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Long Meadow, Sand Lane, Nether Alderley  
£2,250,000





## Long Meadow, Sand Lane, Nether Alderley

An exceptional detached residence, recently refurbished to a high standard, set within a superb plot of approximately 0.9 acres just minutes from Alderley Edge village. Accessed via private electric gates and a sweeping driveway, the property offers spacious and beautifully appointed accommodation throughout.

A welcoming entrance hall leads to an outstanding open-plan kitchen, living and dining area featuring a bespoke hand-painted kitchen with integrated Miele appliances, central island, and doors opening onto south-facing patio terraces. Additional reception rooms include an elegant living room with log-burning stove, formal dining room, and a versatile study/playroom.

The first floor provides five generous bedrooms and four bathrooms, including a luxurious principal suite with bespoke dressing room and en-suite, plus two further en-suite bedrooms.

Externally, the property boasts extensive landscaped gardens, a detached double garage with versatile room above, and ample parking, creating an ideal family home with excellent indoor-outdoor living.







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## Long Meadow, Sand Lane, Nether Alderley

- Impressive detached house in just under an acre of gardens
- Open plan kitchen/living/dining space with beautifully fitted hand painted, bespoke kitchen
- Updated and improved recently to a high standard by the current owners
- Five generous bedrooms, with four bathrooms
- Spacious principle bedroom suite with bespoke dressing room and en suite bathroom
- Double garage with room above offering great potential
- Long private driveway with secure electric gates
- Beautiful grounds surrounding the house with stone flagged patios leading off the main reception spaces
- Fantastic location just a short distance from Alderley Edge village centre

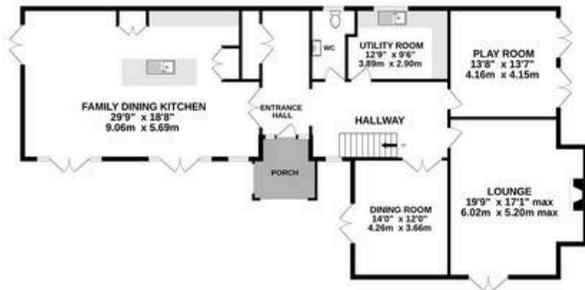
Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C



GROUND FLOOR  
1690 sq.ft. (157.0 sq.m.) approx.



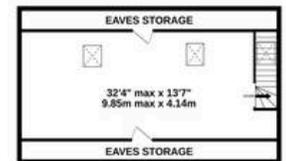
1ST FLOOR  
1668 sq.ft. (155.0 sq.m.) approx.



GARAGE GROUND FLOOR  
758 sq.ft. (70.4 sq.m.) approx.



GARAGE 1ST FLOOR  
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 4733 sq.ft. (439.8 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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