



**GASCOIGNE
HALMAN**

PEAR TREE COTTAGE

THE AREAS LEADING ESTATE AGENT



| MACCLESFIELD ROAD, PRESTBURY

PEAR TREE COTTAGE

An exceptional detached country home located in the heart of the Prestbury village conservation area, offering elegant interiors, a private walled garden, parking and bursting with character.

In a prime central village location, this beautifully appointed Grade II listed detached home combines timeless charm with high-spec contemporary living. Recently renovated to an exceptional, traditional standard, the property offers generous accommodation, and an impressive array of features all within easy reach of local amenities.

Behind its handsome façade, the home reveals spacious and tastefully refurbished interiors that strike a perfect balance between period elegance and modern comfort. The welcoming sitting room features a stunning stone chimneypiece and wood burner, creating a warm and inviting space for relaxing or entertaining. A bright modern kitchen with patio doors out to the rear with separate dining room also with patio doors. An office/snug room, utility room and WC complete the ground floor.

Three well-proportioned double bedrooms, each with its own bathroom, providing ideal accommodation for families or visiting guests. The home has a modern gas boiler and insulation, double glazing, and excellent storage, including useful loft space and a lower ground floor wine cellar.





GROUND S

Outside, the gated driveway offers secure off-road parking and leads to a beautifully landscaped, private walled garden filled with mature planting. A handcrafted oak-framed workshop and a versatile garden annex add further flexibility, perfect for a home office, studio or guest accommodation. To complete this unique offering, an outdoor Zoki infrared sauna provides a luxurious wellness retreat right in your own garden.

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

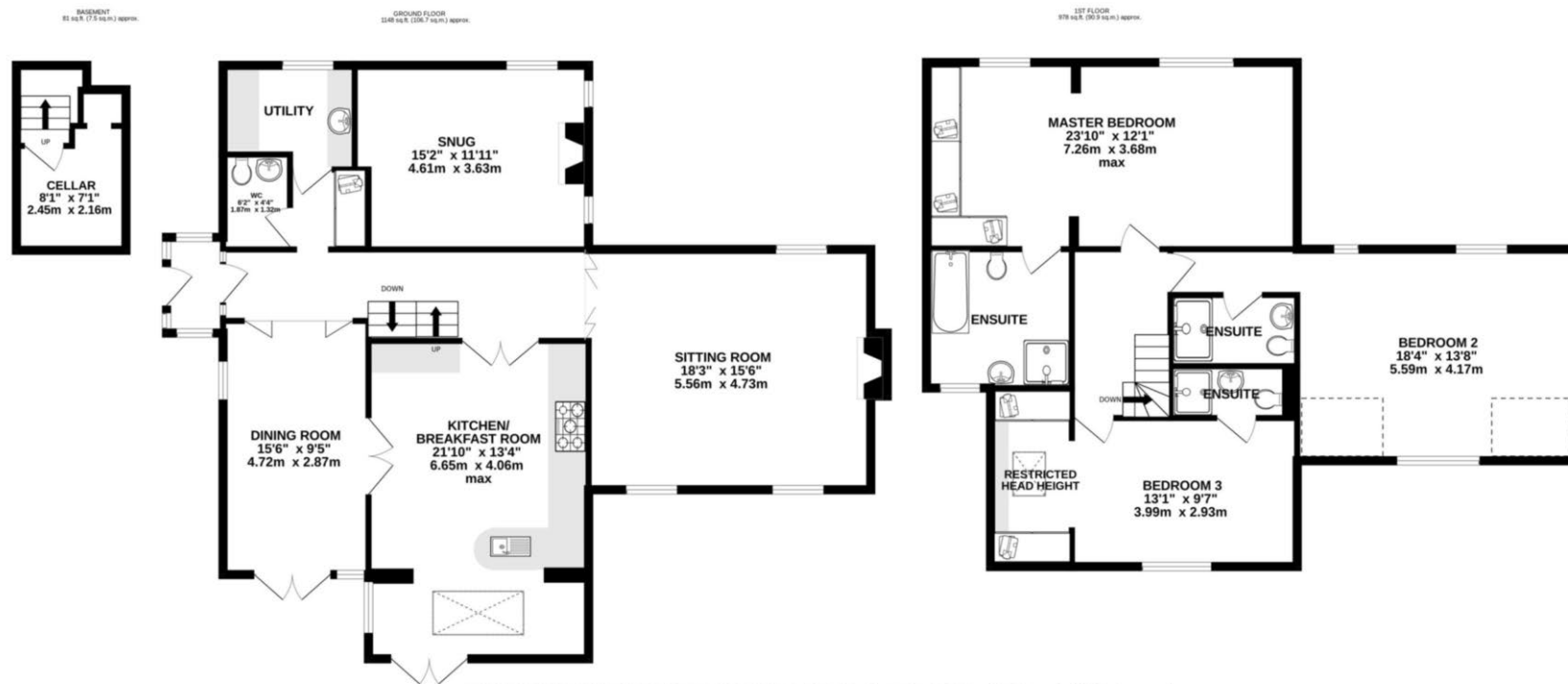
Cheshire East - Council Tax Band: G

TENURE

Freehold - Subject to verification by solicitors

DIRECTIONS

SAT NAV: SK10 4BW



EXCLUDING ANNEXE AND WORKSHOP TOTAL FLOOR AREA : 2207 sq.ft. (205.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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