

Parkfield, Congleton Road, Nether Alderley



Andrew J Nowell
& Company

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A TRULY STUNNING RECENTLY CONSTRUCTED GEORGIAN STYLE STONE COUNTRY HOUSE WITH THE HIGHEST SPECIFICATION OF FITTINGS WITH IMPRESSIVE LEISURE SUITE INCLUDING INDOOR POOL

Parkfield occupies an impressive elevated secluded setting enjoying wonderful open Southerly views across the surrounding countryside. Alderley Edge village is within a few minutes drive offering a good range of shopping for day to day needs including the Waitrose supermarket, stylish boutiques and fine restaurants. The area is renowned for its excellent schooling and the The Edge is a well known beauty spot of historical importance with excellent walks. The motorway network system is within easy access as is Manchester International Airport and local commuter rail links to Manchester and London.

Externally, the property is set in large formal grounds which are bordered by brick walling with stone coping. The property is approached through double electrically operated gates with a sweeping driveway leading to the property and to the extensive lower garage. The grounds have been carefully planned and laid out with sweeping lawns, trees, shrubs and impressive large side decking area.

The property has been constructed by the current owners in a Georgian style out of Birchover Derbyshire stone with the accommodation extending to approximately 14,000 sq ft. The property has the highest quality of fittings throughout with bespoke kitchen and bedroom furniture from Jamie Robbins Interiors. Great care has been taken in the design to offer well balanced proportions with a tasteful blend of traditional features. These include stone open fireplaces, polished oak and stone flooring, solid European oak panelled doors, balanced with the latest smart wiring by Lutron incorporating audio and visual systems. Air conditioning in the principal reception rooms and bedrooms. To the lower floor there is an impressive leisure suite with indoor pool room of 76' x 30' with jacuzzi, sauna and steam room, gym overlooking and further impressive entertaining/games room.

DIRECTIONS

From our Alderley Edge office proceed out of the village on the main London Road (A34) in a Southerly direction. After approximately 1 mile after passing Bradford Lane, Parkfield is the next property on the left hand side. Proceed through the double gates up the sweeping driveway to the front of the property.

Impressive stone steps with wrought iron railing leading to stone canopy covered porch with stone pillars with impressive panelled door with arched fan light above leading to

RECEPTION HALLWAY 24'7 x 9'8 (7.49m x 2.95m)

With stone tiled flooring, impressive natural oak staircase leading to the first and lower floors.

SIDE HALLWAY

With bespoke built in cupboards with cupboards above.

CLOAKROOM

With low level wc with integrated cistern, vanity wash hand basin with stone surround, chrome mixer tap and natural oak cupboard below, stone tiled flooring, downlighting.

FAMILY ROOM/SITTING ROOM 20'7 x 15'4 (6.27m x 4.67m)

With polished oak flooring, stone fireplace with stone hearth and open grate, bespoke fitted cupboards to the side, further range of fitted cupboards, ceiling speakers, downlighting.

IMPRESSIVE LIVING KITCHEN 26' x 17' (7.92m x 5.18m)

With hand made bespoke painted base and wall units, stone worksurfaces, integrated appliances including ice maker, Sub Zero wine cooler with pull out fridges below, further Sub Zero brushed steel double fridge freezer with further brushed steel drawers below, 2 Miele ovens, central island with Corian worksurface, full length Corian breakfast bar, integrated double bowl sink and chrome mixer tap, integrated Miele twin dishwasher, further integrated brushed steel Wolf oven with 5 ring burner hob above, retractable extractor fan, stone flagged flooring, fitted window seat and cupboards, ceiling speakers, downlighting, open to

ORANGERY 25' x 15' (7.62m x 4.57m)

With stone flagged flooring, roof lantern, air conditioning, downlighting, ceiling speakers, three sets of double French doors to raised large decked area bordered by wrought iron railing.

REAR PORCH

With range of cupboards, seating with drawers below, door to outside.

FORMAL DINING ROOM 21' x 15'6 (6.40m x 4.72m)

With polished oak flooring, ceiling speakers, downlighting, traditional style stone fireplace with stone hearth and open grate, fitted shelving to the side with cupboards below and fitted desk with stone surface. Cornicing with concealed LED lighting, double oak doors leading to

PRINCIPAL DRAWING ROOM 23'4 x 15'5 (7.11m x 4.70m)

Also with access from hall and living kitchen with polished oak flooring, cornicing with concealed LED lighting, ceiling speakers, downlighting, traditional style stone fireplace with stone hearth and open grate.

