

Cranford, 36 Congleton Road, Alderley Edge



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& Company

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A SUBSTANTIAL EDWARDIAN DETACHED FAMILY HOUSE SET IN LARGE MATURE GROUNDS OF APPROXIMATELY .8 OF AN ACRE WITH WONDERFUL OPEN WESTERLEY VIEWS ACROSS THE CHESHIRE PLAIN.

Cranford occupies a highly desirable and sought after mature location, within a few minutes walk of Alderley Edge Village Centre. Alderley Edge village offers a good range of shopping for day to day needs including Waitrose supermarket, stylish boutiques and fine restaurants. The area is renowned for its excellent schooling and variety of wonderful walks including The Edge which is a delightful beauty spot of historical importance. The motorway network system is within easy access as is Manchester International Airport, local and commuter rail links to Manchester and London.

This is a fine example of an early Edwardian detached property offering spacious well balanced versatile accommodation enjoying wonderful open westerly views across the surrounding countryside. The property has been carefully remodelled over recent years offering well balanced versatile accommodation. Many of the original features have been retained including the reception hall, the natural wood herringbone parquet flooring, original door fittings and turning flight staircase leading to reception landing above.

On the ground floor there are 2 principal reception rooms, living dining kitchen leading to the conservatory all enjoying wonderful open westerly views, further utility room and cloakroom wc. To the first and second floors

there are 5 bedrooms, 3 bathrooms (1 en-suite) and second floor sitting room. The property has been recently been re-roofed and has an attached out house and cellar. The property has a comprehensive gas heating system and to fully appreciate the full charm and appeal a personal inspection is highly recommended.

DIRECTIONS SK9 7AB

From our Alderley office proceed out of the village on the main London Road (A34) in a southerly direction. Cranford will be found after approximately ¼ of a mile on the right hand side.

In further the accommodation comprises:-

Arched panelled and glazed front door with leaded stained glass to entrance vestibule with tiled floor and half tiled walls, leading to reception hallway.

RECEPTION HALLWAY 19'8 x 12'8 (5.99m x 3.86m)

With natural parquet flooring in a herringbone style, turning flight staircase to the first floor, central heating radiator.

CLOAKROOM

With pedestal wash and hand basin, half tiled walls, hanging fittings, separate low level wc with half tiled walls.

DRAWING ROOM 25'8 x 15' (7.82m x 4.57m)

With attractive art deco style marble open fireplace. Bay window, 2 central heating radiators, french door to covered Logear with tiled floor leading to raised flagged patio.

FAMILY ROOM 18'2 x 19'6 (5.54m x 5.94m)

With bay window, french door leading to covered Loggia, central heating radiator, built-in cupboards with shelving below.

LIVING DINING KITCHEN 31'9 x 15' (9.68m x 4.57m)

With polished natural oak flooring, central heating radiator. Kitchen area with traditional style base and wall units, work surfaces incorporating breakfast bar, matching central island with deep granite work surface, stainless steel one and a half bowl single drainer sink unit with chrome mixer taps, plumbing for dishwasher, tiled recess incorporating Range oven with tile surround.

SUNROOM/ORANGERY 11'3 x 11'3 door recess (3.43m x 3.43m door recess)

With tiled floor, 2 central heating radiators, double french doors and single french door to outside.

UTILITY ROOM 12'10 x 9'8 (3.91m x 2.95m)

With traditional style natural wood base and wall units, work surfaces, stainless steel single drainer sink unit with mixer tap, plumbing for washing machine, space for drier, stone flagged floor, doors to outside to the front and rear.

FIRST FLOOR

Which is approached from the central hallway via a turning flight staircase.

MAIN LANDING 13'7 x 13' (4.14m x 3.96m)

With central heating radiator.

MASTER BEDROOM ONE 18' x 15'7 (5.49m x 4.75m)

With full width range of fitted traditional style wardrobes, wall light points, and a central heating radiator.

BATHROOM EN-SUITE (ACCESS ALSO FROM LANDING) 14'8 x 12'1 (4.47m x 3.68m)

With panelled spa bath, vanity wash and hand basin, low level wc with integrated cistern, chrome central heating towel rail and a further central heating radiator, good range of built-in wardrobes with cupboards above.

BEDROOM TWO 15'5 x 15' (4.70m x 4.57m)

With 2 central heating radiators, pedestal wash and hand basin with tiled splashback, built-in single wardrobe with cupboard above.

STUDY/BEDROOM THREE 10'5 x 6'10 (3.18m x 2.08m)

With fitted a fitted desk, cupboards and shelving.

