

MILLERS GATE

ALDERLEY EDGE



Andrew J Nowell
& Company



MILLERS GATE, CONGLETON ROAD, ALDERLEY EDGE SK9 7AD

An attractive detached period residence tastefully extended and remodelled, set in extensive mature grounds and paddocks of approximately just over 7 acres or thereabouts with wonderful views across the surrounding countryside and the Cheshire Plain.

- Reception hall
- 3 formal reception rooms
- Principal sitting room
- Living dining kitchen
- Covered external dining room
- Cloakroom with wc
- 6 bedrooms
- 4 bathrooms (3 en-suite)
- Detached heritage-style double garage



Millers Gate occupies a highly desirable and sought-after secluded location with extensive mature grounds of approximately just over 7 acres with wonderful views across the surrounding countryside and Cheshire Plain. The property is within approximately ½ mile of the village. The village centre is within a short walk, offering a good range of shopping including the Waitrose supermarket, stylish boutiques and fine restaurants. The area is renowned for its excellent schooling and 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, local and commuter rail links to Manchester and London.





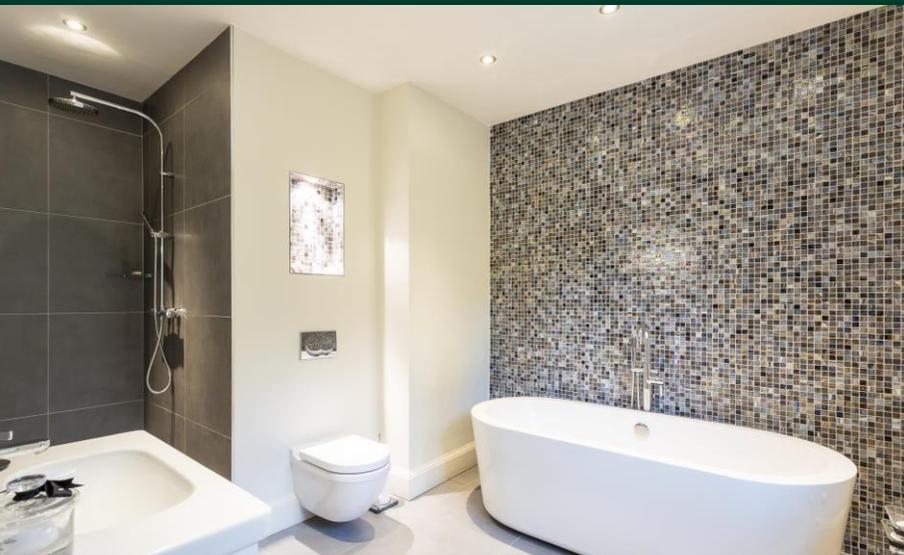
Millers Gate is a substantial period detached residence which has been carefully and sympathetically extended and remodelled by the current owners, creating a delightful blend of traditional and modern day contemporary living. The accommodation to the ground floor is a particular feature of the property including an impressive reception hallway open to the formal dining room with two further traditional reception rooms, with polished oak flooring and period fireplaces. The substantial side extension provides a large living room open to the dining sitting kitchen with high quality Alno bespoke high gloss contemporary units with integrated appliances and Corian work surfaces. The dining and sitting area has bi-folding doors to outside, where there is a covered oak framed outside dining area. The living area has an integrated Sonos music system and bespoke walnut handmade built-in cupboards.

To the first floor there are four bedrooms (master bedroom with bay window seating, en-suite dressing room and en-suite wetroom), three bathrooms (two en-suite). To the second floor there are two bedrooms and an en-suite bathroom. The sanitary ware is a tasteful balance of quality contemporary and Duravit sanitary ware with high quality tiling. A number of the bedrooms have bespoke fitted wardrobes and take full advantage of the wonderful open south-westerly aspect across the surrounding countryside.



