



BROOK
HOLLOW



Settle into Your SURROUNDINGS



The epitome of sought-after villages, Alderley Edge really does have it all; and lots of it. Lush and enviably leafy, with abundant open countryside accessible in every direction – even, quite literally, on the doorstep. More than breathtaking surroundings, myth and legend also envelop Alderley Edge. Alderley Edge has long held a place in national folklore – or history if you prefer – of which the village is rightly proud. From King Arthur, his Knights of the Round Table, and Merlin the Wizard to local hero Alan Garner’s gripping *Weirdstone of Brisingamen*, Alderley possesses a magic and mystery all its own.

Alderley Edge is a village and civil parish happily located in northeast Cheshire. Only around 15 miles south of – or a twenty-minute train ride away from – Manchester’s vibrant city centre, yet figuratively, it’s a million miles away. The village is widely known for its affluent character, but that’s barely a fraction of the full picture. The landscape is everything, and the historic significance is fascinating – yet there’s an undeniable warmth and community, too. Local business owners know their regulars by name and a Sunday morning amble will involve greeting fellow walkers and even stopping momentarily to chat, before settling into one of the many outstanding bars, cafés, or restaurants for a restorative beverage or a substantial Sunday roast.

Although sited on the Cheshire Plain, a relatively flat area, the village is situated on a prominent sandstone escarpment, the eponymous Edge. The Edge itself forms part of a vast wilderness – tamed and maintained by the National Trust - in which to explore and enjoy views for miles and miles across Cheshire and beyond. The Edge has been designated as a Site of Special Scientific Interest (SSSI) due to its geological significance.

Though characterized by steep cliffs, there are wooded areas and walking trails galore.

What makes Alderley Edge truly unique is that the idyllic and semi-rural setting does not mean isolation or inaccessibility. The village is incredibly well-connected. The nearby A34 bypass and connecting M60 plus A555 and A537 roads provide exceptionally easy access to nearby towns and cities, including Macclesfield, Knutsford, Wilmslow, and beyond. The village also boasts its own Alderley Edge station, on the main Manchester to Crewe Line – thus even London is less than a couple of hours away.

Wilmslow is merely minutes away by road or rail, with the lush, green Carrs Park leading onwards through magnificent woodland to the National Trust’s Quarry Bank Mill and Styal Country Park beyond. Wilmslow Town Centre is remarkably well-equipped for a small town, with high street names alongside countless independent shops, makers, and eateries – even a classic and lovingly restored cinema.

In addition to those bucolic surroundings and peerless transport links, there are also a plethora of clubs and societies - Golf, rugby, tennis, and football are catered for, while equestrians are blessed with plentiful livery yards and bridle paths - plus the all-important outstanding schools. Alderley boasts Alderley Edge School for girls – formed from the long-admired St Hilary’s and Mount Carmel schools and with a reputation to match, as well as the Ryley’s prep school. Wilmslow High School has a high-performing Sixth Form and King’s Macc is within easy reach. The train and road networks mean that other highly renowned schools such as Manchester Grammar and Cheadle Hulme School are also popular locally.



“Alderley has everything we could possibly hope for, right here on our doorstep.”



Approaching the PROPERTY

Brook Hollow is nestled away down its own private driveway, just off Brook Lane. Brook Lane is charmingly tree-lined and leafy, with a mix of impressive contemporary homes and imposing period properties. As with all of Alderley Edge, this is a neighbourhood which takes pride in its surroundings – without living on top of each other. Brook Hollow itself – once a garden house of a stately Victorian property – is set well back from the road, situated discreetly behind mature shrubs and a canopy of trees. Robust automatic gates open at the end of the driveway to reveal a generous hard-standing frontage and an impressive front elevation.

“We are village central,
yet completely private.”

Brook Hollow is, it turns out, every bit as unique as the village in which it sits. The property is blessed with plentiful kerb appeal and tremendous charm. It really is a lovely house, a perfect juxtaposition of contemporary and classic. Brook Hollow looks like home. And so, it is. However, what Brook Hollow also has – and what makes it unique – is, despite being beautifully presented and generously proportioned, potential. So much potential. That’s not often something said about properties already so apparently perfect. But Brook Hollow has the location, the space, the footprint, and crucially, the permissions to become a superhome with all the luxury, quality, specifications, and sheer size epitomized by that concept. Of course, in the meantime, it’s also the perfect family home, in the perfect place...



“Our location is simply perfect.
Everything we need is on the
doorstep – the village itself, the
park, the station. Even Waitrose.”

“We moved here after years abroad and as soon as we stepped inside, Brook Hollow felt like home.”



