

# SOUTH VIEW

— ALDERLEY EDGE —

THREE CONTEMPORARY, THREE-BEDROOM  
TOWNHOUSES WITH MAGNIFICENT VIEWS  
OVER ALDERLEY EDGE CRICKET CLUB





# ROOM WITH A VIEW

South View is an exclusive collection of just three premium homes carefully crafted in one of the UK's most sought-after locations, Alderley Edge. The bespoke development is located in a privileged position on Moss Lane, with spectacular views across Alderley Edge Cricket Club. Each property boasts three bedrooms and offers "reverse living" to take full advantage of the surrounding environment, so you can enjoy the landscape from the best possible vantage point.





# UNIQUE

The homes at South View bring something unique to Alderley Edge. Built to the highest specification, and just 0.4 miles from the highstreet, the development provides an ideal base from which to fully enjoy all the delights of this famous village.

Each property has been built to maximise its location. Reverse living allows for your kitchen, living, and dining spaces to be bathed in as much light as possible. With unobstructed first floor windows, your home will be filled with natural light during the daytime when you are most likely to be in these spaces.



REVERSE LIVING IS A WAY OF DESIGNING A HOME WITH THE KITCHEN, LIVING, AND DINING AREAS UPSTAIRS, AND THE BEDROOMS ON THE GROUND AND SECOND FLOOR.





EACH HOME HAS BEEN  
DESIGNED TO ENTERTAIN  
AND ENJOY BOTH INSIDE  
AND OUT.



# EXCLUSIVE

This bijou development has been designed with individuality and charm.

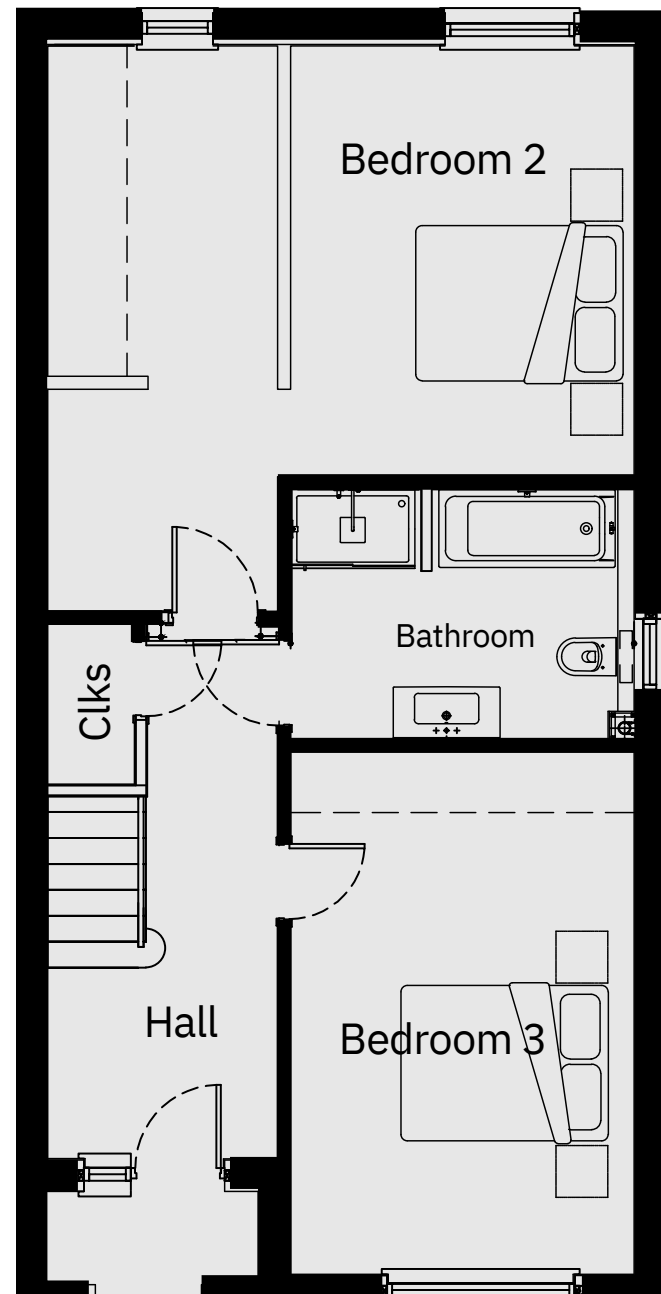
The use of traditional brick elevations, slate roofs ,and modern glazing provide a mix of tradition and contemporary flair. Each property benefits from two parking spaces , whilst at the rear there is a decked area providing access to a private garden.

To the top floor glazed double doors allow light to flood into the master suite.

South View is perfect for downsizers and families alike ,and is a rare opportunity not to be missed.

