

Overwood, Woodbrook Road, Alderley Edge, SK9 7BZ

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A simply stunning 'Arts and Crafts' style five bedroom, five bathroom, detached family home situated in peaceful surroundings on The Edge set in a good sized plot with south westerly facing, private rear garden, a double garage, gym and steam room.

The accommodation in brief to the ground floor comprises of; Entrance Porch, Entrance Hall, Cloakroom, Bat room, Sitting Room, Dining Room, Kitchen Breakfast Room, Family Room & Laundry Room. To the Lower Ground floor there is a gym, Steam Room, Cloakroom, Store room & a plant room. To the first floor, there is a master bedroom with dressing room and en suite, Bedroom 2 with dressing room and en suite and two further double bedrooms, both with en suite bathrooms. To the second floor there is bedroom 5 with en suite bathroom and also a separate dressing room/bedroom 6.

Externally Overwood is approached through electric double gates with a tarmac driveway providing off road parking for several cars. To the front of the property there are landscaped path ways with pedestrian gate leading to the front door. To the rear of the house is a paved terrace area with outside fireplace and steps leading down to the landscaped lawned garden. Further electric gates lead to the double garage with gardener's wc.

The accommodation comprises of;

Ground Floor

Entrance Hall: Solid oak front door, double height ceiling, double glazed windows to front and side, limestone tiled floor, concealed radiators, steps down to;

Hallway: Parquet flooring, ceiling coving, down lights, power points, deep skirting boards, oak staircase to first floor, doors off to;

Cloakroom: Double glazed window to front, low level wc, Rocco style sink unit with drawers under with inset wash hand basin with mixer tap, down lights, wood flooring, radiator.

Bar: 12' 7" x 11' 8" (3.84m x 3.56m) Double glazed French doors to side, built in bar with space for drinks fridges with granite work surfaces with inset sink unit with mixer tap over, wall mounted tv appoint with display cabinets and shelving, wood flooring, concealed radiators.

Reception Room: 21' 7" x 13' 1" (6.58m x 3.99m) Double glazed French doors to rear terrace, fire place with stone mantle and heart with inset gas flame effect stove, ceiling coving, down lights, wall lights, inset ceiling speakers, sliding doors to kitchen, step down to;

Dining Room: 15' 4" x 11' 5" (4.67m x 3.48m) Double glazed bay window, radiators.

Kitchen Breakfast Room: 27' 5" x 19' 10" (8.36m x 6.05m) max. Fitted with a bespoke range of hand painted units with central island unit with deep granite work surfaces with inset sink with mixer tap over, space for Aga with extractor hood over, space for Sub Zero fridge, freezer and wine fridge, built in coffee machine, walk in larder cupboard, bay window with window seat and space for table, windows and French doors to rear, Tiled and wood flooring, down lights, radiators, door to front.

Utility Room: 9' 3" x 8' (2.82m x 2.44m) Double glazed window, fitted with a range of wall and base units with granite work surfaces over, inset stainless steel single drainer sink unit, space and plumbing for washing machine and dryer.

Living Room: 14' 7" x 14' 2" (4.44m x 4.32m) French door and window to rear terrace, fireplace with inset gas flame effect fire with wooden mantle and surround with limestone hearth with cupboards either side, down lights, radiators, limestone tiled floor.

Lower Ground

Gym: 20' 2" x 14' 7" (6.15m x 4.44m) Stairs from the living room with inset lights lead down to the gym with window to rear, TV point, power points and air conditioning.

Inner hall: Circular wash hand basin with cupboard under, heated towel radiator.

Steam Room: Tiled walls and floor

Cloakroom: Concealed cistern Wc, tiled wall and floor.

Store Room: 10' x 6' 4" (3.05m x 1.93m) Wall and base units with work surfaces over, down lights

Plant Room: Twin boilers' for domestic hot water and central heating.

First Floor

Landing: Galleried landing, Ceiling coving, down lights, radiator, stairs to second floor.

Master Bedroom Suite

Dressing Room: 9' x 8' (2.74m x 2.44m) Double glazed window to front, hanging rails, drawer units, down lights, radiator.

Inner Dressing Area: Double glazed window to rear, vaulted ceiling, radiator, doors off to;

Bathroom: Walk in shower, marble panelled bath, twin wash hand basins inset into marble work surfaces with cupboards under, Aqua Vision TV, ceiling speakers, mosaic tiled floor, shaver point, wall lights, down lights, extractor.

Bedroom: 16' 7" x 14' 4" (5.05m x 4.37m) Vaulted Ceiling, French doors to Juliet balcony

Bedroom 2: 19' 4" x 10' (5.89m x 3.05m) max. Double glazed windows to rear, down lights, radiator.

Dressing Room: Fitted hanging rail, shelving and drawer units.

