



**GASCOIGNE
HALMAN**

BUTLEY LANES

THE AREAS LEADING ESTATE AGENT



| PRESTBURY

BUTLEY LANES

Located on this well regarded tree lined road within walking distance of Prestbury Village this attractive detached home with spacious garden and fantastic character.

Butley Lanes is a well regarded location within close pavement walking distance to Prestbury Village, train station, local primary school, tennis club and riding stables. This magnificent house is set well back from the roadside in an enviable plot which provides the utmost privacy with ample opportunity for further development (subject to planning approval). The property has a striking and attractive frontage with its steep gables and large rear garden.

The accommodation comprises in brief: entrance hallway with cloak room and WC. Lounge with feature log burner fire, double doors leading into the extended, open plan, kitchen/diner/living area. Separate office space with integral access to the garage and additional front sitting room with a bay window and fire place.

At first floor level; A wide, grand stairway with large landing window offering excellent light. The main Bedroom with dual aspect windows, fitted wardrobes and en- suite shower room. There are three more double bedrooms (two with fitted wardrobes) and a main four-piece suite family bathroom.



GROUND S

Externally the home features a generous garden size, predominantly lawned with a terraced area accessed from both the study and kitchen/dining/living areas through patio doors. To the front of the home is an extensive drive for many vehicles on gorgeous York stone with additional front landscaped garden to give a fantastic front visual aspect to the house.

LOCATION

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, Restaurants and Bars/Pubs, a highly regarded Primary School, Tennis Club and Prestbury Golf Club to name a few. Alderley Edge and 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: G

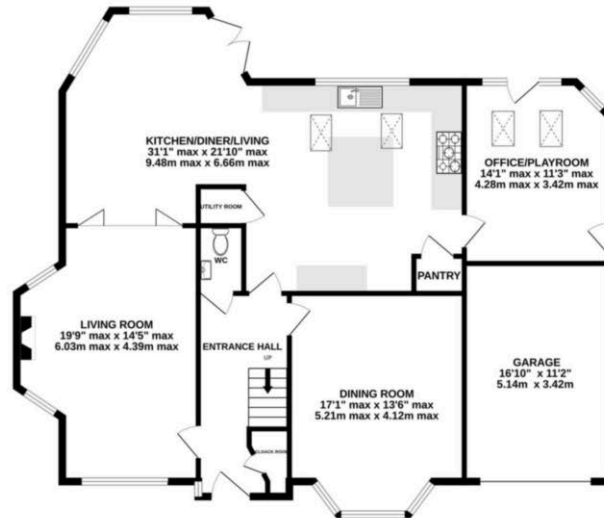
TENURE

Leasehold - to be verified by solicitors.

DIRECTIONS

SAT NAV: SK10 4HU

GROUND FLOOR
1419 sq.ft. (131.8 sq.m.) approx.



1ST FLOOR
879 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA : 2298 sq.ft. (213.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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