# ▼ PLOT ONE

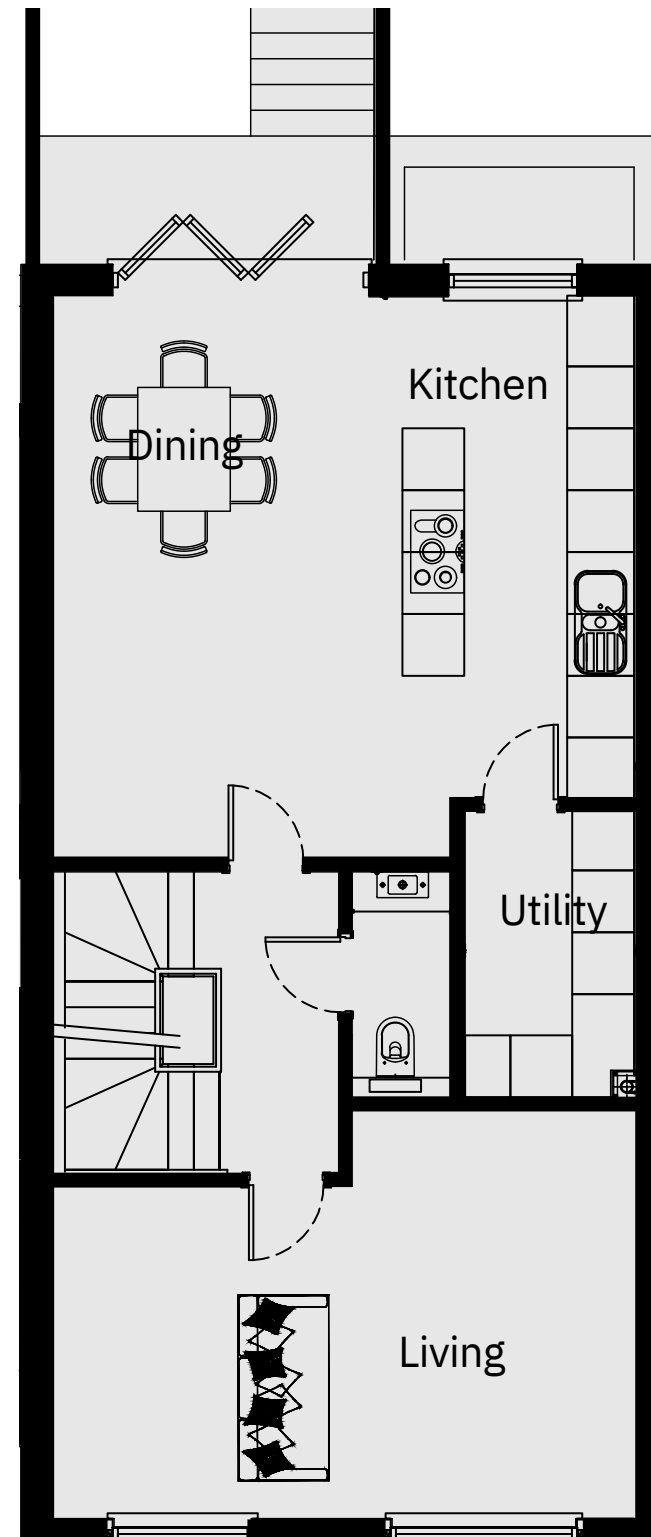
— SOUTH VIEW —



GROUND

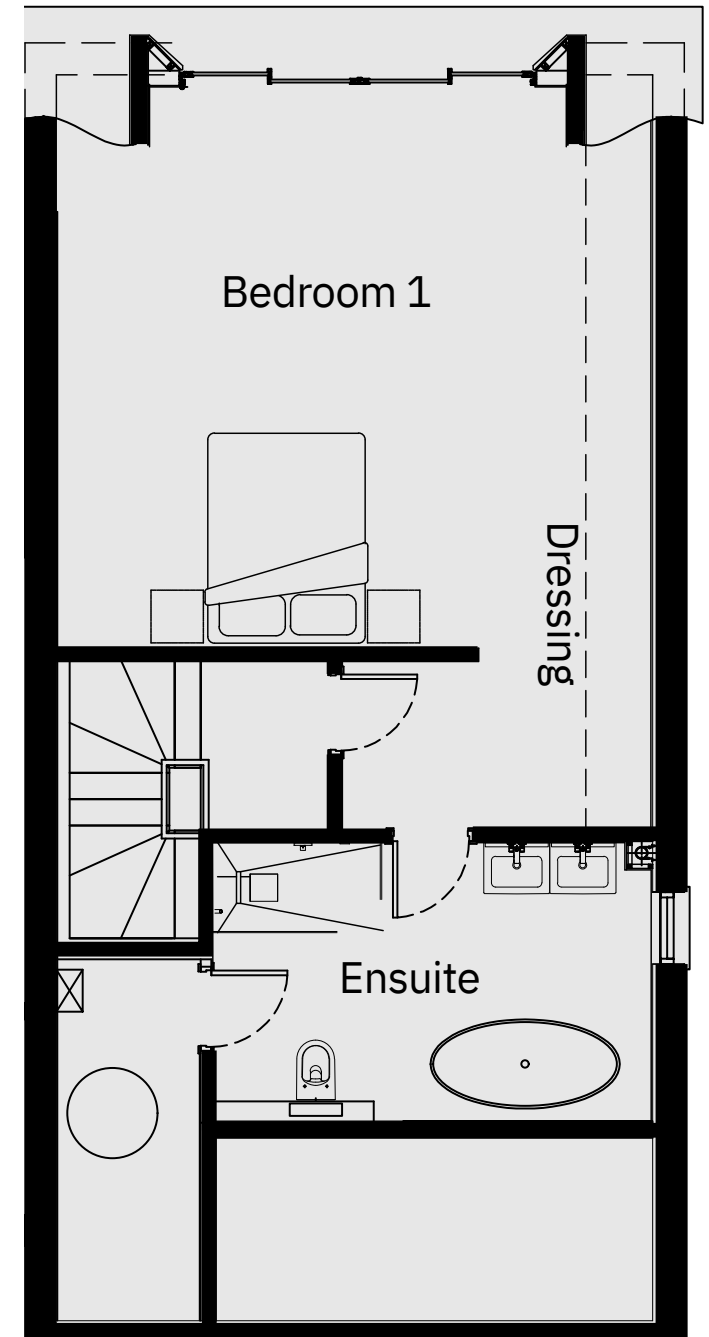
	M
Bedroom 2	5.6 x 4.3
Dressing	3.0 x 2.0
Bathroom	3.3 x 2.4
Bedroom 3	3.3 x 5.0

