



Beverley
26 Prestbury Road | Wilmslow | Cheshire | SK9 2LL

FINE & COUNTRY

BEVERLEY



Welcome to Beverley. A substantial, detached residence encompassing a wealth of accommodation including six bedroom suites and four reception rooms; all set in a generous plot of circa 0.75 acres. The property is situated on a sought after road in Wilmslow, offering easy access to local amenities, Manchester Airport and motorway links whilst enjoying far reaching countryside views towards Alderley Edge. 26 Prestbury Road has been a well loved family home for the past 36 years and offers fantastic potential for the next custodians.



KEY FEATURES

Accommodation Summary

Ascend the natural stone steps to a double glazed entrance door that opens into a bright and airy hallway, graced with Nordic-style light wooden paneling and porcelain cream tiled floor. This elegant space serves as the central hub of the home. To the left is a snug and guest cloakroom/WC. Double oak glazed doors open into a magnificent 44ft sitting room, this space boasts triple aspect windows, double French doors leading into the garden, and a marble fireplace, making it perfect for entertaining. Flowing through an internal sliding glazed door takes you into a bespoke 34 ft (in length) conservatory, exquisitely designed by an architect with a steel/aluminum frame and reinforced glass. This exceptional space is enhanced with electric blinds and elegant sliding doors offering direct access to the garden and showing a seamless integration of indoor and outdoor living. Doors then lead through into the formal dining room; stretching an impressive 28ft, boasting triple aspect windows, sliding doors onto the garden and conveniently a door into the kitchen. The spacious open-plan kitchen provides ample room for a dining and living area, all enhanced with views to both the front and the rear of the property. This bespoke, Winchmore kitchen showcases top-of-the-line appliances including a Jenn-Air combined grill, Gaggenau Oven, De Dietrich electric hobs and Bertazzoni gas hobs. There is direct access into the intergrated garage, the conservatory and entrance hallway. Furthermore there is a door leading to the large, bespoke, walk-in pantry, laundry room and store room.

There is a refined cellar, ideal for wine storage and other uses.













SELLER INSIGHT

“ This magnificent property is located within Cheshire’s renowned ‘golden triangle’ close to Wilmslow, Alderley Edge and Prestbury. Beautifully located on a large parcel of land with far reaching views over to Alderley Edge and beyond, it has been the much treasured family home for its present owners for the past thirty six years.

The opportunity arose for the owners to purchase this large corner plot with its position offering both exclusivity and accessibility in this highly desirable location. Working very closely with a renowned architect, their personal design reflects their unique heritage. Built in the warm tones of Cheshire brick, the house offers a unique, adaptable, use of space which is mainly open plan, with the option of utilising sliding screens to provide individual areas. Indeed, this is a home which provides outstanding flexibility with its clever design offering a natural relaxed ambient flow throughout. Another delight is the large amount of floor to ceiling glazing enabling natural light to flood every space. This sensational home has recently had a total upgrade adding further innovations; many of them increasing its environmental footprint. It also includes the addition of a brilliant, two storey, contemporary styled, conservatory which gently merges into the timeless design of the main house. First and foremost, this is a true family home which has been idyllic for the children of the family. At the same time, it is a home which welcomes friends and family no matter how large and sophisticated, to intimate, relaxed, occasions.

Its garden is totally private and features a large lawn which has been ideal for many social events involving large marquees and is the perfect spot for the everyone to enjoy family games or relaxed BBQs.

The local surroundings are an eclectic mix of tradition and modern and contain a wealth of outstanding amenities including an exceptional choice of both state and independent schools. Sport and leisure opportunities are numerous, as are quality supermarkets, independent shops and boutiques, with many highly rated restaurants, wine bars. Road and rail networks are brilliant, with Manchester airport being within easy reach. In addition, both the Lake District and the Peak District National Park are convenient places to visit.

After living in this idyll for so many years, it is now time for the next adventure in the lives of the owners. They know that whoever decides to live here will cherish this house, together with its wonderful location in this special area.

* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







KEY FEATURES

The first floor is configured of six bedroom suites and is accessed via a centralised staircase in the entrance hallway leading to the primary landing, three bedrooms are here. The spacious principal suite is entered through double doors and encompasses a split level duplex, beautiful views towards The Edge and an en-suite bathroom; providing convenience and luxury. A bespoke wood cladded door separates the two landing spaces, the secondary landing offers generous space, perfect for a reading corner or study area. The further three bedrooms are located here; two of which have south facing balconies towards the view. Bedroom 4 presents an excellent opportunity for self contained accommodation; featuring a spacious open-plan layout. It was previously fitted with a kitchenette and partition.









