

Springwood, Davey Lane, Alderley Edge, SK9 7NZ

**MICHAEL J
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independent estate agents



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A substantial detached Edwardian family home offering spacious and versatile accommodation which has undergone a meticulous programme of modernisation and updating with great care being taken to retain the original charm and character of the home.

The accommodation comprises of: Entrance porch, entrance hall with parquet flooring and open fire place with door to the dining room, sitting room with ingle nook fireplace. The beautiful kitchen/breakfast and family room with bespoke Tom Howley kitchen with integrated appliances consisting of four oven Aga, electric oven, two ring hob, built in fridge freezer, Sub Zero wine cooler and coffee machine. The rear hallway leads to a family room, cloak room and laundry room.

To the first floor there is a master bedroom leading to the dressing room with fitted wardrobes and an en-suite bathroom, two further double bedrooms and a family bathroom.

To the second floor there is a fourth bedroom with en-suite shower room and two further double bedrooms with access to loft storage.

Externally the property is set back from the road and approached through electric double gates opening up onto a tarmacadam drive way with parking for several vehicles. The gardens and grounds extend to 0.66 acres which area mainly laid to lawn with flower and shrub borders. Included within the monthly rental is a gardener who will come once a week.

Viewing is highly recommended to appreciate the spacious and beautifully presented accommodation on offer. Available now part furnished.

Ground Floor

Porch

Entrance Hall

Sitting Room: 17' 10" x 17' 6" (5.43m x 5.33m)

Dining Room: 18' 1" x 18' 9" (5.52m x 5.72m)

Family Room: 14' 1" x 10' 10" (4.30m x 3.30m)

Kitchen/Breakfast/Family Room: 39' 6" x 15' 5" (12.03m x 4.70m)

Rear Hall

Laundry Room: 8' 8" x 6' 7" (2.65m x 2.00m)

Cloakroom

First Floor

Landing

Master Bedroom: 15' 4" x 11' 8" (4.68m x 3.56m)

Dressing Room

En-suite Bathroom: 13' 2" x 8' 6" (4.02m x 2.58m)

Bedroom 2: 13' x 12' 11" (3.95m x 3.94m)

Bedroom 3: 11' 1" x 9' 10" (3.37m x 3.00m)

Family Bathroom: 13' x 10' 8" (3.95m x 3.25m)

Second Floor

Landing

Bedroom 4: 15' 11" x 13' 9" (4.85m x 4.18m)

En-suite Shower Room

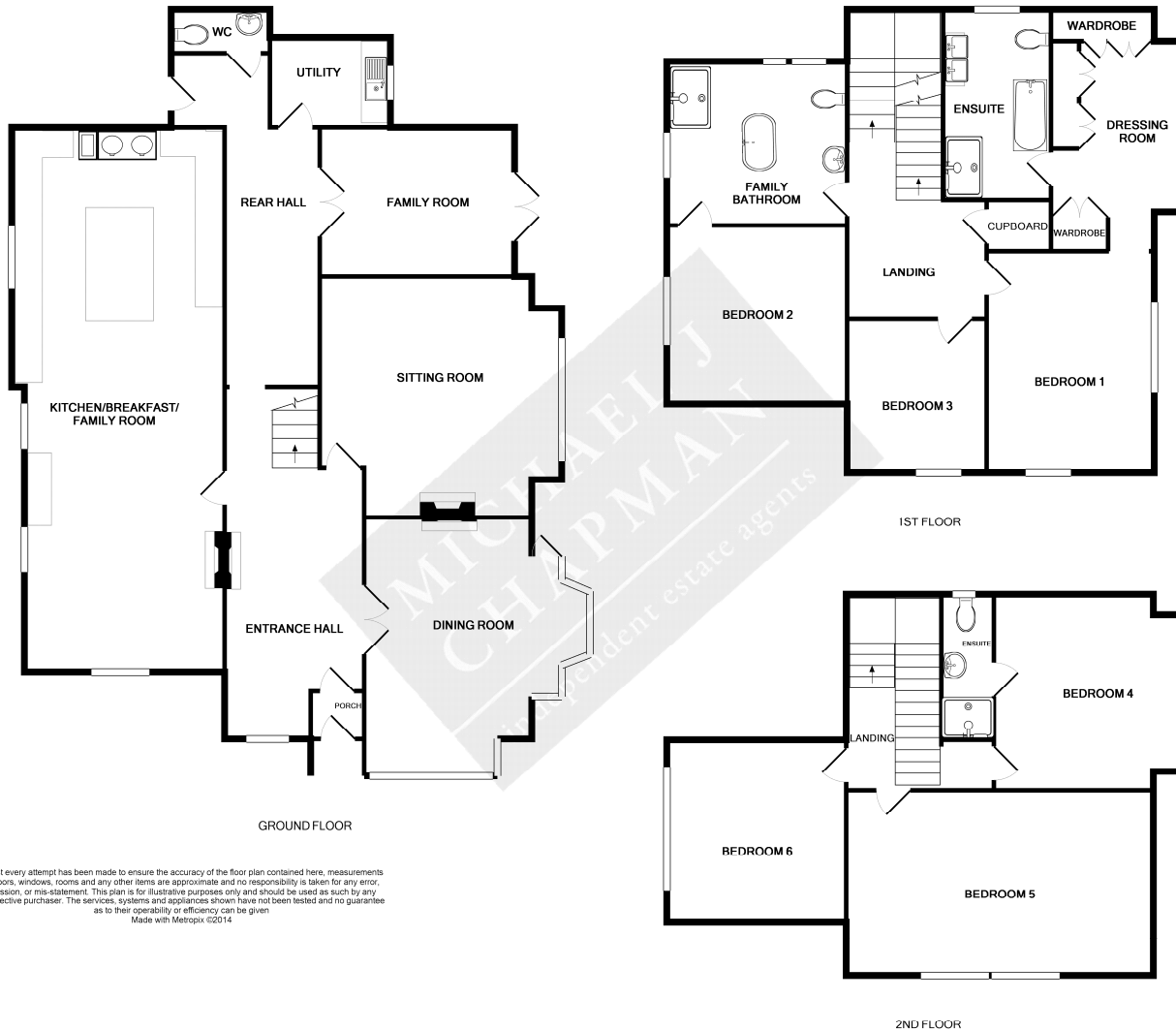
Bedroom 5: 16' 9" x 13' 5" (5.10m x 4.08m)

Bedroom 6: 14' 6" x 13' (4.41m x 3.95m)

Outside: Externally the property is set back from the road and approached through electric double gates opening up onto a tarmacadam drive way with parking for several vehicles. The gardens and grounds extend to 0.66 acres which area mainly laid to lawn with flower and shrub borders. Included within the monthly rental is a gardener who will come once a week.

Location: Springwood is situated in a highly desirable and sought after location, a short walk from Alderley Edge village centre which offers a wide range of high quality shops suitable for most day to day requirements and 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 Sainsbury's. Manchester International Airport is only a short drive away.

Directions: From our Alderley Edge office proceed out of the village on the main London Road towards Wilmslow. After passing over the railway bridge take the first turning right into Davey Lane. Continue along Davey Lane and immediately on the sharp left hand bend the driveway to Springwood will be found on the right hand side.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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All measurements are approximate

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