



THE AREA'S LEADING ESTATE AGENCY

CHERRYBURN POTT SHRIGLEY

**GASCOIGNE HALMAN**



## SYNOPSIS

This striking and avantgarde residence is nestled within a stunning plot of approximately 2 acres and boasts state of the art accommodation and entertainment space both inside & out.

Cherryburn is a recently constructed bespoke residence carved into a magnificent plot in this highly private and discreet location yet highly convenient for all of Cheshire's amenities.

The accommodation is arranged over three floors and offers wonderfully spacious and highly versatile accommodation throughout. With entertainment very much at the forefront of the design brief, Cherryburn features a host of home leisure activities which include;

- + HOME CINEMA & BAR
- + HOT TUBS
- + LARGE GYM & SAUNA
- + SMARTHOME SYSTEM
- + TWO OUTSIDE BAR/BBQ AREAS

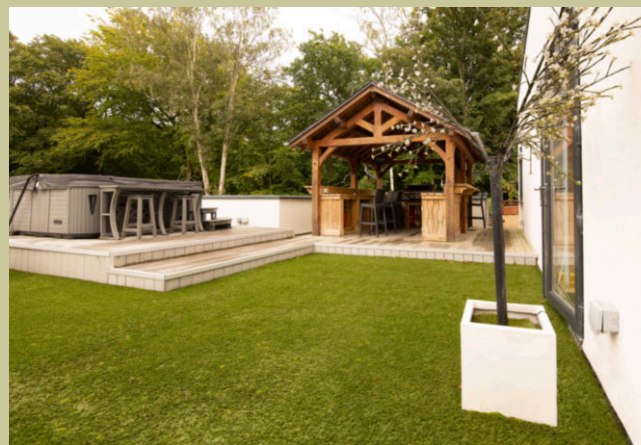
The fabulous entertainment is complemented by intelligently designed living areas including a stunning open plan family living kitchen, lounge with feature vaulted ceiling, dining room & home office.

The well sized bedrooms all feature luxury ensuite facilities and are situated on the same level of property - all of which enjoy views out over the landscaped gardens.

## GROUNDS







Externally Cherryburn features impressive and immaculately maintained grounds extending to approx. 2 acres. Directly accessed off each level of the home are several spacious private terraces allowing residents to chase the path of the sun.

In addition there are two outside covered Bar/BBQ areas, hot tub, observation deck with balcony overlooking the woodland area, ornamental pond, extensive driveway with ample parking and secure automated access.

#### LOCATION

The immediate area is of a delightful rural nature with Pott Shrigley itself being of a special rural community dominated by the attractive church, yet offering easy access to the facilities of the area with Prestbury and Bollington villages close at hand. The area is accessible to Manchester International Airport, the North-West motorway network and the Peak District National Park.

Prestbury - 6.5 Miles  
Poynton - 2.0 Miles  
Handforth Dean - 6.0 Miles  
Manchester Airport - 9.0 Miles

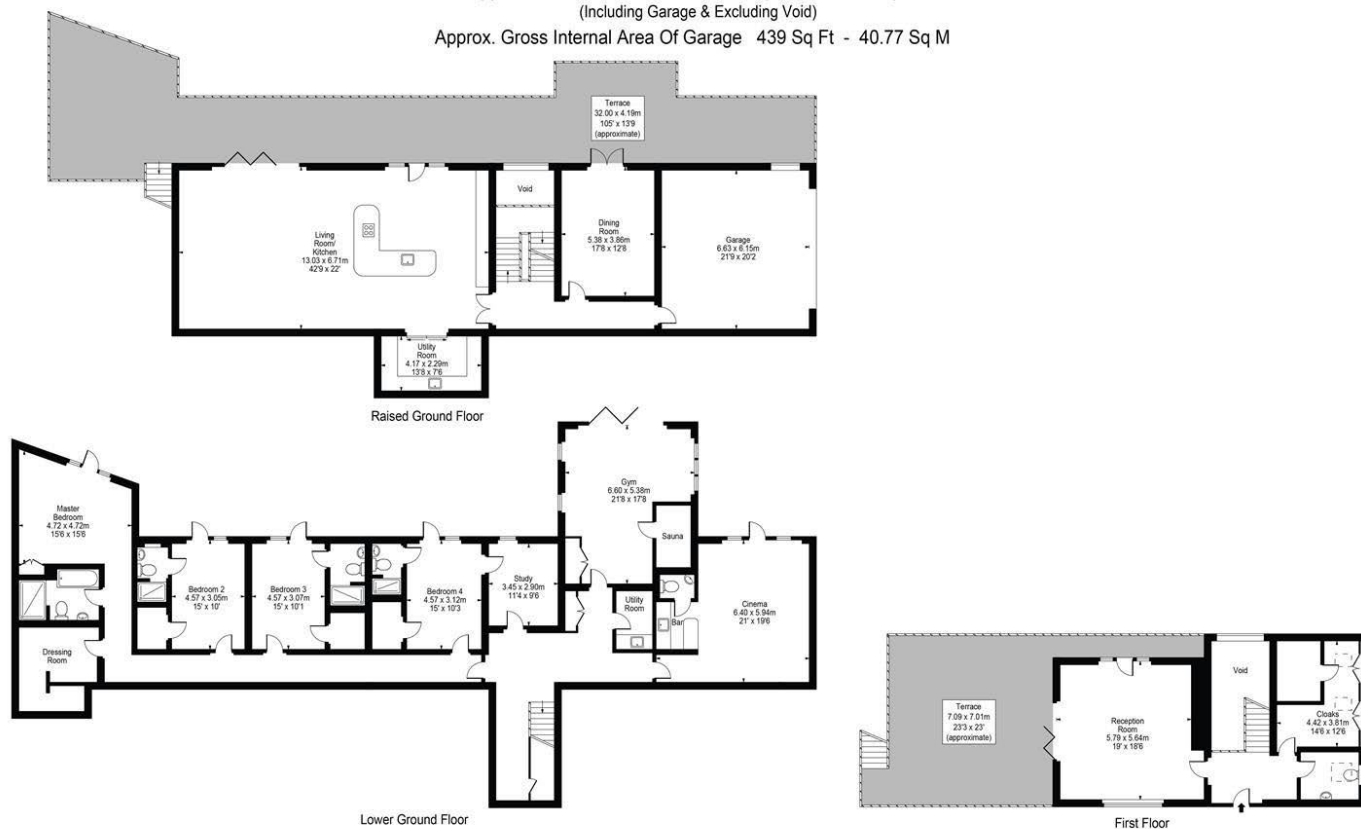
#### SERVICES

Please note that we have not checked any of the appliances or the central heating system included in the sale (if any). All prospective purchasers should satisfy themselves on this point prior to entering into a contract.

## Cherryburn, SK12

Approx. Gross Internal Area 5383 Sq Ft - 500.10 Sq M  
(Including Garage & Excluding Void)

Approx. Gross Internal Area Of Garage 439 Sq Ft - 40.77 Sq M



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