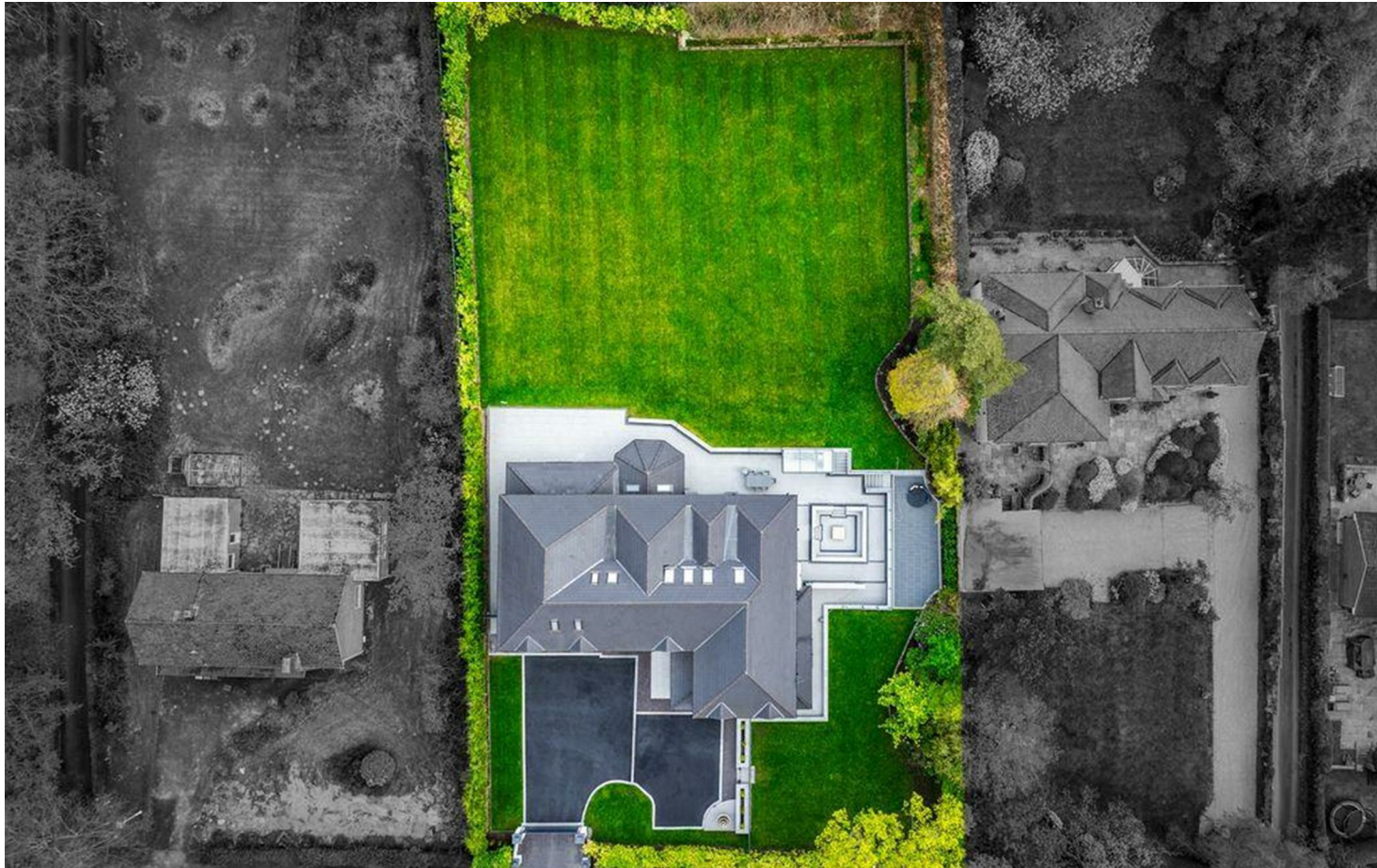




*jordan fishwick*

Field House Withinlee Road, SK10 4AT  
Guide Price £3,185,000





## Withinlee Road Prestbury SK10 4AT

Guide Price £3,185,000



'Field House' is situated on the highly sought after Withinlee Road in Prestbury, a prestigious and highly desirable location within Cheshire. Occupying approximately 0.74 acres, this extended property features a sleek stucco rendered exterior and has been remodelled and renovated throughout offering approximately 6800 ft.<sup>2</sup> of stylish internal accommodation. Conveniently located for Prestbury Village the location boasts a wider range of local amenities at a number of additional villages, within close proximity. The boutique village of Alderley Edge is nearby, as is the bustling town of Wilmslow with its fast train to London and easy access to Manchester International Airport. Approaching Withinlee Road and Prestbury your journey is surrounded by open and tree lined fields boasting an idyllic semi rural and quiet location whilst remaining convenient for vibrant amenities nearby.

Approached via a securely gated entrance the illuminated driveway provides ample parking & access to the integral double garage. On entry to the property, you are greeted by an impressive & spacious reception hallway. Progressing through the ground floor the high specification, sleek & meticulously maintained accommodation continues. The internal remodelling is completely on show with the property boasting an expansive open plan kitchen, dining & family room ideal for entertaining. Additionally, to the ground floor there is a spacious living room with views towards the rear garden. The spacious ground floor accommodation continues with a formal dining room, study, downstairs