



**GASCOIGNE
HALMAN**

HOLMLEE WAY

THE AREAS LEADING ESTATE AGENT



| PRESTBURY

HOLMLEE WAY

Nestled just off the prestigious Withinlee Road, this magnificent five-bedroom detached home boasts breathtaking countryside views and has been meticulously renovated to an exceptional standard. Combining ultra-modern design with the latest high-tech features, this is a home that perfectly blends luxury, comfort, and cutting-edge style.

Spanning over 2,500 sq. ft., this property offers an abundance of space for family living, with a beautifully designed southerly-facing garden that maximizes sunlight throughout the day.

Upon entering, you're welcomed by an impressive, bright entrance hallway featuring a stunning, recently finished open staircase. Double sliding doors lead you seamlessly into the heart of the home, an exquisite open-plan kitchen, dining, and living space. This area is flooded with natural light, thanks to floor-to-ceiling bifold patio doors and Velux windows, creating a bright and airy atmosphere that enhances the home's contemporary charm. The brand-new kitchen is equipped with top-of-the-line appliances, including premium ovens, an induction hob, and a large central island, perfect for cooking, entertaining, or gathering with family. The space flows effortlessly into a spacious living area, designed for both relaxed lounging and entertaining. The ground floor also features a stylish WC and a generously sized utility room, providing plenty of practical storage solutions.

On the first floor, the master bedroom is complete with a walk-in wardrobe, a luxurious en-suite bathroom, and stunning panoramic views. Three additional double bedrooms offer fantastic space, with one benefitting from a private en-suite shower room, while a contemporary family bathroom serves the remaining rooms. The loft has been thoughtfully converted into a versatile games room, with additional storage space cleverly integrated into the eaves.





GROUND S

South-facing rear garden provides the perfect setting for relaxation and entertainment. A partially converted garage offers a flexible space that can be used as a home office, gym, or even an outdoor bar, ideal for summer gatherings. A single garage and off-road parking completes the impressive exterior.

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.

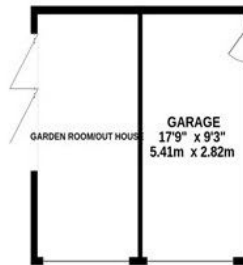
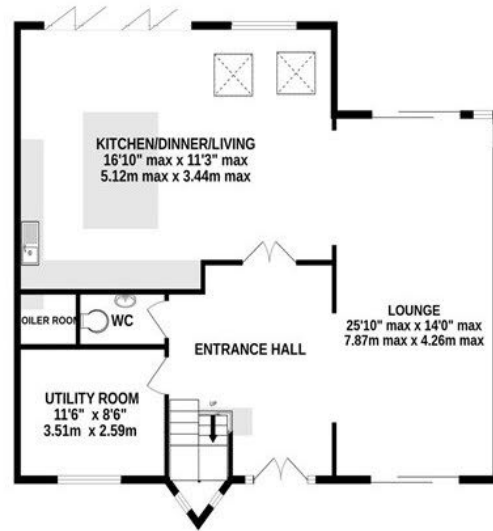
The restaurants and bars of Alderley Edge are within easy reach and superb shopping is available in Wilmslow, Handforth Dean and John Lewis in Cheadle as well as the market town of Macclesfield.

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.

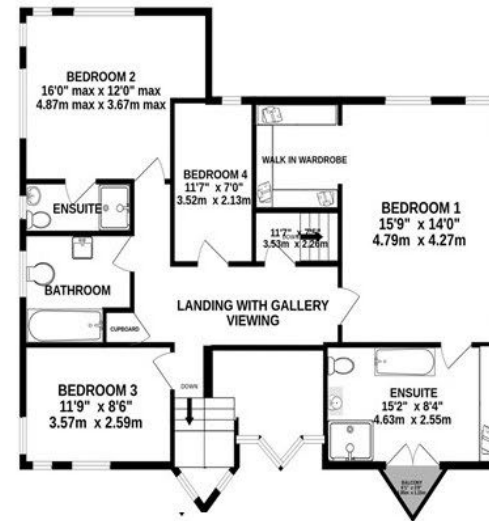
DIRECTIONS

SAT NAV: SK10 4BQ

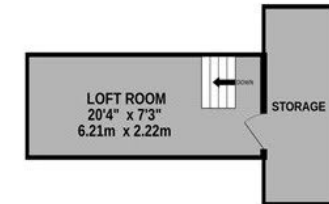
GROUND FLOOR
1573 sq.ft. (146.2 sq.m.) approx.



1ST FLOOR
1158 sq.ft. (107.6 sq.m.) approx.



2ND FLOOR
0 sq.ft. (0.0 sq.m.) approx.



TOTAL FLOOR AREA : 2731 sq.ft. (253.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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