



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# Tree Tops, Chelford Road, Prestbury, Cheshire, SK10 4PT

A substantial 5 bedroom property with generously proportioned rooms, beautifully renovated to the highest standard to create a light and bright family home, with views over distant countryside and adjoining golf course, close to Prestbury Village.

## Guide Price £2,950,000

Welcome to this stunning detached house located on Chelford Road in the prestigious area of Prestbury. This property boasts five reception rooms, perfect for entertaining guests or simply relaxing with your family. With five generously sized bedrooms, there is ample space for everyone to enjoy their own private sanctuary.

The detached nature of the property offers privacy and tranquillity, making it an ideal retreat from the hustle and bustle of everyday life.

Located in the sought-after area of Prestbury, this property provides not only a beautiful living space but also a desirable neighbourhood to call home. Whether you're looking to host elegant gatherings in the reception rooms or unwind in the peaceful surroundings of the bedrooms, this house offers the perfect blend of luxury and comfort.

On entering the property you are welcomed by a grand, marble tiled entrance hall with galleried oak staircase and central chandelier, leading through to a living room with oak built bar and bi-fold doors leading out to the beautiful rear terrace, the adjoining dining room also has bi-folding doors onto the terrace, flooding both rooms with light. The triple aspect sitting room also benefits from bi-folding doors to the terrace and a log burning stove for cosy winter days. The stunning dining kitchen boasts a wide range of fitted units and appliances, an island unit with breakfast bar and a dining area in an orangery style conservatory with central atrium skylight. The kitchen leads through to a large walk-in pantry and further utility room, a gym, cloakroom, study/office and WC complete the downstairs living accommodation. Upstairs are five generous bedrooms, including a master suite with Juliet balconies, en-suite and dressing room. Two of the bedrooms lead directly out onto a large paved balcony with wrought iron balustrade and outdoor heaters overlooking the south facing gardens and the golf course and countryside beyond. Another of the bedrooms benefits from an en-suite and there is a beautiful family bathroom with freestanding bath. There is also a housekeepers room with space to store a multitude of linens and other household items. The property is double glazed throughout. A gas central heating system has been installed with the added benefit of part underfloor heating.

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

The house is approached through electrically operated wrought iron gates between two brick walls, offering privacy from the road. The brick sett driveway is arranged in a turning circle with central flowerbed and access to the double garage. To one side is a large lawn behind box yew hedges, which wraps around the side of the property, to the other side is a flower bed. Hedges and mature and specimen shrubs and trees surround the front of the house, creating further privacy. At the side of the house is timber and canvas safari tent with slate roof and heating, providing an entertaining space for cooler days. To the rear the stunning south facing paved terrace, with ample space for dining and barbecues, seating and relaxing, overlooks the beautiful lawned garden, with a second lower terrace behind a box yew hedge, and borders of mature and specimen flowers, shrubs and trees. Adjacent to the property is a screened footpath to the neighbouring golf course and onto lovely countryside walks.

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 bear right at the mini roundabout in the direction of Wilmslow, taking the first turning left into Chelford Road, where the property can be found after a short distance on the left hand side, signified by our For Sale board.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE HALL

19'10 x 18'11

With marble tiled floor, marble fireplace with gas cast iron stove, galleried oak staircase to first floor, two radiators, castellated cornice, large ceiling rose with chandelier, glazed double doors leading to:

##### LIVING ROOM

25'07 x 18'01 (overall)

With oak floor, full width bi-fold doors leading onto magnificent south facing rear terrace with views over garden, oak fitted shelving unit, solid oak bar with back bar oak shelving, two radiators, recessed downlighting, ceiling cornice, glazed double doors to:

##### DINING ROOM

17'11 x 14'04 (overall)

With oak floor, bi-fold doors to rear terrace, overlooking, two radiators, ceiling cornice.

##### INNER HALLWAY

With oak floor.

##### W C

8'06 x 7'09

With low level WC, pedestal wash hand basin, radiator, tiled floor, recessed downlighting.

##### GYM

24'06 x 13'03

With LVT flooring, two radiators, ceiling cornice, recessed downlighting, cupboard housing underfloor heating controls.

##### KITCHEN DINING ROOM

33'09 x 19'10

A stunning bright and airy dual aspect room with a range of Tom Howley Shaker style fitted kitchen units including base cupboards and drawers, wall cupboards and granite worktops, a Wolf 6-ring gas and electric range with warming plate and extractor above, twin bowl Belfast style sink with spray washer attachment, full height integrated fridge and freezer, full height larder cupboard, cosy bench seating area, appliance cupboard, bin draw, integrated dishwasher, island unit with drawers and shelving, breakfast bar and vegetable preparation sink. The dining area is situated in the orangery style conservatory and sits beneath a large atrium skylight, flooding the room with light, three double doors lead out onto rear terrace overlooking the garden. With a tiled floor, recessed and hanging island lighting.

