



## Exceptional recently constructed 4 bedroom home

**Provincial Lodge, 3 Ryleys Lane, Alderley Edge, Cheshire, SK9 7UU**

Freehold



Four bedrooms • Three bathrooms • Open plan living/dinning/kitchen • Living room • Utility room • Garden room/office • Landscaped gardens • Secure parking and carport

#### Local information

Provincial Lodge is conveniently placed only 0.2 miles from the village amenities. 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 7.7 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

Provincial Lodge forms part of an exclusive gated development of just four properties constructed by highly regarded developer Gustav Bonnier. Enjoying favored positioning within the development, No. 3 has been tastefully upgraded over the already high standard finish resulting in a truly exceptional home with an uncompromising specification as featured in Cheshire Life Magazine. Specification highlights include a stunning Siematic kitchen with Siemens appliances, Duravit and Dornbracht fittings to all bathrooms, underfloor heating to the ground floor and bathrooms, bespoke fitted wardrobes in the principle bedrooms and dressing room. A wide entrance hall with glass balustrade staircase provides a welcoming first impression where there is a separate cloakroom and WC.

Double doors open into the impressive triple aspect open plan living/dining/kitchen with aluminium bi-folding doors onto the gardens and integrated ceiling speakers. The Siematic kitchen is appointed with quartz stone work surfaces and a comprehensive range of integrated appliances including wine cooler, Quooker hot water tap, Siemens Fan Oven/Microwave and Fan Oven/Steamer and Warming drawer, fridge/freezer, dishwasher, and induction hob with extractor above. The separate living room with contemporary gas fire and bi-folding doors onto the gardens features a sliding pocket door linking the living/dining/kitchen allowing for a completely open plan layout when desired. To the first floor there is a spacious guest bedroom with fitted wardrobes and ensuite shower room and an indulgent master bedroom suite with bi-folding doors onto a private balcony, an open plan dressing room and a stunning en suite shower room. To the second floor there are two further double bedrooms, a contemporary shower room and access to eaves storage. Externally Provincial Lodge stands within a generous corner plot with covered 20'1 ft carport to the side and parking to the front. The private rear gardens have been landscaped at great expense with stone flagged patio areas providing the ideal space for outdoor entertaining, extensive lighting and a lawn area. The garden building has light, power and internet, perfectly suited as an office/gym.





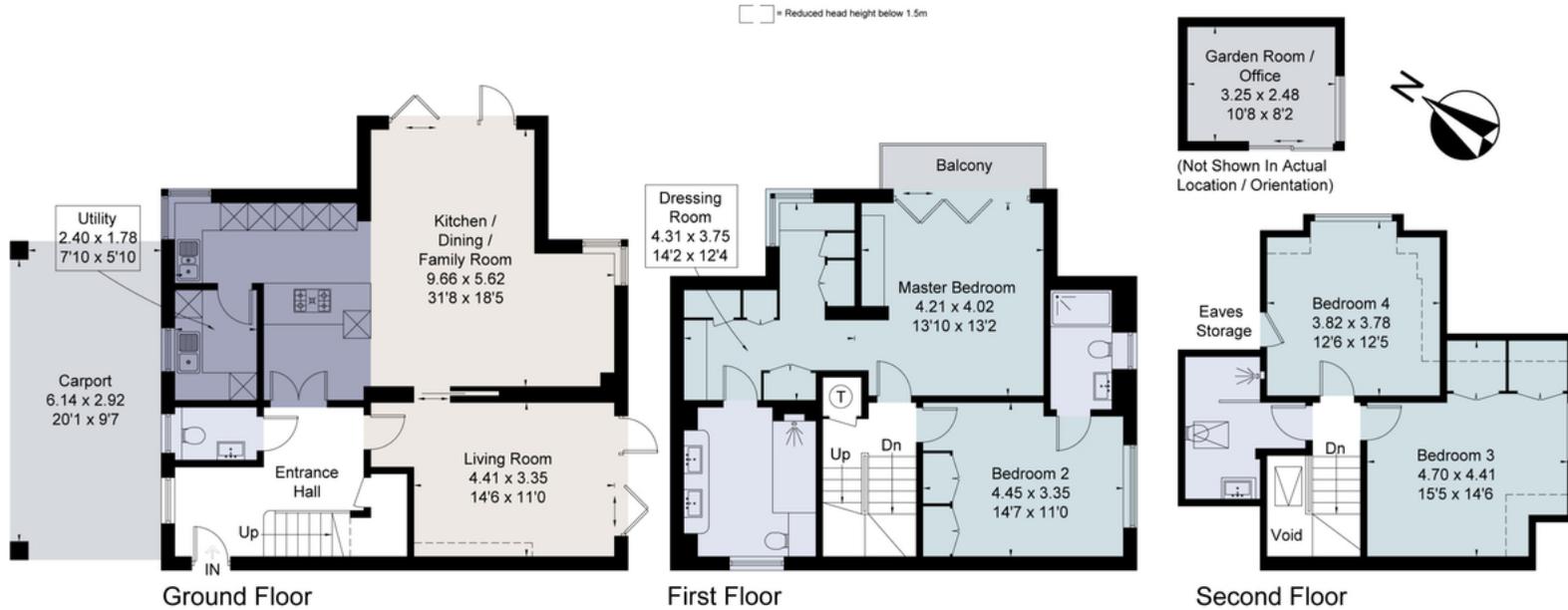
**Provincial Lodge, 3 Ryleys Lane, Alderley Edge, Cheshire, SK9 7UU**  
**Gross internal area (approx)** 189.5 sq m / 2040 sq ft (excluding void)  
**Outbuildings** Garden Room / Office: 8.1 sq m / 87 sq ft  
**Total** 197.6 sq m / 2127 sq ft (including limited use area (7.2 sqm / 77 sq ft))



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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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		51	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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