



**GASCOIGNE
HALMAN**

ROSE COTTAGE, CASTLE HILL

THE AREAS LEADING ESTATE AGENT



| PRESTBURY

ROSE COTTAGE, CASTLE HILL

A beautifully presented, detached four-bedroom house, immaculately finished and featuring private, south-westerly facing landscaped gardens with stunning views over the countryside and open fields of Mottram St. Andrew.

Exuding elegance and style, this impressive property spans over 2,200 sq ft and showcases high-quality finishes throughout. The immaculate landscaped gardens, extending to approximately a third of an acre, offer a serene oasis with stunning rural views, creating a truly tranquil ambiance.

This property offers a covered porch that leads into bright and spacious dining hall. The high specification breakfast kitchen is finished to an exceptional standard, complete with island and top of the line fitted appliances. Double doors open into the Orangery, which in turn has patio doors which lead out onto the raised rear patio area. Additionally, there is a separate living room with feature fireplace and patio doors also leading to the rear patio area. A cloakroom and separate WC complete the ground floor.

The main residence offers three generously sized double bedrooms, with one currently being used as a dressing room, professionally fitted by Strachans. The main luxurious master suite featuring a beautiful, modern en-suite shower room with the family bathroom as equally impressive, offering the same exceptional quality and finishes throughout.



GROUND S

The detached double garage provides generous space, with guest suite/office situated above it. Complete with an en-suite shower room, this versatile space is perfect for a work-from-home environment separate from the main house. Additionally, a sauna is located at the rear of the garage for ultimate relaxation. The property also offers ample off-road parking and is accessed via electric gates.

The property boasts breathtaking views and meticulously designed landscaped gardens, covering approximately a third of an acre. The pristine patio space, complete with a serene water feature, creates a private and relaxing retreat, surrounded by lush gardens and overlooking the scenic fields beyond. Set on a highly private plot, this residence offers the perfect blend of luxury and tranquility.

LOCATION

Mottram St. Andrew lies between Prestbury, Wilmslow and Alderley Edge and is within easy reach of all three. Prestbury has long been renowned for its picturesque charm and historic interest and is regarded by many as one of Cheshire's premier locations with its delightful environs and easy access to Manchester Airport and the motorway network. Mottram St Andrew is of a semi rural nature with areas of delightful greenbelt countryside. For those with leisure pursuits in mind, the internationally renowned Mottram Hall Hotel is also just a short drive away and offers a luxury health and spa complex and championship 18-hole golf course.

LOCAL AUTHORITY

Cheshire East - Council Tax Band: G

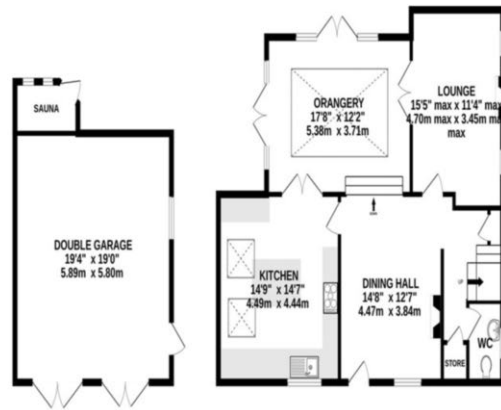
TENURE

Freehold - To be verified by solicitors

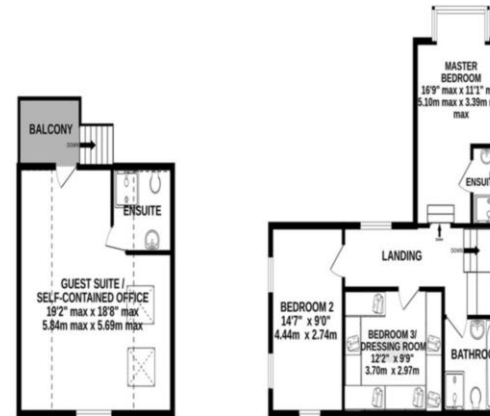
DIRECTIONS

SAT NAV: SK10 4AX

GROUND FLOOR
1267 sq.ft. (117.7 sq.m.) approx.



1ST FLOOR
950 sq.ft. (88.3 sq.m.) approx.



TOTAL FLOOR AREA: 2217 sq.ft. (206.0 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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