



**GASCOIGNE
HALMAN**

OAK TREE HOUSE

THE AREAS LEADING ESTATE AGENT



| WITHINLEE ROAD, MOTTRAM ST. ANDREW
OAK TREE HOUSE

This impressive arts & craft style home occupies a superb plot of approx. 0.85 acres on one of Cheshires' finest roads.

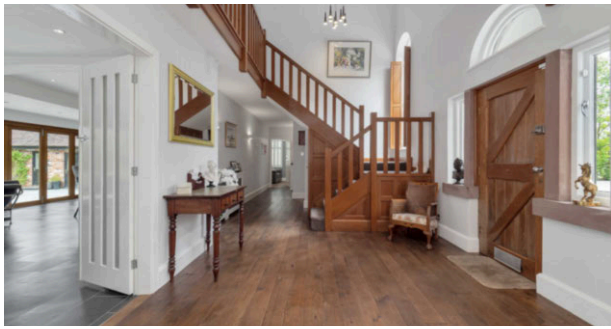
Constructed in the 1920's, Oak Tree House commands a substantial plot with an imposing frontage and offers highly versatile, bright and spacious accommodation throughout.

The home still retains features of the period but has been skillfully modernised, remodeled and extended to suit modern family living with the core of the home comprising an open plan 'living/dining/kitchen' with dual bi-fold doors providing views out to the spectacular gardens to the rear. A formal sitting room, snug, study and dining room complete the reception areas.

At first floor level the Master Bedroom comes complete with walk in wardrobe and a luxury re-fitted ensuite and there are four further bedrooms of generous size serviced by three more contemporary bath/shower rooms.

There is a detached full-size double garage with automated door and located behind multi-functional large room currently being utilised as a gymnasium/games room. This could offer the opportunity to create ancillary accommodation or even a leisure suite subject to the relevant planning permissions.





GROUNDS

Extending to approximately 0.85 acres, Oak Tree House features well maintained, private established grounds on an impressive scale.

There is a generous frontage with extensive resin bond drive with hard standing for several motor vehicles with a further large lawned area and screening off the road itself.

The rear gardens are predominantly laid to lawn with an extensive patio area running across the back of the home.

There are a wide variety of mature specimen plants and trees, stocked borders and the utmost privacy is provided both front and rear to the property.

LOCATION

Mottram St Andrew is of a semi rural nature with areas of delightful greenbelt countryside. For those with leisure pursuits in mind, the internationally renowned Mottram Hall Hotel is also just a short drive away and offers a luxury Champneys health & spa complex and championship 18-hole golf course.

Only a very short distance away 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.

LOCAL AUTHORITY

Cheshire East - Council Tax Band: H

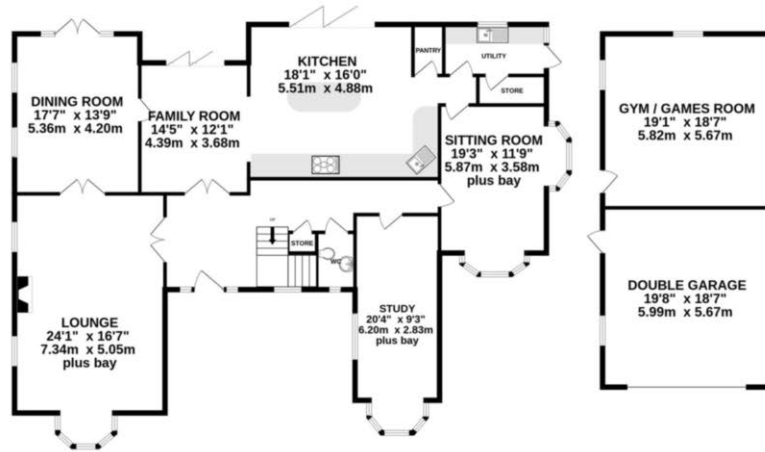
TENURE

Freehold - to be verified by solicitors

POSTCODE

SK10 4AU

GROUND FLOOR
2715 sq.ft. (252.2 sq.m.) approx.



1ST FLOOR
1502 sq.ft. (139.5 sq.m.) approx.



TOTAL FLOOR AREA : 4217 sq.ft. (391.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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