



3 SERPENTINE SQUARE
ALDERLEY PARK, NETHER ALDERLEY

JACKSON-STOPS 

**3 SERPENTINE SQUARE
ALDERLEY PARK, NETHER ALDERLEY**

A BEAUTIFULLY PRESENTED, NEWLY
CONSTRUCTED, OUTSTANDING
SPECIFICATION, FIVE BEDROOM FAMILY
HOUSE WITH STUNNING LANDSCAPED
SOUTH WEST-FACING GARDENS



DISTANCES

ALDERLEY EDGE 2 MILES
WILMSLOW 4 1/2 MILES
MANCHESTER AIRPORT 9 1/2 MILES
M6 (J19) 10 1/2 MILES
M56 (J6) 12 MILES
MANCHESTER 18 1/2 MILES
(DISTANCES APPROXIMATE)

ACCOMMODATION IN BRIEF

- HOUSE: ABOUT 2,823 SQ FT
- UNDERFLOOR HEATING THROUGHOUT
- ENTRANCE HALL
- WC
- REAR HALL/UTILITY ROOM
- TWO FORMAL RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM OPEN-PLAN DINING AREA AND GARDEN ROOM
- TWO DOUBLE BEDROOMS WITH EN SUITE SHOWER ROOMS, DRESSING AREAS AND AIR CONDITIONING
- THREE FURTHER DOUBLE BEDROOMS
- FAMILY BATHROOM
- DETACHED DOUBLE GARAGE
- OFF STREET PARKING
- LANDSCAPED GARDENS LOOKING TOWARDS THE SERPENTINE LAKE
- STUNNING COMMUNAL GARDENS OF ALDERLEY PARK
- WITHIN WALKING DISTANCE OF 'THE CHURCHILL TREE' GASTRO PUB



DESCRIPTION

3 Serpentine Square is an immaculately presented, recently constructed family house in the Georgian vernacular, with mellow red brick elevations and dressed stone detailing, all surmounted by a tiled roof. The whole house has a very light and spacious feel, with good-sized rooms and exceptional ceiling height. The current owners bought the house from the well-respected PH Homes.

A covered entrance vestibule leads to a spacious entrance hall with bespoke staircase and newly decorated cloakroom/WC, with doors to the two of the reception rooms - the sitting room, with log burning fire, and the dining/playroom. There is good-sized, newly decorated air conditioned study with comms cupboard and a well-appointed utility/rear hall to the ground floor. The entire rear aspect is a vast, open-plan, newly decorated room consisting of a high specification kitchen/

breakfast room with central island unit and breakfast bar, and a breakfast/dining area, which is open-plan to the air conditioned garden room. Two elevations of the garden room have sets of huge bi-fold doors onto the stone terrace, making this an ideal entertaining space.

The first floor has a spacious master bedroom with state-of-the-art en suite shower room and dressing area, with bedroom two also having an en suite shower room. The three further double bedrooms are served by a well-appointed family bathroom with high end fittings. Two of the bedrooms have air conditioning.

In this house the Platinum Specification was fitted, plus extra quality fittings to enhance the interior yet further, with underfloor heating throughout.

SPECIFICATION

Kitchen

- Comprehensive range of high gloss and wood effect wall and floor units with granite worksurface and upstands
- Two Neff single ovens
- Neff oven and microwave
- Neff warming drawer
- Neff five ring gas hob with extractor hood over
- Neff fully integrated larder fridge
- Neff fully integrated larder freezer
- Neff fully integrated dishwasher
- CDA built-in wine cooler
- Quooker hot, cold and boiling tap
- Porcelanosa tiled floor

Utility Room

- Range of high gloss wall and floor units with stainless steel sink and plumbing for a washing machine and dryer
- Door to side garden
- Porcelanosa tiled floor