Welcome HOME

This delightful property is almost deceptively spacious. It has been sympathetically and thoughtfully improved and extended, almost as though it's grown here. Every space works perfectly for a family; there's space to spend invaluable time together and space to escape into peace and tranquility. This is a property into which a family can simply move and make their home. The living and entertaining space has room for everyone and is blessed with undeniable flow. The home – despite its vast footprint – is warm and welcoming. Brook Hollow feels like home; more than that, a happy home, which has been planned and developed with space and comfort in mind.

The impressive and secure front door leads directly into a large, light entrance hall. Throughout the house, natural light is maximized – which goes happily hand-in-hand with verdant views over trees, bushes, and blossoms to every elevation. Enjoying the views from the living spaces, one could easily believe that Brook Hollow was a treehouse... The décor is natural yet warm and calming throughout, making the views the stars of the show, and meaning new owners can choose to put their own stamp on the house with no undue need to rush into interior design decisions. The hall corridor leads, via stylish wooden doors, invitingly to the rooms beyond, while all the living spaces have practical and hardwearing, while equally stylish, Karndean flooring.

This home is drenched in natural light and full of warmth. Firstly, heading into the kitchen, we're met with a run of windows offering views of lush greenery. Here, there's a high-end and sleekly stylish Siematic kitchen comprising substantial island unit and seamless gloss cabinets. The hardwearing and smart Corian island runs into a dining table and is edged with a tall breakfast bar. It's also home to a hob, and sink complete with boiling water tap, plus an integrated dishwasher. The doors are a warm, dark walnut colour which tones exquisitely with the cream gloss units.

From the kitchen leads the dining room, which is spacious to accommodate a statement 8-10 seater table plus wine fridge and bar area. Again, stylish anthracite-framed windows allow light to flood in. The dining space is edged with a sleek glass balustrade, again exploiting the light, and facilitating the flow, as a few steps lead into a beautiful, big, bright family space. This is a room made for movies – or football – and houses an immense curved sofa with room for all the family, not to mention additional friends and assorted dogs.

This entire living area is quite possibly the ultimate entertainment space. And that's before we see the incredible outdoor space which has the effect of bringing the outside in, and vice versa.





Outside I N

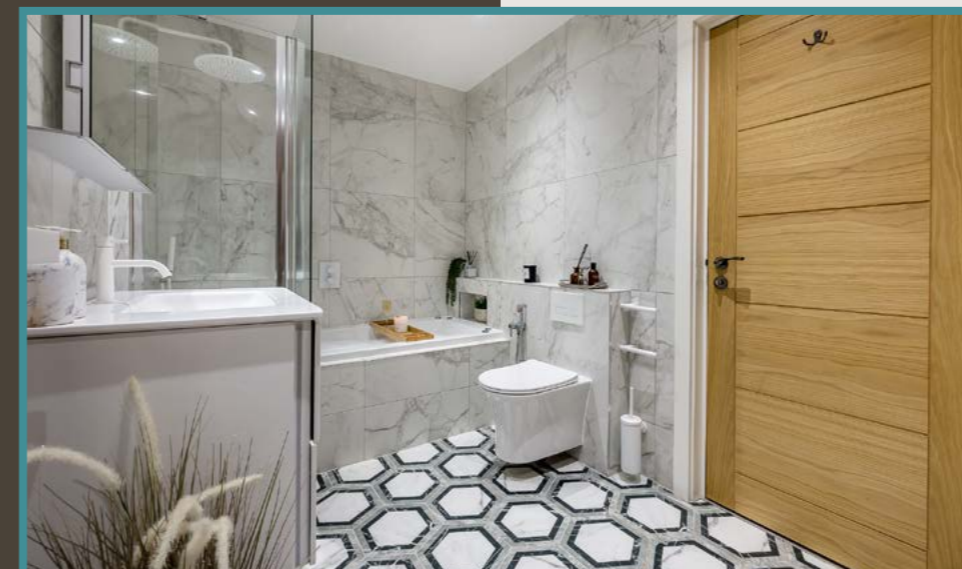
Expansive sliding doors open into the outdoor space, which is every bit as impressive as indoors. Stepping outside, there's a hardwearing and stylish stone patio with a roomy hot tub, a high bar table, and seating. This is a space made for relaxing – and not just in summer, either, thanks to a tremendous motorised awning and wall-mounted heaters. There's a distinct Mediterranean feel, enhanced further by the sound only of birdsong and the scent of blossom.

