

Cranbrook, Underwood Road, Alderley Edge, SK9 7BR

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An impressive individual detached family home set in a secluded mature location on this prestigious road. The well-presented accommodation which flows seamlessly throughout includes: arched storm porch, large feature entrance hall with a beautiful central oak staircase with feature windows overlooking the rear garden, downstairs wc, study, large entertaining living room opening up onto the sun room with double doors onto the southerly facing terrace. The superb bespoke Tom Howley kitchen with integrated appliances and deep black granite work surfaces opens onto the breakfast room and family room which in turn opens up onto the sun room. There is a rear hallway with integral access to the double garage with double doors that open onto the gym.

To the first floor there are five double bedrooms accessed off the large living landing with full height arched windows to the front and rear elevations and a laundry/utility room. The master bedroom has a dressing room and an en-suite bathroom and there are a further two bedrooms with en-suite shower rooms, with the other bedrooms serviced by a family bathroom.

Externally Cranbrook is approached through electric double gates giving access to the large tarmac drive and is nestled comfortably in its 0.6 acre site. There is a brick summer house/staff studio cottage with an 'L' shaped open plan living room/kitchen and bedroom with an en-suite shower room. The mature well established gardens are to three sides which include flag stone pathways leading onto the good sized gardens which are surrounded by mature shrubs, trees and bushes giving a high degree of privacy. The rear of the property is southerly facing and includes a large flag stone patio ideal for entertaining.

Planning permission has been granted to create a swimming pool complex to the side and rear of the property and the plans are available for inspection in the agent's office.

Ground Floor

Porch: Solid oak panelled door. Leading through to:

Entrance Hall: 24' x 14' 2" (7.32m x 4.32m) With two storage cupboards. Split oak staircase and full height south facing window overlooking rear garden.

Separate W.C: With Roca white suite with wall mounted wash hand basin. WC low level suite. Fully tiled walls. Tiled floor.

Study: 9' 3" x 7' 1" (2.82m x 2.16m) A magnificent entertaining room with windows to three elevations including walk in bay window overlooking front garden. Side window. and double doors leading through to conservatory. Central fireplace with living flame gas fire. Solid oak floor.

Drawing Room: 28' 1" x 16' 5" (8.56m x 5.00m) A magnificent entertaining room with windows to three elevations including walk in bay window overlooking front garden. Side window. and double doors leading through to conservatory. Central fireplace with living flame gas fire. Solid oak floor.

Conservatory: 13' 10" x 13' 2" (4.22m x 4.01m) With limestone floor. Windows to three elevations overlooking the south facing private rear gardens. Double door onto rear terrace.

Living Kitchen: 34' x 16' 4" (10.06m x 4.98m) With bespoke Tom Howley kitchen units including central island with granite work surfaces. Double Belfast sink. Dishwasher. Built in chopping board. Two wine coolers. Large Fisher and Paykel American fridge. Coffee machine. Five door AGA with two hotplates and warming plate. Amtico flooring with under floor heating beneath. Archway through to

Dining Area: 16' 3" x 10' 5" (4.95m x 3.18m) With Amtico heated flooring. Down lighters. Double doors onto south facing rear garden. Double doors from Living kitchen to:

Sun Room: 19' 5" x 13' 2" (5.92m x 4.01m) Having windows to three elevations overlooking south facing rear gardens. Double doors onto rear patio. Limestone flooring. Automatic roof vents.

Inner Hall: With Amtico flooring. Large cloaks cupboard with hooks for coats housing gas fired central heating boiler. Door to double garage.

Garage: 18' 5" x 17' 9" (5.61m x 5.41m) With solid wood up and over garage doors. Tiled floor. Useful storage cupboard. Cold water tap. Access to house and double doors to:

Gym: 17' 10" x 18' 3" (5.44m x 5.57m)

First Floor

Landing: 26' 2" x 14' 2" (7.98m x 4.32m) Staircase with galleried landing leading from entrance hall to first floor. With full height arched windows to front and rear elevations. Large cornice ceiling. Airing cupboard housing hot water cylinder with fitted electric immersion heater. Slatted shelves above.

Master Bedroom: 18' 6" x 17' (5.64m x 5.18m) With high ceiling. Down lighters. Windows overlooking front garden.

Dressing Room: 17' 3" x 8' 6" (5.26m x 2.59m) Having high ceiling. A range of three quarter height built in wardrobes. Down lighters.

Master En Suite Bathroom: 17' 2" x 9' 6" (5.23m x 2.90m) With luxurious bathroom suite including oval bath with Ilux autofill controls. Walk in wet area with glass screen. Twin Laufen wash hand basins set on vanity unit with Corian top and drawers beneath. Full height porcelain tiled walls. Amtico heated flooring. Down lighters.

Bedroom 2: 16' 4" x 14' 8" (4.98m x 4.47m) With windows overlooking two elevations. Solid oak timber flooring.

En Suite Shower Room: Including Pharo shower cubicle with downspout and body sprays. Wall mounted wash hand basin. WC low level suite. Bidet. Fully tiled walls. Tiled floor. Heated towel rail.

Bedroom 3: 16' 4" x 13' 1" (4.98m x 3.99m) Having windows to two elevations. Solid oak timber flooring.

En Suite Shower Room: With shower cubicle. Wall mounted wash hand basin. WC low level suite. Chrome heated towel rail. Fully tiled walls. Tiled floor.

