



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 29, Meadow Drive, Prestbury, Macclesfield, SK10 4EY

A distinctive luxury individual home, designed and newly built to high-end and unique specifications. This magnificent generous 5/6 bedroom Cheshire brick style detached home, spread over three floors, has been carefully designed for family living, is in a highly desirable location close to Prestbury Village, and has magnificent views over the Cheshire countryside. It includes plenty of showcase bespoke features that make this home extra special. Amongst other things it comes with: underfloor heating throughout, an air source heat pump, solar panels and battery storage to run the home economically, full smart technology alarm security system throughout, intercom cameras and video entry on each floor, a complete home WIFI access system and electric garage & gates and electric vehicle charger point. Close to Prestbury Village.

## £1,795,000

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 5 and 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 where the property can be found after approximately 400 yards on the right hand side.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALL 20'0 x 11'07

With beautiful central staircase to first floor with glass balustrade, full height windows flanking front door, internal door to garage, tiled floor.

##### OFFICE 13'03 x 12'11

With network data points.

##### CLOAKROOM 7'09 x 4'01 (not including cupboard recess)

With full height cloaks cupboards, internal cupboard housing underfloor heating controls, tiled floor, leading through to:

##### WC 6'01 x 5'01

With floating vanity unit with black ceramic basin, low level black ceramic WC, tiled floor, part tiled walls.

##### LOUNGE 22'0 x 13'03

Dual aspect, network data points.

##### LIVING DINING KITCHEN 33'03 x 31'03 (in total)

Large and impressive L-shaped room with three distinct areas. Dining area with bi-fold doors to rear terrace. Living area with triple sliding doors to rear terrace, built in media wall comprising TV recess, open shelving drawers and beautiful contemporary electric fire with mirrored back. Bespoke fitted kitchen of contemporary design, featuring a wide range of base cupboards and drawers, wall cupboards and quartz worktops, full height cupboards with internal drawers, larder cupboard, Bosch appliances including full height fridge and freezer, oven and grill microwave/oven and dishwasher, quartz recessed sink with gold metal base and gold metal mixer tap with boiling water function, wine fridge, antiqued mirror backed display units with open glass shelving, island unit with waterfall end quartz work top, further base cupboards and drawers, Bosch ceramic 5-ring induction hob and streamline ceiling extractor, raised breakfast bar, hidden worktop sockets and network data points. The kitchen units and ceiling panel feature recessed lighting with multiple settings. The area is tiled throughout.

##### UTILITY ROOM 11'04 x 6'10

With fitted units to match the kitchen, comprising base cupboards and drawers, wall cupboards and quartz worktops, quartz recessed sink with gold metal base and gold metal mixer taps, space for washing machine and tumble dryer, door to rear garden, tiled floor, leading through to:

##### SIDE ENTRANCE VESTIBULE 7'0 x 6'10

Built in full height cloaks and shoe cupboards, bench seat with drawers below, plumbing for possible dog bath/shower, door to side entrance, tiled floor.

#### FIRST FLOOR

##### LANDING 23'0 x 12'05

Galleried landing with glass balustrade and stairs to second floor, digital video entry system, recessed low level feature lighting, large Keylite roof window, airing cupboard housing underfloor heating controls.

##### MASTER BEDROOM 29'0 x 18'04

Stunning, large, dual aspect room with pendant bedside lighting, area for comfortable seating, network data points.

##### DRESSING ROOM 14'06 x 9'08 (not including wardrobe recesses)

Extensive storage space including cupboards with hanging rails and shelving, substantial glass topped island unit with multiple drawers.

##### EN-SUITE

Exquisite marbled tiled bathroom with brushed gold fittings, large walk-in shower with rainfall head and attachment, heated towel rail, low level floating WC, freestanding bath with central mixer taps, marbled tiled recessed sink with infinity drainage, marbled tiled walls and floors.

##### BEDROOM TWO 18'04 x 14'03

With network data points.

##### BEDROOM THREE 14'04 x 13'02

With network data points.

##### BEDROOM FOUR 17'05 x 13'02

With network data points.

#### SECOND FLOOR

##### LANDING 8'02 x 3'09

With digital video entry system.

##### BEDROOM FIVE 22'0 x 13'02 (average measurements)

Dual aspect with one Keylite roof window, network data points.

##### DRESSING ROOM 16'04 x 10'0

With built in cupboard housing underfloor heating controls, Keylite roof window

##### EN-SUITE 13'03 x 9'11

With low level WC, walk-in shower with rainfall head and attachment, vanity wash hand basin with drawers below, heated towel rail, Keylite ceiling window, tiled walls, tiled floor.

##### BEDROOM SIX/GAMES ROOM 18'06 x 13'0

With network data points, Keylite ceiling window.



## OUTSIDE

Gardens as previously mentioned.

## DOUBLE GARAGE 21'05 x 18'07

With electrically operated insulated up and over garage door, high pressure hot water cylinder, solar battery, heat pump controls, network data cabinet, electric car charging socket, door to internal entrance hall, door to external side passage.

## Tenure

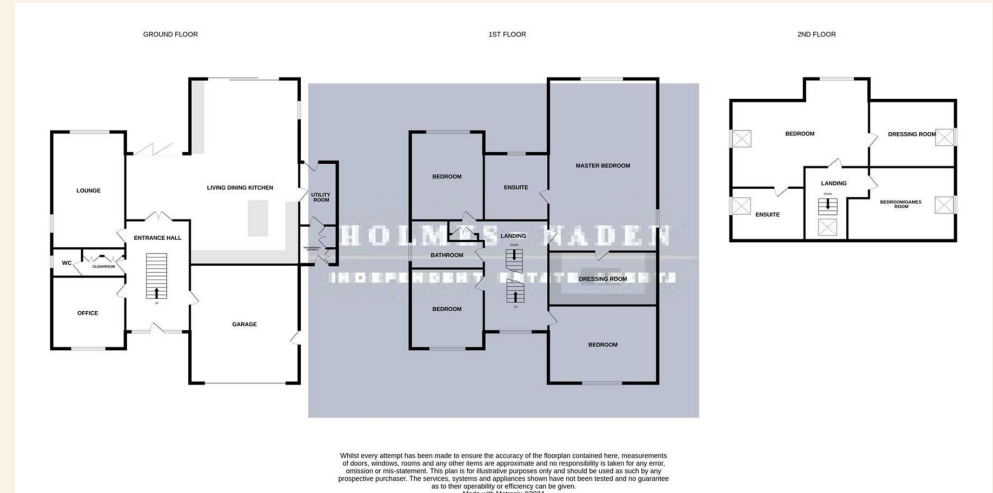
Freehold. Interested purchasers should seek clarification of this with their solicitor.

## Viewings

Strictly by appointment by the Agents.

## Possession

Vacant possession upon completion.



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

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## MISDESCRIPTIONS ACT 1967

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