From here, a further patio area and composite decking wrap around the rear of the house, raised from the lawn by robust wooden sleepers. There are no fewer than five larger seating areas – one of which accommodates an eight-seater table – adorned with several sizeable planters to soften the effect. That notwithstanding, there's still yet more space, currently

occupied by a full-size table tennis table, as well as a barbecue and a pizza oven. Heading down from this stunning seating and relaxing area, the lawn is extensive enough for two good-sized football goals. The garden is entirely private, surrounded by trees and abundant shrubs so not overlooked at all, while the dense mature planting offers another layer of security.

Stone paving leads from the garden around each side of the house. To one side, a cavernous shed has been specially built to house bikes and garden equipment, to the other, there's access to a gigantic dry basement which is used for storage for, well, just about anything. Luggage, golf clubs, Christmas paraphernalia and more. Much more. Excitingly, there is also planning permission already in place to extend to either side, and upwards.





Room to G R O W

B

A reassuringly sturdy, traditional staircase leads from the hallway to the upper floor, with a large landing enhanced by wooden balustrade rails, in keeping with the property's era. This floor is a private family space. Everything visitors or guests could possibly need is provided downstairs, so this space retains a safe, sanctuary-like feel.

The master bedroom is a wonderful size, with expansive views across the back garden. There's more than enough space for a super king bed, plus four or more wardrobes and other bedroom essentials. The adjoining ensuite shower room is contemporarily styled as a wet room so is both hardwearing and thankfully easy to keep clean and gleaming.

Here, there are four generous double bedrooms – plus, a large attic which is already partially boarded. This could easily be developed for even more space and accommodation. The first bedroom is a bright double with plenty of storage space, while another is yet more spacious and enjoys a dual aspect.

The good-sized family bathroom is similarly styled, with a generous walk-in shower and roomy bathtub. Both bathrooms boast large, contemporary tiles and smart wenge units. There's also an exceptionally generous storage cupboard on the landing.





Love Living HERE

Alderley Edge has everything one could possibly need, and despite the property's proximity to the village, the feel is of idyllic backwater rather than bustle. Total privacy is matched by complete peace and quiet – there's no road noise, no intrusions. Travelling further afield is a doddle – though it's ever so tempting to stay local. The property is within easy reach of everything and is a perfect family home, sympathetically and seamlessly improved over the years.

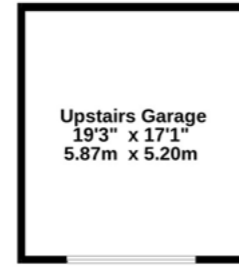
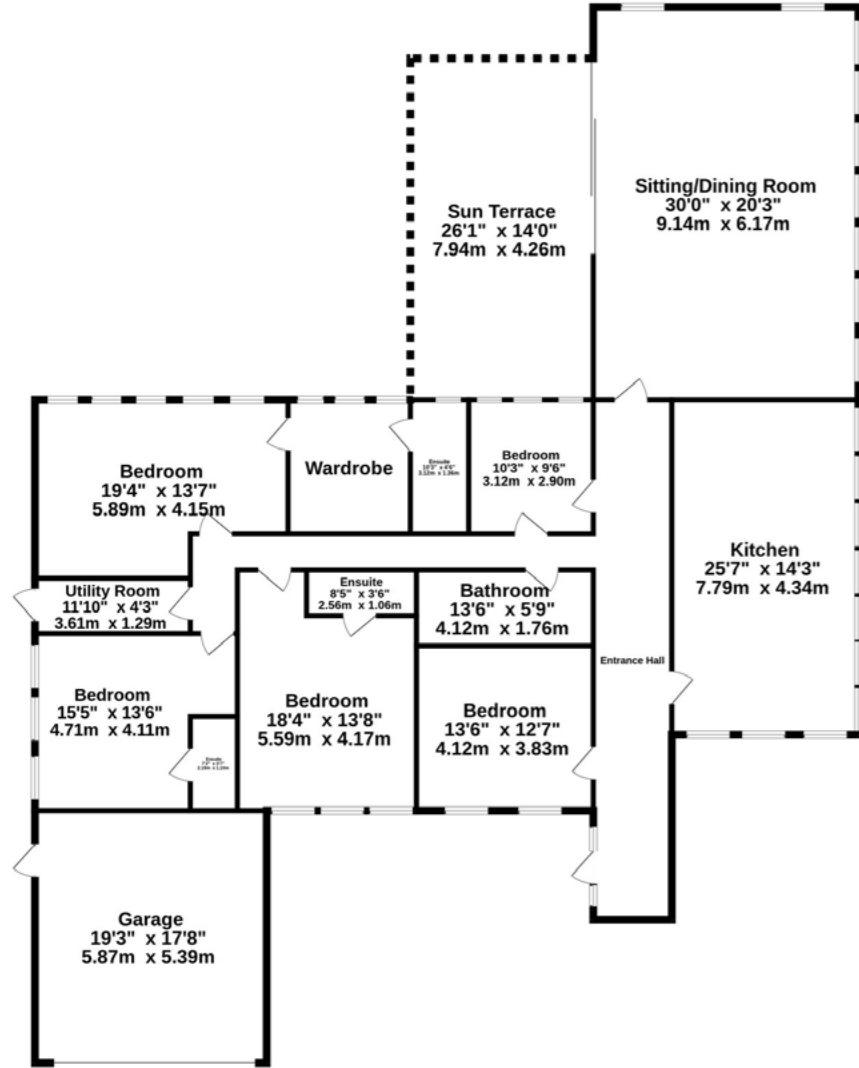
It's easy to trot out trite clichés in property circles but Brook Hollow defies cliché while epitomising hyperbole. The location is everything, yet the footprint and existing home even more – the cherry on top, if you will. The potential, however, is unique.

