

# Wide Acres, Artists Lane, Nether Alderley



Andrew J Nowell  
& Company

[www.andrewjnowell.co.uk](http://www.andrewjnowell.co.uk)



# Wide Acres, Artists Lane, Nether Alderley

AN INDIVIDUALLY DESIGNED SUBSTANTIAL DETACHED RESIDENCE SET IN MATURE GROUNDS OF APPROXIMATELY 2.5 ACRES, LEISURE SUITE WITH POOL.

Wide Acres occupies a highly desirable and sought after secluded mature quiet setting in the desirable location of Artists Lane, Nether Alderley. Nether Alderley has the renowned local private primary school and historic church and is within a few minutes drive of Alderley Edge village. Alderley Edge offers a good range of shopping including the Waitrose supermarket, stylish boutiques and fine restaurants. The area is renowned for its excellent schooling and The Edge is a well known beauty spot of historical importance with excellent walks. The motorway network system is within easy access as is Manchester International Airport, local and commuter rail links to Manchester and London.

Wide Acres was built by the former owners with a charming balance of traditional and unique styling with stone detailing and a stone flagged roof. The property offers well balanced, spacious, versatile accommodation and benefits from a recently constructed leisure suite with indoor pool, steam room shower with bi folding doors to outside. The main house has three principal reception rooms, with traditional style fireplaces. The bespoke breakfast kitchen linking to the glass walkway and leisure complex. To the first floor there are 5 bedrooms, master suite and guest suite with bathrooms off and family bathroom.

To appreciate the appeal and detailing of this property a personal inspection is highly recommended.

## DIRECTIONS

From our Alderley Edge office proceed out of the village on the main London Road (A34) in a southerly direction. After approximately 1 mile at the crossroads turn left into Artists Lane. Continue along Artists Lane taking the second driveway on the right hand side. Continue along the driveway through the electrically operated natural wood gates following the driveway to the front of the property.

## RECEPTION HALLWAY 15'6 x 15' (4.72m x 4.57m)

With natural polished beech floor, double height with vaulted ceiling and turning flight contemporary staircase with natural oak treads leading to floating glass floor landing with glass balustrades. Traditional style cast iron radiator, built in under stairs storage cupboard with natural oak shelving.

## SIDE HALLWAY

With ceramic tiled floor, built in double cloaks cupboard.

## CLOAKROOM

With contemporary style fittings with Villeroy Boch low level wc with integrated cistern, vanity wash hand basin with chrome mixer tap, central heating towel rail, ceramic tiled floor and walls.

## UTILITY 11'4 x 5'4 (3.45m x 1.63m)

With ceramic tiled flooring, traditional style cast iron radiator, plumbing for washing machine and

dryer, wall mounted gas central heating boiler, down lighting, door to outside.

## DRAWING ROOM 23'7 x 23'2 (7.19m x 7.06m)

With polished oak flooring, traditional style marble fireplace with open grate, deep cornicing, nine display recesses with concealed lighting, 3 traditional style cast iron radiators, 2 sets of double French doors to outside.

## FAMILY ROOM 16'3 x 13'6 (4.95m x 4.11m)

With traditional style cast iron fireplace, 2 traditional style cast iron radiators, double French doors to rear stone flagged patio. Deep cornicing.

## STUDY/MUSIC ROOM 16' x 12'8 (4.88m x 3.86m)

With natural beech floor, traditional style fireplace, cornicing, low voltage downlighting. Traditional style cast iron radiator.

## LIVING DINING KITCHEN 23'4 x 15'2 (7.11m x 4.62m)

With bespoke hand made traditional style painted kitchen units with deep granite worksurfaces, Villeroy Boch double ceramic sink with chrome mixer tap. Integrated larder cupboard, Neff electric brushed steel double oven, recess incorporating Samsung American style double fridge freezer with ice making machine, matching central island with complimentary deep granite worksurface, 5 burner Neff hob, integrated wine cooler, integrated dishwasher. Porcelain tiled flooring, bi folding

doors to rear raised patio area, door to leisure and door to outside. Traditional style cast iron radiator.

#### **LARDER OFF 7'3 x 4'8 (2.21m x 1.42m)**

With porcelain tiled floor, shelving.

#### **ATTACHED LEISURE 14' x 12' (4.27m x 3.66m)**

With glazed walkway. Open to

#### **MAIN LEISURE AREA 36'9 x 23'8 (11.20m x 7.21m)**

With vaulted ceiling with exposed beams, fully tiled pool with electrically operated automatic cover, 3 sets of bi folding doors to outside.

