

Copper Beech House, Macclesfield Road, Alderley Edge, SK9 7BL

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A beautifully appointed house with versatile family accommodation, set within large and established grounds and located within short walking distance of the village centre. The property can be lived in as is or has the added benefit of planning permission to be knocked down to create a stunning and innovative detached residence should the purchaser want to build their own unique home.

Copper Beech is set in an idyllic mature location in The Edge conservation area set off a private driveway within five minutes walk of the village centre. The property has been tastefully refurbished and extended in a contemporary style with the highest quality of fittings throughout. Features of note include the polished French oak and limestone flooring, quality contemporary style kitchen fittings with integrated appliances, high quality bathroom and shower room fittings. The house offers a practical layout of well proportioned rooms comprising, a Large Reception Hall, Study, Games Room/Bedroom 4, en suite Bathroom, Utility Room. To the first floor, Lounge, Family Room, 25ft Kitchen with Dining Area, Master Bedroom with Dressing Area and Shower Room, 2 further double Bedrooms, both with en suites. Two double garages with potential to provide additional accommodation. The property stands in a plot extending to approximately 1/2acre (0.2ha). To fully appreciate the appeal of Copper Beech a personal inspection is strongly recommended.

Ground Floor

Porch: With natural hardwood double doors leading to:

Reception Lower Hallway: 17' 1" x 13' 9" (5.21m x 4.19m) with polished limestone flooring, contemporary style wall central heating radiator, low voltage down lighting, wall light point, steel staircase with oak treads leading to the first floor.

Study/Music Room: 17' 10" x 10' 8" (5.44m x 3.25m) overall with limestone tiled flooring, contemporary style central heating radiator, low voltage down lighting. Double doors leading to:

Bedroom 4/Games Room: 24' 11" x 12' 10" (7.59m x 3.91m) overall (room which could be used as a self contained suite. With limestone tiled floor, low voltage down lighting, 2 contemporary style wall radiators, wall light point.

En-suite Bathroom: With panelled bath, tiled surround, pedestal wash hand basin with tiled splash back, low level wc, slate tiled floor, central heating radiator, extractor fan.

Utility Room: 18' 10" x 6' (5.74m x 1.83m) With slate tiled floor, base unit, ceramic deep Belfast sink, plumbing for washing machine, space for dryer, shelving, lagged cylinder with immersion, central heating radiator.

First Floor

Upper Reception Hallway: 19' 6" x 9' 6" (5.94m x 2.90m) With contemporary style brushed steel hand rail with cast iron pillars and glass insets, 2 contemporary style wall radiators, low voltage down lighting, double hardwood doors with glass insets to:

Front Sitting Room: 17' 3" x 16' (5.26m x 4.88m) overall. With polished French oak flooring, vaulted ceiling with low voltage lighting, three quarter height windows with 2 sets of double French doors leading to front stone flagged patio, cast iron multifuel stove with fitted gas fire, contemporary style wall radiator, 2 wall light points.

Principal Drawing Room: 21' 6" x 17' 11" (6.55m x 5.46m) Overall. With natural wood polished French oak flooring, three contemporary style wall radiators, low voltage down lighting, open to:

Living Dining Kitchen: 24' 10" x 12' 11" (7.57m x 3.94m) Overall. Dining Room area with French oak polished flooring, double French doors to decked balcony with steel and wooden hand railing, wall contemporary style central heating radiator, open to:

Kitchen: With quality oak contemporary style base and wall units, slate tiled floor, work surfaces, stainless steel one and a half bowl sink unit with mixer tap, integrated appliances including Neff electric oven and matching microwave/oven, 4 ring halogen hob with matching brushed steel extractor hood above, recess incorporating Neff American style fridge freezer with ice making facility, dishwasher, ceramic tiled floor, low voltage down lighting, door to rear porch with limestone tiled floor and door to outside.

Master Bedroom: 28' 4" x 11' 11" (8.64m x 3.63m) measurement incorporates dressing room and shower room plus dressing room recess. With two large double natural wood built-in wardrobes, polished French oak flooring, double French doors to rear stone flagged patio, 2 contemporary style wall radiators.

Dressing Room: With fitted natural wood dressing table with drawers to either side, low voltage down lighting.

En-suite shower Room: With slate tiled floor, fully tiled walls with fully tiled shower cubicle with power shower fittings, low level wc, vanity wash hand basin, chrome central heating towel rail, low voltage down lighting.

Bedroom 2: 18' 3" x 11' 11" (5.56m x 3.63m) overall. Plus dressing room recess with one double and one single built-in natural wood wardrobe, low voltage down lighting, 2 contemporary wall central heating radiators.

Bathroom En-suite: With Roca fittings with tiled panelled bath with integrated mixer tap, low level wc, pedestal wash hand basin with mixer tap, fully tiled shower cubicle, slate tiled floor, central heating/chrome towel rail, low voltage down lighting.

Bedroom 3: 11' 11" x 10' 2" (3.63m x 3.10m) overall. With contemporary style radiator, polished French oak flooring, low level voltage down lighting.

En-suite Shower Room: With fully tiled shower cubicle, Roca pedestal wash hand basin and low level wc, bidet, tiled walls and floor, low voltage down lighting, extractor fan.

