

4 THE PADDOCKS
Prestbury
GUIDE PRICE
£950,000



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THE AREAS LEADING ESTATE AGENCY

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GASCOIGNE HALMAN

An exquisite Cheshire Brick property in the heart of the sought-after Willowmead Park. Boasting an enviable position along the banks of the River Bollin, this exceptional home offers breathtaking views, landscaped south-facing gardens, and generously-proportioned accommodation.

- Stunning Plot with Riverside Views
- South Facing Gardens
- Generously Proportioned Rooms
- Double Garage

- Just Shy Of 3,000 sq ft
- Potential Loft Conversion (subject to PP)
- 3 Bathrooms

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The grand entrance hall features a modern oak and glass staircase, solid oak doors and a double-height feature window, flooding the space with natural light creating an inviting atmosphere. To the left, the spacious formal lounge enjoys a dual aspect with garden views and direct access to the garden. A separate elegant dining room also benefits from doors leading to the patio, making it perfect for entertaining. The kitchen is at the heart of the home, with a range of fitted units and a central breakfast bar which houses the hob and room for seating. The kitchen is open to the family room making this a perfect place to relax or entertain guests, this again has the benefit of doors to the rear gardens. A utility room, cloakroom/WC, and an integral double garage complete the well-planned ground floor.

The first floor boasts a generous landing with access to a fully boarded loft, offering great potential to convert into two additional bedrooms and a bathroom (subject to permissions). The generous master suite enjoys fitted wardrobes and an ensuite bathroom. A second spacious bedroom, with an ensuite shower room, provides a perfect guest retreat. Two further well-proportioned bedrooms are served by a large family bathroom, featuring a standalone bathtub and a walk-in shower for ultimate relaxation. The beautifully maintained south-facing gardens offer a tranquil escape, with lush lawns and mature planting. The breathtaking panoramic views over the Bollin River and open countryside are truly a special feature to the property.

The patio at the rear of the property is a lovely sun trap, ideal for alfresco dining and entertaining.

A private driveway provides parking for two cars, alongside an integral double garage for additional storage or secure vehicle space.

LOCATION

The historic 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, Bars/Pubs, a highly regarded Primary School, Tennis club and a highly regarded Golf course to name a few. Alderley Edge & 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.

DIRECTIONS

SAT NAV: SK10 4DB

TENURE

Freehold - to be verified by solicitors

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East - Council Tax Band: G

VIEWING

Viewing strictly by appointment through the Agents.

TWENTY NETWORKED OFFICES THROUGHOUT CHESHIRE, SOUTH MANCHESTER & THE HIGH PEAK



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