LOWER FLOOR

Which approached from the reception hallway with a natural oak balustrade and spindles with stone steps leading to

LOWER RECEPTION HALLWAY 52'54 x 9'8 (17.22m x 2.95m)

With stone flooring, downlighting, impressive temperature controlled glazed wine room with oak shelving, stone flooring.

LOWER CLOAKROOM

With low level wc with integrated cistern, stone floor, vanity wash hand basin with chrome mixer tap, stone surround and oak double cupboard below, downlighting.

GAMES ROOM/ENTERTAINING ROOM 30'5 x 22' (9.27m x 6.71m)

With sound proof panelled walls, integrated bar with granite surface, wine coolers, stainless steel sink, brushed steel coffee making machine, dishwasher and shelving, recess for large plasma screen, integrated speakers, downlighting, air conditioning, windows overlooking the pool.

GYM 25'8 x 16'4 (7.82m x 4.98m)

With polished oak flooring, air conditioning, windows overlooking the pool, ceiling speakers, fitted wall mirrors.

SIDE HALLWAY

Leading to the leisure with stone flooring.

SHOWER/DRESSING ROOMS

Two matching shower/dressing rooms with stone flooring, wet area with glass screen and ceiling mounted chrome shower head, vanity wash hand basin with chrome mixer tap, stone surround and oak cupboard below, chrome central heating towel rail. Separate wc off with integrated cistern and glass door.

LEISURE 76' x 30' (23.16m x 9.14m)

With large tiled infinity pool with jacuzzi to the far end, recess with lounge seating, 3 sets of bi-folding doors to outside, recess ceiling with concealed LED lighting, ceiling speakers, sauna, steam room, storage room.

POOL PIT ROOM/PLAYROOM 15' x 14' (4.57m x 4.27m)

UTILITY/WASH ROOM 19'3 x 9'9 (5.87m x 2.97m)

With high gloss base and wall units, stone worksurfaces, stainless steel sink with mixer tap, stone flooring, further stone workshelf, industrial

professional Miele twin washing machines, further Miele washing machine with dryer above, integrated microwave, high gloss tall cupboards. Door to

PLANT ROOM/BOILER ROOM

With lagged cylinders and double doors leading to the garage.

BOOT ROOM 15'6 x 10' (4.72m x 3.05m)

With stone flooring, bespoke oak range hanging areas and built in oak shelving, air conditioning, door to garage.

SELF CONTAINED LOWER SUITE

BEDROOM 22'10 x 14'2 (6.96m x 4.32m)

With down lighting, ceiling speakers, air conditioning.

DRESSING ROOM OFF 10'7 x 9'10 (3.23m x 3.00m)

With bespoke built in contemporary style wardrobes, window seat with drawers below, matching desk with stone surface, drawers below and shelving above.

WET ROOM EN-SUITE

With wet area with glass screen and monsoon ceiling mounted shower head, low level wc with integrated cistern, twin vanity wash hand basins with chrome mixer taps and stone surround and oak cupboards below, stone tiled flooring, part stone tiled walls, chrome central heating towel rail, downlighting.

FIRST FLOOR

Approached from reception hallway, impressive landing, open to roof lantern, downlighting. Built in linen cupboard with natural wood shelving, further built in storage cupboard.

BEDROOM TWO (REAR) 15'4 x 13' (4.67m x 3.96m)

With excellent range of bespoke wardrobes, integrated chest of drawers and cupboards, fitted desk with stone surface, drawers below and cupboards above, matching bedside tables, downlighting, ceiling speakers, air conditioning.

EN-SUITE WETROOM

With stone flooring and part stone walls with wet area with glass screen and ceiling mounted chrome shower head, chrome central heating towel rail, vanity wash hand basin with chrome mixer tap and stone surround and oak double cupboard below, stone panelled bath, with low level wc and integrated cistern, downlighting.

BEDROOM THREE (REAR) 15'5 x 14'10 (4.70m x 4.52m)

With fitted desk with stone surface and drawers below, fitted chest of drawers with stone top, air conditioning, downlighting.