Bedroom 4: 16' 4" x 9' 9" (4.98m x 2.97m) With window overlooking rear garden. Full height built in wardrobe. Solid oak flooring. Separate storage cupboard.

Bedroom 5: 13' 8" x 12' 6" (4.17m x 3.81m) With timber flooring. Deep storage cupboard. Separate cupboard housing hot water cylinder with fitted electric immersion heater.

Family Bathroom: With white suite including panelled bath, wall mounted wash hand basin, and WC low level suite. Porcelain tiled walls. Chrome heated towel rail. Airing cupboard with fitted shelving.

Inner Landing: Window to side.

Laundry Room: 10' 0" x 5' 10" (3.05m x 1.78m) With one and a half bowl enamel sink unit with mixer tap over. Range of base units incorporating Miele washing machine and matching tumble dryer. Ceiling mounted drying rail.

Outside

The property is approached via a private driveway and automatic double gates leading onto tarmac parking area with parking for many cars leading to the garage.

Staff Cottage/Summer House

Open plan living kitchen: 16'9" x 9'6" (5.12 m x 2.91m) door to side, French doors to front, fitted with base units to tiled splash backs with stainless steel single drainer sink unit, four ring electric hob, space for fridge, tv aerial point, power points, opening to:

Bedroom Area: 7'6" x 7'1" (2.30m x 2.17m) Window to front, power points, door to:

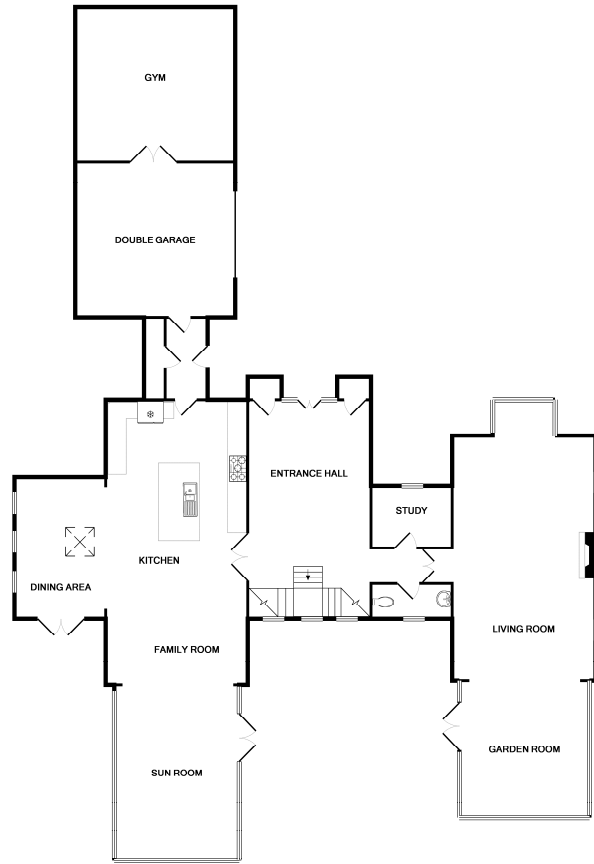
En-suite Shower Room: White suite comprising: corner shower cubicle with glazed shower screen, low level wc, bidet, wash hand basin set into vanity unit.

Garden: Cranbrook is situated in 0.6 of an acre plot (0.24ha), and therefore benefits from mature well established gardens to three sides which include flagstone pathways leading onto good sized lawned gardens which are surrounded by mature shrubs trees bushes etc, giving a high degree of privacy. The rear of the property is south facing and includes a large flagstone patio ideal for entertaining, and to one corner there is an attractive water feature including waterfall. NB Planning permission has been granted for an extension to create a swimming pool complex to the side and rear of the property. Planning No. 08/1924P subject to conditions.

Location: As previously mentioned, the property nestles comfortably in its 0.675 acre site with mature south facing gardens in one of the most sought after locations in Alderley Edge combining convenience, peace and tranquillity being only a short walk to 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.

Direction: From our office proceed down London Road and turn left into Macclesfield Road proceed up the road and Underwood Road can be found on the left hand side. Proceed to the bottom of the road and the property will be found on the left hand side identified by our 'For Sale' board.

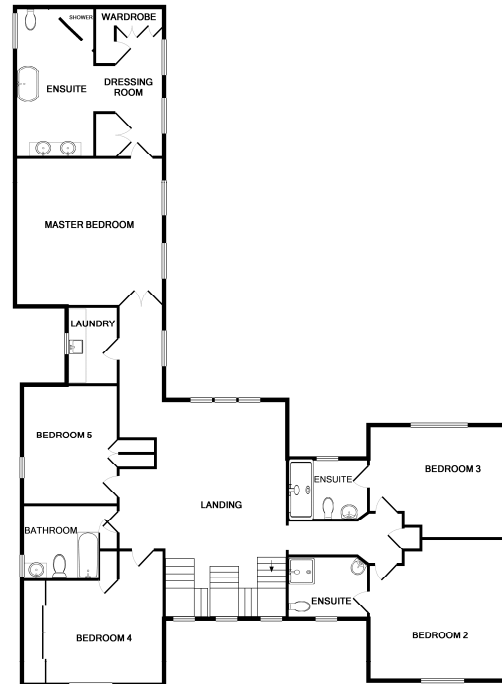




GROUND FLOOR



SUMMER HOUSE



1ST FLOOR

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