



**GASCOIGNE
HALMAN**

OVERDALE

THE AREAS LEADING ESTATE AGENT



| ADLINGTON

OVERDALE

A most impressive detached residence presented and extended to a superb standard with stunning south-facing landscaped grounds in the sought after village of Adlington.

Overdale commands an enviable plot extending to 3/4 acre and provides extensive family living. The property boasts a superb level of appointment throughout with high quality fixtures and fittings, luxury bathrooms and bespoke handmade fitted wardrobes and cabinets.

The house is full of character and in brief comprises of; a porch, large dining entrance hall, WC and home office. A spacious lounge, featuring a stone fireplace and doors into the garden. The extended kitchen/dining area leads into a utility room and large garage.

4 double bedrooms, 3 which benefit from fitted wardrobes. A modern main bathroom with shower over the bath and plenty of storage and a luxury ensuite to the master bedroom with free standing bath and separate shower.

The property benefits from solar panels helping give the property an EPC rating of C.





GROUNDS

Backing onto open farmland, the property has superb private mature gardens with well-stocked borders. A great size patio area, perfect for alfresco dining which can be accessed from both the kitchen and lounge. To the front a blocked paved driveway providing ample parking.

LOCATION

The immediate area is of an attractive, established semi-rural nature with some fantastic vistas made available over the surrounding countryside in this elevated position. Adlington's railway station is situated nearby and offers excellent commuter rail services to Manchester and London. Adlington's well regarded primary school is a short distance away and is walkable from the house. Prestbury, Wilmslow, Macclesfield and Poynton located nearby offer more comprehensive facilities including leisure centres, schools for children of all ages, and intercity rail services. Manchester International Airport and the motorway network are within 20 minutes drive away by car.

DIRECTIONS

SAT NAV: SK10 4JX

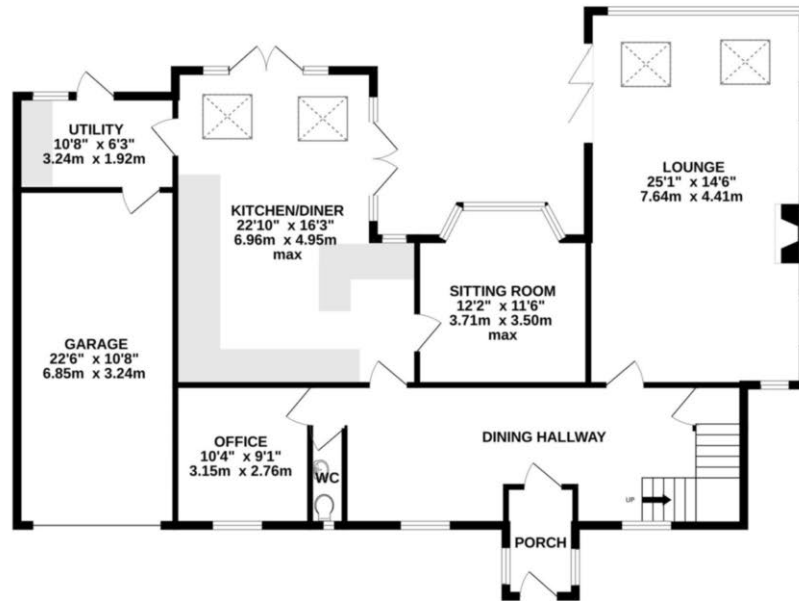
LOCAL AUTHORITY

Cheshire East BC - Council Tax Band: G

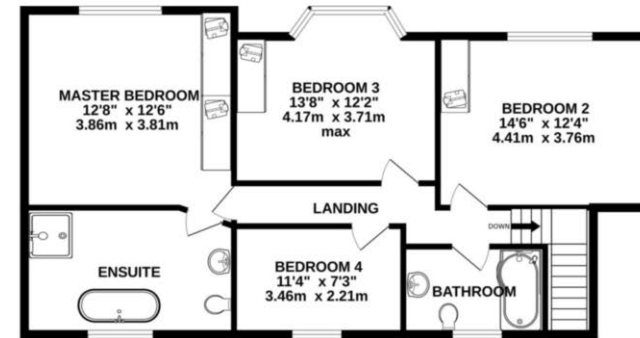
TENURE

Leasehold - 910 years remaining, £12.50pa.

GROUND FLOOR
1480 sq.ft. (137.5 sq.m.) approx.



1ST FLOOR
844 sq.ft. (78.4 sq.m.) approx.



TOTAL FLOOR AREA : 2324 sq.ft. (215.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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