DRESSING ROOM EN-SUITE 9'9 x 7' (2.97m x 2.13m)

With open bespoke wardrobes with hanging fittings, fitted drawers, dressing table with drawers below and stone surface, fitted mirror, down lighting, ceiling speaker.

SHOWER ROOM EN-SUITE

With stone floor and part stone tiled walls, shower cubicle with ceiling mounted shower head and sliding glass doors, low level wc with natural wood seat, vanity wash hand basin with chrome mixer tap, stone surround and oak double cupboard below, central heating towel rail, downlighting.

BEDROOM FOUR (FRONT) 15'6 x 12'1 (4.72m x 3.68m)

With bespoke fitted furniture including desk with drawers below and stone surface, fitted shelving with drawers below and stone surface, matching bedside cabinets, dressing area off with natural oak wardrobes with hanging fittings, drawers below.

SHOWER ROOM OFF

With stone floor and part stone walls with shower cubicle with ceiling mounted chrome shower head and glass door, low level wc with integrated cistern, vanity wash hand basin with chrome mixer tap, stone surround and oak cupboard below, downlighting, chrome central heating towel rail.

BATHROOM EN-SUITE

With stone floor and walls, wet area with glass shower screen, ceiling mounted chrome shower head and further chrome central heating towel rail, vanity wash hand basin with chrome mixer tap, stone surround and oak cupboard below, low level wc with integrated cistern, panelled bath with stone surround, downlighting.

BEDROOM FIVE (FRONT) 15'4 x 14' (4.67m x 4.27m)

With ceiling speakers, downlighting, air conditioning, bespoke wardrobes, recess for plasma screen with built in chest of drawers below and cupboard above, further fitted desk with drawers below, stone surface and cupboards above.

SECOND FLOOR UPPER LANDING

With lantern roof light.

MASTER BEDROOM 34'6 x 16'3 plus door recess (10.52m x 4.95m plus door recess)

With air conditioning, ceiling speakers, ceiling recess with LED lighting, further LED downlights.

DRESSING ROOM 19'5 x 11'6 (5.92m x 3.51m)

With bespoke natural oak open wardrobes with integrated oak drawers, LED low voltage downlighting.

BATHROOM EN-SUITE 16'6 x 11'10 (5.03m x 3.61m)

With fully tiled wet area with glass screen and monsoon ceiling mounted shower head, free standing bath with floor mounted chrome mixer tap, low level wc with integrated cistern, twin vanity wash hand basins, stone surround with natural oak cupboards below, 2 lit mirrors, 2 chrome central heating towel rails, low energy downlighting.

OUTSIDE

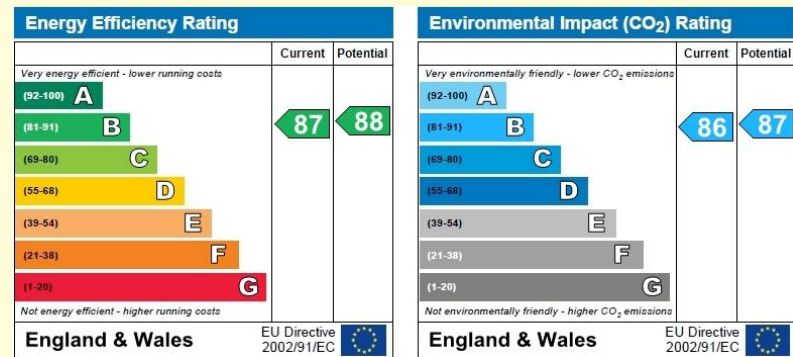
INTEGRATED GARAGE 83' x 25' (25.30m x 7.62m)

Accessed from the lower floor, externally approached through double electric doors, tiled floor, galvanised circular turntable, recess 16'2 x 14'7 with good range of built in cupboards, double doors leading to laundry room.

Parkfield is approached through stone pillars and wooden double gates, tarmac driveway sweeping up to the property to the rear bordered by granite borders. The driveway leads to the attached lower garage. The extensive grounds are bordered by brick walling with stone coping and the charming gardens to the front are laid out to lawn with beech hedging, trees and shrubs. The gardens to the rear are laid out to further lawns with impressive bespoke tree house with slide, rope bridge and further upper terraced areas. There is a side decked patio area with recess with barbecue area. Further side lawn leading down to front garden.

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



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