



GASCOIGNE HALMAN

CHART HOUSE

THE AREAS LEADING ESTATE AGENT



| WITHINLEE ROAD, PRESTBURY

CHART HOUSE

Situated on one of the areas finest roads, this handsome detached residence provides stylish and extensive accommodation over three floors with a private south facing plot.

Constructed by builders of high repute - John Swift - this modern mansion home occupies an ample plot on Withinlee Road with Prestbury Village merely 5 mins away.

The accommodation is intelligently arranged and provides contemporary open plan living combined with formal principal reception rooms which give the property a rich and characterful feel.

Situated on the lower ground floor is a highly impressive leisure facility which includes swimming pool, steamroom and shower, gymnasium and entertainment lounge.

The extensive master bedroom suite boasts a walk in dressing area and ensuite and there are four further excellent size bedrooms serviced by luxury ensuite and bathroom facilities.





FEATURES

FULL LEISURE SUITE

BUILT BY JOHN SWIFT

SOUTH FACING GARDENS

FIVE LARGE DOUBLE BEDROOMS

OPEN PLAN KITCHEN WITH MIELE
APPLIANCES

PRESENTED TO EXACTING
STANDARDS

ONE OF THE AREAS PREMIER
LOCATIONS

SWIMMING POOL & SPA

AUTOMATED GATED ENTRANCE

PRIVATE & SECURE

STATE OF THE ART SECURITY SYSTEM

LUTRON LIGHTING

CHART HOUSE

GARDENS & GROUNDS

The property is accessed via secure automated gates which open out on to a large resin-bond driveway with ample hard standing for several motor vehicles.

The south facing gardens to the rear and side of the home are highly private and are predominantly laid to lawn with stocked borders and wide variety of mature specimen plants and trees.

In addition the home features an extensive stone patio area running across the rear of the home and a large sheltered further patio is located off the back of the lower ground level leisure suite/entertainment lounge.

DIRECTIONS

SAT-NAV - SK10 4AT - Withinlee Road can be accessed via Wilmslow Road or Oak Road. The property is designated by our 'For Sale' board with all viewings strictly by appointment only.

Prestbury Village - 1.0 Mile

Alderley Edge - 3.5 Miles

Wilmslow - 5.0 Miles

Manchester Airport - 9.0 Miles







LOCATION

Prestbury Village boasts a picturesque centre with its Georgian Houses and historic church, plentiful restaurants, specialist shops and a small supermarket where most day to day needs are satisfied.

The Village has a thriving tennis and squash club, cricket club and a highly regarded golf course.

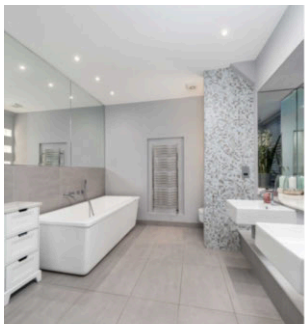
There are public footpaths leading deep into the Cheshire Countryside as well as to the National Trust owned Hare Hill estate and 'The Edge'. Perfect for dog walkers or those enjoying a stroll in the Countryside.

Local schools are excellent including the Village primary school, Mottram St. Andrew primary school and Fallibroome Academy in addition to well regarded private schools including Beech Hall and Kings School with its now complete state-of-the-art campus on the edge of the Village.

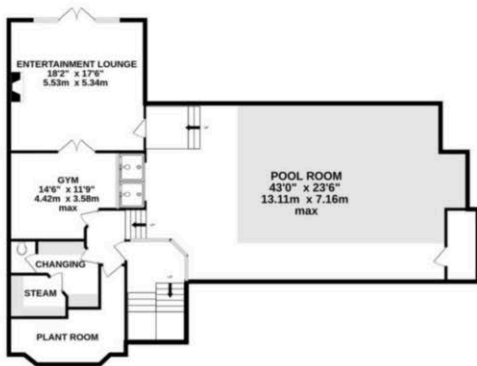
The Ryleys, Alderley Edge School for Girls, Pownall Hall and Terra Nova prep. Schools are all within commutable distance.

The restaurants and bars of Alderley Edge are within easy reach and superb shopping is available in Wilmslow, Handforth Dean and John Lewis in Cheadle as well as the market town of Macclesfield.

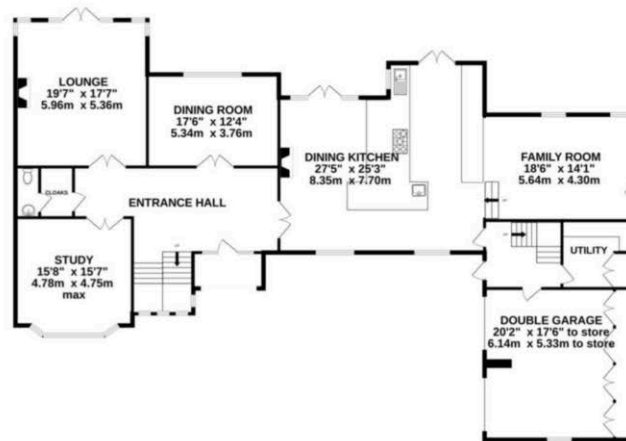
The Village station has a regular service to Manchester and Macclesfield from where London Euston is only approx. 1 hr 40 mins away. Manchester Airport is less than 10 miles distant.



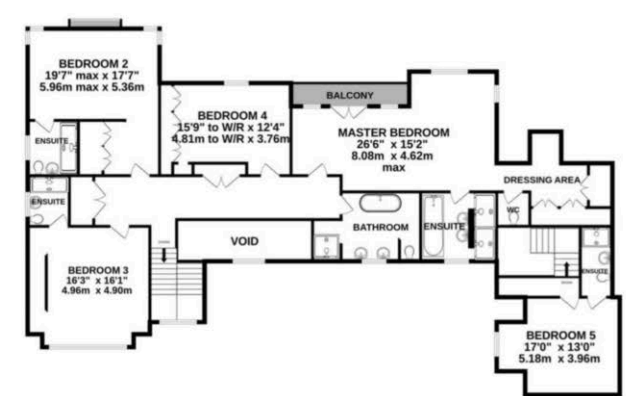
BASEMENT
1865 sq.ft. (173.2 sq.m.) approx.



GROUND FLOOR
2722 sq.ft. (252.9 sq.m.) approx.



1ST FLOOR
2294 sq.ft. (213.1 sq.m.) approx.



TOTAL FLOOR AREA : 6880 sq.ft. (639.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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PRESTBURY OFFICE

**GASCOIGNE
HALMAN**

22 OFFICES COVERING CHESHIRE, SOUTH MANCHESTER AND THE HIGH PEAK