

Brooks Hollow

Prestbury, Cheshire, SK10 4ER



mosley jarman





Brooks Hollow Heybridge Lane, Prestbury, Cheshire, SK10 4ER

£1,395,000

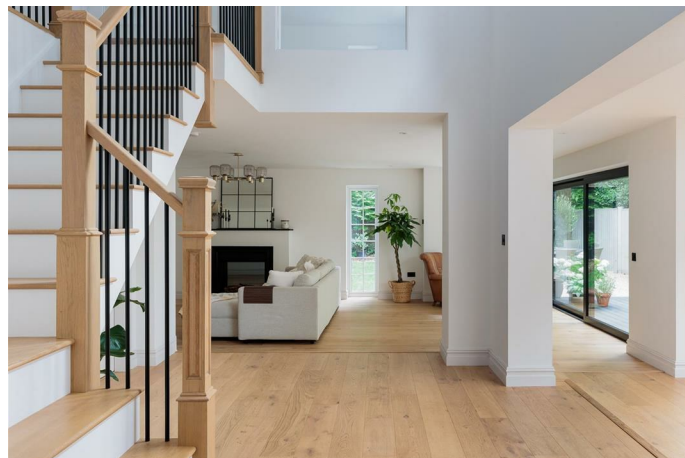
A contemporary styled five double bedroom four bathroom (two en-suite) detached home situated in one of Prestbury's finest locations. There is vast accommodation arranged over three floors which provides over 4000 ft2 of accommodation.

The house has been extensively re-developed which has included extending, re-modelling, and refurbishing. Double glazed casement windows, gas fired central heating (underfloor to the ground floor and column radiators to the first and second floor) and there is an alarm. There is also a passive air ventilation system installed.

The re-development of Brooks Hollow has included new plumbing, heating and electrics. The house features beautiful, tiled marble floors and new carpets.

The accommodation includes a spacious entrance hall with stunning marble tiled floor and adjoining boot/cloak room (with recessed boiler and storage room). Inner hall (with stunning double height ceiling as well as providing a recessed wine room with back lit display shelving), understairs storage and there is a turning oak staircase which rises to the first floor. Downstairs w.c, laundry room (with space for appliances, Granite work surfaces and bespoke hand painted units) and Pantry (with bespoke hand painted units, Italian marble work surfaces, back lit LED open shelving, Belfast style sink and under counter fridge).

There is magnificent open plan space which provides a dining kitchen (with a bespoke hand painted cupboards, Granite work surfaces, boiling water tap, range oven and hob and integrated appliances. Large island, two roof lanterns and glass sliding doors open on to an outside decking area) which then leads into a living room (with dual aspect, modern electric fire and glass sliding doors open to the outside decking area). Rear hall and additional storage room.



- A contemporary styled detached home in one of Prestbury's finest locations
- Extended, refurbished, and re-modelled accommodation
- Boot room, utility room, pantry and wine room (with back lit display shelves).
- Open plan living spaces with ample space for lounging, dining and cooking
- EPC Rating - D
- Spacious accommodation which provides over 4000 ft2 of space
- Five double bedrooms and four bathrooms
- Double height inner hall and galleried landing
- Tenure - Freehold
- Council Tax Band - G





The first floor reveals a beautiful galleried landing which provides access to an airy sitting room (with windows to three aspects providing 'leafy' views), principal bedroom suite (with dual aspect windows) with dressing room (with fitted wardrobes) and luxurious en-suite shower room (with walk in shower with rain shower head and twin wash hand basins), three further double bedrooms (two with fitted wardrobes and one with a stylish Mono chrome bathroom with a free standing bath and a separate shower enclosure) and a main bathroom. The en-suites and bathroom benefit from under tile electric heating.

The second floor reveals a fifth double bedroom, bathroom (with adjoining storage room) and a loft room.

There are established private gardens to the front, side and rear.

There is approved planning consent for an oak framed double garage (Cheshire East Application No – 22/4819M)

Important Information

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Council Tax – G

EPC Rating – D

Tenure – Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway

Flood Risk*: Very low risk of flooding

Broadband**: Superfast Broadband available at the property

Mobile Coverage***: Mobile coverage with main providers (EE, O2, Three & Vodafone). Limited coverage indoors

* Information provided by GOV.UK

**Information provided by Ofcom checker

The information isn't guaranteed. Mosley Jarman take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.

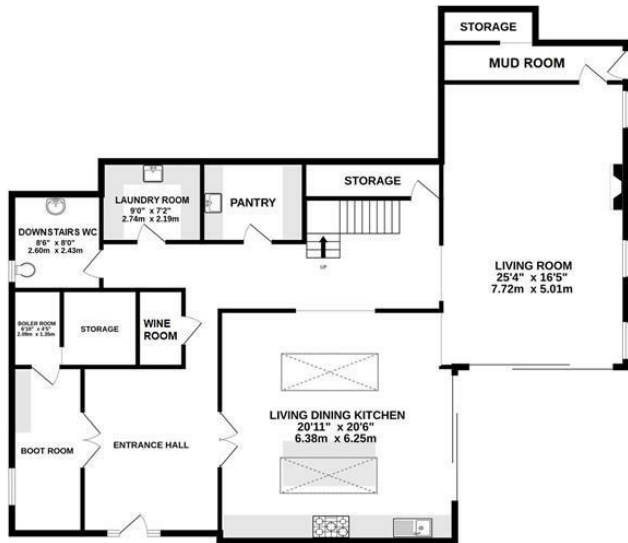
Postcode: **SK10 4ER**

What 3 Words: **head.behind.slips**

Council Tax Band: **G**

EPC Rating: **D**

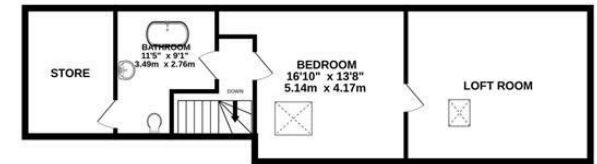
Tenure: **Freehold**



GROUND FLOOR
1772 sq.ft. (164.6 sq.m.) approx.



1ST FLOOR
1786 sq.ft. (165.9 sq.m.) approx.



2ND FLOOR
644 sq.ft. (59.8 sq.m.) approx.

TOTAL FLOOR AREA : 4202 sq.ft. (390.4 sq.m.) approx.

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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