Garden Room

- Matching Porcelanosa tiled floor
- Bi-fold doors to two elevations onto rear garden terrace
- Weather station technology with thermostat-controlled underfloor heating, rain and heat sensitive glazed ceiling
- High specification internal Crittall Windows
- Glazed door to rear garden terrace
- Air conditioning
- LED lighting



Bedrooms

- Bespoke fully fitted dressing area to master suite and dressing area to bedroom two
- Amtico Signature flooring



Bathrooms

- Designer bathroom white suites with contemporary fittings and over-sized shower cubicles
- Porcelanosa tiled floors



Interior Finishes

- Deep moulded plaster cornice to ground and first floor ceilings (excluding bathrooms)
- Log burning fire set into ornate carved surround to the sitting room
- Amtico flooring throughout (apart from stone tiling to the kitchen, utility room and garden room)



Structure/External Finishes

- High quality bespoke wooden painted windows
- External tap to garage and rear elevation
- Remote control motorised vehicular gates to drive
- External power points to front and rear elevations





Audio Visual

- Automated home control system which controls lighting and temperature
- Speakers to the drawing room, kitchen/breakfast room, garden room, patio, en suites and bedroom four/study. The master bedroom and dining/playroom are pre-wired.
- Provision for a pair of external speakers to the ground floor terrace
- High level TV points to principal rooms and TV points to bedrooms

Security

- 10 CCTV cameras
- Burglar alarm
- Outside lighting

GARDENS

To the front of the house sits a small garden with dwarf box hedging and wrought-iron railings surrounding. The front of the house has lovely views of the square central obelisk.

A gated entrance to the side of the house leads to the stunning rear gardens, with views to the serpentine lake providing a picturesque backdrop. A wide stone terrace with pergola abuts the entire rear elevation, accessed via bi-fold doors from the garden room, providing a lovely al fresco dining area in which to enjoy the far-reaching views of the lake. The gardens consist of manicured lawns bounded by laurel hedging. There is a large detached double garage with a walled courtyard area to the front of the garaging providing ample parking and turning, and lots of off-street parking.

Acres of communal grounds can be enjoyed by the residents, including an arboretum and walled garden, together with a gastro pub 'The Churchill Tree'.

LOCATION

3 Serpentine Square is located within Alderley Park and is named after the large Serpentine lake that sits on the southern side of the park. This lake was created by the Stanley family in the 19th Century and is surrounded by stunning mature specimen trees and ancient woodland. The Serpentine development comprises of just 32 other grand Georgian

vernacular residences, designed by acclaimed architect Robert Adam. Number 3 has one the most prestigious locations, with views of the square's central stone obelisk, and to the rear, the lake itself. The house enjoys an idyllic rural location is well placed for commuting, with Alderley Edge train station only 2 ½ miles, with regular services to Manchester, whilst west coast mainline stations at Wilmslow and Macclesfield have direction connections to London and are both less than 6 miles distant. The motorway network is close at hand, with the M56 being only 12 miles distant.

DIRECTIONS POSTCODE: (SK10 4HQ)

From central Alderley Edge proceed in a southerly direction towards Congleton on Congleton Road, out of Alderley Edge, bearing straight over at the mini-roundabout. At the first set of traffic lights turn left into Alderley Park South, passing some houses on the right hand side. Continue until you see the PH Holdings billboards and turn right immediately after. Continue straight on, taking the second left, bearing round to the right, where you will see the obelisk to your right. Number 3 is found behind.

PROPERTY INFORMATION

Tenure: Leasehold. 999 years (less 1 day) from 29th September 2016.

Service Charge: £323 per quarter payable to the Vale & Serpentine Management Company Ltd. Building insurance is not included in the service charge.

Ground Rent: £1 per annum.

EPC Rating: B

Services: Mains water, drainage, electricity, mains gas underfloor central heating throughout. Air conditioning to the garden room, study and two bedrooms (integrated into the home wi-fi network). Burglar alarm and outside lighting. Pergola with electric and lighting.

