



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Long Meadow, Castle Hill, Mottram St Andrew, Cheshire, SK10 4AX

Guide Price **£1,250,000**

Constructed of brick with render, this property offers the discerning purchaser the opportunity to acquire a spacious and well presented family home, with the benefit of an attached one bedroom annexe, located in one of Cheshire's most prestigious locations within a short distance of Prestbury village centre, Alderley Edge and Wilmslow.

The accommodation briefly comprises, to the ground floor; Entrance hall, reception room, games room/office, stunning 37ft living/dining/kitchen with built in stone fireplace, utility room with access to a large master bedroom with en-suite, three further bedrooms and a family bathroom.

The annexe has it's own front door but can be accessed from the main house through the utility room. It has a large L-shaped living/dining/kitchen, bedroom and bathroom.

A gas central heating system has been installed throughout with the addition of solar panels to the rear roof elevation.

An internal inspection is highly recommended to appreciate the size and finish of this wonderful home.

Outside, the property is approached up a sweeping Tarmacadam driveway with ample parking for motor vehicles. A sloping lawn leads up from the road and is bordered with hedging and fencing. There are a variety of mature and specimen trees and shrubs. To the rear is a stone flagged terrace wrapping around the back of the property, with a further area of lawn surrounded by fence.

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, bear right at the mini roundabout and continue up Castle Hill. Passing both entrances to Castlegate on the left, after a short distance, after passing Withinlee Road on the left, the property is located immediately after on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL 11'09 x 10'08

With stone tiled floor, radiator with cover, under stairs cupboard, stairs to first floor, leading through to:

RECEPTION ROOM 19'08 x 13'09

Dual aspect, with 2 radiators with covers, large feature fireplace with contemporary Living Flame gas fire, plantation shutters to windows.

GAMES ROOM/OFFICE 11'08 x 11'08

Dual aspect with radiator, plantation shutters to windows.

LIVING/DINING/KITCHEN 37'0 x 19'09 (overall)

Divided partly by a wall this open space consists of a living/dining space (19'09ft x 13'09ft), with

underfloor heating; built in storage cupboard, skylights, floor to ceiling windows with glazed double doors to garden, large kitchen (19'09ft x 13'09ft overall) is fully fitted with a range of base cupboards and drawers, wall cupboards and marble worktops, with 2 integrated Neff double ovens and microwave, dishwasher, American style fridge freezer, stainless steel double sink and a central island with wine fridge, Neff 5 ring ceramic induction hob with ceiling extractor unit, 2 stainless steel food prep sinks, one with hot tap. There are more floor to ceiling windows with glazed double doors to garden, skylights and underfloor heating.

WC 5'07 x 3'0

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

UTILITY ROOM 9'11 x 7'0

With a range of fitted base and full height units and worktops, plumbing for washing machine, access to roof space, tiled floor, half glazed door to garden, door leading to annexe.

FIRST FLOOR

LANDING 14'03 x 14'0 (overall)

With radiator with cover, loft access.

BEDROOM ONE 18'02 x 13'09

With 2 radiators with covers, large range of fitted wardrobes, raised bed platform.

EN-SUITE 9'01 x 6'02

With panelled bath, low level WC, vanity wash hand basin with drawers below, shower cubicle with waterfall shower, heated towel rail, tiled walls, tiled floor.

BEDROOM TWO 13'09 x 9'06

With radiator.

BEDROOM THREE 11'08 x 10'06

With radiator.

BEDROOM FOUR 13'01 x 9'04

With radiator and Venetian blinds to windows.

BATHROOM 9'02 x 6'04

With freestanding roll top bath with claw feet, pedestal wash hand basin, high level WC, heated towel rail, radiator, built in marble top cupboard, tiled floor, tiled walls

ANNEXE

ACCOMMODATION

LIVING/DINING/KITCHEN 28'09 x 23'10 (overall)

A separate front door allows access to a large L-shaped room with fully fitted kitchen with a range of base cupboards and drawers, wall cupboards and granite worktops, integrated fridge and freezer, dishwasher, double oven and grill, 4 ring ceramic hob and extractor, washing machine and tumble dryer, plinth heating fans, back half glazed door to garden. In the living area is a Living Flame gas fire with stone surround, glazed double doors to garden, Venetian blinds and plantation shutters to window, 3 radiators in total, access to roof space.

BEDROOM 13'06 x 12'07

With large range of fitted wardrobes, radiator, Venetian blinds to window.

BATHROOM 11'04 x 5'07

With low level WC built into vanity unit with wash hand basin, panelled bath, heated towel rail, tiled floor, part tiled walls.

OUTSIDE

Gardens as previously mentioned.

Tenure

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

Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.

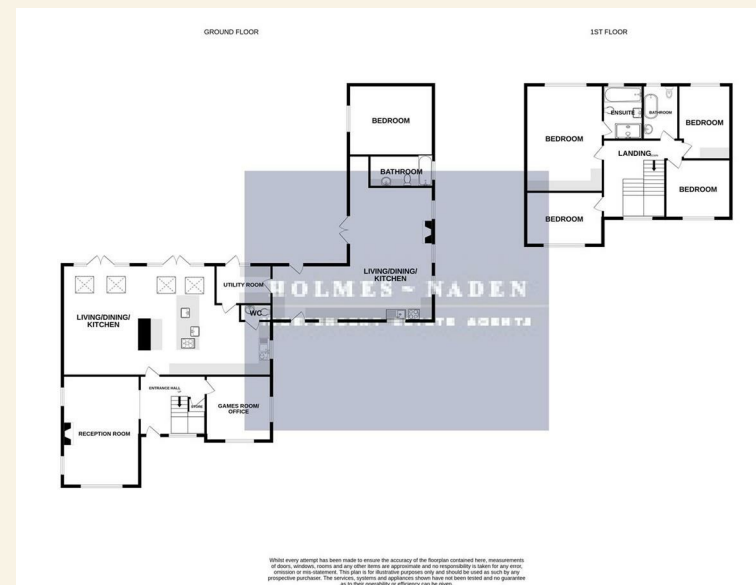
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MISDESCRIPTIONS ACT 1967

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