



**GASCOIGNE
HALMAN**

PLUM TREE COTTAGE

THE AREAS LEADING ESTATE AGENT



| MOTTRAM ST. ANDREW

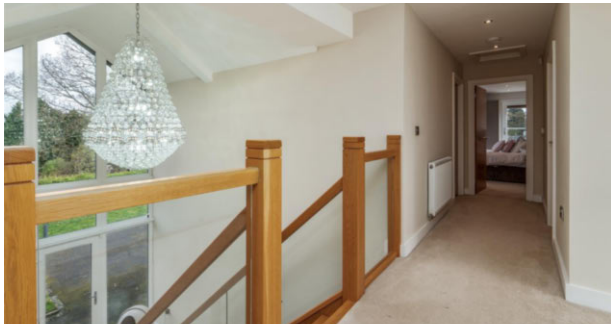
PLUM TREE COTTAGE

A fantastic, contemporary four bedroom detached family house, set back from the road, perched on an elevated position. Offered with no chain.

With garden views of the countryside, while being a short walk to the center of Prestbury Village, this magnificent house offers just shy of 4,000 sq ft in total while including great garden space and a small paddock area.

In brief, the large family home offers a welcoming and bright galleried entrance hall with floor-to-ceiling windows, a separate boot room, utility room, and a modern ground floor shower room. The main feature of the house is the exceptional kitchen/living/dining room which has bi-fold doors leading to the gardens/terrace. The kitchen comprises of a high-spec large central island unit with an attached breakfast table, alongside there is a full range of integrated appliances. Additionally, on the ground floor, there is an office and a large lounge with a feature fireplace.

To the first floor, the principal bedroom offers a balcony with rural views, a dressing room, and en suite shower room. There are three further great size bedrooms with the second bedroom hosting en suite bathroom. At the top of the staircase, there is also a modern fitted family bathroom.



GROUNDS

Externally, there is a large two car carport, timber outbuilding/storage area accompanied by landscaped gardens, paddock land, and rockery. The house is tremendously private with electric gates for good security.

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.

LOCAL AUTHORITY

Cheshire East - Council Tax Band H

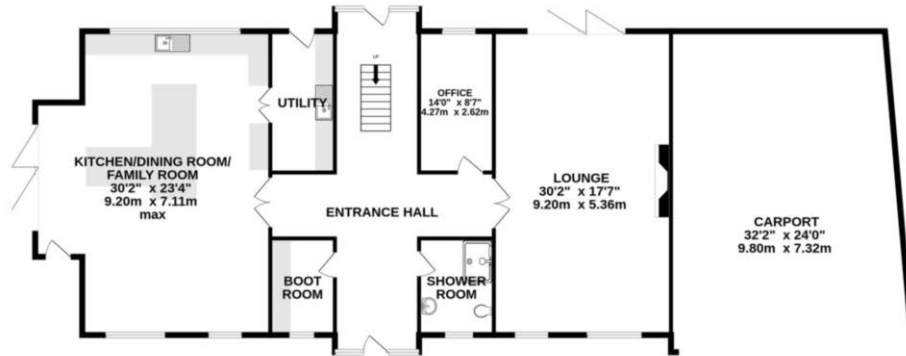
TENURE

FREEHOLD - Subject to verification by solicitors

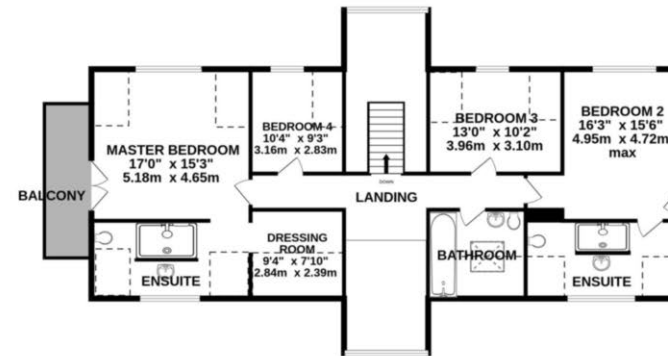
DIRECTIONS

SAT NAV: SK10 4AX

GROUND FLOOR
2578 sq.ft. (239.5 sq.m.) approx.



1ST FLOOR
1417 sq.ft. (131.7 sq.m.) approx.



TOTAL FLOOR AREA : 3995 sq.ft. (371.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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