— ALDERLEY EDGE —



FIRST

	M
Kitchen/Dining	5.6 x 5.4
Utility	1.6 x 2.7
WC	0.9 x 2.1
Living	5.6 x 3.9*



SECOND

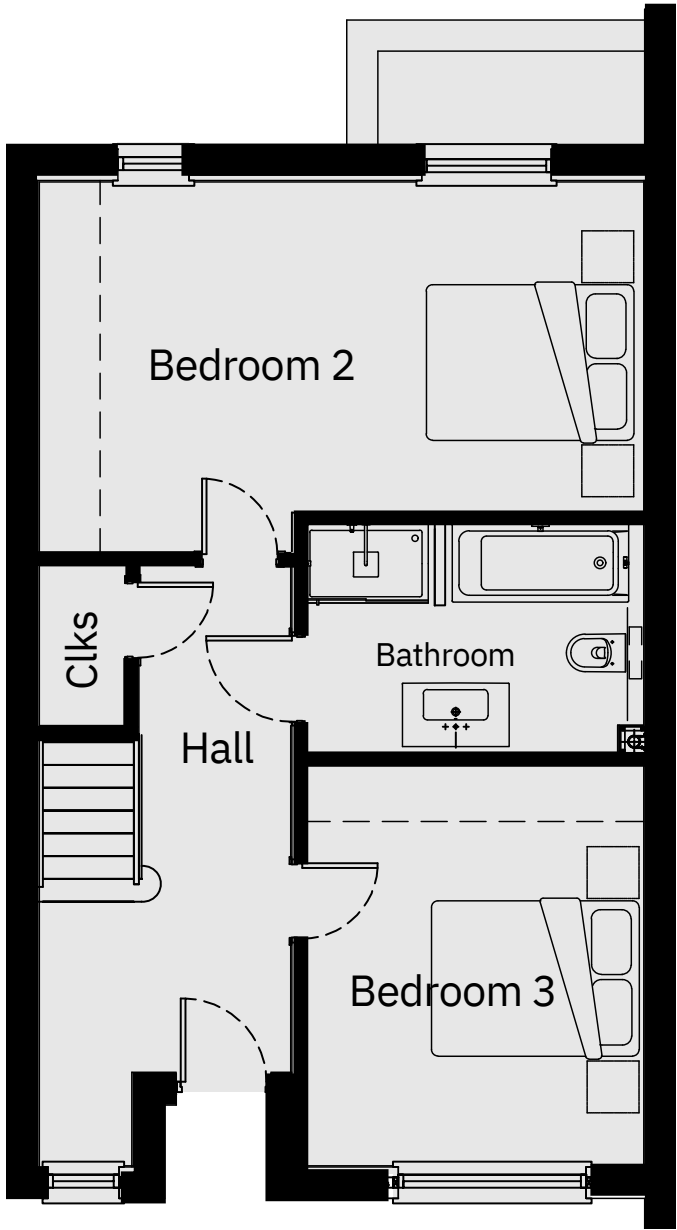
	M
Bedroom 1	5.6 x 5.4 (incl dressing)
Ensuite	2.9 x 1.6