En Suite Bathroom: Double glazed window to rear, modern white suite with panelled bath, concealed cistern wc, wall in shower, limestone sink unit with mixer tap over, tiled floor and splash backs, Aqua Vision Tv and ceiling speakers.

Bedroom 3: 22' 1" x 11' 6" (6.73m x 3.51m) Double glazed windows to front side and rear, Built in wardrobes with hanging rails, shelving and drawer units, radiator, power points, wood flooring.

En Suite Bedroom : Double glazed window to rear, white suite comprising panelled bath, wall mounted wash hand basin, wall in shower area, concealed cistern wc, down lights, floor lights, tiled walls and floor, chrome heated towel radiator, Aqua Vision Tv, ceiling speakers.

Bedroom 4: 12' 7" x 12' 5" (3.84m x 3.78m) Double glazed window to side, down lights, radiator, built in wardrobe with hanging rail and shelving.

En Suite Bathroom: Double glazed window to front, Fitted with a white suite comprising, panelled bath with shower over with glazed shower screen, wash hand basin with cupboard under, concealed cistern Wc, tiled floor and splash backs, down lights, shaver point, Aqua Vision Tv, Ceiling Speakers.

Second Floor

Landing: Velux window, radiator, doors off to

Bedroom 5: 14' 2" x 12' 9" (4.32m x 3.89m) Double glazed window to rear, radiator, glazed door to;

En Suite Bathroom: Velux window to rear, white suite comprising roll top bath, low level wc, wash hand basin, walk in shower, tiled floor and splash backs, chrome heated towel radiator, Aqua vision Tv and ceiling speakers.

Dressing Room/Bedroom 6: 11' 8" x 9' (3.55m x 2.74m) Velux window, Built in wardrobes with hanging rails, shelving and drawer units, radiator.

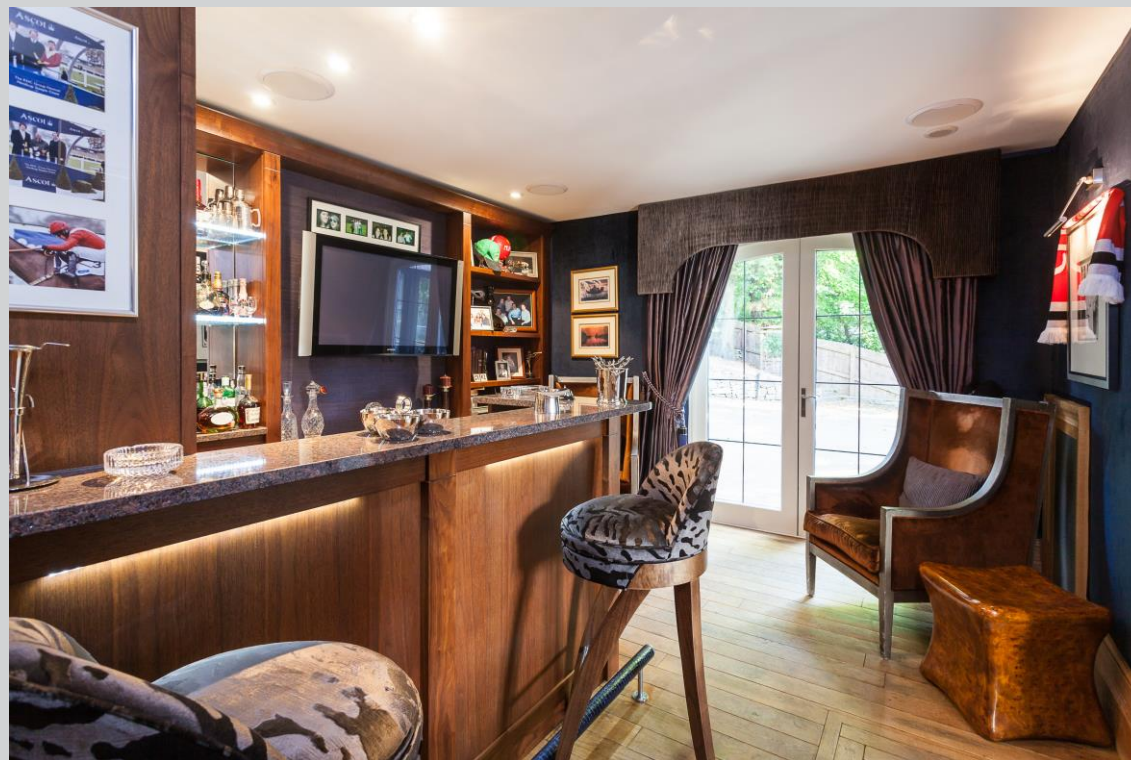
Outside

Garage: 16' 7" x 14' 8" (5.06m x 4.46m) Electric up and over door, Gardner's Wc with wash hand basin.