KEY FEATURES

Outside

Beverley is accessed via a private lane off Prestbury Road, through private, electric, iron gates, leading to ample parking to the front of the property and direct entry into the expansive quadruple garage; crafting an impressive first impression. The 32-foot-wide garage features two double electric doors and capacity to install an EV charger. Beyond the garage, you'll discover a boiler room, a practical boot room with access to the rear garden, and a gardener's toilet. The property boasts impeccably maintained, mature lawns both at the front and rear, beautifully framing it's central position within the plot. The south-facing rear space features a patio area; ideal for entertaining.







LOCATION

Prestbury Road is a premier road close to Wilmslow town centre, characterised by large, detached plots.

Wilmslow (1.4 miles) combines rural charm with urban convenience, offering excellent transport links to Manchester and London; with a direct train to London Euston in 1hr50. Wilmslow has diverse local amenities featuring an array of restaurants, cafes, bars, boutique shops and several supermarkets. The town boasts outstanding schools, beautiful parks including the Carrs; a 71 acre park on the banks of the River Bollin, and easy access to surrounding renowned villages. In addition, a strong sense of community and low crime rates make Wilmslow a desirable location for families and professionals alike.

Alderley Edge (2.6 miles) is a picturesque, vibrant village home to the renowned National Trust area; The Edge, Alderley Edge Golf Club and schools; such as Alderley Edge School For Girls and The Ryleys.

Hale (8.2 miles), an affluent suburb of Altrincham, embraces a vibrant community and offers a range of high-end shops, cafes, and restaurants, with a particular focus on luxury brands and independent boutiques. The area is also home to several beautiful parks and green spaces, including Stamford Park and the nearby National Trust-owned Dunham Massey estate.

Manchester (15 miles) is a vibrant and dynamic city located in the Northwest of England, known for its rich industrial heritage, cultural diversity, and world-class amenities. The city boasts an impressive range of amenities, including world-class museums, galleries, and theatres, such as the Museum of Science and Industry, the Whitworth Art Gallery, and the Royal Exchange Theatre. Manchester is also home to some of the UK's most renowned sporting venues, including the Etihad Stadium, Old Trafford Stadium, and the National Cycling Centre. In addition, the city offers a diverse range of shopping options, from independent boutiques to high-street brands, and a bustling nightlife scene with countless bars, clubs, and music venues.

Manchester boasts excellent transport links both domestically and internationally. Manchester Airport (6 miles) is the third busiest airport in the UK and offers direct flights to destinations across the globe, including major cities in Europe, North America, and Asia. In addition, Manchester has excellent rail links to London and direct trains to other major cities in the UK, including Birmingham, Edinburgh, and Glasgow.

If education is a priority, then Wilmslow and the surrounding areas are home to some of the top-rated schools in the UK, making it a sought-after location for families. There are outstanding primary schools including Ashdene, Gorsey Bank and the independent; Pownall Hall School. There are also several excellent independent high schools in the area, including the prestigious Manchester Grammar School and Withington Girls' School.

INFORMATION

Services

All main services.

Mobile Phone Coverage - Good Coverage / 5G available. We advise that you check with your provider.

Broadband - Standard. We advise that you check with your provider.

Property Type: Standard construction.

Garage parking: 4 Off Road: 6+

Directions

[///polygraph.graduated.costly](http://polygraph.graduated.costly)

Local Authority

Cheshire East.

Tenure

Freehold

Local Authority

Cheshire East.