INNER LANDING WITH SHELVING AND CUPBOARDS ABOVE

BEDROOM FOUR 17' x 10'6 (5.18m x 3.20m)

With central heating radiator, pedestal wash and hand basin with tiled splashback, built-in single wardrobe.

FAMILY BATHROOM

With spa bath, Mira shower above with glass shower screen and tiled surround, pedestal wash and hand basin, chrome central heating towel rail, half tiled walls and down lighting.

SEPARATE WC

With separate low level wc with half tiled walls.

SECOND FLOOR

Which is approached from the inner landing, via a turning flight staircase.

SHOWER ROOM

With fully tiled shower cubicle with glass door, pedestal wash and hand basin with tiled splashback, low level wc, central heating towel rail.

SITTING ROOM 18'1 x 12'7 (5.51m x 3.84m)

With 2 central heating radiators, low voltage down lighting.

BEDROOM FIVE 15'2 x 12'5 PLUS EAVES (4.62m x 3.78m PLUS EAVES)

With natural wood flooring, central heating radiator. Shelving and further eaves storage. 3 Velux roof windows.

OUTSIDE

The property is set in extensive mature grounds of approximately .8 of an acre or thereabouts. The rear garden is tiered with sweeping lawns, mature trees, shrubs and hedging and enjoying wonderful open westerly views beyond. Raised flagged patio/terrace.

To the front is a sweeping tarmacadam driveway which provides good parking facilities and leads to an detached garage.

Front garden is profusely stocked with hedging, trees and shrubs and attractive Victorian style lighting. Stone gatepost with double wrought iron gates.

DETACHED GARAGE 20'8 x 15'7 (6.30m x 4.75m)

With light and power.

Leading to side greenhouse and a timber shed.

DETACHED SIDE BRICK GARDEN STORE/GARDEN ROOM 11'5 x 9'5 (3.48m x 2.87m)

With central heating radiator, light and power. Stone steps leading to cellar.

CELLAR

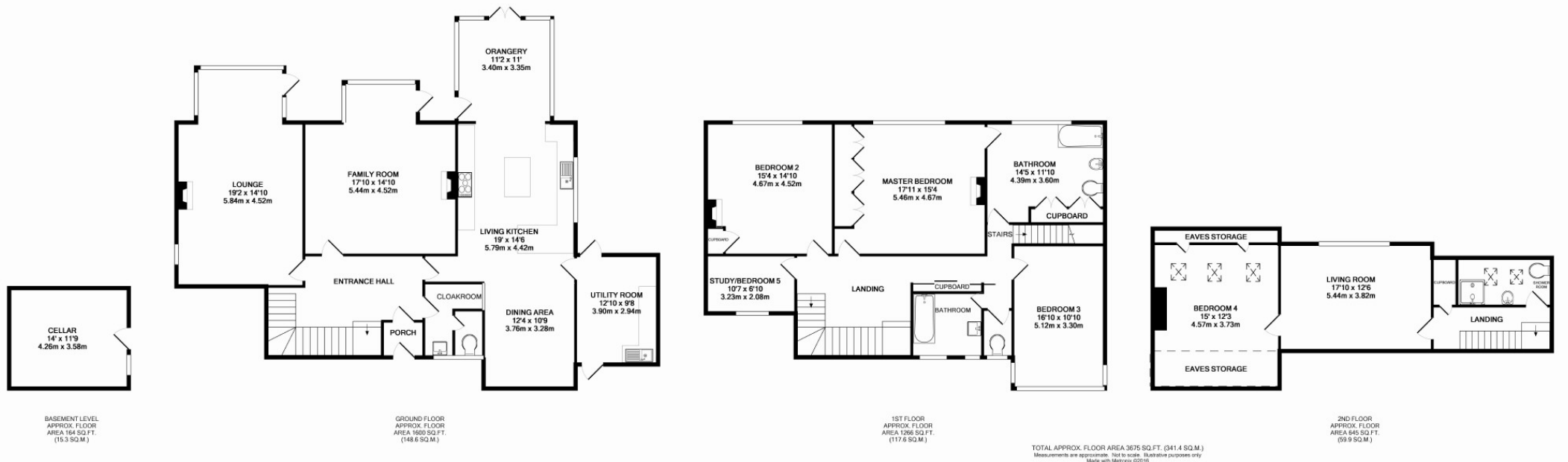
With external access.

BOILER ROOM 14' x 11'9 (4.27m x 3.58m)

With wall mounted gas central heating boiler with lagged cylinder, door to underfloor access.

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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