





Summerwood House, Summerhill Road, Prestbury

An exceptional Georgian-style manor house that embodies architectural elegance and modern refinement. With perfect symmetry, timeless proportions, and finished to exacting standards, with a huge amount of attention to detail throughout. Set on the prestigious Summerhill Road in Prestbury, one of the most sought-after addresses in the village.

- A modern Georgian manor house with perfect symmetry, fantastic proportions, and exceptional craftsmanship.
- Finished to extremely high standards throughout, with beautiful interior design.
- Seven bedrooms, six bathrooms
- Open plan living with well balanced reception rooms
- Exceptional leisure suite including, swimming pool, Jacuzzi, steam room, sauna, and air conditioned gym.
- Great entertaining space featuring, bar, snooker area, and cinema
- Self-contained apartment above the garage, ideal for guests, staff, or extended family.
- Immaculate grounds, around three-quarters of an acre of landscaped gardens.
- Private gated access with sweeping gravel driveway, and central turning circle.





Stepping inside, an impressive double-height entrance hall welcomes you, where natural light floods the space through large sash windows. The layout offers a seamless blend of formal reception rooms and open-plan living areas, each thoughtfully positioned to frame views of the manicured gardens. French doors in the principal reception rooms lead directly onto the expansive rear terraces, creating a perfect flow between indoor and outdoor spaces. Throughout, the interiors showcase timeless design, with bespoke fixtures and fittings that highlight an exceptional standard of craftsmanship. At the heart of the home lies a beautifully designed kitchen and dining area, featuring a stunning bespoke, hand-painted Tom Howley kitchen, which opens through to the orangery.

Designed to the standards of a luxury spa, the exceptional leisure suite includes a beautifully designed swimming pool, Jacuzzi, steam room, sauna, and rainfall shower that create a serene atmosphere of relaxation and tranquillity, while a fully equipped gym and private changing facilities complete the space. Further to this there is a dedicated entertainment area featuring a bar, snooker room, and a state-of-the-art cinema, making it the ultimate setting for relaxation and entertaining.



The first floor is home to three bedroom suites, each appointed with its own en-suite bathroom. The principal suite is a impressive, boasting floor-to-ceiling windows that follow the graceful curvature of the rear elevation, offering great views and an abundance of light, completed with a dressing room and a stunning en-suite bathroom, finished to exacting standards.. On the second floor, there are three additional bedrooms, accompanied by two beautifully designed bathrooms.

Set within approximately three-quarters of an acre, including immaculately landscaped gardens, with the main garden mainly laid to lawn, mature trees, and beautifully stocked borders, featuring brick retaining walls which frame the large rear terraces that can be accessed from all the main reception/living rooms.

Council Tax band: H

Tenure: Freehold

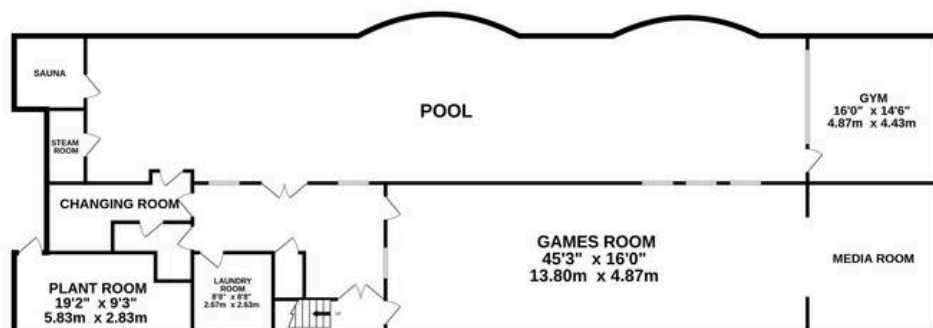
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

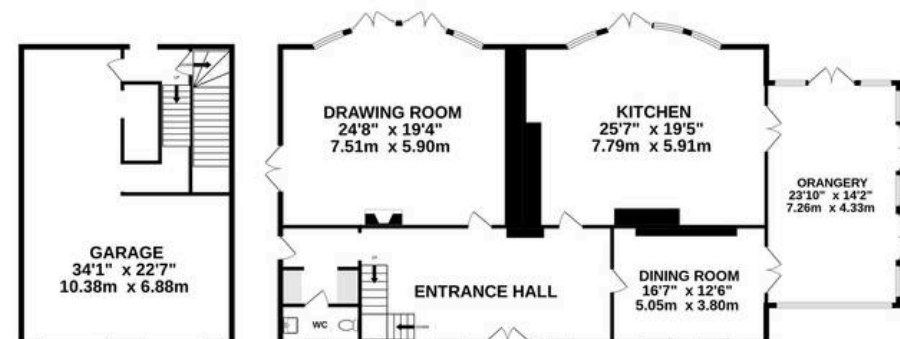




BASEMENT



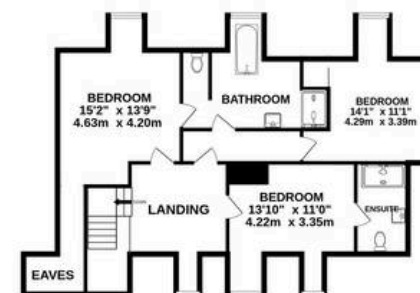
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA 8605 DQ FT / 799 SQ M

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025



Stuart Rushton & Company

Stuart Rushton & Co, 35 King Street – WA16 6DW

01565 757000

enquiries@srushton.co.uk

www.srushton.co.uk



We are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere. We assume no responsibility for any statement that may be made in these particulars, and they do not form part of any offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only. Importantly, it should not be assumed that the property has all necessary planning, building regulations or other consents and we have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.