



**GASCOIGNE
HALMAN**

THE WHITE HOUSE, LEEK OLD ROAD, SUTTON



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£1,000,000

A Most Impressive Detached Georgian Style Residence

Set In One Of Sutton's Best Locations

Standing In Grounds Of Over 1 Acres

Garaging For Four Cars, A Paddock And Lawned Gardens

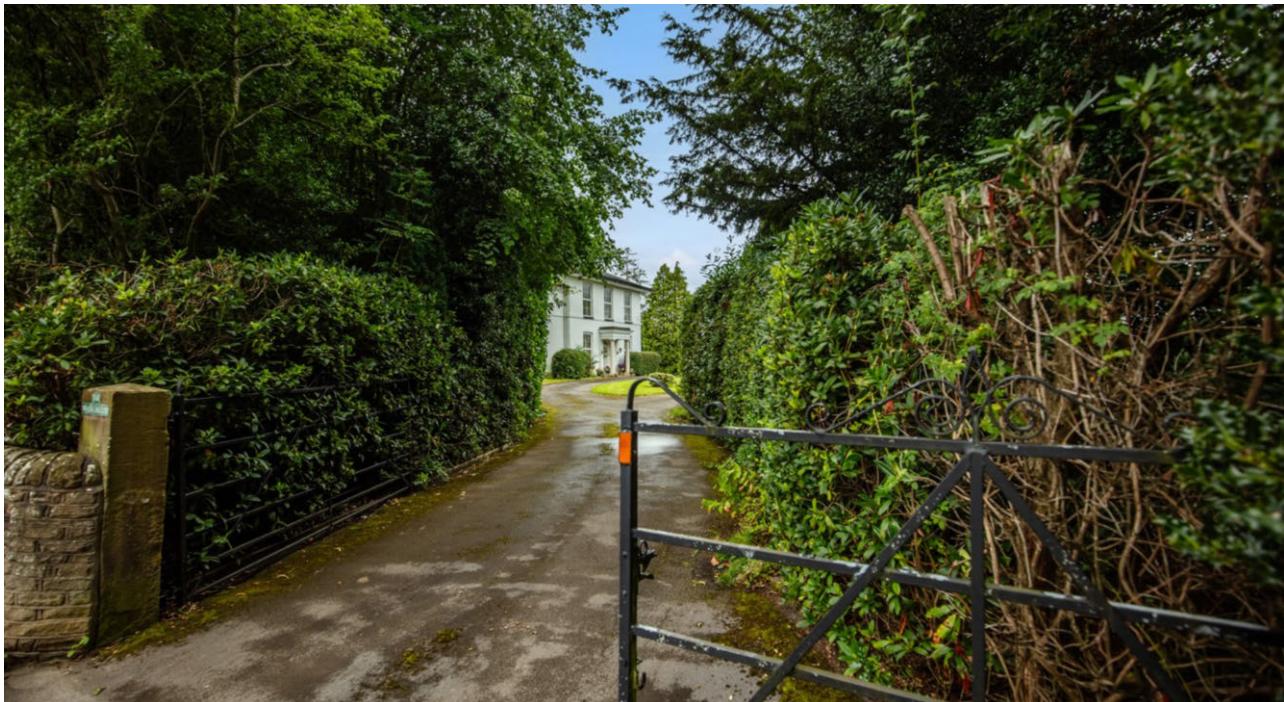
Grand Accommodation To Include FIVE bedrooms and THREE bathrooms

Substantial Living Accommodation

In Need Of Some Updating But Providing Fantastic Potential

NO VENDOR CHAIN - Viewing Essential





Standing in grounds of over one acre, this truly impressive Georgian style detached residence offers grand accommodation including five bedrooms and three bathrooms. The property is set back and screened from the road, considered one of the best locations in the area, with the accommodation retaining many lovely period features and comprising a covered entrance porch, lovely entrance hall with original staircase and oak flooring, a large cloakroom with oak flooring and storage cupboard which gives access into a separate WC and there are two impressive, dual aspect reception rooms, as well as a family room. The dining kitchen is located to the rear and gives access to the utility room, the cellars and the conservatory which overlooks the side garden and courtyard. At first floor level there is a family bathroom and five double bedrooms, bedroom one and two are light and airy being dual aspect and both benefit from en-suite shower rooms. Externally there is a long driveway and turning area, a paddock in front of the house, as well as garaging for four cars, workshop and store to the rear. In addition there is a further brick built outbuilding with WC and lawned gardens to two sides. A unique opportunity to acquire an impressive period home in this most sought after semi rural location.

LOCATION

Sutton is a sought after village surrounded by open countryside, with the centre of Macclesfield just a short drive away.

Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

DIRECTIONS

Postcode For Sat Nav: SK11 0HZ

Travel out of Macclesfield along the Silk Road in a northerly direction and continue into Mill Lane, which turns into Cross Lane. Turn left onto Byrons Lane and before reaching The Kingshead public house and the canal bridge, turn right into Bullocks Lane, which turns into Leek Old Road, where the property can be found situated on the right.
POSTCODE : SK11 0HZ

TENURE

Freehold

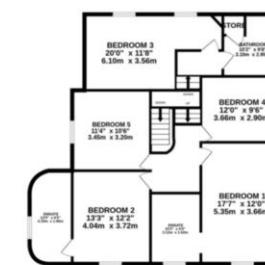
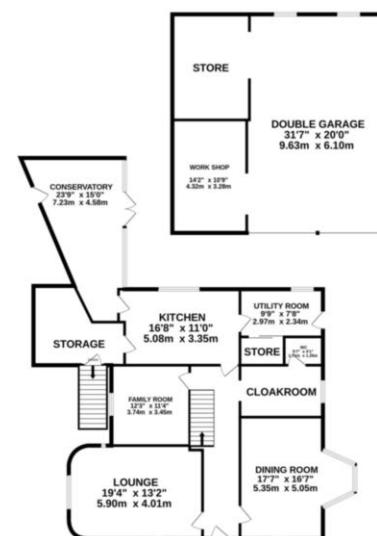
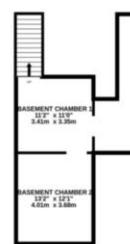
We are informed by our client that the property is freehold and free from chief rent. Prospective purchasers are advised to confirm this point with their solicitor.

EPC RATING F CHESHIRE EAST BAND G

BASEMENT
203 sq.ft. (18.8 sq.m.) approx.

GROUND FLOOR
2563 sq.ft. (238.1 sq.m.) approx.

1ST FLOOR
1144 sq.ft. (106.2 sq.m.) approx.



TOTAL FLOOR AREA: 4120 sq.ft. (382.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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MACCLESFIELD OFFICE

01625 511367

macclesfield@gascoignehalman.co.uk

80 - 82 Waters Green, Macclesfield, SK11 6LH

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