\*to the widest point



Plot Two

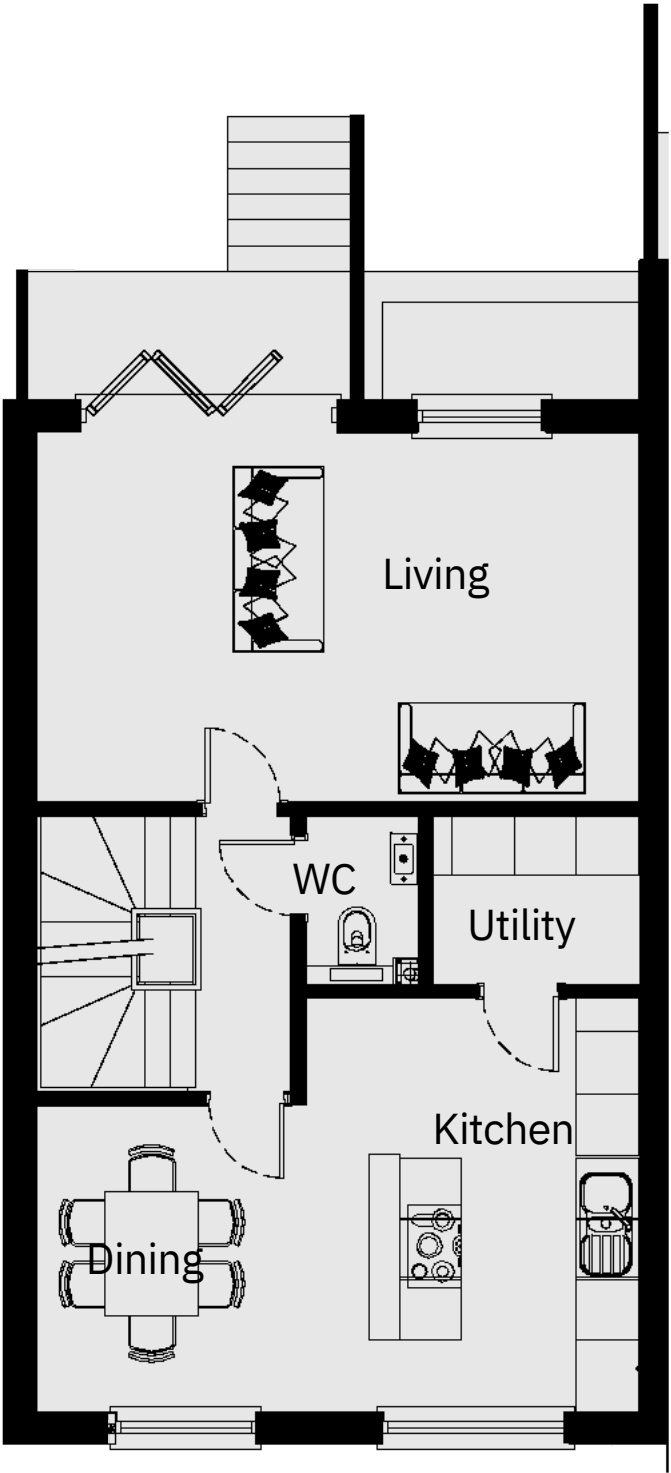
— SOUTH VIEW —



GROUND

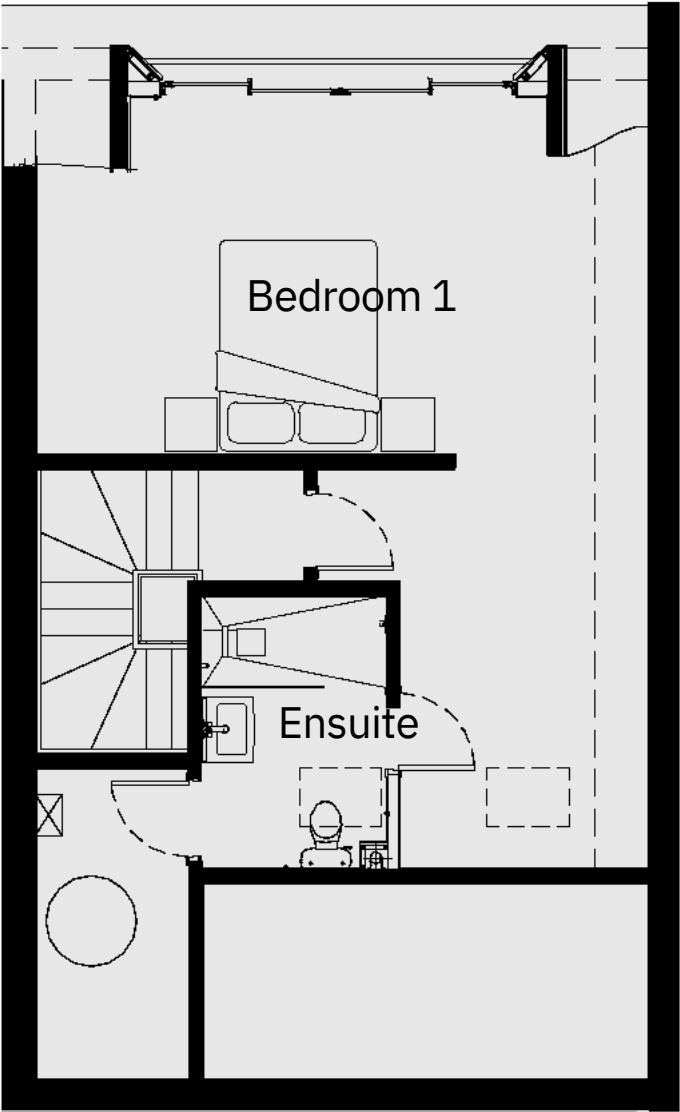
	M
Bedroom 2	5.8 x 3.1
Bathroom	3.2 x 2.2
Bedroom 3	5.8 x 3.2

