

# FINLOWS VILLA

## ALDERLEY EDGE



Andrew J Nowell  
& Company

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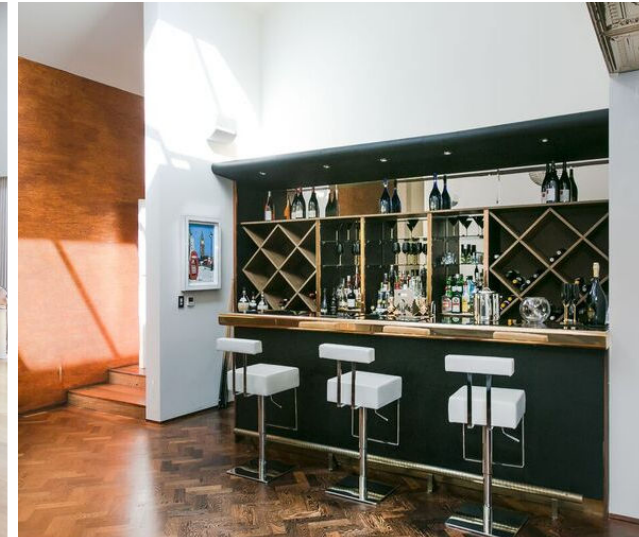


## FINLOWS VILLA, MOTTRAM ROAD, ALDERLEY EDGE SK9 7JF

An impressive detached contemporary-style residence with approximately 10,000 ft<sup>2</sup> of accommodation with the highest quality of fittings throughout including audio visual and smart wiring, full leisure with pool and steam room. Set in extensive mature grounds and adjoining paddocks of approximately 8 acres with wonderful open views across the surrounding countryside.

- 4 principal reception rooms (including main entertaining reception hall with media/cinema)
- Living kitchen
- Utility room, 2 cloakrooms
- 5 bedrooms
- 5 en-suite bathrooms/wet rooms
- 4 en-suite dressing rooms
- Self-contained suite (with living kitchen, bedroom 6 and bathroom)
- Full leisure facilities (with swimming pool, steam room and wet area)
- First floor sitting room with access to large outside upper sun terrace
- Triple garage

Finlows Villa occupies a highly desirable and sought-after semi-rural location within half a mile of Alderley Edge village centre, set at the end of a long private drive at the foot of The Edge, enjoying wonderful views across the surrounding countryside. The well-stocked mature grounds surround the property with adjoining paddock extending to approximately 8 acres. The village offers 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.



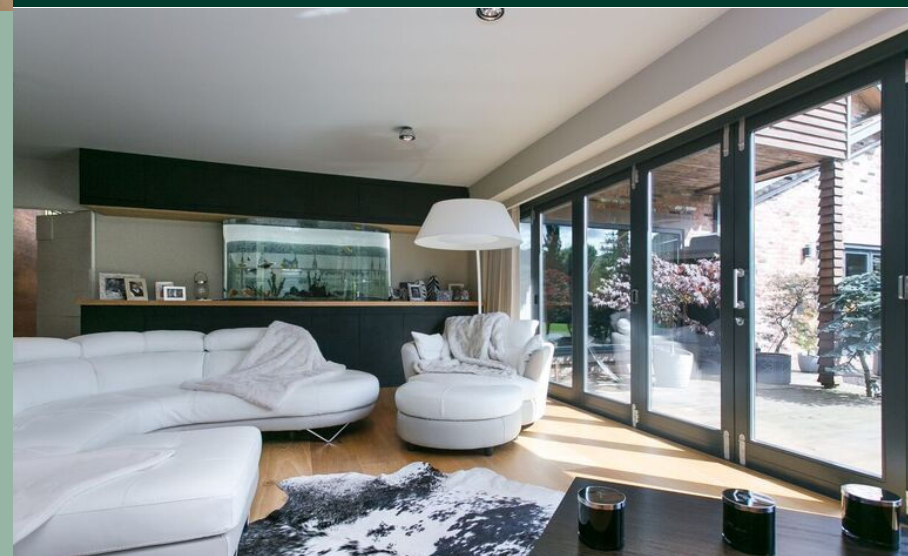


Finlows Villa has been carefully and tastefully extended and remodelled by its current owners in an impressive contemporary style with the highest quality of fittings throughout.

Features of particular note include the impressive reception hall entertaining room with contemporary curved polished plastered central staircase, leading to a galleried landing/viewing area with glass balustrading. There is a matching polished plastered open fireplace and integrated media/cinema. There are three further principal reception rooms including family room with dual viewing integrated fish tank and recess with integrated bar. There is a ground floor self-contained suite with kitchen living room, bedroom and wet room off. The living kitchen has bespoke units with deep granite work surfaces and matching central island with Wolf range oven, Miele and Sub-Zero appliances. The attached leisure has a fully-tiled curved swimming pool with jacuzzi, steam room and wet area.

The property has the latest audio visual and security systems with smart wiring for lighting. There are high quality integrated and freestanding speakers.

To the first and ground floor, in addition to the self-contained suite, there are five bedrooms, all with high quality contemporary-style en-suite bathrooms/wet rooms with bespoke tiling, four with en-suite dressing rooms. There are two first floor balconies taking full advantage of the wonderful aspect from this impressive property. This is undoubtedly an exceptional, spacious and versatile home occupying one of the most desirable settings in Alderley Edge.









Externally the property is approached through an electrically operated gate. A long, sweeping tarmacadam driveway bordered by mature grounds leads to the property where there are excellent parking facilities to the front and rear as well as the attached triple garage. The grounds surround the property with terraced lawns, trees, shrubs, stone sets and flagging. There is an impressive rear decked area which leads to a circular fire pit with stone seating. The grounds including the paddock total 8 acres, enjoying wonderful views across the surrounding countryside and looking to the foot of The Edge.



#### DIRECTIONS (SK9 7JF)

From our Alderley Edge office proceed out of the village on the main London Road (A34) in a southerly direction. Immediately before the De Trafford Arms Hotel turn left into Chapel Road. Continue along Chapel Road towards Mottram, which becomes the Mottram Road and after approximately ½ mile after passing Hough Lane, the road narrows and Finlows Villa can be found after a short distance on the right hand side. Proceed through the electrically operated gate up the long tarmacadam driveway to the property.

# FINLOWS VILLA

Approximate Gross Internal Area : 850.39 sq m / 9153.52 sq ft

Garage : 42.58 sq m / 452.08 sq ft

Pool : 135.16 sq m / 1454.85 sq ft

Total : 1028.13 sq m / 11066.70 sq ft



First Floor



First Floor

Ground Floor



First Floor







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