



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# Ford lodge, New Road, The Village, Prestbury, Cheshire, SK10 4DG

A beautifully presented 4 bedroom townhouse in the heart of the sought after village of Prestbury.

## Guide Price £875,000

Constructed of brick, this beautifully presented town house in the heart of Prestbury village offers the discerning purchaser the opportunity to acquire a wonderfully spacious 4 bedroom property just a short stroll from all the amenities Prestbury village has to offer.

The accommodation briefly comprises, to the ground floor; Entrance hall, WC, living room with Living Flame gas fire, utility room, stunning contemporary kitchen/dining room with a range of built in appliances and bi-fold doors opening out onto the rear garden. To the first floor is the master bedroom with en-suite and private balcony and a further bedroom with en-suite. To the second floor are two more beautifully presented bedrooms with en-suites, one of which enjoys a Juliet balcony. The property is double glazed throughout and a gas central heating system has been installed. The ground floor rooms and all the bathrooms benefit from underfloor heating.

An internal inspection is highly recommended to appreciate the style, space and quality of this fabulous village house.

The property has a lawned garden to the front, surrounded by borders and a block paved driveway with hard standing for two motor vehicles. The property has planning permission for a green oak framed car port. To the rear is a paved terrace for outdoor seating and dining, a gravel area and raised beds. The garden is enclosed behind a rendered brick wall and fencing and backs onto open land/small woodland.

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 10 and 30 minutes drive of the property.

**DIRECTIONS:** From our Prestbury office, turn left passing St Peter's Church, where the properties can be found on the left hand side to the rear of Ford House.

### ACCOMMODATION

#### GROUND FLOOR

##### **ENTRANCE HALL 16'03 x 6'09**

With tiled floor, stairs to first floor, under stairs store cupboard, underfloor heating.

##### **WC**

With low level WC, vanity wash hand basin with cupboard below, tiled floor, part tiled walls, underfloor heating.

##### **LIVING ROOM 15'01 (into bay) x 13'01**

With bay window and plantation style shutters, Living Flame gas fire with stone surround, underfloor heating.

##### **KITCHEN/DINING 20'06 x 15'03**

With a range of contemporary units to include base cupboards and drawers, wall cupboards and quartz worktops, full height cupboards, integrated twin ovens/grill/microwave, dish washer, fridge freezer, 4 ring ceramic induction hob and extractor, breakfast bar, one and a half bowl stainless steel sink, dining area with bi-fold doors opening out onto the rear terrace, tiled floor, underfloor heating.

##### **UTILITY ROOM 9'02 x 4'08**

With base cupboards, quartz worktops, stainless steel sink, wall cupboards, Vaillant gas boiler, plumbing for washing machine, tiled floor, underfloor heating.

#### FIRST FLOOR

##### **LANDING**

With radiator.

##### **BEDROOM ONE 15'10 x 12'11**

With a range of fitted wardrobes, radiator, double doors leading out onto a paved balcony with iron balustrade and views over woodland to rear.

##### **EN-SUITE 9'05 x 6'05**

With walk-in shower, panelled bath, low level WC, heated towel rail, vanity wash hand basin with cupboards below, tiled floor, part tiled walls, underfloor heating.

##### **BEDROOM TWO 13'0 x 13'0**

With radiator.

##### **EN-SUITE 6'07 x 5'07 (overall)**

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

## SECOND FLOOR

### LANDING

With radiator, loft access, airing cupboard housing water cylinder.

### BEDROOM THREE 20'06 x 9'07

With radiator, double doors to Juliet balcony, views over woodland to rear.

### EN-SUITE 10'05 (into shower recess) x 5'04

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

### BEDROOM FOUR 13'06 x 12'02

With radiator.

### EN-SUITE 7'11 x 6'11 (overall)

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

### Tenure

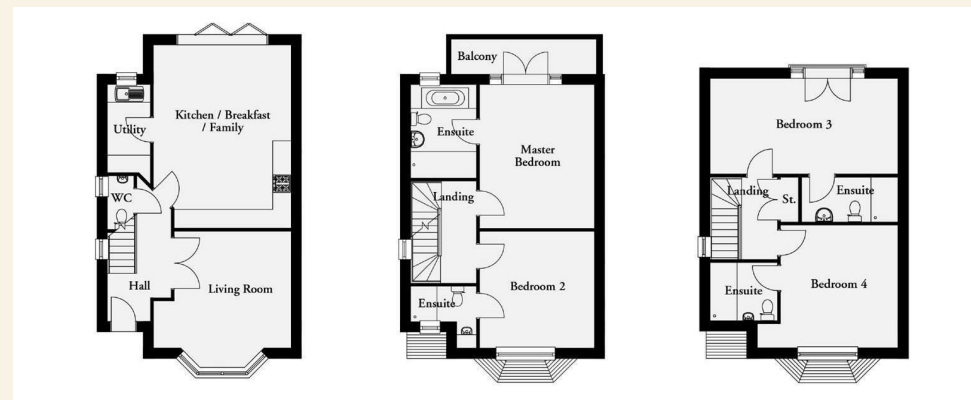
Freehold. Interested purchasers should seek clarification of this with their solicitor.

### Viewings

Strictly by appointment through the Agents.

### Possession

Vacant possession upon completion.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B		84	
(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	

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