Viewing Arrangements

Strictly via the vendors sole agent - Arma Kang

Website

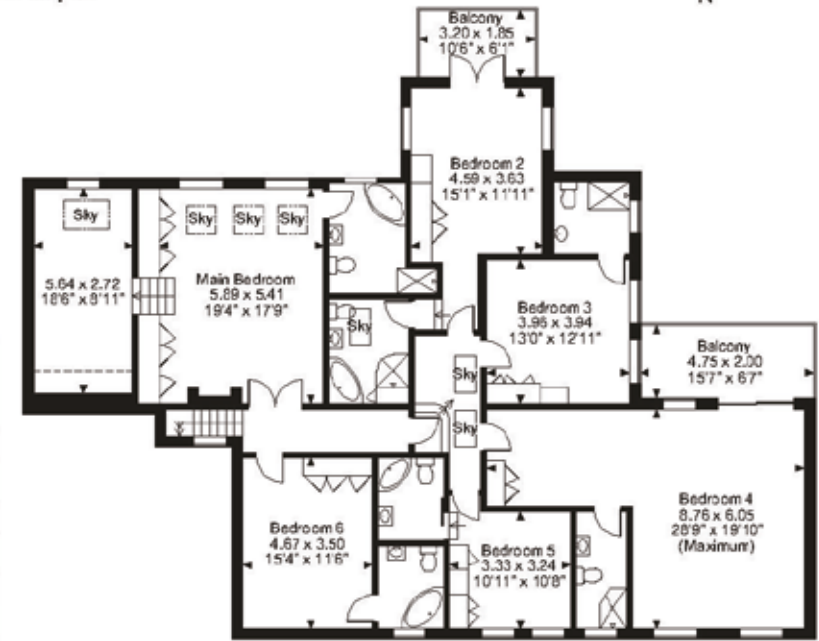
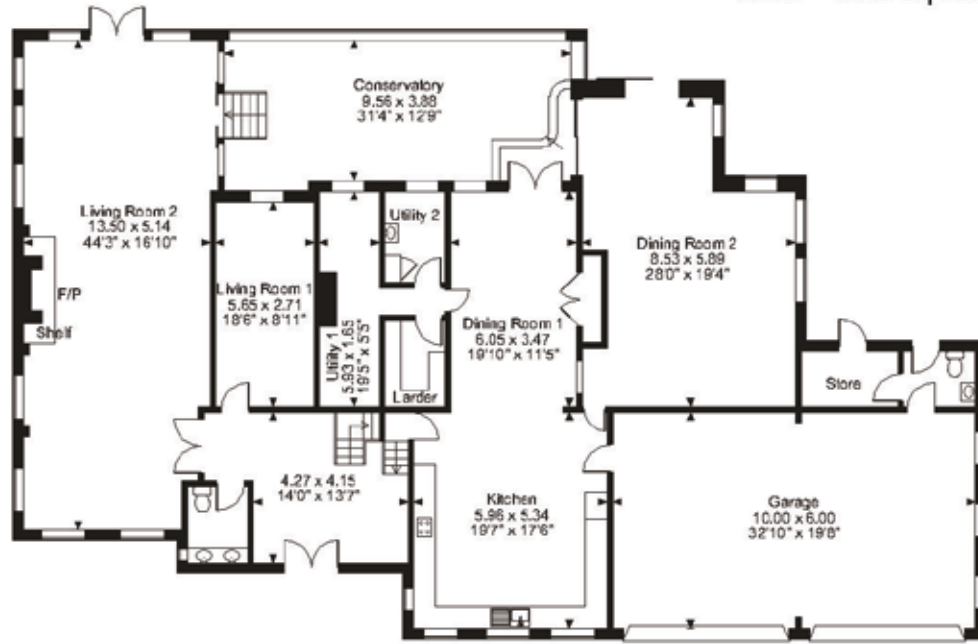
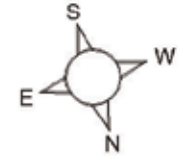
For more information visit www.fineandcountry.com

Additional Property Information

- Leasehold.
- Air conditioning throughout.
- Extensive refurbishment in 2018.
- Piping in for AirSource heat pump connection.
- 3 Phase electric installation.
- CCTV system.
- Floodlighting to the house perimeter.
- Leasehold - £30 P/A
- 2 Valliant Eco Tec boilers.
- Five south facing solar panels.

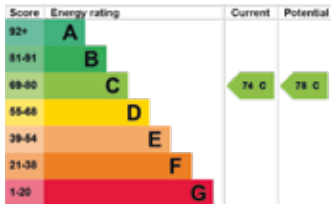


Prestbury Road, Wilmslow
Approximate Gross Internal Area
Main House = 5124 Sq Ft/476 Sq M
Garage = 728 Sq Ft/68 Sq M
Balcony external area = 167 Sq Ft/15 Sq M
Total = 5852 Sq Ft/544 Sq M



Ground Floor

First Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed





FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in over 300 locations, spanning Europe, Australia, Africa and Asia, we combine widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation – leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

We value the little things that make a home



ARMA KANG

PARTNER AGENT

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I am a Property Consultant with over 24 years of successful experience in assisting people with moving to and selling their homes. Qualified as a Mortgage Advisor and a Senior Residential Valuer for large corporate and independent agencies across the North of England, I possess all the qualities necessary for a successful home move.

Specializing in high-exposure technologies, I regularly attend national training sessions to showcase new marketing tech trends, including social media strategies, video presentations, and people analytics tools to target appropriate buyers. Firmly believing in the power of positive thinking in the workplace, I am convinced that you only need one quality person to organize your entire home move from start to finish.

I have been fortunate enough to feature on TV over the last few years, making special appearances on BBC's Breakfast, BBC Look North, Escape to the Country, Wanted Down Under, and two appearances on Homes under the Hammer!

With a strong family background and belief, I was born in Greenwich, worked around the country, and am now based in London & Derbyshire. I love a good Netflix binge but can also be found in the gym in the morning and serve as "dad's taxi" for my two children most of the time when not following my beloved West Ham United football club.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

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