



**GASCOIGNE  
HALMAN**

44 MEADOW DRIVE

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THE AREAS LEADING ESTATE AGENT



| PRESTBURY

## 44 MEADOW DRIVE

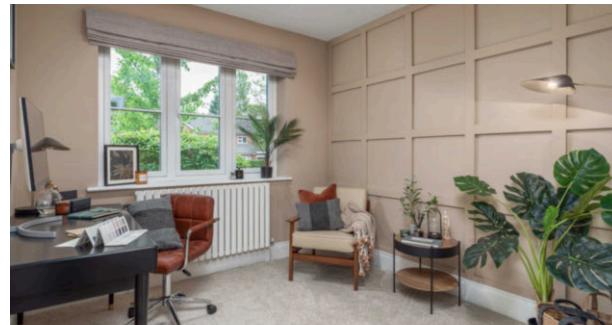
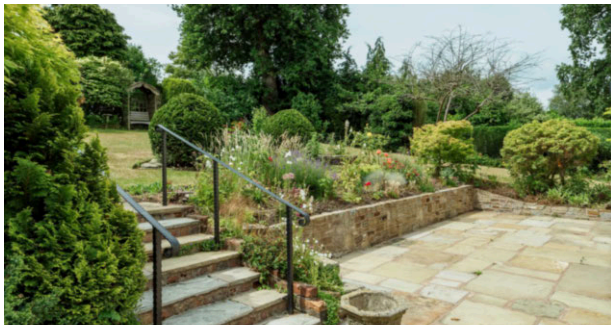
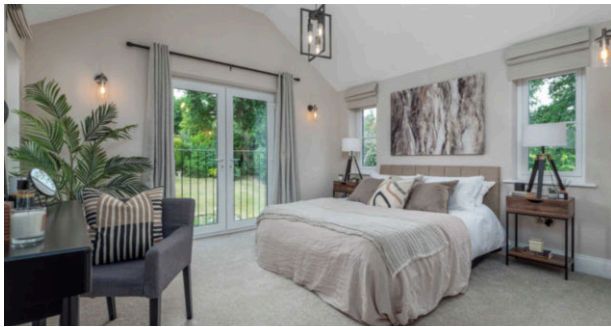
**This superbly presented and appointed detached residence occupies an enviable corner plot in this sought-after residential location.**

No.44 Meadow Drive has undergone a complete program of renovation and remodeling and now boasts stunning and stylish accommodation of excellent proportions across two floors.

The property features a substantial open plan living/dining/kitchen area which acts as the hub of the home and pulls in ample natural light through a ceiling lantern and glazed doors. In addition there is a separate sitting and study providing versatile living arrangements.

The Master bedroom benefits from a feature vaulted ceiling, dressing area and luxury ensuite bathroom and there are two further bedrooms with luxury ensuite facilities whilst the fourth bedroom is serviced by the main bathroom.

The property is ideal for prospective purchasers seeking a 'turn-key' move and we advise strongly a personal inspection.



## GROUNDS

Situated on a generous plot of approx. 1/3 of acre the home features two entrances with tarmacadam driveways providing ample parking for motor vehicles.

The home boasts well stocked and maintained gardens to two aspects, predominantly laid to lawn with profusely stocked borders and beds and a wide variety of mature specimen plants and trees.

There is a private patio area accessed off the dining/kitchen via sliding doors and each window in the different elevations of the home provides a different vista over the grounds.

## LOCATION

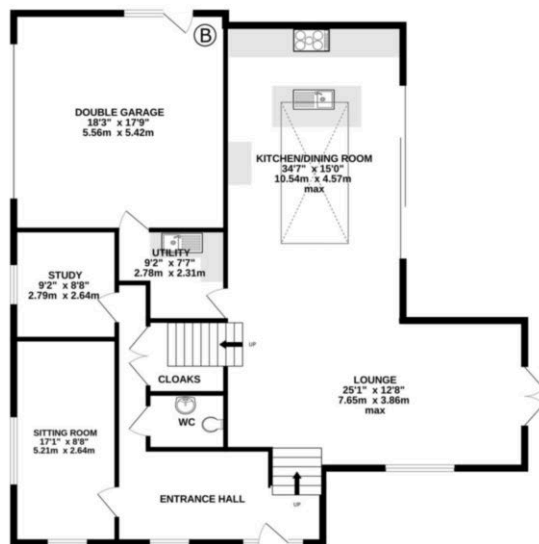
The historical Village of Prestbury is regarded as one of the most picturesque villages in Cheshire. Suitable for a broad demographic the Village boasts excellent access to all the amenities of the general area ; Railway Station, Local shops, Restaurants and Bars/Pubs, a highly regarded Primary School,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

Alderley Edge and 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.

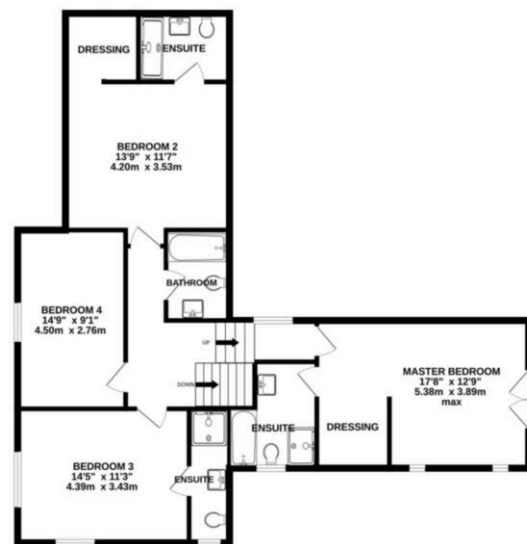
## DIRECTIONS

SAT NAV - SK10 4EZ

GROUND FLOOR  
1521 sq.ft. (141.3 sq.m.) approx.



1ST FLOOR  
1029 sq.ft. (95.6 sq.m.) approx.



TOTAL FLOOR AREA : 2549 sq.ft. (236.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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## PRESTBURY OFFICE

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