



**GASCOIGNE  
HALMAN**

DANESBURY, DUMBAH LANE,  
PRESTBURY/BOLLINGTON

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THE AREAS LEADING ESTATE AGENT





## DANESBURY, DUMBAH LANE, PRESTBURY/BOLLINGTON

**Thoughtfully extended and remodelled to an exemplary standard a bespoke family home of significant proportions and specification. Situated at the heart of a large gated plot in this highly regarded location within close proximity to Prestbury village.**

The historical Village of Prestbury is regarded as one of the most picturesque villages in Cheshire. Suitable for a broad demographic the Village boasts excellent access to all the amenities of the general area ; Railway Station, Local shops, Restaurants and Bars/Pubs, a highly regarded Primary School, Tennis Club and Prestbury Golf Club to name a few. Alderley Edge and Wilmslow are only a very short distance away offering more comprehensive facilities and the town of Macclesfield is a very short distance with a direct link to London Euston in approx. 1 hour 40 mins. Manchester Airport and the motorway network are within 20 minutes drive.





## DESCRIPTION

Extending to just over 4,000 sq. ft., Danesbury is a substantial and beautifully designed family home that seamlessly blends timeless elegance with contemporary refinement. Thoughtfully extended and meticulously remodelled, the property has been transformed with an unwavering commitment to quality, where every detail has been carefully considered to create an exceptional living environment.

The striking facade immediately sets the tone, with recently rendered elevations complemented by a brand-new slate roof. Sleek black windows punctuate the exterior, their bold contrast reinforcing the property's sense of presence and modern architectural appeal. From the moment you arrive, the standard of finish is apparent, offering a glimpse into the exquisite interiors that lie within.

At the heart of the home, the family dining kitchen is a true showpiece, designed for both everyday living and sophisticated entertaining. Finished to the highest specification, this space exudes style and functionality, state-of-the-art integrated Neff appliances, porcelain work surfaces, and a central island that seamlessly incorporates a breakfast bar for informal dining. Large aluminium sliding doors flood the room with natural light, opening onto the rear patio and extending the living space into the garden. Oversized porcelain tiles, warmed by underfloor heating, enhance the sense of continuity and luxury, while a bar area and an integrated flush-mounted LED lighting system elevates the ambience, creating a truly exceptional living space.

This is complemented by three additional reception rooms, each offering its own unique function and character. The formal lounge, with its contemporary wall-mounted fire and double doors leading to the front, provides a refined yet inviting space. A second, generously proportioned reception room offers flexibility, perfect as a family living area, home cinema or home gym, while a separate study provides an ideal setting for home working. The spacious reception hall and entrance porch connect all ground floor rooms, alongside a well-appointed guest W/C and a dedicated utility room, finished with the same attention to detail as the kitchen. Accessed from the utility, the large garage features a brand-new electric door, adding to the home's practicality and ease of living.

On the first floor, the principal suite is nothing short of spectacular. A soaring vaulted ceiling, accentuated by a glazed apex window and Juliet balcony, frames breathtaking views over open fields. The generous proportions allow for a dedicated lounge area and extensive fitted wardrobes, while a spiral staircase leads to a bespoke bed platform, further enhancing the sense of space and individuality. The en-suite bathroom that redefines luxury. A freestanding Italian stone bath, walk-in wet area, and twin vanity sinks, all finished with brushed brass fittings, create a space that is both indulgent, opulent and impeccably designed. A separate dressing area completes the suite.

Two additional double bedrooms on this level share a beautifully appointed family bathroom, where a walk-in wet space, bath, and feature sink continue the home's refined aesthetic. The second floor provides further accommodation, with two further double bedrooms and a stylishly designed shower room, making this a home that adapts effortlessly to the needs of modern family living.

Positioned at the heart of a 0.365-acre plot, Danesbury offers both privacy and an exceptional connection to its surroundings. Electronically operated gates open onto a brand-new tarmac driveway, providing ample parking alongside access to the garage. The front of the property is enclosed by mature hedgerow and fencing, enhancing both security and exclusivity. To the rear, a generous porcelain-tiled patio extends directly from the kitchen, offering the perfect setting for outdoor dining and entertaining. Beyond, steps lead up to a large lawned garden, enclosed on two sides by hedgerow while opening out to views of the fields beyond, creating a sense of space rarely found in homes of this calibre.