— ALDERLEY EDGE —



FIRST

	M
Kitchen/Dining	5.8 x 4.0*
Utility	1.9 x 1.6
WC	1.7 x 1.1
Living	5.8 x 3.5



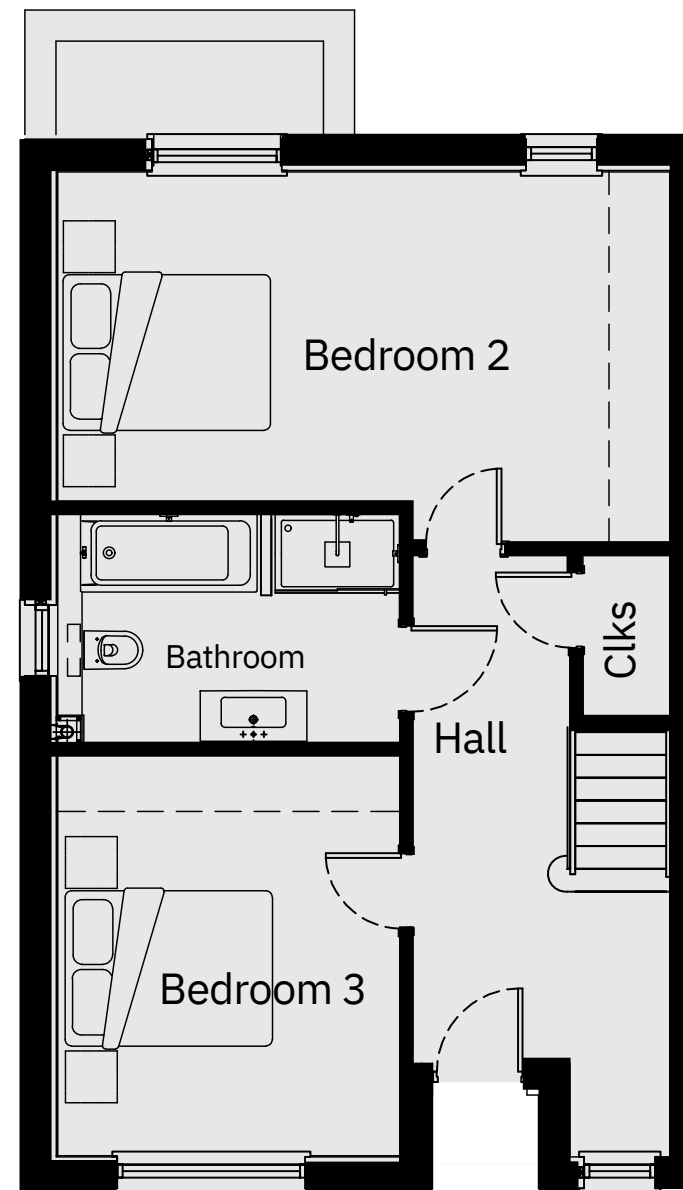
SECOND

Bedroom 1	5.8 x 7.3*
Ensuite	1.7 x 2.5

\*to the widest point

# PLOT THREE

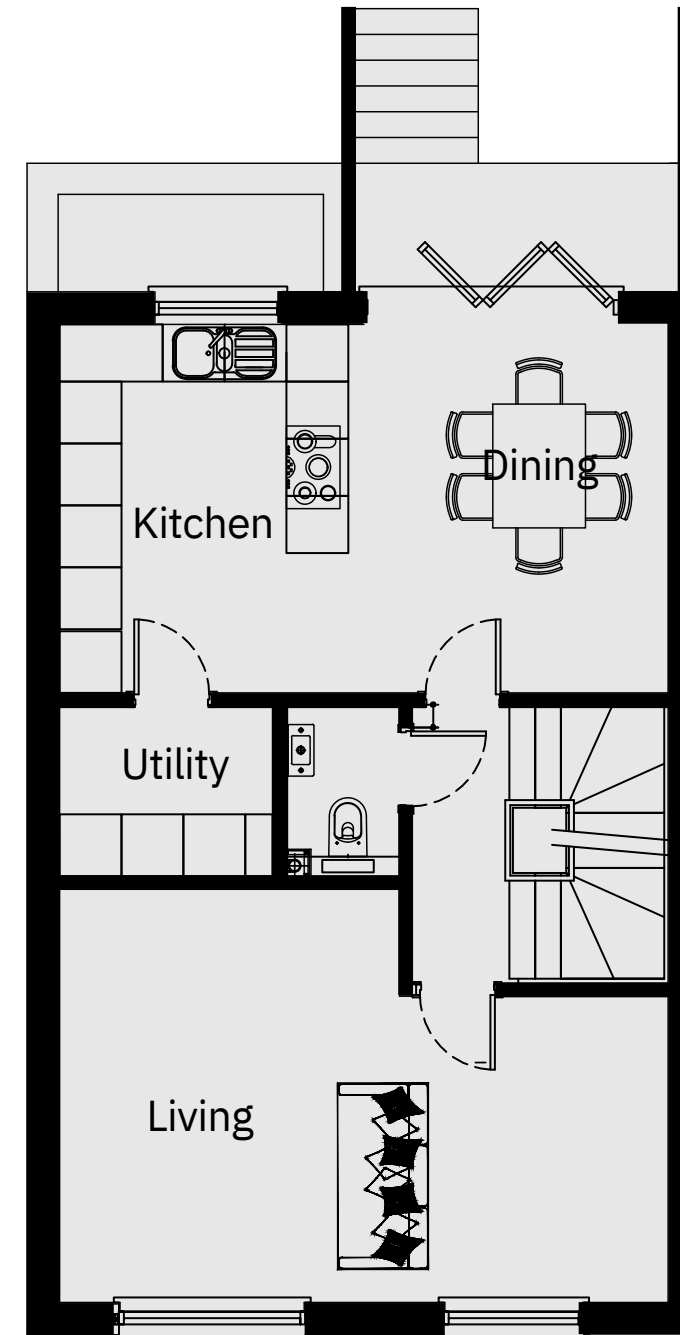
— SOUTH VIEW —



GROUND

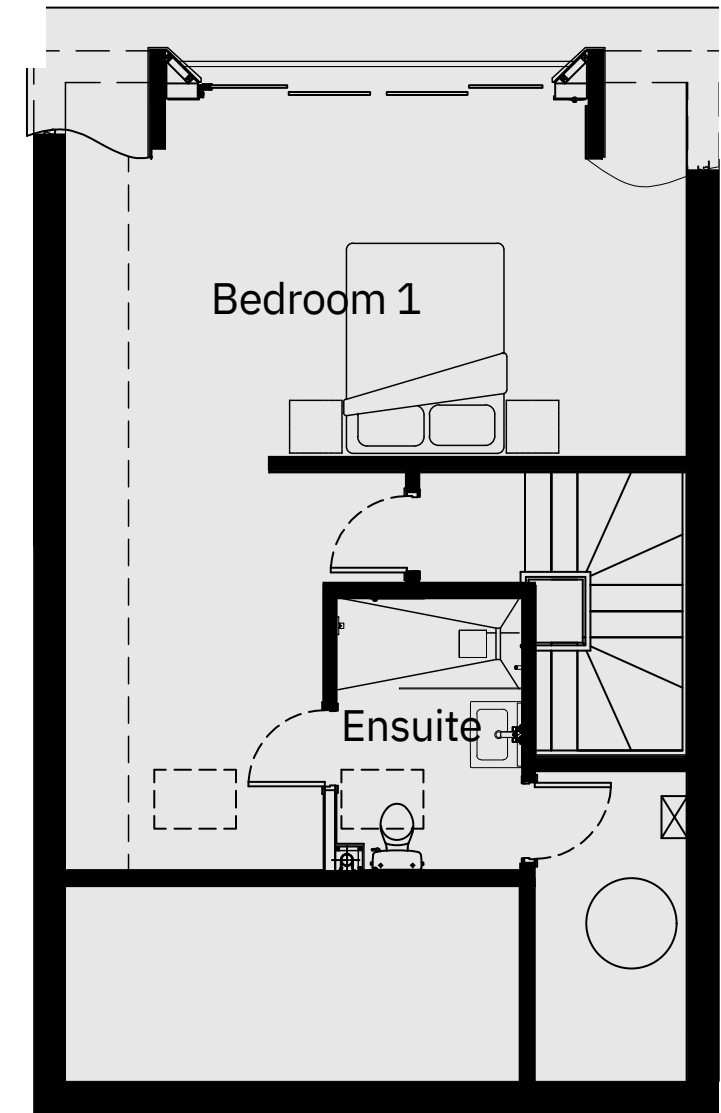
	M
Bedroom 2	5.8 x 3.1
Bathroom	3.3 x 2.2
Bedroom 3	3.3 x 3.8

— ALDERLEY EDGE —



FIRST

	M
Kitchen/Dining	5.9 x 3.5
Utility	2.1 x 1.7
WC	1.7 x 1.1
Living	5.9 x 4.0*



SECOND

Bed 1	5.9 x 7.3*
Ensuite	1.7 x 2.5

\*to the widest point

PLOT ONE



SPECIFICATION

KITCHENS

At South View, the design and position of the kitchen and dining areas are created with both style and function in mind.

Designed by Clearly Interiors, the kitchen features stylish white and grey units, finished with luxurious Quartz worktops and breakfast bar for casual dining. Consideration has been given to the efficiency of the kitchen space with high quality Siemens appliances and a Quooker hot tap to all properties.

The design is unique to each type of property fully making the most of the space and aesthetics.



