



Stuart





The Guard House, Bollington Lane

Nether Alderley

A beautifully refurbished and extended detached country house, together with a fully separate guest apartment and additional superb outside office/gym/annex, standing on this prestigious road, amongst lovely landscaped gardens and with a wonderful backdrop to the rear over a stunning lake.

Council Tax band: H

Tenure: Freehold

EPC Energy Efficiency Rating: D

Oil central heating, drainage to septic tank (non compliant to 2020 regs).

- An exceptional country home in a superb rural location just five minutes drive to Alderley Edge
- Lovely four bedroom, four reception detached house, separate one bedroom apartment and further guest bedroom suite/annex, in all about 4300 square feet
- Situated on a picturesque and very sought after no through country lane
- Superb and quite rare multi generational opportunity











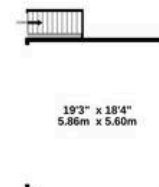
ANNEXURE FLOOR
200 sq.ft. (18.6 sq.m.) approx.



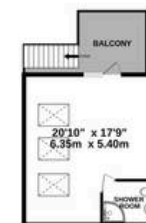
1ST FLOOR
2400 sq.ft. (222.7 sq.m.) approx.



GROUND FLOOR
200 sq.ft. (18.6 sq.m.) approx.



2ND FLOOR
200 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA : 4289 sq.ft. (398.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

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