

Woodbrook Place, Woodbrook Road, Alderley Edge



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& Company

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A SUBSTANTIAL PERIOD RESIDENCE LOCATED IN ONE OF ALDERLEY EDGE'S MOST SOUGHT AFTER SECLUDED SETTINGS IN THE HEART OF THE CONSERVATION AREA

Woodbrook Place is an individual detached period residence which has undergone tasteful sympathetic re-modelling in recent years. This charming mature setting in the heart of the conservation area within a short distance of the village centre. Alderley village offers a good range of shopping, educational and recreational facilities with a wealth of fine restaurants. The motorway network system, Manchester International Airport, local and commuter links are close to hand.

Externally, the property is approached off the charming cobbled backwater off Woodbrook Road, through impressive natural oak double electric gates leading to the front courtyard with archway leading to a further rear courtyard and garaging. The impressive mature grounds are laid out to lawn with a wealth of mature trees, shrubs and rhododendron bushes.

Woodbrook Place has been carefully and sympathetically extended and re-modelled over recent years offering spacious living accommodation. The design has embraced the property's original charm and character and features of particular note include the impressive drawing room (39' x 26') with vaulted ceiling with exposed oak beams and trusses. Four further reception rooms, living/dining kitchen with bespoke units and integrated appliances. Leisure with swimming pool/jacuzzi with a spiral staircase leading to two gyms and solarium. On the upper floors the master suite with dressing room, his and hers bathrooms, 6 further bedrooms, three with en-suite bathrooms and family bathroom. The property benefits from a comprehensive gas heating system and integrated audio and visual systems. To fully appreciate the this impressive residence a personal inspection is strongly recommended.

DIRECTIONS

From our Alderley Edge office proceed out of the village on the main London Road (A34) in a southerly direction. Almost immediately opposite the NatWest Bank turn left up Macclesfield Road (B5087) taking the second turning left into Underwood Road. Continue along Underwood Road which leads into Woodbrook Road, turn right and Woodbrook Place will be found immediately on the left hand side.

In further detail the accommodation comprises:

Impressive double height framed covered porch with balcony above, stone flagging and double natural wood doors to entrance vestibule with limestone tiled flooring and oak bevelled glass door leading to reception hallway.

RECEPTION HALLWAY 17' x 14'8 approx overall (5.18m x 4.47m approx overall)

With limestone tile flooring, turning flight polished oak staircase leading to first floor, central heating radiator with oak cover, understairs cloaks cupboard with double oak doors, cloak/boot room with limestone tile flooring, extensive range of natural wood built in cupboards with cupboards above, low voltage downlighting, central heating radiator, door to leisure and study/office

LEISURE AND STUDY/OFFICE 19'7 x 15'9 approx overall (5.97m x 4.80m approx overall)

With feature curved wall, ceiling speakers, central heating radiator.

Double oak doors from the Reception Hallway leading to Living/Dining/Entertaining room

LIVING/DINING/ENTERTAINING ROOM 26' x 24' approx overall (7.92m x 7.32m approx overall)

With traditional style fireplace with cast iron open grate, slate hearth, polished oak flooring, three sets of double French doors to rear garden, central heating radiator, ceiling speakers, bespoke individual oak bar with copper worksurface, oak shelving, integrated drawers, low voltage downlighting, side wide open hallway leading to leisure.

SIDE HALLWAY 21'9 x 5'9 (6.63m x 1.75m)

Door to leisure, two sets of double French doors to rear garden.

Three archways from Reception/Dining/Sitting Room to formal lounge. Access from the rear reception hallway.

REAR RECEPTION HALLWAY 23'10 x 18'10 approx overall (7.26m x 5.74m approx overall)

With traditional style fireplace with brick inset and open grate. Three traditional style cast iron radiators, low voltage downlighting, ceiling speakers, two sets of double French doors to rear garden.

REAR HALLWAY

Polished oak flooring, two central heating radiators with oak covers, low voltage downlighting, ceiling speakers, exposed oak beams, French door to rear garden, open to playroom

PLAYROOM 16'5 x 14'11 approx overall (5.00m x 4.55m approx overall)

With two traditional style radiators, traditional style marble fireplace, slate hearth, polished oak flooring, ceiling speaker, bay with sash windows,

double oak doors leading to principal entertaining/drawing room.

