

# BEECHWOOD

ALDERLEY EDGE



Andrew J Nowell  
& Company

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## Beechwood, Foden Lane, Alderley Edge, SK9 7TH

A charming detached country property set in large, secluded, mature gardens with open views beyond within walking distance of the village.

- Reception hallway
- Sitting room
- Conservatory
- Farmhouse kitchen
- Utility room
- Cloakroom with wc
- 3 bedrooms
- 2 bathrooms (1 en-suite)
- Detached double garage
- Good sized gardens



The property is in a quiet semi-rural location, surrounded by open countryside but within easy access of Alderley Edge village. 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.







Beechwood has been carefully and sympathetically remodelled and improved by the current owners with great care being taken to retain the original appeal. On the ground floor, features of particular note include the sitting room with inglenook with Aga multi-fuel stove. Doors lead through to the impressive side conservatory enjoying the wonderful aspect of the mature gardens and open views beyond. The recently refitted farmhouse kitchen has natural oak units with deep granite work surfaces, integrated appliances and Aga. The rear porch has a utility room and downstairs cloakroom with wc off.

To the first floor there are three generous bedrooms, the third bedroom currently being used as a study and two bathrooms, one en-suite.

Externally the property is approached via a tarmacadam driveway providing good parking facilities and leading to a substantial detached double garage. The extensive mature gardens are laid out with trees, shrubs, sweeping lawns and flagged patio area. There are delightful views across the surrounding countryside to the front and rear.

## DIRECTIONS – SK9 7TH

From our Alderley Edge office proceed out of the village in a southerly direction on the main London Road (A34). At the end of the village turn right into Chorley Hall Lane. Continue to the end of Chorley Hall Lane, bearing left into Chelford Road. After approximately 0.5 miles turn right into Foden Lane. Beechwood is the third property on the right hand side.





GROUND FLOOR  
APPROX. FLOOR  
AREA 667 SQ. FT.  
(75.0 SQ. M.)



FIRST FLOOR  
APPROX. FLOOR  
AREA 564 SQ. FT.  
(65.4 SQ. M.)

TOTAL APPROX. FLOOR AREA 1231 SQ. FT. (127.4 SQ. M.)

While every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of rooms, windows, doors and any other feature are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as a guide only for any prospective purchaser. The dimensions, fixtures and furniture shown have not been tested and no guarantee as to their capacity or efficiency can be given.

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