



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

4a, Little Meadow Close, Prestbury, Cheshire, SK10 4HA

A unique and substantial 5 bedroom detached residence in a sought after cul-de-sac location close to Prestbury Village.

Price Guide £1,250,000

Constructed of brick and part rendered with a slate roof, this stylish and contemporary 5 bedroom detached residence offers the discerning purchaser the opportunity to acquire a substantial family home in a cul-de-sac location, close to the village of Prestbury and within easy reach of all local amenities.

The accommodation briefly comprises: Entrance hall, WC, bedroom with en-suite, living/cinema room, utility, large 29ft open plan kitchen/living/dining room plus a separate dining room, both with bi-fold doors accessing the garden. To the first floor, a galleried landing leads to a large master bedroom with en-suite, a further bedroom with en-suite, two more good size bedrooms and a family bathroom. The ground floor is serviced by underfloor heating. A gas central heating system has been installed.

An internal inspection is highly recommended to appreciate the style and quality of this impressive family home.

To the outside, the property is accessed through double electric gates onto a large area of hardstanding for motor vehicles, a lawned area, and borders with various trees and shrubs. To the rear of the property is a good size garden laid mainly to lawn, with hedged borders and areas of planting, a large paved terrace for seating and dining, an outdoor barbeque kitchen and a shed for storage. There is paved access down both sides of the property.

The charming and historic village of Prestbury caters for most daily needs, whilst more extensive facilities may be found in Macclesfield, Wilmslow and Alderley Edge, all within short driving distance. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 30 minutes drive of the property.

Directions: From our Prestbury Office, proceed past St Peters Church bearing right at the railway bridge into Prestbury Lane. Prestbury Lane in turn leads into Heybridge Lane and proceed for approximately quarter of a mile turning left into Yew Tree Way. Yew Tree Way in turn leads into Meadow Drive. Follow the road around taking the left turn into Little Meadow Close where the property can be located at the top of the close on the right hand side.

ACCOMMODATION

GROUND FLOOR

HALL 21'09 x 6'10

With tiled floor, built in storage cupboard, stairs to first floor with glass balustrade.

CLOAKROOM/WC 5'06 x 4'0

With low level WC, vanity wash hand basin, tiled floor, part tiled walls.

BEDROOM FIVE 12'03 x 8'11

With full height window, leading to:

EN-SUITE 8'10 x 3'05

With low level WC, vanity wash hand basin with drawer below, shower, heated towel rail, tiled floor and tiled walls.

LIVING/CINEMA ROOM 15'01 x 12'03

With full height window and built in media centre.

UTILITY 9'07 x 5'0

With a range of base, wall and full height cupboards, stainless steel sink, granite worktops, plumbing for washing machine, tiled floor.

KITCHEN/DINING/FAMILY ROOM 29'3" x 15'5"

Fully fitted kitchen with a range of base cupboards and drawers, wall cupboards and granite worktops, stainless steel sink, 5 ring Siemens ceramic hob with recessed extractor unit, integrated double oven and grill, dishwasher, large fridge and freezer, tiled floors, full height window. In the family area is a built in media unit, sliding glazed double doors through to a separate dining room, bi-fold doors to garden.

DINING ROOM 17'06 x 13'11

With herringbone panel floor, feature internal glass panel, vaulted skylight, bi-fold doors to garden.

FIRST FLOOR

LANDING 14'05 x 12'10 (overall)

Galleried landing with glass balustrade, full height window, loft access, double storage cupboard. two radiators.

MASTER BEDROOM 17'08 x 15'01

Accessed through a dressing area, this large master bedroom has full height windows to one wall, with a door opening out to a glass Juliet balcony, an extensive range of fitted wardrobes and drawers, radiator.

EN-SUITE 9'02 x 7'02 (overall)

With low level WC, vanity wash hand basin with drawer below, panel bath, heated towel rail, shower, tiled floor, tiled walls.

BEDROOM TWO 12'9 x 10'6

With full height window, fitted wardrobes, radiator.

EN-SUITE 8'03 x 4'09

With low level WC, vanity wash hand basin with drawer below, shower, heated towel rail, tiled floor, tiled walls.

BEDROOM THREE 11'9 x 9'0

With full height window, fitted wardrobes, radiator.

BEDROOM FOUR 11'6 x 9'6

With full length window, fitted wardrobes, radiator.

BATHROOM 9'06 x 6'03

With low level WC, vanity wash hand basin with drawer below, freestanding bath, shower, marble tiled walls and floor.

OUTSIDE

Gardens as previously mentioned.

Tenure

Freehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.

PRESTBURY OFFICE:

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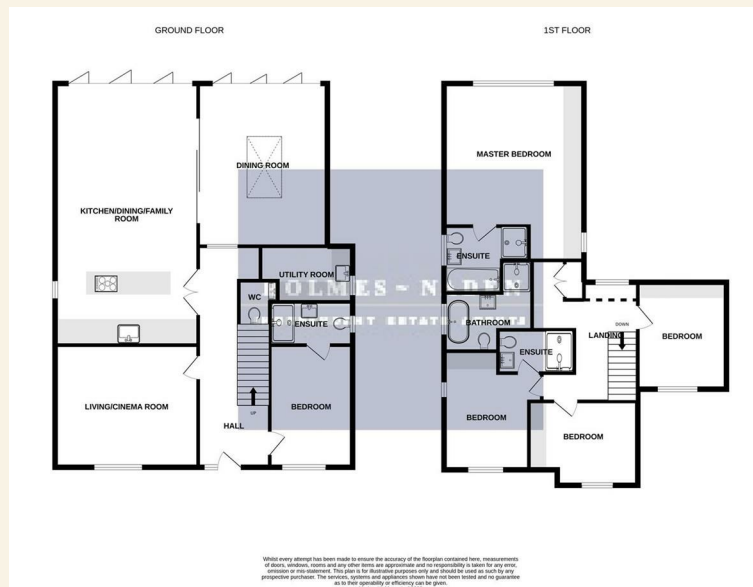
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MISDESCRIPTIONS ACT 1967

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