Beyond its impeccable design and flawless craftsmanship, Danesbury has been comprehensively upgraded to ensure it meets the highest modern living standards. A brand-new central heating system and complete rewire bring the property fully up to date, making this a truly turnkey home. The location further enhances its appeal, positioned between the sought-after villages of Prestbury and Bollington, offering a perfect balance of countryside seclusion with easy access to excellent amenities, renowned schools, and transport links.

Every element of this home has been carefully curated to offer an unrivalled living experience. Combining the finest materials, cutting-edge design, and an exceptional setting, Danesbury represents the pinnacle of modern luxury living.

## DIRECTIONS

SAT NAV: SK10 5AB

## TENURE

Leasehold, 927 years remaining. £0 pa ground rent.

## LOCAL AUTHORITY

Cheshire East Council

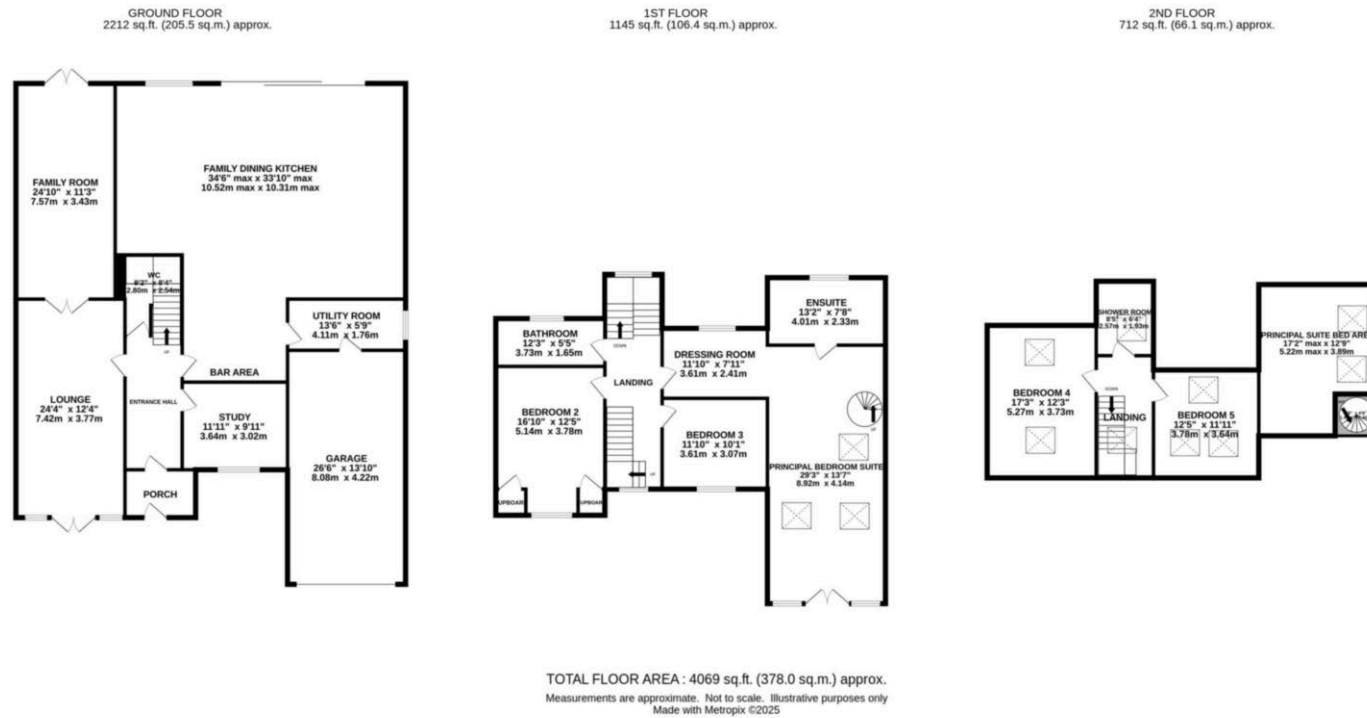
## TAX BAND

Band: G

## VIEWINGS

Viewing strictly by appointment through the Agents.

## FLOORPLAN & EPC



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