



HOLMES ~ NADEN
INDEPENDENT ESTATE AGENTS

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51, Meadow Drive, Prestbury, Cheshire, SK10 4EY

A substantial deceptively spacious detached family property, enjoying well balanced accommodation over three floors, occupying an idyllic location backing onto open countryside.

Guide Price £1,495,000

Situated in a sought after location, backing onto open countryside, the property offers the discerning purchaser a substantial home, within a short distance of Prestbury village centre. On entering the property you are immediately welcomed by a 19ft reception hall with staircase leading to first floor, w.c, 38ft drawing room with French doors to rear garden and patio, family room, study with fitted office furniture, a magnificent living/family kitchen with 2 sets of French doors to the garden and a separate utility. To the first floor the large landing allows access to 4 double bedrooms, all with en-suite and the master bedroom also enjoys a walk-in dressing room. To the second floor there are 2 further bedrooms and a bathroom/w.c. An under-floor central heating system has been installed.

An internal inspection is highly recommended to appreciate the size, space and quality of this fabulous family home.

The property is set well back off Meadow Drive and is approached by an electrically operated gate, with a deep forecourt allowing ample hard-standing for a number of vehicles and easy access to the detached garage with roller door installed in 2021. The good sized gardens are laid mainly down to lawn with well stocked borders, shrubs, mature and specimen trees, large sun terrace, a raised deck taking full advantage of the views and external lighting.

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 Peter's Church, bearing right at the railway bridge into Prestbury Lane, which in turn leads into Heybridge Lane. After approximately half a mile turn left into Yew Tree Way, which leads into Meadow Drive. The property can be found after approximately 400 yards on the right hand side.

ACCOMMODATION

GROUND FLOOR

LARGE RECESSED PORCH

RECEPTION HALL 19'1 x 7'9

With hardwood laminate flooring, stairs to first floor, under-stairs cupboard housing underfloor central heating system and central vacuum cleaning system

WC

With low level w.c, wash hand basin, tiled floor

DRAWING ROOM 38'0 x 16'2

With hardwood laminate flooring, feature natural-stone fireplace with stove, French doors leading to the patio and providing excellent views over the adjoining countryside

FAMILY ROOM 16'3 x 13'3

With fabulous fitted audio cabinet with additional storage, hardwood laminate flooring, opening through to Living/Family kitchen

STUDY 12'0 x 11'4

Enjoying oak fronted fitted office furniture, including cupboards, desk and drawers, hardwood laminate flooring

LIVING / FAMILY KITCHEN 29'0 x 16'3 (overall)

Enjoying modern Shaker style units, including base cupboards and drawers, wall cupboards and granite worktops, large matching central unit with breakfast bar, 6 ring gas range and oven with extractor hood, Miele dishwasher, American fridge freezer, wine fridge, microwave, double bowl sink unit with waste disposal, Miele coffee machine, tiled floor, dining area, 2 sets of French doors to the patio, additional full height glass fronted cabinet.

UTILITY 11'3 x 8'1

With range of modern units, one and a half bowl sink unit, tiled floor, new gas boiler

FIRST FLOOR

LANDING 22'8 x 6'3

With linen cupboard with oversize pressure hot water cylinder

BEDROOM 1 26'9 x 17'0 (overall)

With fitted wardrobes, French doors with 'Juliet' balcony, taking full advantage of the views

DRESSING ROOM 11'9 x 7'10

Enjoying open fronted wardrobes with hanging rails and drawers, access through to:

EN-SUITE

With panelled bath, wash hand basin, low level w.c, shower, part tiled walls, tiled floor

BEDROOM 2 14'4 x 13'0 (plus large recess)

With hardwood laminate flooring, fitted wardrobes

EN-SUITE

With shower, wash hand basin, low level w.c, part tiled walls, tiled floor

BEDROOM 3 16'0 x 13'9

With hardwood laminate flooring, fitted wardrobes

EN-SUITE

With shower, wash hand basin, low level w.c, part tiled walls, tiled floor

BEDROOM 4 15'11 x 15'1

With hardwood laminate flooring, delightful views

EN-SUITE

With panelled bath, vanity wash hand basin, low level w.c, part tiled walls, tiled floor

SECOND FLOOR

LANDING

With built-in storage cupboard, large walk-in loft storage

BEDROOM 5 15'11 x 10'11 (overall)

Ideal for a teenager/sitting room, as well as a bedroom, radiator

BEDROOM 6 15'11 x 11'0 (overall)

With radiator, fabulous views

BATHROOM/WC

With panelled bath, low level w.c, wash hand basin, radiator, part tiled walls, tiled floor

OUTSIDE

Gardens as previously mentioned

DOUBLE DETACHED GARAGE 18'7 x 18'3

With roller door, power and light.

NB

NB: There is underfloor heating to the ground and first floor, with radiators to the second floor

NB: There is a central vacuum cleaning system

NB: Backing onto open farmland

Tenure

Leasehold: With £15.00 per annum ground rent

Viewings

Strictly by appointment with the Agents

Possession

Vacant possession upon completion

PRESTBURY OFFICE:

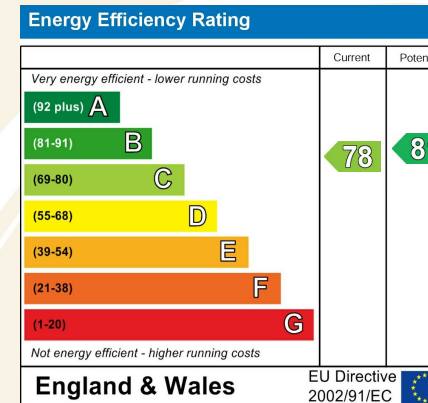
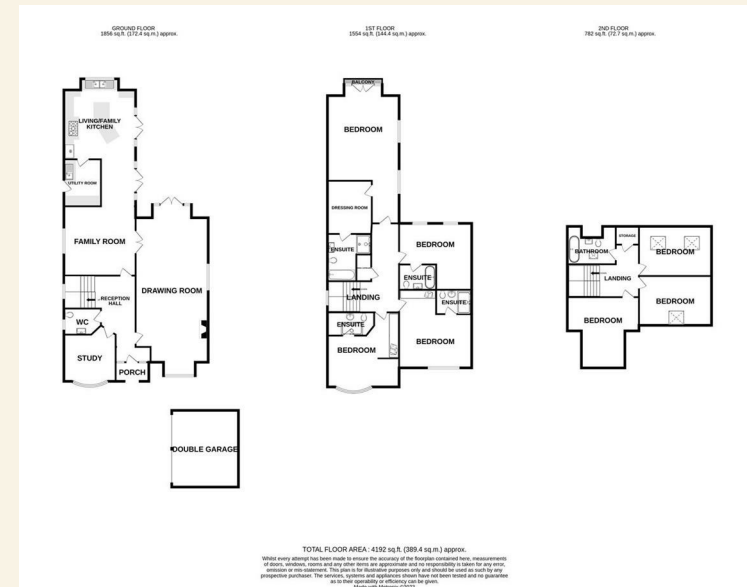
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MISDESCRIPTIONS ACT 1967

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