



**GASCOIGNE
HALMAN**

THE PADDOCKS

THE AREAS LEADING ESTATE AGENT



| PRESTBURY

THE PADDOCKS

£1,200,000

A beautiful extended, five-bedroom detached house located on a quiet cul-de-sac within walking distance from Prestbury Village.

The Paddocks is set within Willowmead Park - a sought-after and peaceful residential enclave bordering the picturesque Bollin Valley. This impressive family home boasts over 2,800 sq ft of superbly finished, contemporary living space, complemented by a stunning, generously sized and beautifully landscaped rear garden offering the perfect blend of luxury and comfort.

Upon entering, you are greeted by a spacious and light-filled entrance hallway that leads through to the heart of the home - a spectacular open-plan kitchen, dining, and living area. This expansive space is ideal for modern family living and entertaining, featuring a sleek, high-specification fitted kitchen with premium appliances, ample storage, and a large central island. There is plenty of room for both a dining table and a relaxed seating area, while two sets of bi-folding doors seamlessly connect the indoors with the garden, creating a wonderful indoor-outdoor flow.

The ground floor also includes a stylish formal living room with a feature fireplace and bi-fold doors to the rear garden, along with a versatile second reception room, currently used as a home office, but equally suited to be a snug or playroom. A guest WC, utility room, cloak cupboard, and internal access to the integral double garage complete the downstairs accommodation.

Upstairs, the first floor offers five well-proportioned bedrooms and three beautifully appointed bathrooms. The luxurious principal suite includes a walk-in wardrobe and en suite, while the second bedroom also benefits from its own en suite and walk-in wardrobe. The third bedroom, another spacious double, features an en suite shower room, and bedrooms four and five, both generous doubles, are served by the modern family bathroom.



GROUNDS

Externally, the rear garden is a true highlight: private, expansive, and thoughtfully landscaped, it includes a large patio area and a lawn that gently slopes down towards the scenic Bollin Valley. To the front, the property offers off-road parking and access to the double garage.

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 BC - Council Tax Band: G

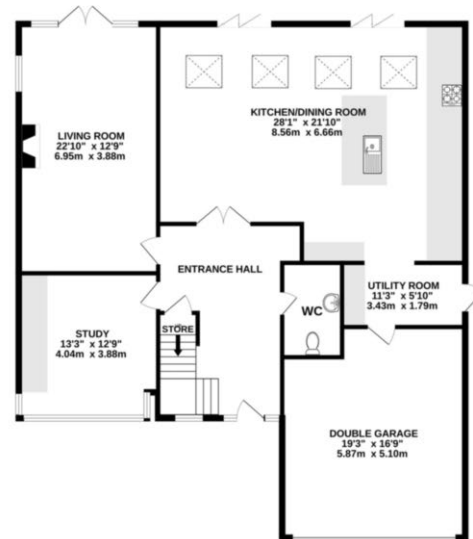
TENURE

Freehold - to be verified by solicitors.

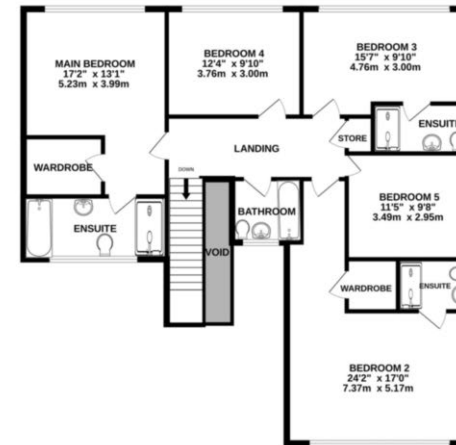
POSTCODE

SK10 4DB

GROUND FLOOR
1645 sq.ft. (152.8 sq.m.) approx.



1ST FLOOR
1216 sq.ft. (113.0 sq.m.) approx.



TOTAL FLOOR AREA : 2861 sq.ft. (265.8 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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