



jordan fishwick

4 Prestbury Road, SK9 2LJ
Guide Price £1,850,000



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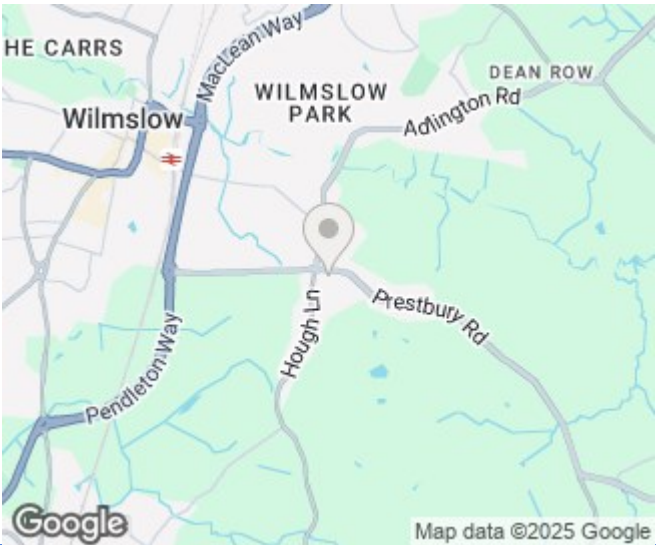
Guide Price £1,850,000



Offering approximately 4200 sq ft of internal accommodation this individual detached residence located on the highly desirable Prestbury Road is set within a substantial 0.88 acres. This delightful property is approached via a Yorkstone driveway with twin electric gates facilitating enhanced vehicular access with its in and out driveway. Positioned behind a mature hedgerow the property benefits from a high degree of privacy, boasting six bedrooms, four bathrooms/ensuites, a self-contained Annex and an impressive orangery comprising of a kitchen diner fitted and designed by Kuchen Haus and forms a sociable family space with magnificent views towards the impressive and mature garden. This property has impressive qualities throughout and furthermore had planning permission obtained (now lapsed) for a generous two story extension intended to further increase the bedroom and living spaces. To the rear of the property, there is a substantial and landscaped garden featuring two distinct sections, the first being laid mainly to lawn with three composite decked terraces and a feature pond all surrounded by mature shrubs and trees creating privacy. The second section of the garden has a large lawned area and is fully fitted with a 3G football pitch, perfect for those active families. To find out more contact us to arrange a private viewing and to truly appreciate what an opportunity there is with this impressive family home.



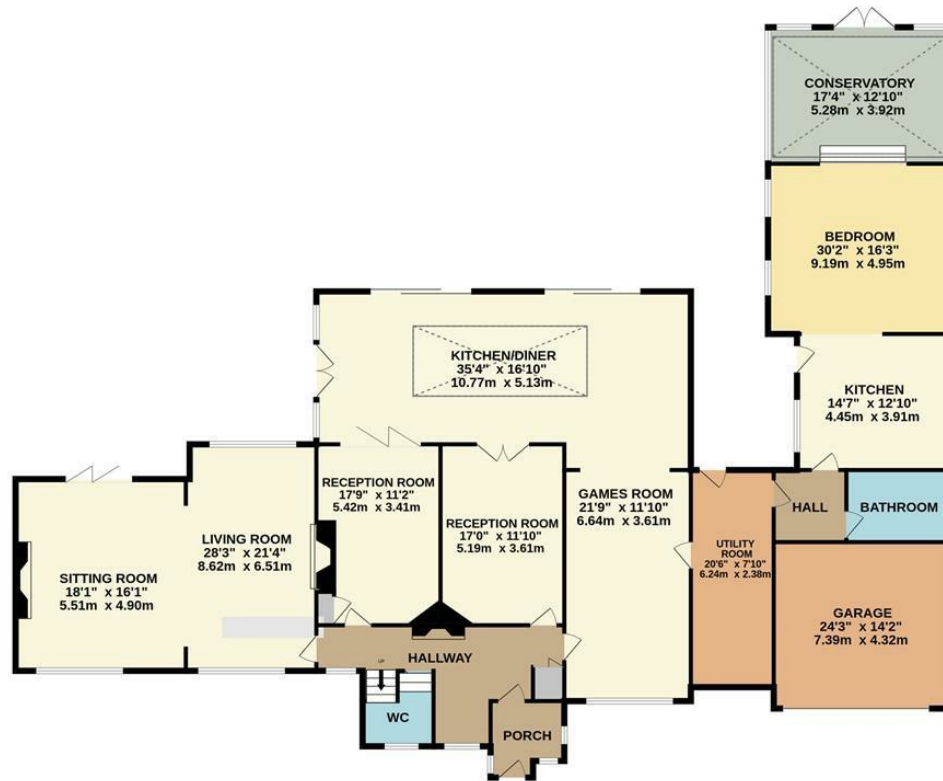
- Substantial Gardens (0.88 Acres Approx)
- Detached Residence
- Secluded 3G Football Pitch
- Separate Annex
- Landscaped Gardens
- Highly Desirable Location



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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