





# Knights Keep, Beechfield Road, Alderley Edge, Cheshire, SK9 7AT

Nestled at the top of Alderley's most prestigious road, this stunningly designed mansion offers an opportunity to acquire a property which has been individually designed by a nationally recognised and highly regarded architect, Rod Hackney. Knights Keep sits on a well established, elevated plot of around an acre and is approached by a winding driveway. The generously proportioned flexible accommodation includes circular entrance hallway, entrance vestibule, drawing room, bespoke 'Christians' kitchen including granite work surfaces, family room/sun room, dining room, fully fitted cinema room, indoor swimming pool complex with steam shower and changing area. A sumptuous master bedroom suite includes jacuzzi leisure en suite facility and walk in dressing room. There are a further five bedrooms, first floor study area, second kitchen and laundry/utility room spread over the first and second floors. The layout is suitable for a professional couple or family, with the main entertaining rooms radiating off the entrance hall. This enticing property is truly breathtaking with well thought out spacious accommodation, and all discerning purchasers are urged to make an internal inspection to

## Guide price £3,850,000

Viewing arrangements

Viewing strictly by appointment through the agent

36-38 Alderley Road, Wilmslow, Cheshire, SK9 1JX 01625 532000

### Directions

From our Wilmslow office proceed in a northerly direction along Alderley Road to the Kings Arms roundabout. Continue straight over the roundabout and proceed to Alderley Edge. Continue through the village onto Congleton Road, proceeding past the de Trafford Arms Hotel on the right hand side and turn left into Beechfield Road.

### Galleried Entrance Hallway

A superb circular reception hallway with bespoke oak staircase, Victorian style cast iron radiator, high ceiling light point and Amtico flooring. Stairs to basement and archway to reception vestibule.

### Reception Vestibule 13'5 x 11'9 (4.09m x 3.58m)

Ornate marble fireplace, decorative ceiling coving and double doors with security code to pool room.

### Living Room 35'6 x 19'0 plus bar recess (10.82m x 5.79m plus bar recess)

Triple aspect windows with deep display sills, feature marble fireplace with inset living flame gas fire in brass surround, three Victorian style cast iron radiators, Amtico flooring, decorative ceiling coving, television aerial point, Bang & Olufsen surround sound system, three castle style windows, fully equipped bar with display shelving and storage. Square arch through to the family room.

### Family Room 23'11 max x 11'7 to window (7.29m max x 3.53m to window)

Feature windows allowing plenty of natural light with sliding doors giving direct access to the decking area and rear garden, television aerial point, Amtico flooring with underfloor heating, Velux skylight. Archway through to the kitchen.

### Kitchen 15'8 x 18'7 (4.78m x 5.66m)

Fitted with a bespoke shaker style kitchen by Christians Kitchens comprising base units with crystal handles and eye level units with under pelmet lighting. Marble work surfaces with splashbacks. Centre island unit with granite work surfaces over incorporating stainless steel sink unit and power point. Food preparation area and display space, double Aga with eight ring hob and four ovens under, extractor hood with lights, fitted dresser style unit with recess for large American style fridge freezer with water cooling system, integral dishwasher, Victorian style cast iron radiator, ceiling downlighters.

Bang & Olufsen surround sound system. Glazed panelled door to entrance hallway.

### Study/Potential Dining Room 23'8 max x 15'7 max (7.21m max x 4.75m max)

A lovely room with four windows with views over the sweeping lawned gardens, feature marble fireplace, Victorian style cast iron radiator, ornate ceiling coving, Amtico flooring, door to main entrance hallway.

### Cinema/Media Room 21'1 max x 19'0 max (6.43m max x 5.79m max)

Built in furniture with display shelving by Ban & Olufsen incorporating Plasma screen with surround sound, elevated fire, telephone point with video entry screen.

### Pool Complex 50'8 max x 32'10 max (15.44m max x 10.01m max)

Travertine tiled floor and steps down to main pool area, small stainless steel & tempered glass staircase, Bang & Olufsen surround sound system. Pool with non-slip base and non-slip surrounding flooring, stretched self cleaning ceiling. Two sets of double doors to outside.