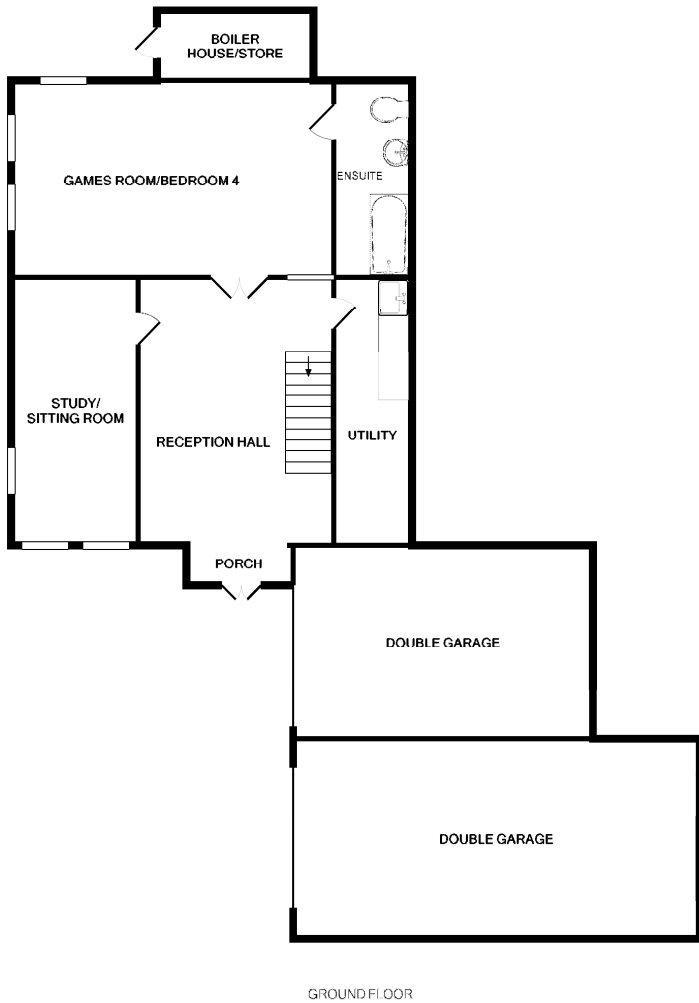
Garden: The property is surrounded by mature gardens with trees, shrubs, lawn, stone flagged patio and path and impressive feature stone walling to the side. A tarmac driveway provides parking facilities and leads to:

Garage One: 17' 8" x 15' 10" (5.38m x 4.83m) with flagged floor and electrically operated up and over door, light and power.

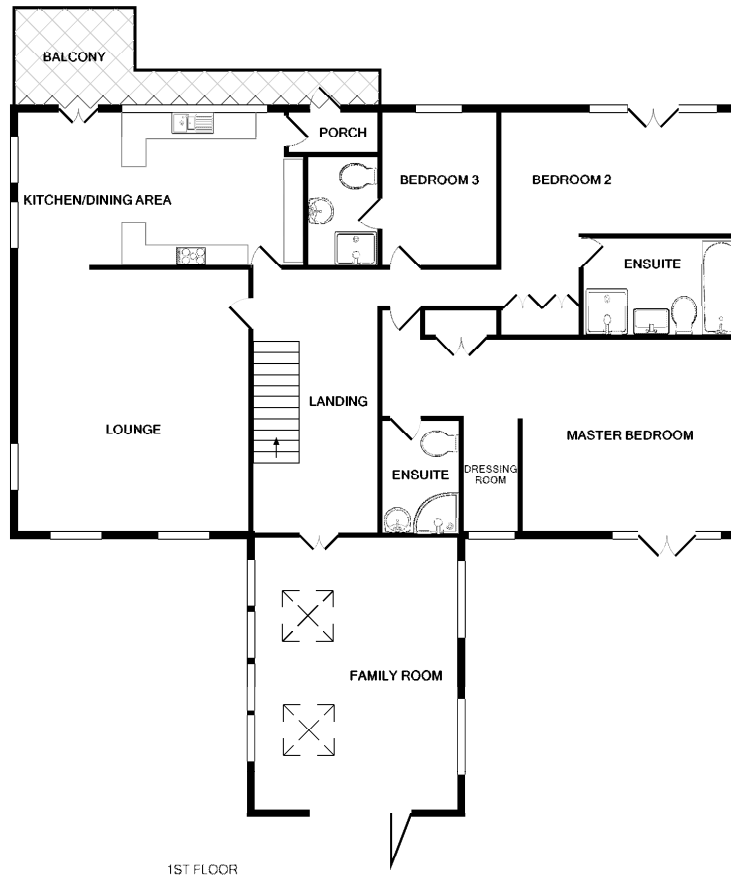
Garage Two: 26' 2" x 14' (7.98m x 4.27m) With electrically operated up and over door, light and power.

Location: As previously mentioned the property is conveniently located within walking distance of Alderley Edge village centre which offers a wide range of high quality shops suitable for most day to day requirements. The area also boasts a good range of social and recreational facilities. Good local schools cater for children of all ages. Ideal for the commuter, the areas are especially well placed for easy access to the business centres of Manchester and Stockport. Alderley Edge station offers a fast electric commuter service and there are Inter-City links available at nearby Wilmslow. For the motorway traveller the M56 is available at Ringway or the M6 at Holmes Chapel. Alternatively the new A34 by-pass road provides easy access to the superstores of Marks and Spencer, Tesco and a little further on, John Lewis and Sainsburys. Manchester International Airport is only a short drive away.

Directions: From the centre of Alderley Edge village take the B5087 Macclesfield Road up to the Edge for approximately 1/4 mile and the entrance to the property will be found on the right-hand side up a private drive.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, 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 usability or efficiency can be given. Made with Microplan 1200 1/2.



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO₂ emissions</p>			
<p>England & Wales EU Directive 2002/91/EC</p>			
<p>63</p>		<p>59</p>	
<p>71</p>		<p>66</p>	
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO₂ emissions</p>			
<p>England & Wales EU Directive 2002/91/EC</p>		<p>England & Wales EU Directive 2002/91/EC</p>	

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All measurements are approximate

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