PLOT TWO



PLOT THREE

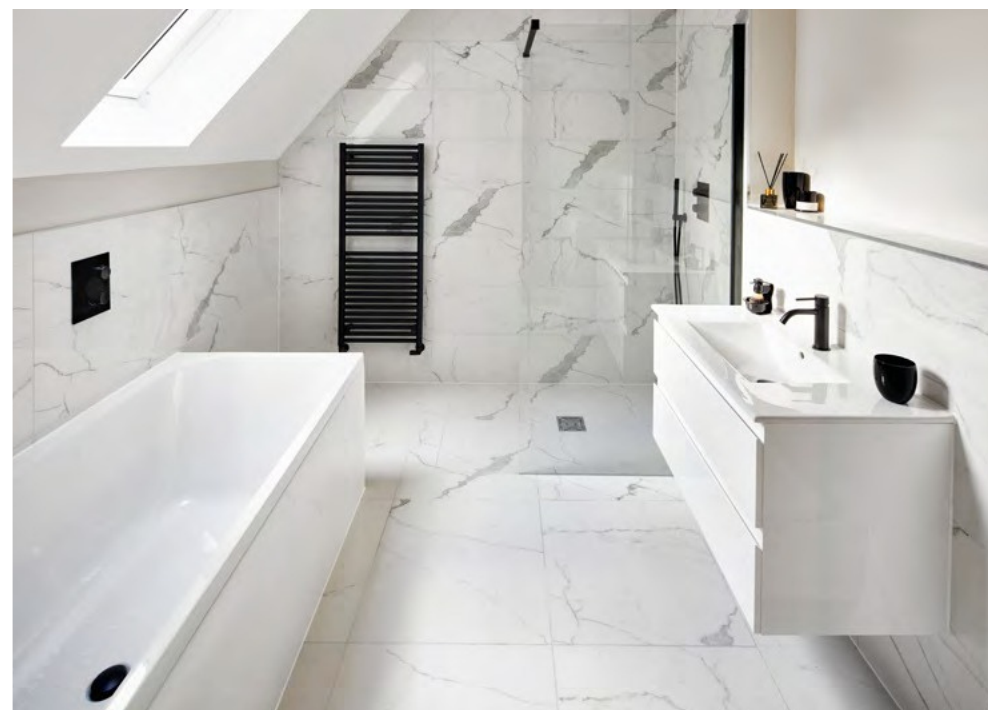




EACH HOME WILL BE  
FINISHED TO OUR  
CUSTOMARY HIGH  
SPECIFICATION.



# SPECIFICATION



THE FIXTURES OF A  
NEW HOME ELEVATE  
A SPACE FROM JUST  
BEING SOMEWHERE  
TO LIVE, TO BEING A  
PLACE OF PRIDE AND  
COMFORT.



**SIEMENS**

**Quooker®**

**tissino**

## KITCHENS

High specification German kitchens including;

- Quartz worktops
- Siemens Appliances – two ovens, one including microwave function, induction air venting hob, dishwasher, fridge/freezer
- Quooker tap
- Wine cabinet

## UTILITY ROOM

- With storage units and fitted Siemens washing machine and condenser dryer

## BATHROOMS

- High specification 'Tissino' bathrooms with separate shower and bath to principal bathroom. Shower areas to en-suites
- Fully tiled shower areas, half height tiling to other areas

## HEATING

- Gas fired central heating with feature radiators to all areas
- Underfloor heating to bathrooms and en-suites

## EXTERNAL AREAS

- Decked area and garden to rear
- Two parking spaces to the front of each property

## SAFETY AND SECURITY

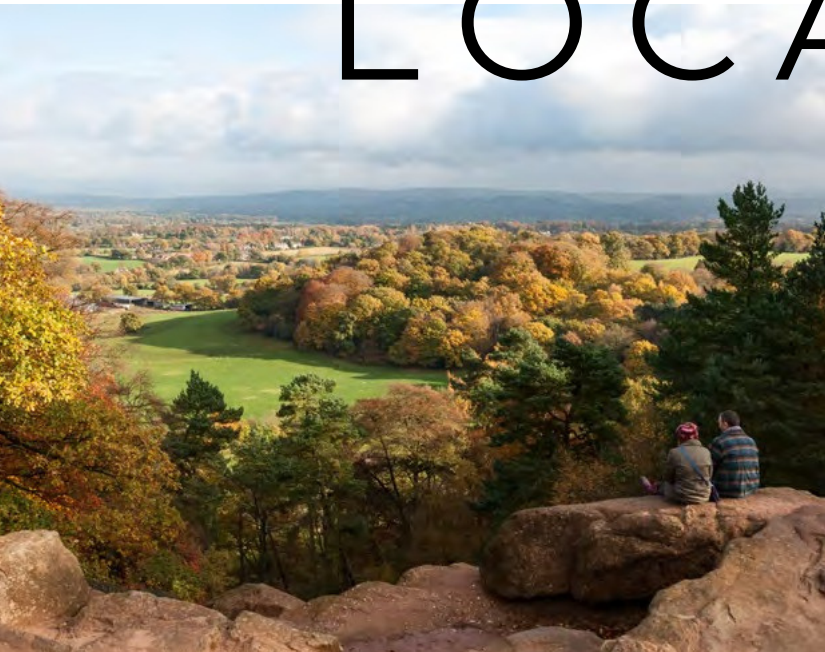
- Wireless alarm with PIR detectors
- External lights to front and rear