WC, utility room & an impressive entertaining room which comprises a bar with bi-folding doors revealing a spectacular barbecue area with sunken seating & central fire pit. A perfect & private space for al-fresco dining, even into the late evening. The ground







floor has been designed to facilitate separation between spaces whilst equally catering for that modern open plan free flowing space we all desire.

Located on the first floor, there is an impressive principal bedroom suite consisting of a luxury ensuite and separate dressing room. Furthermore to the first floor there are four further double bedrooms, two of which also benefit from luxury ensuite facilities. An additional staircase leads to the second-floor accommodation where there is a further bedroom with ensuite, a connecting games room and dressing area creating a self-contained suite. The garden is expansive and private with external lighting. The external hard landscaping is impressive and a covered external Kitchen area with the sunken fire pit is impeccable. There is planning commission for a swimming pool (reference 23/1820M) and additional planning for a further garage (23/0852m). This one of a kind residence offers both practicality for families whilst delivering on luxury and high specification on its individual details, making this prestigious property situated in a prime location a highly desirable opportunity.





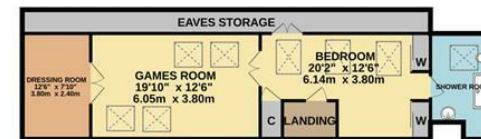
GROUND FLOOR  
3415 sq.ft. (317.3 sq.m.) approx.



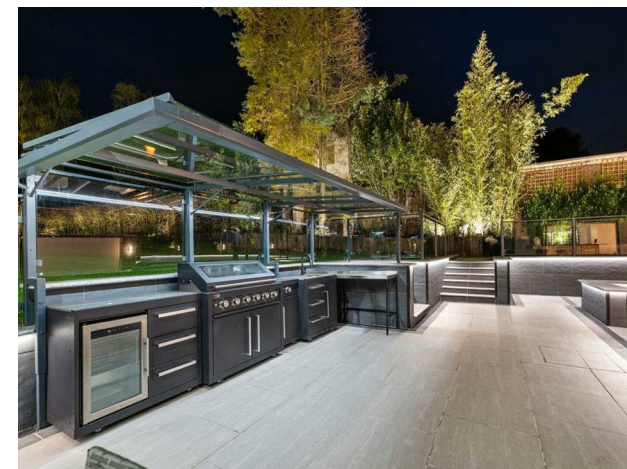
1ST FLOOR  
2752 sq.ft. (255.7 sq.m.) approx.



2ND FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 6848 sq.ft. (636.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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