### Bespoke Spa Room

Luxurious mosaic style tiled spa incorporating steam room, wet room with open shower and cloaks/wc. Glazed doors giving direct access to the rear garden.

### Cloakroom/W.C. 9'1 x 7'8 (2.77m x 2.34m)

Situated off the entrance hallway. With low level wc, pedestal wash hand basin, mosaic half wall tiling, cloaks cupboard with sliding glazed doors providing hanging and shelving space, windows to two elevations.

### Stairs/Gallery Landing

A magnificent bespoke turned staircase leading to the galleried landing with vaulted ceiling, ornate ceiling coving and feature cathedral style window with wrought iron detail.

### Recessed Study/Home Office 13'6 max x 11'9 max (4.11m max x 3.58m max)

This area would prove ideal for an open plan study area with double glazed windows to side, ceiling light point, downlighters and a deep storage area.

### Master Suite 18'3 x 18'3 (5.56m x 5.56m)

With double doors leading to Juliet style balcony to side with wrought iron balustrade. Feature luxury spa bath with marble surround and display with storage shelving, castle style windows, heated towel rail.

### Master Bedroom 17'7 x 17'3 max (5.36m x 5.26m max)

Windows to three elevations with fabulous views over the rear gardens, ornate ceiling coving, downlighters, radiator and television aerial point. Open archway to dressing room. Through to further bedroom area.

### Dressing Room 15'7 x 10'4 (4.75m x 3.15m)

Fitted hanging rails and shelving providing ample storage and display space, double glazed window to rear with deep display sill, ceiling downlights. Door to landing area.

### En-Suite Bathroom

With sunken vanity wash hand basin with cupboards under providing ample storage, glazed display cabinets, fitted mirror with downlighters over, double glazed window to rear, radiator with ornate cover, wall mounted hairdryer, tiled walls and floor.

Door to further facilities with bidet, low level wc, double sized walk in shower cubicle, ladder style towel rail, and access to loft storage space above.

### Bedroom Two 23'1 max x 19'10 max (7.04m max x 6.05m max)

Three windows and double doors to Juliet style balcony, two radiators (one curved), access to loft storage space, ornate curved ceiling, downlighters. Walk-in dressing room/wardrobe with hanging and shelving rails with light. Door to en suite bathroom.

### En-Suite Bathroom

Fitted with a five piece suite comprising walk-in shower cubicle, vanity wash hand basin with storage under, low level wc, bidet and curved bath. Fitted mirror with lighting and side cabinet, wall mounted hairdryer, curved ladder style heated towel rail, tiled walls and floor, downlighters, three windows overlooking gardens.

### Bedroom Three 23'6 max x 14'3 max (7.16m max x 4.34m max)

Five windows with views over gardens, ceiling light point and radiator.

### Second Floor Landing

Staircase to second floor with small galleried landing overlooking entrance vestibule with skylight, radiator, deep cupboard providing ample storage. Steps up to further landing, leading to Bedroom Five.

### Bedroom Four 16'11 max x 13'11 max (5.16m max x 4.24m max)

Step down into bedroom area. Two windows, double doors to Juliet balcony with cast iron surround, two windows, ceiling light point, vaulted ceiling and radiator.

### Bedroom Five 16'7 max x 12'6 max (5.05m max x 3.81m max)

Window to rear, radiator, two bedside wall lights, two ceiling light points.

### Bedroom Six 14'4 x 6'9 max (4.37m x 2.06m max)

Skylight style windows, radiator, door to eaves storage.

### Shower Room

Circular Duravit wash hand basin, tiled shower cubicle with wall mounted shower, fitted shelving, window to rear and radiator.

### W.C.

Low level wc, feature circular wash hand basin with small display shelf, skylight window to rear, radiator.

### Basement/Inner Hallway

Door to garage, fire door to inner hallway, radiator with cover. Door to second kitchen.

### Kitchen 13'2 x 10'0 max (4.01m x 3.05m max)

Fitted with a range of base and wall units with glazed display cabinets with granite work surfaces over incorporating single sink unit, recess for fridge/freezer, Karndean flooring, radiator. Door to utility room.

