



**GASCOIGNE
HALMAN**

CARINGA, 17 MACCLESFIELD ROAD

THE AREAS LEADING ESTATE AGENT



| PRESTBURY

CARINGA, 17 MACCLESFIELD ROAD

A stunning detached family home retaining many original features and within walking distance to Prestbury village.

Upon entering, you are greeted by a bright and welcoming hallway with Karndean flooring and understairs storage. To the right is a superb formal dining room with large bay window and feature fireplace. Across the hallway, is a generously proportioned study (also with Karndean flooring), complimented fitted furniture and log burner creating a cozy workspace.

Continuing through the ground floor, you will find the impressive lounge, a large yet welcoming room designed for family relaxation, with gas fire and French doors leading to the garden.

The extended family dining kitchen, is a bright and airy space designed for modern living, featuring an island unit with an integrated induction hob, a stunning roof lantern, underfloor heating and Bi-folding doors that open onto the garden. Adjacent to the kitchen, is the utility room leading to the garage. A large WC with added storage completes the ground floor. High ceilings and large windows give a wonderful bright and airy feel throughout.

To the first floor, a generous master bedroom suite with dressing area, fitted wardrobes and a Juliette balcony overlooking the beautifully landscaped rear garden. Luxury ensuite bathroom with free standing bath, walk in shower, WC and sink unit provide extra storage. Three further double bedrooms complete the first floor, bedroom two benefits from fitted furniture and a luxury modern shower room, while a further family shower room caters to the remaining bedrooms with contemporary fixtures and finishes.



GROUNDS

At the front of the property, mature hedging and planting screen the property from the road, making for a very pleasant outlook. A paved driveway provides ample parking for multiple cars, and the double garage comes equipped with an electric car charging point.

Fabulous rear gardens, featuring an Indian stone patio that spans the width of the property creates a perfect dining space. A raised lawn with additional patio provides extra space for entertaining and catching the evening sun. A third patio area with an established fishpond makes a perfect area for relaxing and entertaining. Hidden behind a well-established Beech hedge you will find a lawned tennis court, shed/summer house, greenhouse and vegetable plot.

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: G

TENURE

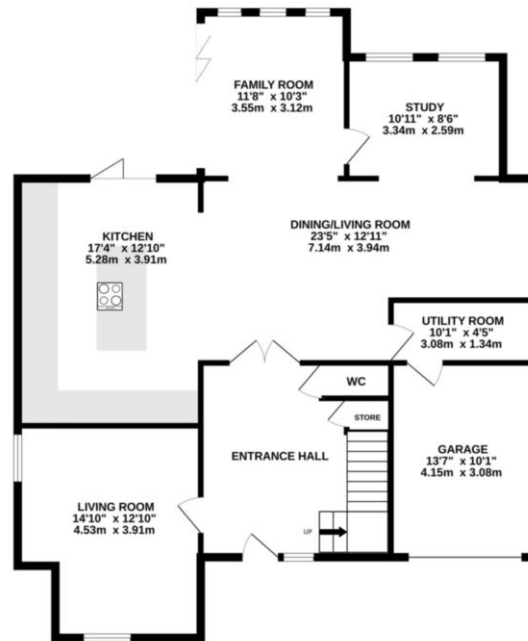
Freehold - Subject to verification by solicitors.

DIRECTIONS

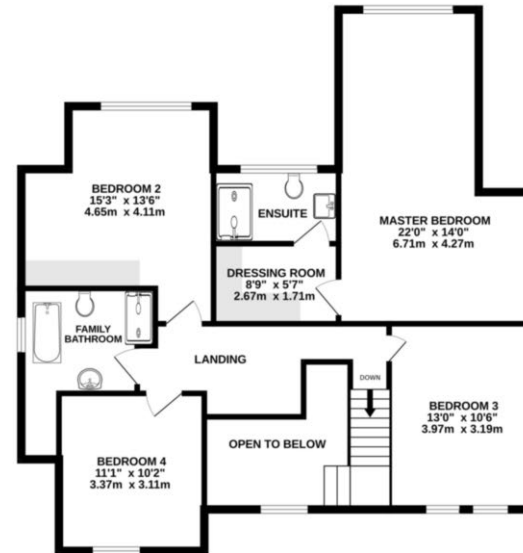
SAT NAV: SK10 4BW

BEDROOM 2

GROUND FLOOR
1235 sq.ft. (114.7 sq.m.) approx.



1ST FLOOR
1034 sq.ft. (96.1 sq.m.) approx.



TOTAL FLOOR AREA : 2268 sq.ft. (210.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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