PRINCIPAL ENTERTAINING/DRAWING ROOM 39' x 26' approx overall (11.89m x 7.92m approx overall)

Vaulted ceiling with impressive exposed oak beams and trusses, feature traditional style stone fireplace with stone hearth and cast iron multi-fuel stove, polished oak flooring, four traditional style radiators, six sets of French doors to outside.

STUDY 15' x 10'5 approx overall (4.57m x 3.18m approx overall)

Fully oak panelled with shelving and built in cupboards, central heating radiator, carved oak fireplace, double French doors to central courtyard.

CLOAKROOM

With marble tiled flooring, traditional style fittings with vanity wash basin, chrome mixer tap, low level WC with natural seat, traditional style cast iron radiator, low voltage downlighting.

LIVING KITCHEN 37'4 x 16'10 approx overall (11.38m x 5.13m approx overall)

Kitchen area with bespoke hand painted base and wall units and granite work surfaces, matching central island with granite and hardwood work surfaces, integrated appliances including brushed steel oven, Gaggenau brushed steel oven, four ring gas hob above, ceramic sink with waste disposal and mixer tap, steam oven and integrated microwave, Aga, twin dishwashers, polished limestone flooring, ceiling speakers, central heating radiator, two sets of double French doors, low voltage downlighting, walk in larder with bespoke base units, natural wood shelving and wine room/larder off with natural stone flooring.

LIVING AREA

With polished oak flooring, bespoke fitted dresser with drawers and cupboards below, central heating radiator, double French doors to side courtyard.

SIDE HALLWAY

With door to outside with covered porch, quarry tiled floor, cloakroom off with low level WC, wall mounted wash basin, limestone tiled floor and walls, central heating radiator.

UTILITY ROOM 14'6 x 11'1 approx overall (4.42m x 3.38m approx overall)

With quarry tiled floor, traditional style tall cupboards, plumbing for washing machine, space for dryer, Belfast ceramic sink, natural wood surfaces and cupboards below, door to side courtyard.

STORE ROOM off

With quarry tiled floor, natural wood shelving.

BOILER ROOM

Twin gas central heating boilers, two large lagged water cylinders, quarry tiled floor.

LEISURE 32'8 x 19'6 (9.96m x 5.94m)

Dual access. With limestone tile flooring, French door to outside, fully tiled swimming/plunge pool with curved Jacuzzi. Spiral staircase leading to gym.

GYM 19'5 x 19'5 (5.92m x 5.92m)

With vaulted ceiling, air conditioning, ceiling speakers, two central heating radiators, French doors to balcony/roof area, staircase leading to lower hall area with tiled flooring, door to outside and central heating radiator. Further staircase leading to solarium room

SOLARIUM ROOM 11'4 x 9'2 approx overall (3.45m x 2.79m approx overall)

With built in eaves storage cupboards, central heating radiator.

PLAYROOM/SECOND GYM 19' x 19'5 (5.79m x 5.92m)

With vaulted ceiling, central heating radiator, ceiling speaker.

FIRST FLOOR

Which is approached from the reception hallway via a solid oak turning flight staircase, central heating radiator, impressive galleried landing with double French doors to covered oak framed front balcony

MASTER BEDROOM SUITE

BEDROOM 23'2 x 17'9 approx overall (7.06m x 5.41m approx overall)

With natural polished wood flooring, traditional style fireplace with cast iron inset, traditional style cast iron radiator, double French doors to wrought iron balcony, ceiling speakers.

BATHROOM EN-SUITE 16'9 x 13'9 approx overall (5.11m x 4.19m approx overall)

With traditional style fittings with marble tiled floor and walls, bath with marble surround, pillars and downlighting, Villeroy Boch mixer tap and shower fittings, bidet, low level WC, twin vanity wash hand basins with integrated chrome mixer taps, cupboards and drawers below, mirror above and shelving, corner shower cubicle with clear glass doors, ceiling shower head and further chrome power shower and side jets, fitted seat with ceiling central heating radiator, double French doors to wrought iron balcony, low voltage downlighting.

