



**GASCOIGNE  
HALMAN**

ASHFIELD HOUSE

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THE AREAS LEADING ESTATE AGENT





| ASHTREE CLOSE, PRESTBURY

## ASHFIELD HOUSE

**Occupying a well established and discreet plot on this private road, this generously proportioned home offers well presented and highly versatile accommodation throughout.**

Ashtree Close is a quiet private road of just five individual homes located on the outskirts of Prestbury Village which is merely 2 minutes drive away.

Ashfield House commands impressive grounds of approx. 0.75 acres with the property beautifully positioned centrally within the plot itself providing a variety of views from the living and sleeping accommodation.

Internally the property provides plentiful accommodation with open plan living situated at the rear of the home to take in the main garden space. The living space is complemented by a large games room which has great potential for a multitude of uses including a potential separate living quarters.

The accommodation comprises in brief; Enclosed Porch, Entrance Hall, W/C, Sitting Room, Formal Lounge, Dining Room with open plan access off the main Kitchen, large Games Room with bar area, separate Utility Room.

At first floor level; Landing, Master Bedroom with conservatory and balcony overlooking the rear gardens and ensuite, 2nd guest bedroom with ensuite and two further double bedrooms and a main family bathroom.





## GROUNDS

Ashfield House sits in beautifully established and private grounds of approx. 3/4 of an acre. The property is accessed off the private road via secure automated gates which lead on to an extensive imprinted concrete drive with feature palm tree turning circle and parking for several motor vehicles.

The gardens are predominantly laid to lawn with two main areas to the front and rear of the the home. A resin bond patio run across the back of the home and there is a wide variety of specimen plants and trees which provide the utmost privacy. The gardens and grounds are also fully floodlit.

## LOCATION

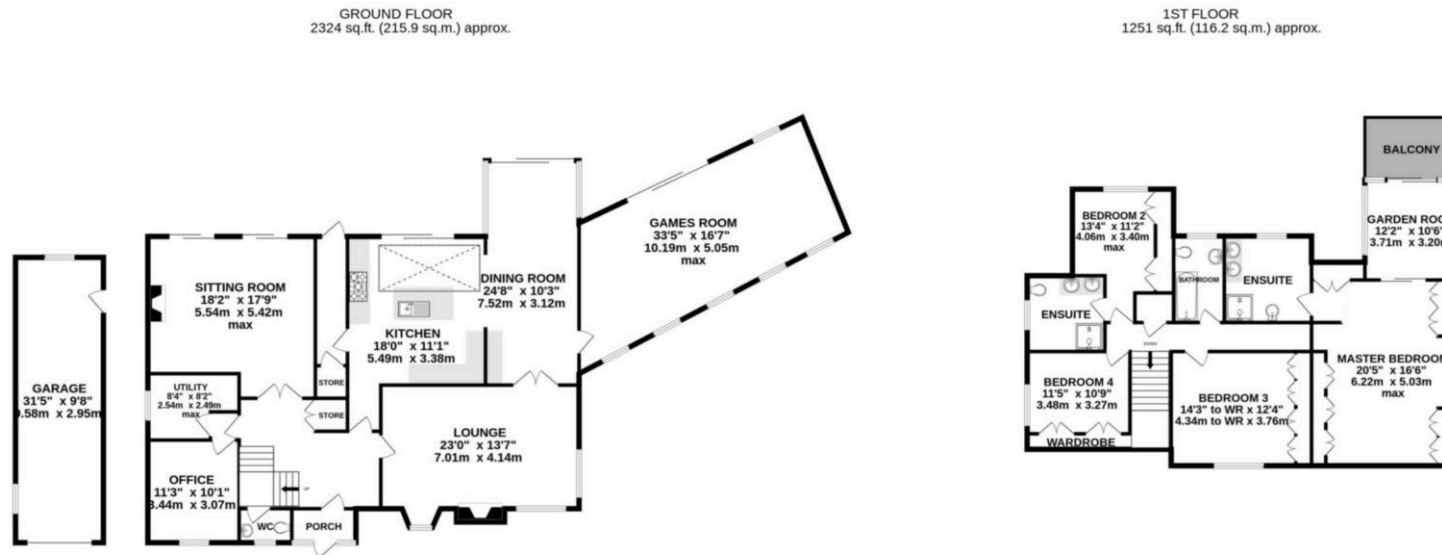
The historical Village of Prestbury is regarded as one of the most picturesque villages in Cheshire. Suitable for a broad demographic the Village boasts excellent access to all the amenities of the general area; Railway Station, Local shops, Restaurant's & Bars/Pubs, a highly regarded Primary School, Tennis Club & Prestbury Golf Club to name a few.

Alderley Edge & 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.

## DIRECTIONS

SAT NAV - SK10 4EB - Ashtree Close is located off London Road and Ashfield House is the first home on the right hand side.

Prestbury Village - 1.0 Mile  
Macclesfield - 3.0 Miles  
Manchester Airport - 10 Miles



TOTAL FLOOR AREA : 3574 sq.ft. (332.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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