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INDEPENDENT ESTATE AGENTS

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# The Ridge, Bridge End Drive, Prestbury, Cheshire, SK10 4DL

Beautifully situated 5 bedroom detached property in an elevated position, walking distance from Prestbury village and train station.  
(NO CHAIN)

Guide Price £1,295,000

Constructed of brick, this generous detached property occupying an elevated position above Prestbury village, offers the discerning purchaser the opportunity to acquire a spacious family home with large garden and detached garage.

The accommodation briefly comprises, to the ground floor: Enclosed porch, entrance hall, WC, light and airy living room with large Inglenook style fireplace, dining room, kitchen/breakfast room with an additional cosy snug room, utility room, further WC and rear vestibule. To the first floor are four good sized bedrooms, two en-suite, a further bathroom and a smaller bedroom/office. The property is double glazed and a gas central heating system has been installed, with the benefit of underfloor heating to the family bathroom and one en-suite.

An internal inspection is highly recommended to appreciate the generous proportions and style of this wonderful family home.

The property has a sweeping Tarmacadam driveway allowing plenty of hard standing for motor vehicles and access to the detached garage. There is a well tended lawn retained with low stone and brick walls with feature lighting, enclosed by hedges and fencing to front and sides. To the rear is a lovely paved terrace for outdoor seating and dining leading onto a wonderful large lawn bordered by mature and specimen shrubs and trees, fencing to one side and a paved path to the other. The rear garden also has lighting installed.

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 2 and 30 minutes drive of the property.

**DIRECTIONS:** From our Prestbury Office proceed past St Peter's Church turning right after a short distance into Bridge End Drive and then immediately left. The property can be found after approximately 150 yards on the right hand side.

## ACCOMMODATION

### GROUND FLOOR

#### ENCLOSED PORCH

With quarry tiled floor.

#### ENTRANCE HALL 18'06 x 7'06 (overall)

With radiator, cloaks cupboard, dado rails, stairs to first floor.

#### WC

With low level WC, wash hand basin.

#### LIVING ROOM 19'10 x 14'10 (17'06 into bay)

Bright dual aspect room with two radiators, feature Inglenook style fireplace with Living Flame gas fire, dado rails, ceiling cornice, glazed double doors to rear garden, glazed double doors through to:

#### DINING ROOM 13'10 x 11'10

With radiator, dado rail.

#### KITCHEN/BREAKFAST ROOM 15'0 x 14'11 (overall)

With a range of fitted units including base cupboards and drawers, wall cupboards and oak worktops, tiled splash backs, ceramic one and a half bowl sink and drainer unit, double oven and grill, large under stairs store cupboard/wine cellar, tiled floor, leading through to:

#### SNUG 11'10 x 11'10

With oak floor, radiator, feature brick built fireplace with Living Flame gas fire.

#### UTILITY ROOM 9'08 x 7'06

With plumbing for washing machine, space for tumble dryer, tiled floor.

#### REAR VESTIBULE

With tiled floor, glazed door to rear garden.

#### WC

With low level WC, wash hand basin, tiled floor.

### FIRST FLOOR

#### LANDING

With two radiators, two built in storage cupboards (one housing water cylinder), bench window seat, loft access, dado rail.

#### BEDROOM ONE 19'08 x 14'10

Dual aspect with fitted wardrobes, dressing table, drawers, bedside and over bed cupboards, two radiators, wardrobe door opening through to:

**EN-SUITE 9'09 x 4'10**

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

**BEDROOM TWO 13'10 x 11'10**

With radiator.

**BEDROOM THREE 11'11 x 11'10**

With radiator, dado rail.

**BEDROOM FOUR 13'07 x 9'06**

Dual aspect with radiator.

**EN-SUITE 5'06 x 5'05**

With shower, low level WC, wash hand basin, heated towel rail, part tiled walls, tiled floor, underfloor heating.

**BEDROOM FIVE/OFFICE 8'09 x 7'07**

With radiator.

**BATHROOM 8'0 x 7'0**

With low level WC, panelled bath with central mixer tap and overhead shower, wash hand basin, heated towel rail, part tiled walls, tiled floor, underfloor heating.

**OUTSIDE**

Delightful gardens as previously mentioned.

**DETACHED GARAGE 18'04 x 9'08**

With up and over door, power and light.

**GARDEN STORE**

Located to the rear of the garage for outdoor storage.

**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:**

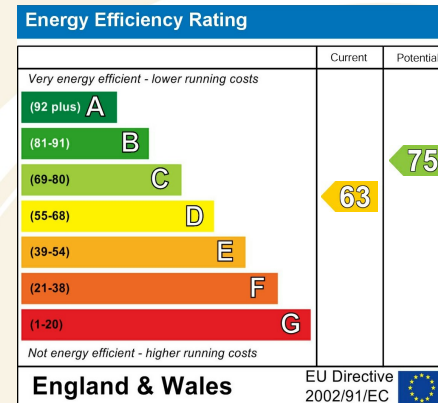
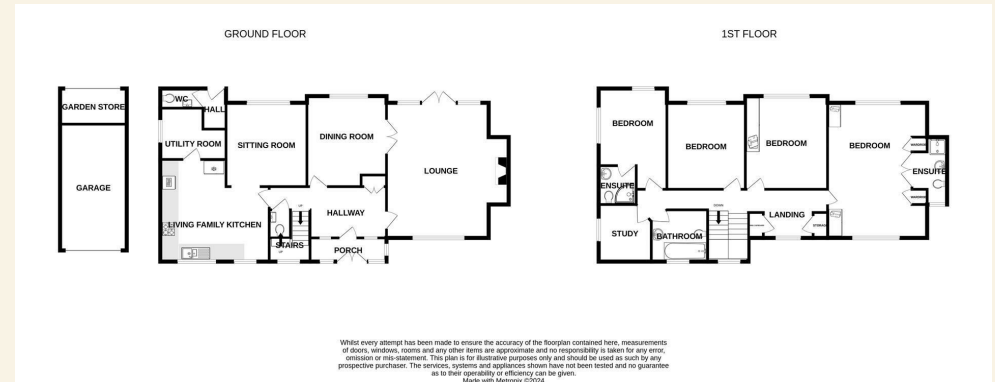
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**MISDESCRIPTIONS ACT 1967**

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