



**GASCOIGNE
HALMAN**

MILL LANE, GAWSWORTH, EPC RATING TBC
CHESHIRE EAST BAND G

THE AREAS LEADING ESTATE AGENT

| £975,000

An Impressive Four Bedroom Three Bathroom Detached Bungalow

Situated In One Of Gawsworths Finest Locations

Fabulous Grounds And Gardens, Approximately Two Acres

Immaculately Presented Throughout

Stunning, Well Proportioned Open Plan Living Accommodation

Self Contained Detached One Bedroom Annexe

Viewing Highly Recommended

The property is situated in arguably one of the best positions in Gawsworth surrounded by open fields and yet being accessible to local amenities and Macclesfield town centre.

This property really is beautifully presented throughout and in brief comprises of a large covered porch, a fabulous entrance hall with a staircase and galleried landing giving access to an office space.

There is oak flooring and triple glazed windows set within the ceiling making this room extremely light and airy.

There are oak double glazed bi folding doors opening through into the sun lounge again with an oak triple glazed vaulted ceiling and two sets of uPVC double glazed French doors leading onto the garden.

The main lounge is a fantastically proportioned through room with two windows to the front aspect, a window to the rear and a full length glazed door overlooking the garden.

There is an attractive Cheshire brick fireplace with a stone hearth and timber mantle housing a wood burning stove.

The dining room has a window overlooking the stunning gardens and is fitted with a range of bespoke storage units. It also benefits from a wood burning stove set within Cheshire brick.

A fabulous sized open plan dining kitchen can be accessed from both the dining room and sun room. This room has been skilfully extended and has a stunning partial glazed roof and four sets of sliding doors. This room has a great feel being light and airy. It has been fitted in a quality range of matching units with stone work surfaces, a ceramic hob, double oven and grill unit, oak flooring and good amounts of storage space. There is large walk-in pantry area with shelving and a useful utility room with plumbing and housing for a washing machine and space for a dryer.

There is also a cloakroom/WC attractively fitted in a two piece suite and having additional storage units.

The inner hall provides access to the four double bedrooms, the master being of a fabulous size and has a full length window taking in the views of garden. Sliding patio doors provide access onto the raised decking area and garden. There are attractive fitted wardrobes and a beautifully fitted en-suite with a corner bath and shower over.

The second bedroom also benefits from an en-suite shower room. Bedroom three has an en-suite WC and hand basin. Bedroom four is a good sized double also having a hand wash basin.

The family bathroom is fitted with a five piece suite including a lovely walk-in shower cubicle.

A staircase with galleried landing gives access to the converted loft area currently being used as an office and having Velux windows.

There is a detached garage with lighting, power and water.

Outside this house stands in the most fantastic gardens which run down towards a small stream and pond.

Both the bungalow and the annexe enjoy an attractive Indian stone patio and decking area. These amazing grounds also boast lawned areas as well as a small copse featuring fantastic mature trees and Rhododendron bushes.

The majority of the garden is to the side of the property and has a summer house, a greenhouse, a further pond with a running stream. This leads into the paddock which also has vehicular access from the lane.

There is a detached annexe which is brick built and comprises of an open plan kitchen and lounge with two windows to the front aspect, the kitchen area having a hob, fridge and sink unit. There is a good sized double bedroom with French doors onto the garden and a lovely en-suite shower room fitted in a modern three piece suite.

LOCATION

Gawsworth is a much sought after picturesque village surrounded by open Cheshire 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: SK11 9EY

Leaving Macclesfield, travel through Gawsworth before turning right into Marton Lane. Take the next left turn after Harbour Lane where the property can be found.

EPC RATING TBC CHESHIRE EAST BAND G

TENURE

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.



MACCLESFIELD OFFICE

01625 511367

macclesfield@gascoignehalman.co.uk

80 - 82 Waters Green, Macclesfield, SK11 6LH

**GASCOIGNE
HALMAN**

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.