#### **SITTING AREA 11'5 x 6'10 (3.48m x 2.08m)**

With fully tiled steam room with glass door, changing area with porcelain tiled floor and walls, chrome wall mounted towel rail, wet area fully tiled with glass screen, ceiling mounted chrome shower head, further hand held shower.

#### **SEPARATE WC**

Villeroy Boch wc with integrated cistern, wall mounted wash basin with chrome mixer tap.

#### **FIRST FLOOR**

Which is approached from the reception hall via a turning flight contemporary style staircase with oak treads, impressive double height landing with suspended contemporary landing with glass and natural oak flooring and glass balustrades. Traditional style cast iron radiator.

#### **MASTER BEDROOM**

Dressing area with built in bespoke chest of drawers, down lighting.

#### **BEDROOM AREA 23'3 x 12'7 (7.09m x 3.84m)**

With good range of bespoke traditional style painted wardrobes, traditional style cast iron radiator, marble fireplace with cast iron inset, double French doors to contemporary style balcony with glass balustrade.

#### **BATHROOM EN-SUITE**

With tiled panelled bath, chrome mixer tap, Villeroy & Boch low level wc with integrated cistern, twin vanity wash hand basins with chrome mixer taps, fully tiled shower area with glass screen, chrome shower head and further hand held shower. Chrome central heating towel rail.

#### **BEDROOM TWO 11'5 x 11'4 (3.48m x 3.45m)**

With deep recess containing built in wardrobes and chest of drawers. Polished beech flooring, traditional style cast iron radiator.

#### **BEDROOM THREE 14'9 x 11'5 (4.50m x 3.48m)**

With natural oak polished flooring, good range of contemporary style fitted wardrobes with drawers below. Traditional style cast iron radiator.

#### **BEDROOM FOUR 15' x 8'9 (4.57m x 2.67m)**

With natural wood polished flooring, full width range of built in contemporary style high gloss wardrobes with integrated chest of drawers. Cast iron traditional style radiator.

#### **FAMILY BATHROOM**

With cast iron ball and claw bath with wall mounted mixer tap and shower fittings, half panelled walls, Villeroy Boch low level wc with integrated cistern, vanity wash hand basin with

wall mounted chrome mixer tap, fully tiled shower cubicle with wall mounted chrome shower head and sliding glass doors, chrome central heating towel rail. Built in linen cupboard with shelving.

#### **BEDROOM FIVE/GUEST SUITE 19' x 12'7 (5.79m x 3.84m)**

With bay window 2, traditional style cast iron radiators.

#### **SHOWER ROOM EN-SUITE**

With fully tiled limestone shower area with Aqualisa fittings. Traditional style vanity wash hand basin, high level wc with natural wood seat, wall mounted central heating towel rail, built in airing/storage cupboard with shelving.

#### **SUBSTANTIAL DETACHED OAK FRAME GARAGE 30'4 x 18'5 (9.25m x 5.61m)**

With light and power, vaulted ceiling with exposed beams and trusses.

#### **SIDE GARDEN STORE 18' x 9' (5.49m x 2.74m)**

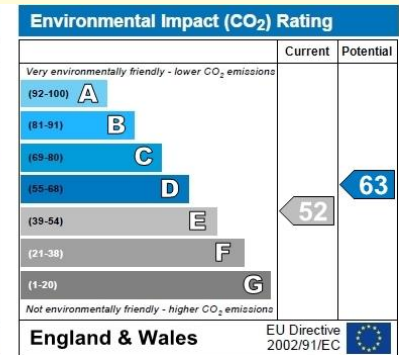
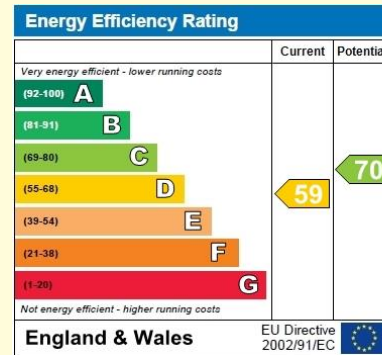
Rear covered area.

#### **OUTSIDE**

The property is approached through a private driveway with natural wood electrically operated gates with a sweeping gravel driveway leading to the property and the substantial garage block. The extensive grounds are to approximately 2.5 acres with sweeping lawns, mature trees, shrubs and large pond. There are wonderful open views surrounding the property.

All electrical appliances, the heating system and wiring have not been tested therefore we cannot verify whether they are in working order.

VACANT POSSESSION UPON COMPLETION



Independent Estate Agents & Auctioneers  
8 London Road  
Alderley Edge  
Cheshire  
SK9 7JS

Telephone: 01625 585905 Facsimile: 01625 582241  
Email: mail@andrewjnowell.co.uk Website:  
www.andrewjnowell.co.uk

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