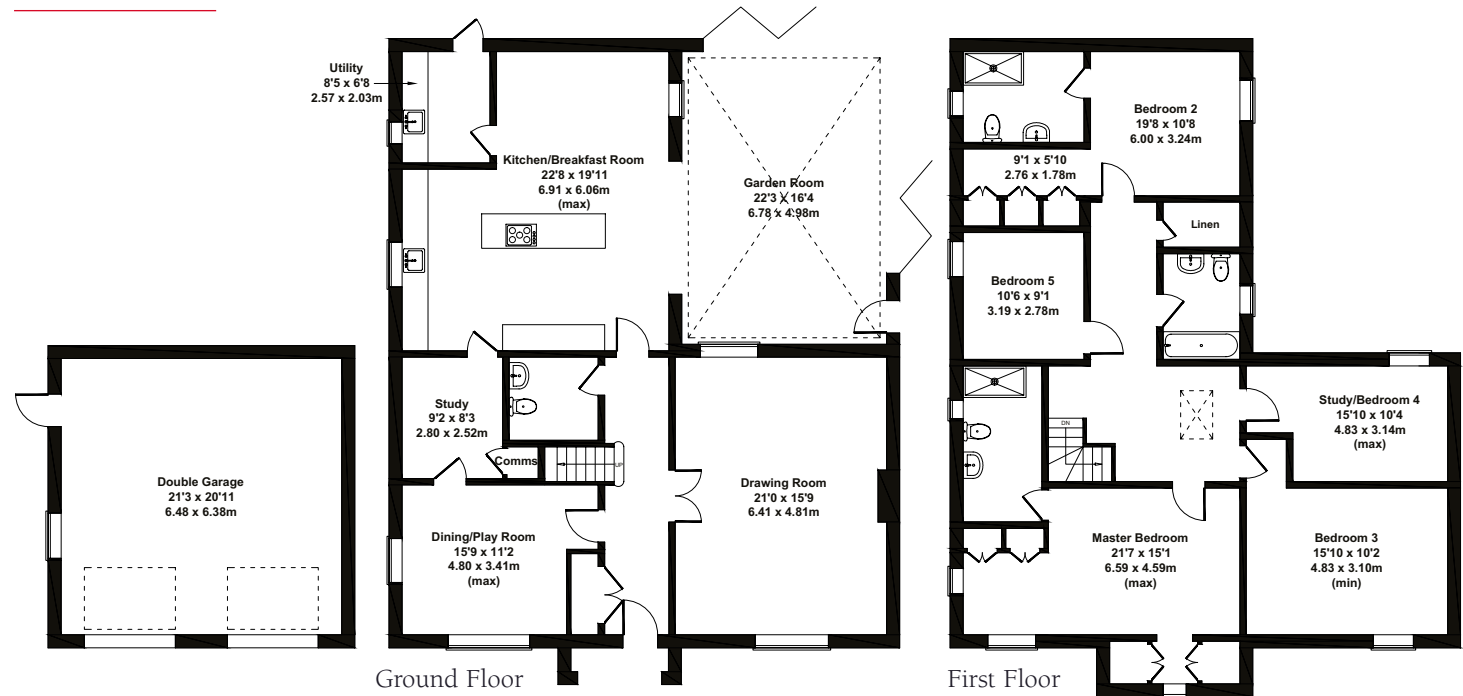
Local Authority: Cheshire East Council.
Telephone: 0300 123 5500.

Council Tax: Band G.

3 SERPENTINE SQUARE

APPROX NET INTERNAL FLOOR AREA:
HOUSE = 2823 SQ FT / 262.27 SQ M
GARAGE = 445 SQ FT / 41.34 SQ M
TOTAL = 3268 SQ FT / 303.61 SQ M

Measured in accordance with RICS guidelines. Every attempt is made to ensure accuracy, however all measurements are approximate. This floor plan is for illustrative purposes only and is not to scale.



Important Notice 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller. Brochure by wordperfectprint.com.

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