



**GASCOIGNE
HALMAN**

DALE BROW MANOR

THE AREAS LEADING ESTATE AGENT



| MACCLESFIELD ROAD, PRESTBURY

DALE BROW MANOR

Guide Price £2,500,000

Dale Brow Manor is a very impressive new home, carefully designed to replicate a fine Georgian House and constructed with an impressive eye for the smallest of detail.

The house is offered for sale as a virtually completed shell, ready for an incoming purchaser to personally customise the property to their own specification within all areas of the accommodation, an event that we rarely come across.

The property is of traditional construction with an exquisite Georgian style Hipped roof, and our attention was immediately drawn to the fabulous detailing beneath the eaves which is just one of many impressive examples of the attention to detail shown by our clients throughout, including a beautifully designed clock tower sitting atop the garage block.

Constructed mainly across two floors only, Dale Brow Manor includes four principle reception rooms, plus a sensational living kitchen of significant proportions.

We would be happy to go through all the relevant information relating to the work currently completed, and the additional finishes required, with genuinely interested parties.

We have in our possession a large amount of general detail and photographic evidence which will prove invaluable to interested prospective purchasers and their contractors, covering all of the areas that you would need to understand in order to take on such a venture.

A single Firm of Consultants have been employed throughout the project from the very start, to handle both the Building Regulation process, including periodic inspections, in addition to the Build Warranty which will provide cover from a Council of Mortgage Lenders approved Insurer.



GROUNDS

We envisage that Dale Brow Manor will be accessed through its own secure entrance gates from Squirrels Chase, and the new driveway will wrap around the front of the property and turn down into a well screened courtyard to the rear which is immediately in front of the Triple Garage.

There is a fine stone wall to the front which has been rebuilt, and we would expect the new purchaser to plant some evergreen foliage behind to create a soft permanent privacy barrier for the property.

The house will no doubt stand within its own private landscaped gardens, facing almost due South, and we are able to supply interested parties with copies of the landscaping plan upon request.

LOCATION

The historic 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, Bars/Pubs, a highly regarded Primary School, Tennis club and a highly regarded Golf course 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.

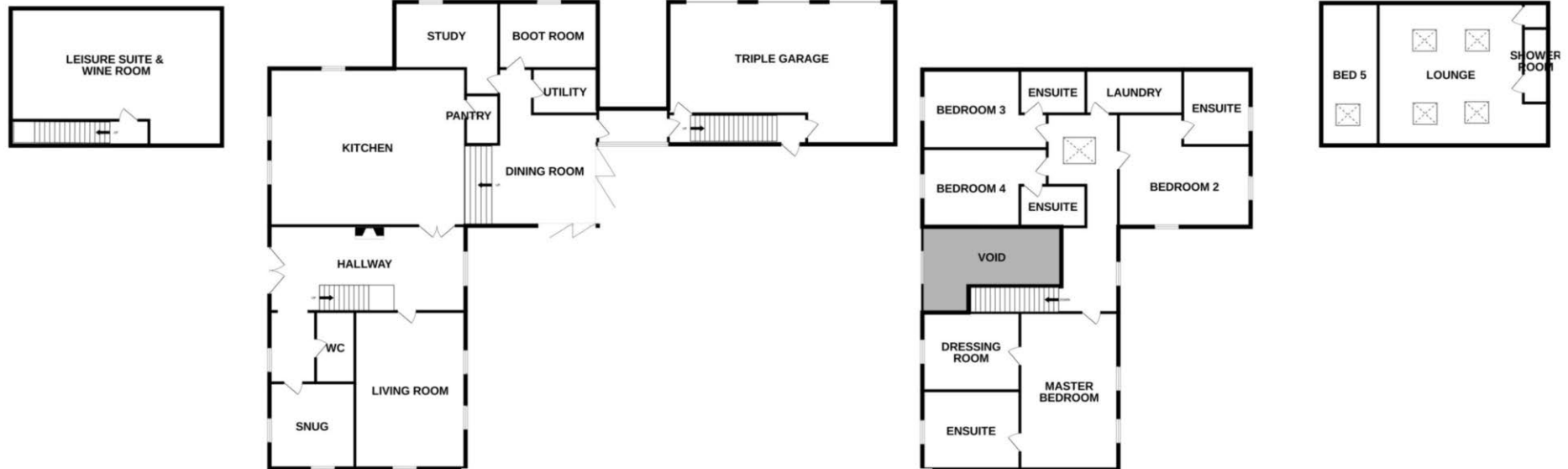
DIRECTIONS

The postcode is SK10 4BH and the property is situated on the corner of Macclesfield Road and Squirrels Chase.

BASEMENT

GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2024

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.

PRESTBURY OFFICE

01625 827 467

prestbury@gascoignealman.co.uk

8 The Village, Prestbury SK10 4DG

**GASCOIGNE
HALMAN**