##### WALK-IN PANTRY

11'11 x 8'04

With radiator, tiled floor, door to driveway.

##### UTILITY ROOM

11'10 x 9'08

With a range of Shaker style fitted units including base cupboards, wall cupboards and work tops, stainless steel sink and drainer unit, plumbing for washing machine, full height store cupboard, radiator, tiled floor, door to side terrace.

##### CLOAKROOM

8'0 x 3'11 (not including cupboard recesses)

With fitted store cupboards to two sides, one side containing gas boiler, water cylinder, communications equipment and meters etc, the other side containing hanging space, with LVT flooring and radiator.

##### STUDY/OFFICE

10'04 x 9'09

With built in shelving, radiator, ceiling cornice.

##### SITTING ROOM

24'10 x 17'02

Large, bright, triple aspect room with bi-folding doors to the rear south facing terrace overlooking garden, oak fireplace with slate hearth and log burning cast iron stove, three radiators, ceiling cornice.

##### FIRST FLOOR

##### LANDING

Large galleried landing with castellated ceiling cornice, recessed downlighting, two radiators.

**MASTER BEDROOM**

24'10 x 17'03

Large, bright, triple aspect room with two glazed doors leading out to wrought iron Juliet balconies, two radiators, ceiling cornice, archway through to inner vestibule, leading to en-suite and dressing room.

**EN-SUITE**

10'03 x 9'07

With low level WC, bidet, walk-in shower with rainfall head and recessed shelving, twin vanity wash hand basin with drawers and cupboards below, heated towel rail, recessed downlighting, tiled floor, part tiled walls.

**DRESSING ROOM**

12'10 x 8'0

With fitted drawers and shelving, fitted wardrobes with hanging space and mirrored doors, further fitted cupboards with shelving and hanging space, radiator.

**BEDROOM TWO**

13'10 x 11'01

With recessed downlit feature alcoves, ceiling cornice, radiator, glazed double doors leading onto paved balcony with outdoor heating.

**BATHROOM**

11'0 x 10'03 (overall)

With mid level WC, freestanding bath with central column mixer tap, traditional style radiator, pedestal wash hand basin with shelf below, tiled floor.

**BEDROOM THREE**

15'08 x 11'01

With radiator, ceiling cornice, glazed double doors to paved balcony with outdoor heating.

**BEDROOM FOUR**

17'11 x 9'06

Currently being used as an office, with radiator, ceiling cornice.

**BEDROOM FIVE**

19'09 x 14'02

Bright, dual aspect room, with a range of fitted wardrobes with cupboards, drawers, hanging space and shelving, two radiators, ceiling cornice.

**EN-SUITE**

9'11 x 7'01

With low level WC, bidet, shower enclosure with rainfall head and shower attachment, vanity wash hand basin with cupboards below, radiator, tiled floor.

**HOUSEKEEPERS ROOM**

8'0 x 7'01

With LVT flooring, radiator.

**OUTSIDE**

Delightful formal gardens as previously mentioned, with stunning south facing rear terrace.

**PRESTBURY OFFICE:**

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**DOUBLE GARAGE**

24'10 x 20'04

With electrically operated door, power and light.

**Tenure**

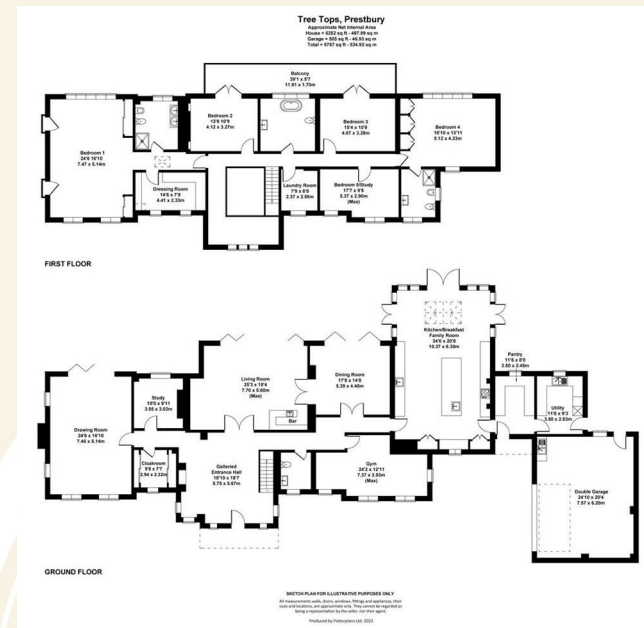
Freehold. Interested purchasers should seek clarification of this with their solicitor.

**Viewings**

Strictly by appointment through the Agents.

**Possession**

Vacant possession upon completion.

**MISDESCRIPTIONS ACT 1967**

These particulars, whilst believed to be accurate are set out for guidance only and do not constitute any part of any offer or contract – intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise to their accuracy. No person in the employment of Holmes-Naden Estate Ltd. has the authority to make or give any representation or warranty in relation to the property.







### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</b>	<b>77</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	