

2 Dunge Cottages, Prestbury Road, Over Alderley



Andrew J Nowell
& Company

www.andrewjnowell.co.uk

2 Dunge Cottages, Prestbury Road, Over Alderley

AN ATTRACTIVE EXTENDED AND REMODELLED SEMI-DETACHED PROPERTY SET IN DELIGHTFUL MATURE GROUNDS, LARGE DOUBLE GARAGE AND WONDERFUL OPEN VIEWS BEYOND.

Dunge Cottages occupies an idyllic rural location enjoying wonderful open views across the adjoining National Trust fields and woodlands with the hills beyond. Over Alderley has wonderful open walks across the surrounding parkland and The Edge. The local public house, The Wizard Inn, is within easy reach, offering excellent food and traditional ales. Alderley Edge village is within five minutes' drive, offering 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 local and private schooling. The motorway network system is within easy access, as is Manchester International Airport, local and inter-city rail links to Manchester and London.

The property has been tastefully and carefully extended and remodelled by the current owners, offering well-balanced, spacious, versatile accommodation. On the ground floor there is an entrance hall, formal dining room, lounge with conservatory off and fully fitted kitchen. To the first floor there are three good sized bedrooms, two with en-suite shower rooms and family bathroom. The property benefits from comprehensive oil fired central heating and double glazing.

Externally the property is surrounded by delightful mature grounds surrounded by wonderful open views. The York stone flagged driveway provides excellent parking facilities and leads to a substantial brick double garage which could provide additional accommodation/home office subject to the necessary planning consent.

DIRECTIONS

From our Alderley Edge office proceed out of the village on the main London Road (A34) in a southerly direction. Towards the end of the village turn left up the Macclesfield Road (B5087). Continue up Macclesfield Road, past The Wizard Inn and after approximately 2 miles turn left into Prestbury Road. After approximately ¼ mile 2 Dunge Cottages will be found on the right hand side.

In further detail the accommodation comprises:

Panelled and glazed front door leading to

ENTRANCE HALL

With central heating radiator, staircase leading to the first floor.

DINING ROOM 10'6 x 10' (3.20m x 3.05m)

With central heating radiator, mock fireplace and sliding patio doors to rear conservatory.

LOUNGE 17'5 x 12' (5.31m x 3.66m)

With attractive traditional-style cast iron open fireplace, three central heating radiators, under stairs storage cupboard, built-in double cupboard, sliding patio doors to conservatory.

CONSERVATORY 19'4 x 9'1 (5.89m x 2.77m)

With natural maple polished flooring, three central heating radiators, double French doors to York stone flagged patio, double glazing.

KITCHEN 16'9 x 7'4 (5.11m x 2.24m)

With traditional-style painted base and wall units, work surfaces, stainless steel one and a half bowl single drainer sink unit with chrome mixer tap, electric Stoves brushed steel oven with extractor hood above, plumbing for washing machine, space for dishwasher, space for fridge freezer, central heating radiator, Worcester oil fired central heating boiler, stable door to outside.

FIRST FLOOR

Which is approached from the entrance hall.

SPACIOUS LANDING

With access to loft, central heating radiator.

MASTER BEDROOM ONE

BEDROOM AREA 11'5 x 10'8 (3.48m x 3.25m)

With two central heating radiators. Built-in

walk-in wardrobe with hanging fittings.

DRESSING AREA 9'2 x 6'8 (2.79m x 2.03m)

With good range of traditional-style fitted wardrobes, fitted chest of drawers, large built-in double airing cupboard with lagged cylinder with immersion and shelving.

SHOWER ROOM EN-SUITE

With fully tiled shower cubicle with folding glass doors and Mira fittings, low level wc, vanity wash hand basin with double cupboard below, central heating radiator, electric chrome towel rail.

BEDROOM TWO 15' x 10'4 (4.57m x 3.15m)

With central heating radiator, good range of traditional-style fitted wardrobes, fitted chest of drawers, matching bedside tables with drawers below.

SHOWER ROOM EN-SUITE

With fully tiled shower cubicle with Mira fittings, low level wc, vanity wash hand basin with cupboards below, central heating radiator, electric towel rail.

BEDROOM THREE 10' x 9' (3.05m x 2.74m)

With central heating radiator.

BATHROOM

With attractive contemporary-style fittings with panelled bath with chrome mixer tap with shower fittings above, glass screen and tiled surround, low level wc, pedestal wash hand

basin with chrome mixer tap, tiled splashback, central heating radiator, part-panelled walls, chrome central heating towel rail, central heating radiator and shaver light.

OUTSIDE

Attractive front garden laid out to lawn with trees, shrubs and hedging. A five bar gate and York stone flagged driveway provides excellent parking facilities leading to a rear York stone flagged parking area.

LARGE DETACHED DOUBLE GARAGE 18'10 deep x 15'10 wide (5.74m deep x 4.83m wide)

With electrically operated up-and-over door, light, power, inspection pit.

REAR WORKSHOP 12'10 deep x 13'4 wide (3.91m deep x 4.06m wide)

With light, power and rear personal door.

SEPARATE WC OFF

With low level wc and wall mounted sink.

Charming secluded rear garden laid out to lawn with hedging, trees and shrubs, ornamental pond, greenhouse, wonderful open views across the surrounding countryside to the front, side and rear.

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

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 detail 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 whatsoever in relation to this property.



