



GASCOIGNE HALMAN

THE MANOR HOUSE

THE AREAS LEADING ESTATE AGENT



| PRESTBURY VILLAGE, CHESHIRE

THE MANOR HOUSE

A quite remarkable detached home of the Queen Anne period set in the very heart of the village nestled within stunning landscaped gardens and wooded grounds of approx. 1.5 acres

Occupying a superb central position in the very heart of Prestbury Village, this grand residence offers quintessential British character, steeped in history with a spectacular backdrop of private landscaped gardens extending to just over 1.5 acres.

The Manor House is thought to stand on the site of the cells of the Monks of St. Werburgh. Extensively rebuilt in 1708 around the structure of a much earlier building (according to a terrier inscribed 1696).

The home boasts grandly proportioned accommodation over three floors with immense charm, character and quality throughout. It is rare indeed that an opportunity to acquire a property of such idiosyncratic quality and position occurs. The grounds and accommodation make a wonderful family home close to schools, transport links and village amenities.



FEATURES

QUEEN ANNE RESIDENCE 1708 GRADE II* LISTED

UP TO 8 BEDROOMS 6 RECEPTIONS

STUNNING LANDSCAPED GROUNDS & WOODLAND

APPROX. 1.5 ACRES INCLUDING WOODLAND AREA

SPECTACULAR ORANGERY

PEACEFUL IDYLIC SETTING

MAGNIFICENT PROPORTIONS

EXCLUSIVE CENTRAL POSITION

OF HISTORICAL SIGNIFICANCE

POTENTIAL FOR INDEPENDENT SUITE

DETACHED DOUBLE GARAGE

ROSE GARDEN, ORCHARD AND PARTERRE

WATER FEATURES

INTERSECTED BY SPENCER BROOK

THE MANOR HOUSE

GROUNDS

The Manor House occupies a rare position of such size and privacy yet so central to the Village and its grounds are of paramount importance to the overall setting and personality of this wonderful residence.

Tended to meticulously and sympathetically and re-invented in areas by the present owners, the grounds of the property extend to just over one and half acres and feature an extensive lawned area, herb garden, rose garden with wisteria and laburnum arch and in 2008 an enchanting Rose Garden was built adjacent to the property.

The grounds are flanked by many fine deciduous trees and a wide variety of specimen plants and shrubs - including many camellia, azalea, robinia, blue cypress, walnut, oak, silver birch and fine copper beech and yew trees, contributing to the utmost privacy and the gardens are intersected by Spencer Brook - a stream crossed by a footbridge to a small woodland path.

There are two gated entrance driveways, the main entrance leading to the front entrance with a broad turning circle laid to gravel with hardstanding for several motor vehicles. The secondary entrance leads to the detached double garage.







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.



The Manor House, SK10

Approx. Gross Internal Area 5582 Sq Ft - 518.58 Sq M



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