

# Woodside Cottage

Alderley Edge



Stuart  
Rushton  
& COMPANY

An extended and beautifully presented four bedroom semi-detached cottage, occupying an enviable position at the end of a long private road in a stunning rural setting within five minutes drive of Alderley Edge village, and sitting in generous landscaped gardens enjoying stunning elevated views over rolling countryside to both the front and rear aspects.

Woodside Cottage is a real gem of a family home, occupying an idyllic rural position in a desirable location only five minutes drive to Alderley Edge village. The property has been extended and refurbished over recent years to an exceptional standard throughout, and offers balanced accommodation over two floors which includes a fantastic orangery extension open to the kitchen located at the rear of the house, leading out onto a terrace and deck, which is raised over the garden and enjoying the most wonderful elevated views. Warford Hall Drive is a long private 'no through road' in a much sought after location, being positioned amongst amazing rural surroundings, yet being very convenient for the prestigious village of Alderley Edge.

Internally, an entrance hall with an adjoining WC gives way to a front facing sitting room, and a larger lounge with a cast iron wood burner and open plan access through into a stunning orangery/family room, with a wood burning stove and a large glass ceiling lantern. Open to the orangery is a stylish kitchen/breakfast room which is fitted with a range of high quality 'Neff & Miele' appliances and contemporary style 'Siematic' cabinets with light quartz worktops, incorporating a large island and AGA. Off the kitchen is a utility room and boot room with access to the terrace.





At first floor level, there are four bedrooms in total including a wonderful master bedroom enjoying far reaching views beyond the rear garden, and fitted a range of quality bedroom furniture. The master en-suite shower room is finished in attractive stone effect tiling and fitted with high quality contemporary sanitary ware, with the remaining three bedrooms served by a similarly appointed family bathroom.

Externally, the driveway provides off road parking for a number of cars, leading to a detached oak framed car barn and garage. The landscaped rear terraced gardens step down from the house, and include a lovely large patio which can be accessed directly from the orangery with a large elevated deck beyond, perfect for outdoor entertaining. Towards the end of the garden is a breeze house garden office, which benefits from power connection as well as a telephone point and CAT 5 cabling for high speed internet connection. The bottom of the garden boasts stunning views and includes an enclosed deck, ideal for alfresco dining.

Planning permission has been granted for removal of the existing brick shed, at the rear of the property, and the erection of a 12 sq m study - details can be found on Cheshire East Planning Portal - Ref: 19/5264M.



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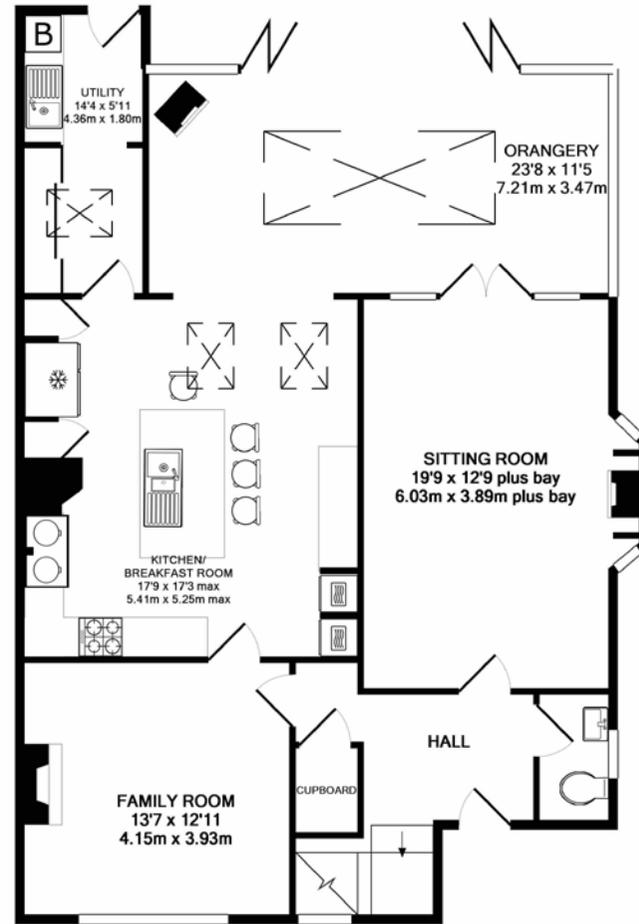
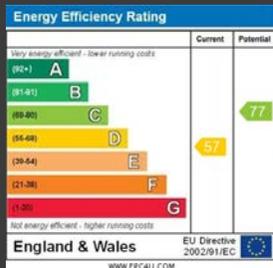
Warford Hall Drive  
Alderley Edge  
Cheshire SK9 7TR

Guide Price: £970,000

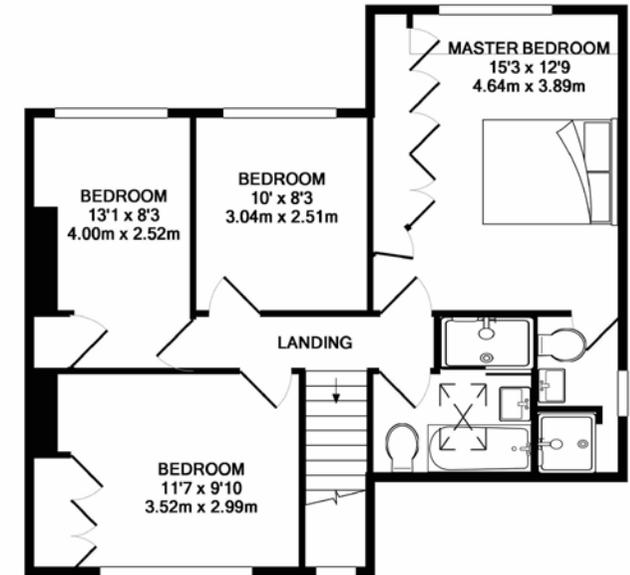
Tenure: Freehold

Local Authority: Cheshire East

Council Tax band: F



GROUND FLOOR  
APPROX. FLOOR  
AREA 1257 SQ.FT.  
(116.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 681 SQ.FT.  
(63.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1938 SQ.FT. (180.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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