### Garage

With up and over door, two wall mounted Glow worm micro combination boilers serving domestic hot water & central heating supply, power and light, door to basement area.

### Outside Gardens

Approached by double electric gates with video entry leading to a sweeping driveway with parking and turning area and access to the garage beneath. The mature lawned gardens have several Indian stone flagged patio areas and mature specimen trees. There is also a summerhouse and children's play area with walkway to either side of the house, controlled outside lighting, alarm system and CCTV coverage to the property and grounds.

### SERVICES

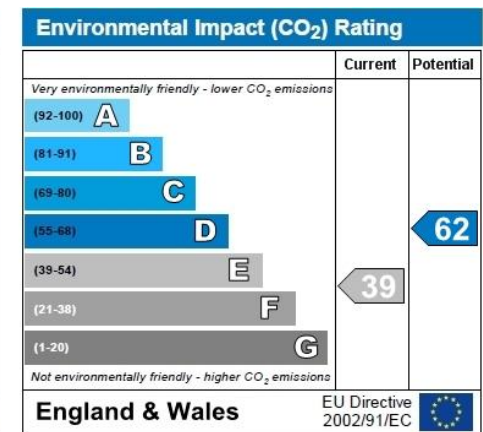
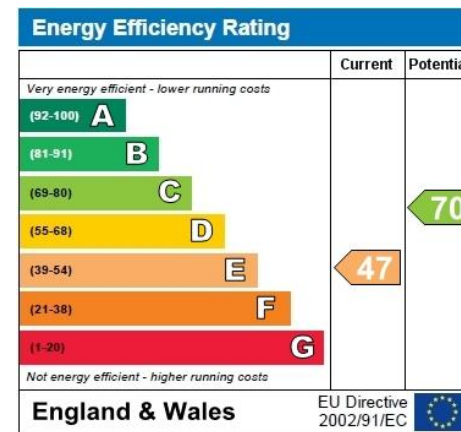
It is understood that the services are connected to the property. There are power points located through the property and a telephone line is connected subject to the usual transfer regulations. These points should, however, be verified with Solicitors.

### FIXTURES AND FITTINGS

Only those items expressly mentioned within the confines of these particulars are included in the sale.

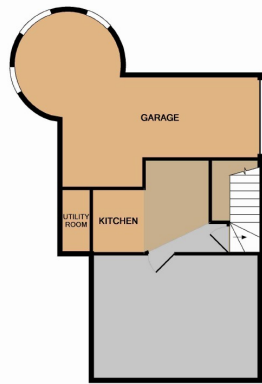
### COUNCIL TAX

Please contact Council Tax Department to ascertain the banding and amount payable for the current year.

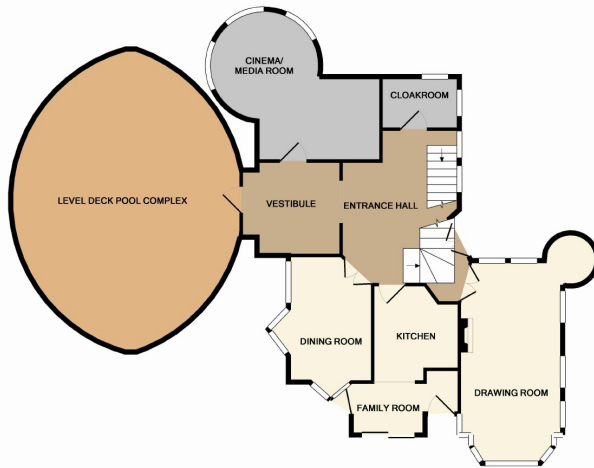








BASEMENT



GROUND FLOOR



1ST FLOOR



2ND FLOOR

While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix iCG13

**DIDSBURY Tel: 0161 445 4480**  
**HALE Tel: 0161 929 9797**

**WILMSLOW Tel: 01625 532 000**  
**SALE Tel: 0161 962 2828**

**MACCLESFIELD Tel: 01625 434 000**  
**GLOSSOP Tel: 01457 858 888**

**MANCHESTER Tel: 0161 833 9499**  
**CHORLTON Tel: 0161 860 4444**

These Particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



