



**GASCOIGNE
HALMAN**

CASTLE HILL

THE AREAS LEADING ESTATE AGENT



| PRESTBURY CASTLE HILL

This modern detached house offers extensive accommodation over four floors on a private and secure south facing plot of approx 0.5 of an acre. An ideal family home with versatile accommodation, only a short walking distance from Prestbury Village.

The ground floor comprises of a grand hallway, a bay fronted living room with dual aspect views and a sitting room overlooking the stunning rear garden. An additional home office and utility room with access to the double garage.

The recently extended lower ground floor provides a spectacular modern open-plan kitchen/dining/living area. This bright space includes breakfast bar seating, the latest integrated Neff appliances and the opportunity to host on the south facing terrace through bi-fold doors. There is also an additional WC, utility room and gym.

The first floor galleried landing welcomes four large double rooms, all with fitted wardrobes. The main bedroom and bedroom two are complimented with en-suites whilst three and four have access to a Jack and Jill family bathroom. The second floor also offers two excellent sized bedrooms with large Velux windows and a separate shower room.



GROUNDS

Number 39 is accessed via a private road of just three homes, with a sweeping driveway that provides ample parking and access to the integral double garage.

The landscaped gardens are beautifully maintained with the main garden area predominantly laid to lawn with stocked borders and a wide variety of specimen plants and trees. There is an extensive dining terrace that is accessed from the kitchen with steps down to the lawn which gives this mature plot a wonderful sense of depth and character. At the bottom of the garden, there is a perfect play area laid to bark - ready to house children's play equipment.

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

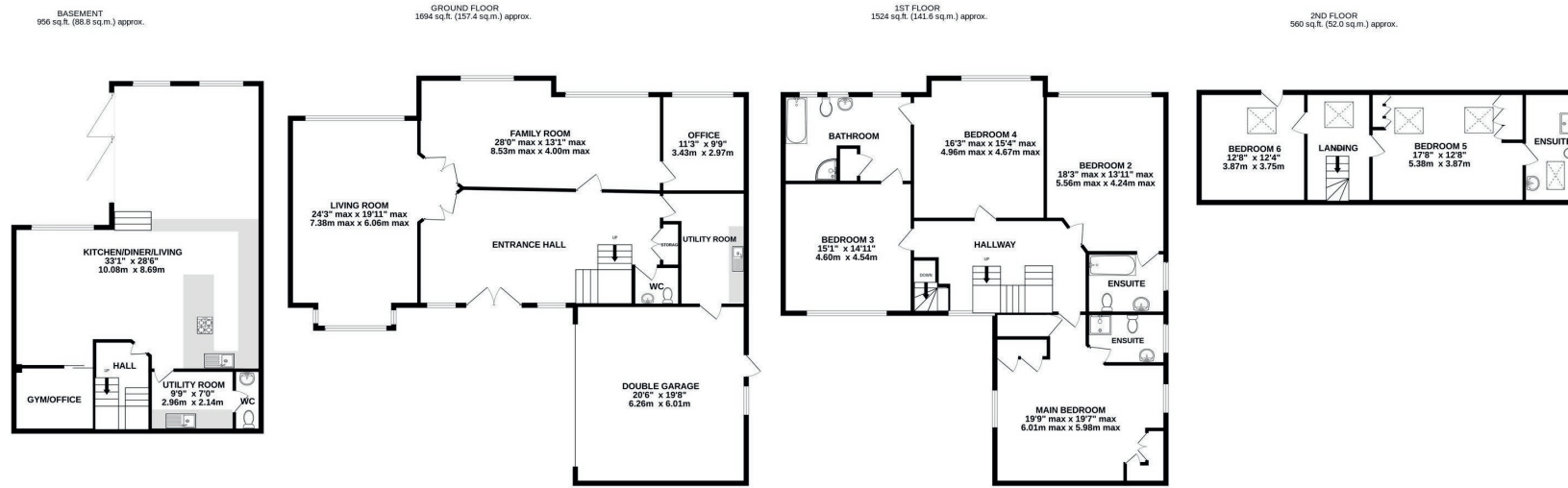
TENURE

Freehold - Subject to verification by solicitors

DIRECTIONS

SAT NAV: SK10 4UW

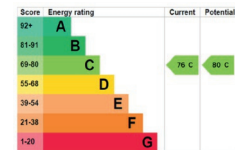
FLOORPLAN AND EPC



TOTAL FLOOR AREA : 4503sq.ft. (418.3 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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