring. The kitchen features high-gloss handleless units with Corian work surfaces and a comprehensive range of AEG appliances including electric fan oven with grill, combination microwave oven, induction hob with extractor above, dishwasher and fridge/freezer. Completing the ground floor accommodation is a fitted utility room with space for a washing machine and dryer.

To the first floor there is a spacious 'L' shaped living room and a master bedroom suite with fitted wardrobes and en-suite shower room facilities.

To the second floor there are a further three well-proportioned bedrooms served by a beautifully appointed house bathroom with shower over bath.

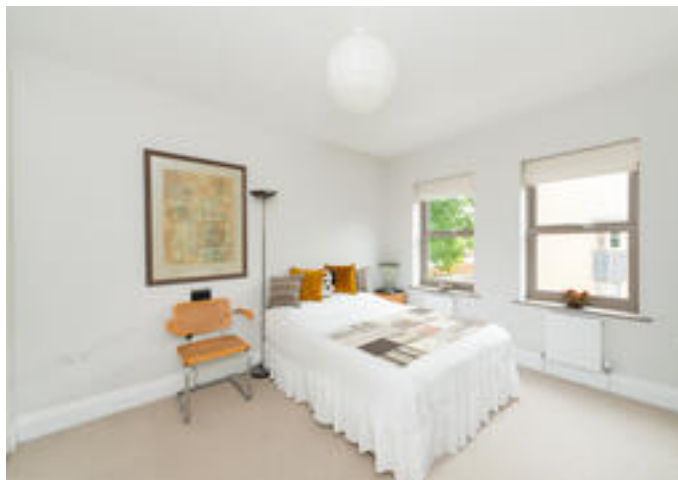
The freehold title includes parking for two cars to the front whilst to the rear there are beautifully landscaped low maintenance private gardens providing the perfect space for outdoor entertaining.

Tenure

Freehold

EPC rating = B





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Gross internal area (approx) 146.1 sq m / 1573 sq ft

Total 146.1 sq m / 1573 sq ft (including limited use area 3.6 sq m / 39 sq ft)



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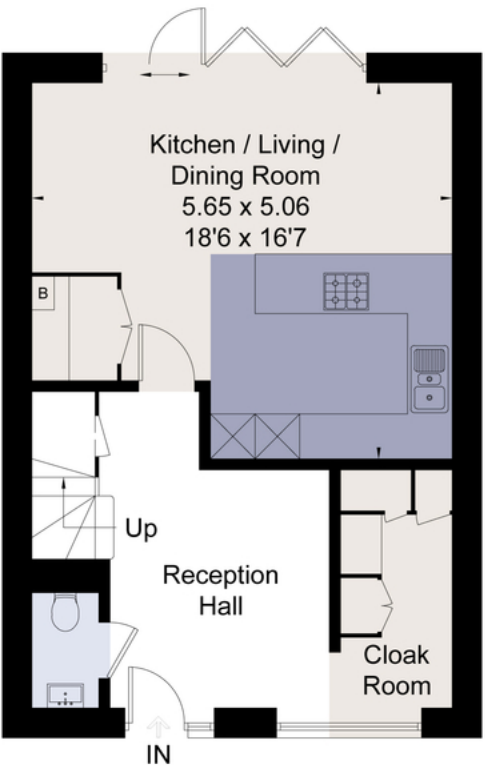
Andrew Thorpe

Savills Wilmslow

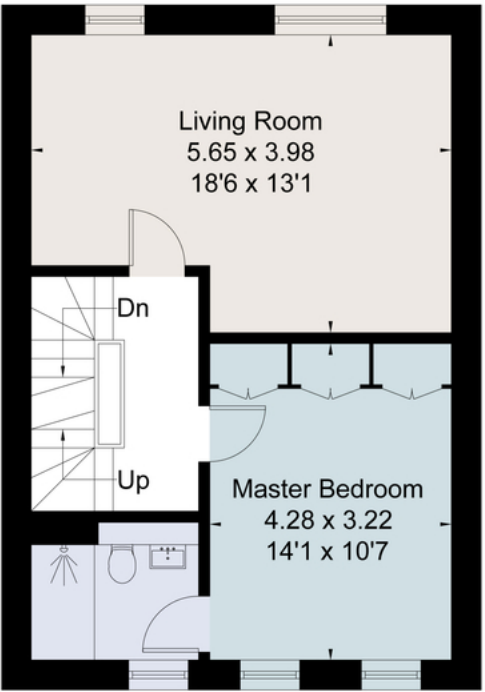
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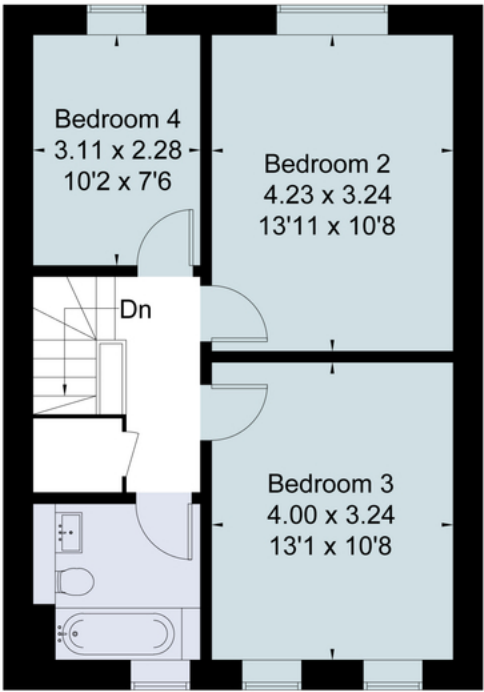
= Reduced head height below 1.5m



Ground Floor



First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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