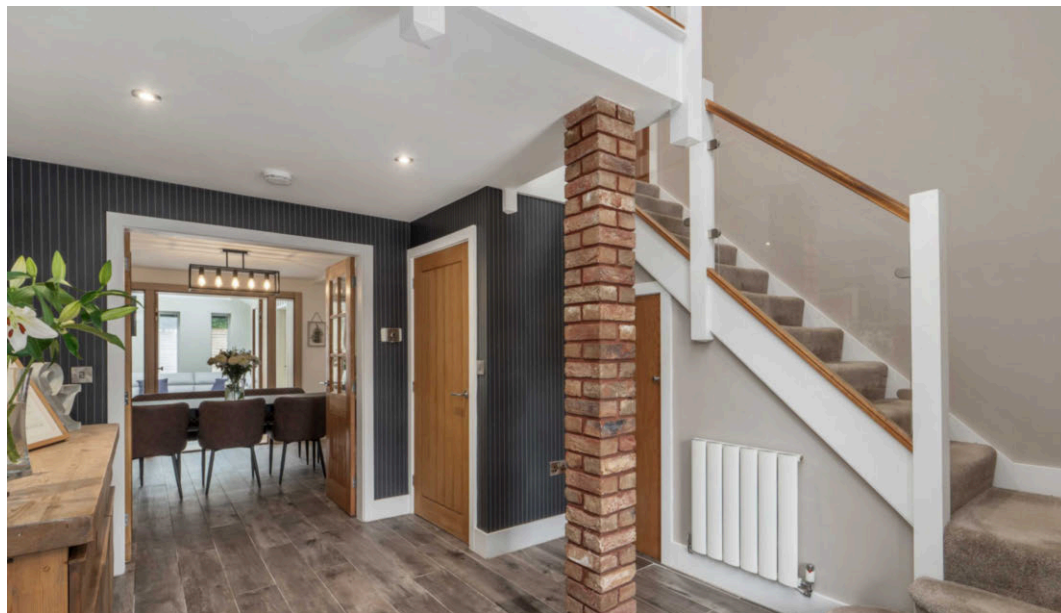




**GASCOIGNE
HALMAN**

THE FIRS, BROCKLEHURST DRIVE

THE AREAS LEADING ESTATE AGENT



| PRESTBURY

THE FIRS, BROCKLEHURST DRIVE

A hugely impressive four bedroom detached house, offering fantastic high quality finishes while being close to the centre of Prestbury Village.

Situated on a quiet Prestbury road, this recently built detached home has been finished to an extremely high standard, with four large double bedrooms and spacious living accommodation.

The property comprises of a feature double-height entrance hall with galleried landing. To the rear of the ground floor is the hub of the house with an open plan kitchen, dining living space, with an exceptional fitted kitchen and island unit and bi-fold doors out to the rear garden. The room flows through to the recent extension where an additional sitting room and separate office space are located. To the front of the house boasts a lounge with floor-to-ceiling windows offering a bright versatile space. Additionally, a WC, utility room, and integral garage complete the ground floor.

To the first floor, a large galleried landing space leads to four spacious double bedrooms. The main is equipped with a walk-in wardrobe room and en-suite bathroom. The additional three double rooms use the family bathroom, all finished to an incredibly high standard.



GROUND S

Externally, the property is secure with electric gates, off-road parking and an electric charging point. To the rear of the property, is a well-designed and maintained landscaped garden with an Indian stone patio ideal for alfresco dining and the addition of a second seating area that gets sun throughout the day. External lighting is installed to create atmospheric space well into the evening.

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

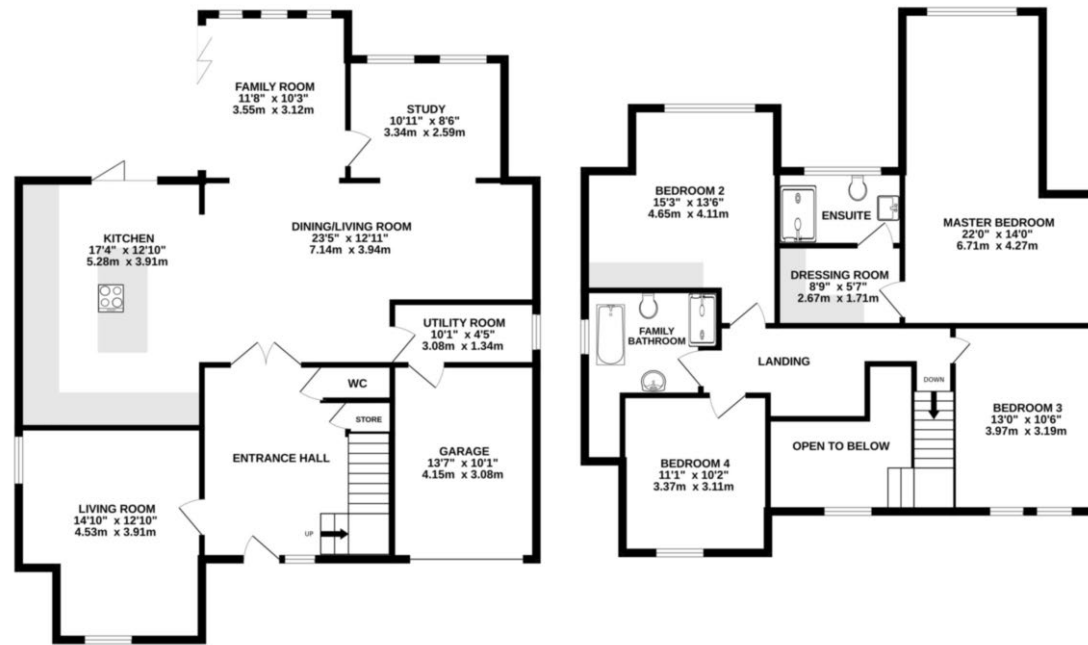
Freehold

DIRECTIONS

Sat Nav: SK10 4JD

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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