DRESSING ROOM 25'10 x 14'7 approx overall (7.87m x 4.45m approx overall)

With extensive range of natural oak wardrobes and shelves, fitted chest of drawers, matching central fitting with shelving and hanging fittings,

bevelled glass top matching dressing table, mirrored drawers and cupboards, recess with fitted mirror and lighting, two central heating radiators, low voltage downlighting, ceiling speakers.

BATHROOM

With Duravit fittings, corner bath, wall mounted chrome mixer tap and further hand held shower, vanity wash hand basin with drawer below and chrome mixer tap, low level WC with integrated cistern, limestone tiled floor and walls, low voltage downlighting, fitted mirror with side lights and light above, two chrome central heating towel rails, double French doors.

BEDROOM TWO 12'4 x 9'6 approx overall (3.76m x 2.90m approx overall)

Central heating radiator, window shutters,

BATHROOM EN-SUITE

With contemporary style Duravit fittings, French washing basin with chrome mixer tap and drawer below, low level WC with integrated cistern, free standing bath with chrome mixer taps and shower fittings, limestone tiled floor and walls, low voltage downlighting, chrome central heating towel rail.

INNER LANDING

With two central heating radiators, built in linen/airing cupboard with shelving.

BEDROOM THREE 17'3 x 14' approx overall (5.26m x 4.27m approx overall)

With recess, built in double wardrobe.

BATHROOM EN-SUITE

With limestone floor and walls, bath with chrome mixer taps and shower fittings, wall mounted wash basin with chrome mixer tap, low level WC, chrome central heating towel rail, low voltage downlighting.

BEDROOM FOUR 17'10 x 13'10 approx overall (5.44m x 4.22m approx overall)

With central heating radiator with cover, recess, fitted desk and drawers below, double French doors to balcony with wrought iron railing, dressing recess with built in wardrobes, central heating radiator.

BATHROOM EN-SUITE

With limestone tiled floor and walls, bath with chrome mixer tap and shower fittings, wash hand basin/salon style sink, shower cubicle with glass doors and chrome shower fittings, low level WC with integrated cistern, low voltage downlighting, chrome central heating towel rail.

SECOND FLOOR

Landing with leaded stained glass roof light

BEDROOM FIVE 29'6 x 17'8 to the maximum (8.99m x 5.38m to the maximum)

L-shaped. With two central heating radiators, low voltage downlighting.

BOX ROOM/AIRING ROOM 11'10 x 10'5 (3.61m x 3.18m)

With central heating radiator and lagged cylinder with immersion.

BEDROOM SIX/DRESSING ROOM 16'10 x 10'10 approx overall (5.13m x 3.30m approx overall)

With central heating radiator.

BEDROOM SEVEN 33'2 x 14'2 plus recesses (10.11m x 4.32m plus recesses)

Low voltage downlighting, two central heating radiators. Store room off.

BATHROOM

With contemporary style fittings with free standing bath with chrome mixer tap and shower fittings, low level WC, twin vanity wash hand basins with chrome mixer taps, cupboard below, fully tiled shower cubicle with ceiling mounted chrome fitting and further chrome shower with sliding glass doors, central heating towel rail, limestone tiled floor and walls, low voltage downlighting.

OUTSIDE

The property is approached through stone walling and pillars with natural oak electrically operated gates with a brick set driveway leading to the front of the property providing excellent facilities. Feature oak framed archway with weather vane clock.

GARAGE 20' x 12' approx overall (6.10m x 3.66m approx overall)

Garaging to the side with double electrically operated door.

Archway leading to rear courtyard with further tarmacadam driveway providing extra parking facilities.

SECOND GARAGE 16'10 x 9'5 (5.13m x 2.87m)

With electrically operated double doors

Extensive mature grounds with extensive lawns, flagged patio areas bordered by stone sets, mature trees, rhododendron bushes, shrubs and impressive natural double oak gates leading to front and rear courtyard providing excellent parking and garaging.

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		59	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(63-80) C			
(55-68) D		58	66
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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