“Looking out of the windows here, it's easy to imagine I'm in a forest retreat or the Lake District.”



GROUND FLOOR

3250 sq.ft. (301.9 sq.m.) approx

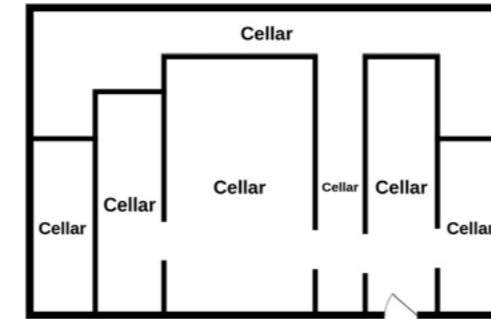


SECOND FLOOR GARAGE

329 sq.ft. (30.5 sq.m.) approx

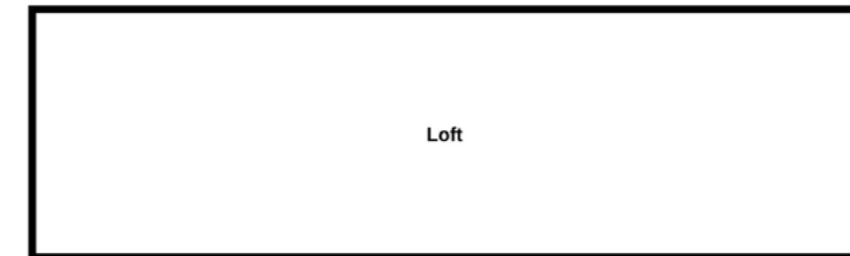
CELLAR

849 sq.ft. (78.9 sq.m.) approx



LOFT

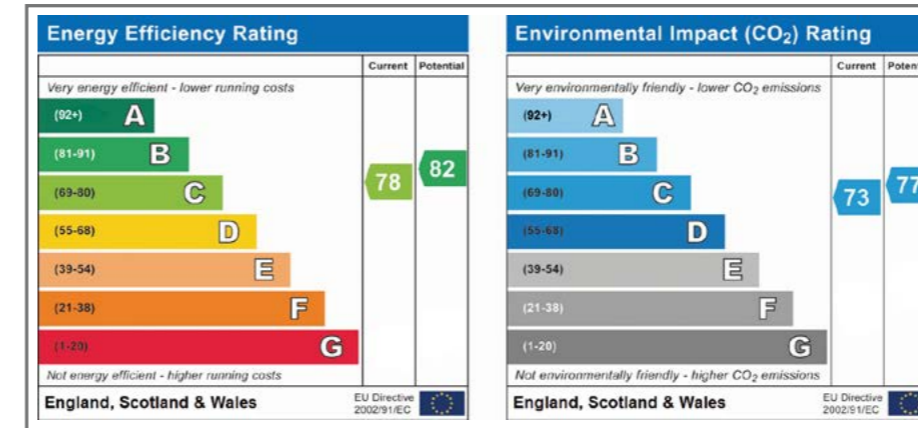
1186 sq.ft. (110.2 sq.m.) approx



TOTAL FLOOR AREA
5614 sq. ft. (521.5 sq.m.) approx

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Let's get
INTIMATE

- Five Minute Walk Into The Centre Of Alderley Edge
- The Hub Of The Home, Open Plan Living Kitchen Providing The Perfect Space For Entertaining
- Five Double Bedrooms & Four Ensuite Bathrooms
- Spacious Loft Area With Potential To Be Converted And Create More Space
- Private Driveway With Gated Parking
- Hik Vision Security System
- Large Mature Garden With Entertaining Area



Brook Hollow, Alderley Edge

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