## CONSTRUCTION

- Traditional construction throughout
- Checkmate 10 year warranty



# LOCATION

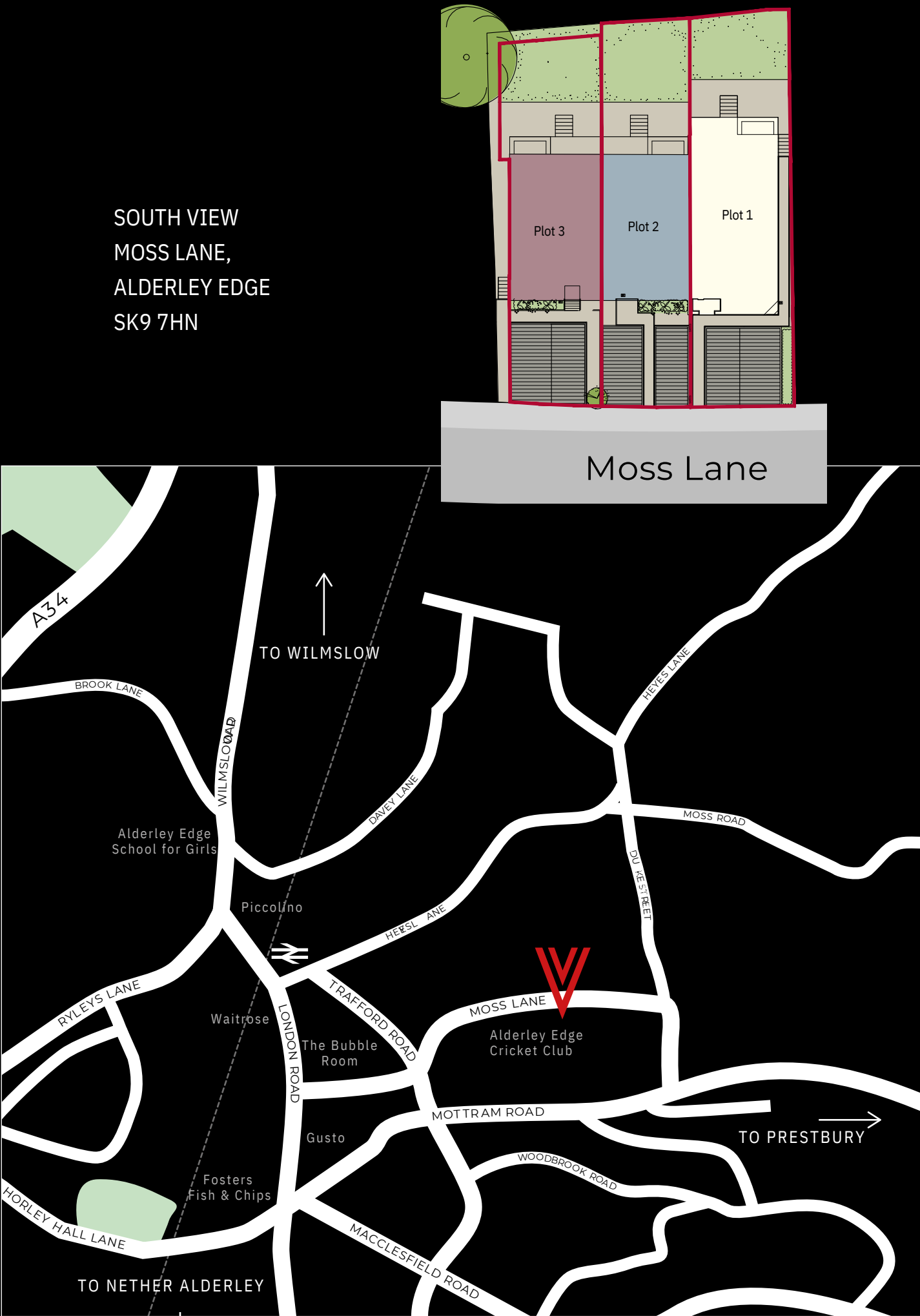


Alderley Edge is undoubtedly one of the most desirable places to live in the UK and is part of Cheshire’s famous ‘Golden Triangle’. The village boasts many high-end restaurants, sophisticated wine bars, cosy pubs and pavement cafés, that can cater from a quick coffee to 5-star fine dining.

Alderley railway station connects with Manchester Piccadilly, Crewe and London Euston in less than two hours. The M56 motorway and A34 Bypass that bring Manchester, Liverpool, Chester and Crewe within easy commuting distance.

For those that prefer a quieter life, take a stroll to The Edge with its spectacular views, intriguing legends and ancient mining history. If you want to travel a little further afield, the beauty of the Peak District is an hour’s drive away, and Dunham Massey Hall is just a 20 minute trip down the motorway.

ALDERLEY VILLAGE 0.4 MILES	ALDERLEY STATION 0.5 MILES
WAITROSE 0.4 MILES	WILMSLOW 2 MILES
MCR AIRPORT 6.4 MILES	MANCHESTER 14 MILES







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