Garden: Externally Overwood is approached through electric double gates with a tarmac driveway providing off road parking for several cars. To the front of the property there are landscaped path ways with pedestrian gate leading to the front door. To the rear of the house is a paved terrace area with outside fireplace and steps leading down to the landscaped lawned garden. Further electric gates lead to the double garage.

Location: Ideally located on The Edge 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 A34 by-pass 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 down London Road in a northerly direction, at the NatWest bank turn left up Macclesfield Road, three quarters of the way up the road turn left into Woodbrook Road and the property will be found on the left hand side.





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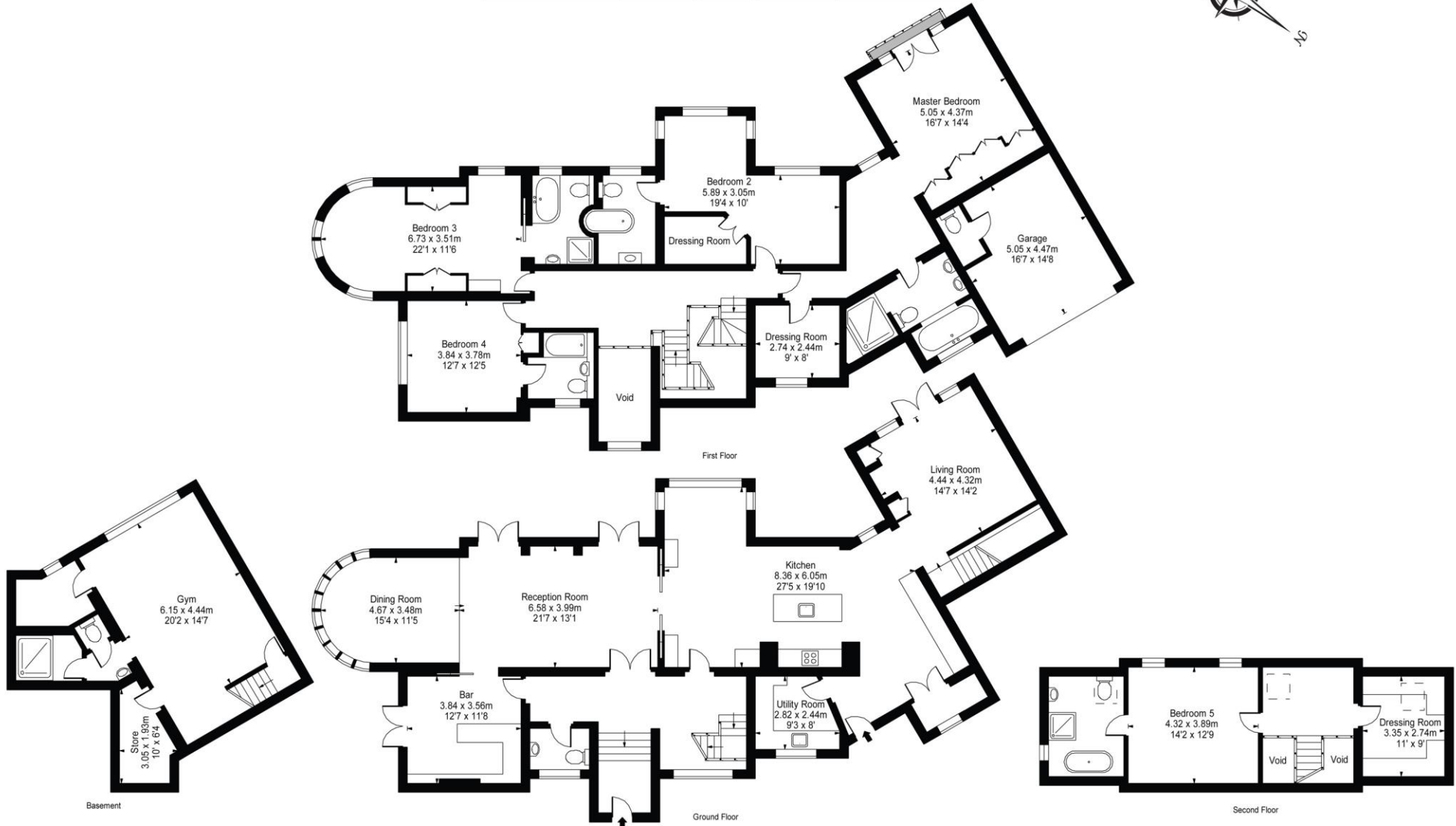
All measurements are approximate

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Overwood, SK9

Approx. Gross Internal Area 4798 Sq Ft - 445.75 Sq M
(Including Garage & Excluding Void)

Approx. Gross Internal Area 4538 Sq Ft - 421.59 Sq M
(Excluding Garage & Void)



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