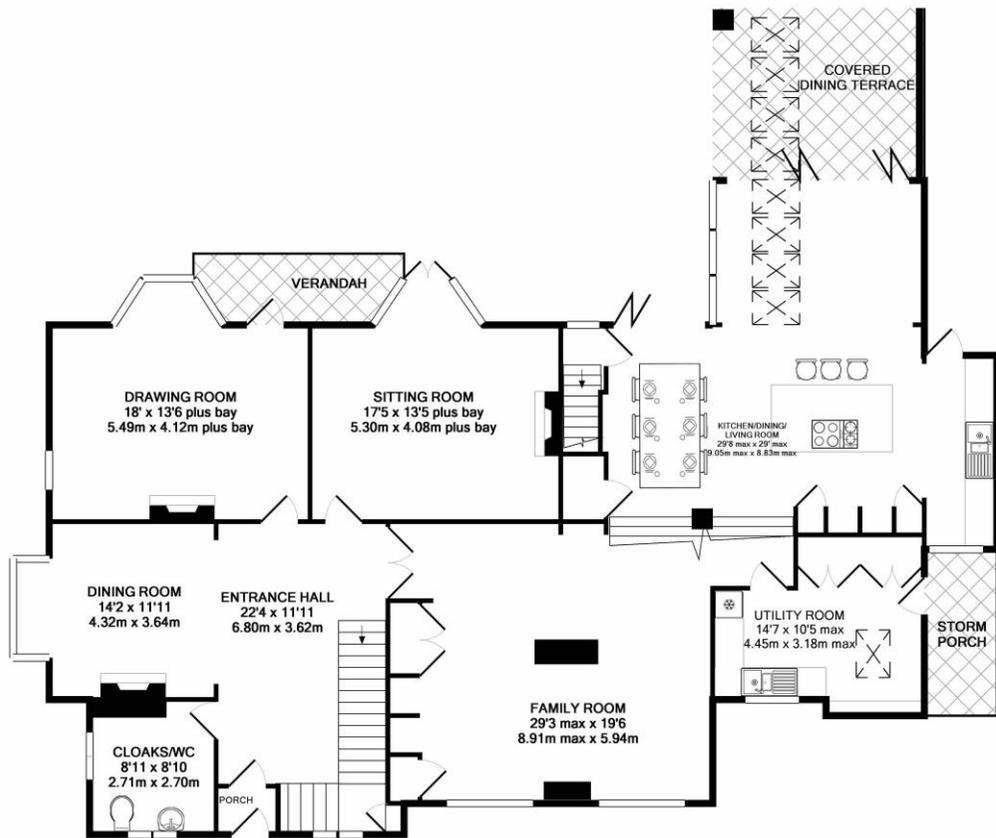


Externally the property is approached through natural stone walling with double electrically operated gates with a sweeping tarmacadam and stone set driveway providing excellent parking facilities and leading to a heritage-style oak framed double garage. The extensive mature grounds surrounding the property are to approximately 1 acre with sweeping lawns, mature trees, shrubs, hedging and walling with raised stone flagged terrace. The residue of the land is laid out to an adjoining paddock. The total land size is to approximately just over 7 acres or thereabouts. There are wonderful open south-westerly views across the surrounding countryside and the Cheshire Plain beyond.

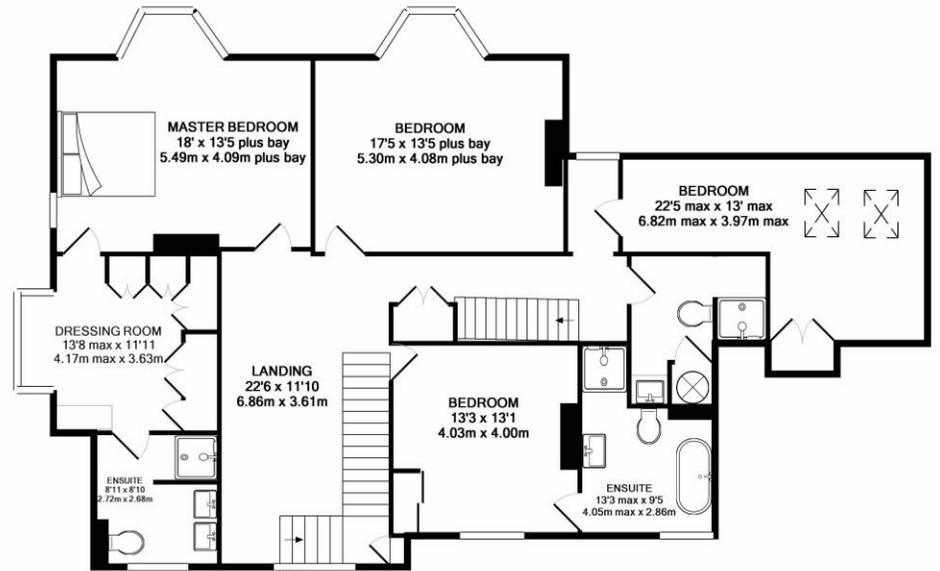


DIRECTIONS

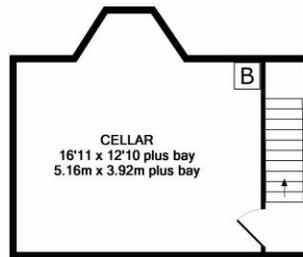
From our Alderley Edge office proceed out of the office on the main London Road (A34) in a southerly direction. After approximately ½ mile Millers Gate will be found on the right hand side.



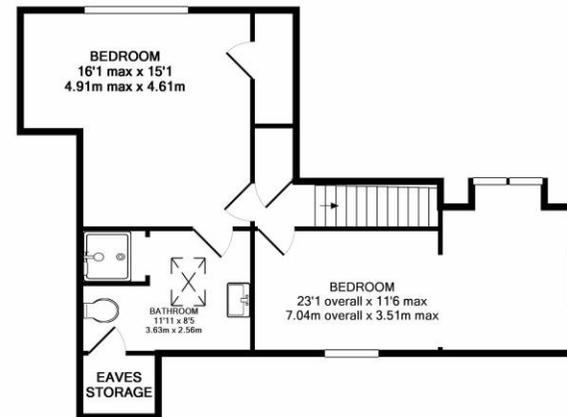
GROUND FLOOR
 APPROX. FLOOR
 AREA 2193 SQ.FT.
 (203.7 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 1702 SQ.FT.
 (158.1 SQ.M.)



CELLAR
 APPROX. FLOOR
 AREA 296 SQ.FT.
 (27.5 SQ.M.)





8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: mail@andrewjnowell.co.uk

T 01625 585905

www.andrewjnowell.co.uk

N.B. Andrew J. Nowell & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition or necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Andrew J. Nowell & Company has any authority to make or give any representation or warranty whatever in relation to this property.

N006 Ravensworth 01670 713330