



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

The Silk House, London Road, Prestbury, Macclesfield, SK10 4EP

A substantial and impressive six bedroom detached property sitting within a generous plot of land (approximately 4 acres TBC), close to local amenities of Prestbury and Macclesfield.

£2,350,000

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield and Prestbury. 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 proceed past St Peters Church, bearing right at the railway bridge into Prestbury Lane. Prestbury Lane in turn leads to Heybridge Lane and continue to the T-junction. Turn left onto Manchester road where the property can be located after a short distance on the right hand side, first double gates on left.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL 24'0 x 10'01

Triple height and galleried oak staircase, under stairs store cupboard, tiled floor.

STUDY 15'03 x 12'07

With built in office/study furniture including floor to ceiling cupboards, shelves and drawers, central pedestal desk with leather inset top.

LIVING ROOM 23'03 x 15'07

Dual aspect with two glazed double doors to ornamental garden, solid fuel fireplace with stone surround.

INNER VESTIBULE 7'01 x 5'06

With tiled floor, internal porthole window.

WC 7'01 x 3'08

With low level WC, pedestal wash hand basin, tiled floor, tiled walls, part panelling with shelf above.

UTILITY ROOM 9'08 x 7'10

With fitted units including base cupboards and drawers, wall cupboards and granite worktops, twin bowl Belfast sink, plumbing for washing machine, tiled floor, internal door to garage.

LIVING DINING KITCHEN 47'07 x 16'11 (extending to 22'05)

Large bright room with apex ceiling and A-frame beams, large range of fitted Shaker style units including base cupboards and drawers, wall cupboards and granite worktops and splashbacks, Neff appliances including 5-ring gas hob and extractor above, integrated coffee maker, microwave oven, oven/grill, warming drawer, dishwasher, one and a half bowl stainless steel sink, bin drawer, space for American style fridge freezer, island unit with base cupboards and drawers, granite worktops, stainless steel vegetable preparation sink, wine fridge, large dresser unit, recessed down light and central chandeliers, tiled floor, three sets of glazed double doors leading to ornamental garden, rear garden and pool complex, leading through to:

ATRIUM 15'10 x 13'07

Fully glazed with apex roof, glazed double doors to ornamental garden, tiled floor, leading to:

FAMILY ROOM 29'06 x 13'11

With feature fireplace, cast iron log burning stove and stone surround, three full height glazed windows and double doors to ornamental garden, wooden floor, access to large store/cloaks cupboard, stairs to bedroom six.

WC 6'04 x 3'09

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

POOL COMPLEX 45'08 x 21'03 (extending to 43'01 x 13'09)

Fully tiled pool with built in entry steps, jacuzzi area, changing room (with rainfall head shower and tiled, mirrored and mosaic walls, floor and ceiling), bi-fold doors to two sides with access to side garden and central courtyard, central glass atrium skylight, tiled floors.

FIRST FLOOR

LANDING 24'01 x 10'0

Galleried landing with wooden floor, stairs to second floor.

BEDROOM ONE (MASTER) 23'04 x 15'08

Dual aspect with glazed double doors leading onto a large paved balcony with stone balustrade and lovely views over the gardens. Leading to:

DRESSING AREA 9'06 x 6'0 (excluding wardrobe recesses)

With large mirrored cupboards with shelving and hanging space, water tanks located under eaves behind.

EN-SUITE 19'03 x 11'04

Split level room; the upper level with two vanity wash hand basins with cupboards below and above; the lower level with walk-in shower, large freestanding corner bath, low level WC, two heated towel rails, built in cupboards and shelves, tiled floor and tiled wall throughout.

BEDROOM TWO 16'08 x 15'09

Dual aspect.

EN-SUITE 7'05 x 5'11

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

BEDROOM THREE 22'06 x 13'01

Dual aspect, with a range of fitted units including cupboards, drawers, dressing table, wardrobe etc, cupboard housing underfloor heating controls.

EN-SUITE 7'07 x 5'06

With large shower enclosure, vanity wash hand basin with drawers below, low level WC, heated towel rail, tiled floor, part tiled walls.

SECOND FLOOR

LANDING

Galleried bridge landing with wooden floor.

BEDROOM FOUR 15'03 x 10'05

With two Velux windows, radiator.

EN-SUITE 11'06 x 4'02

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

BEDROOM FIVE 15'03 x 10'05

With two Velux windows, radiator, leading to:

SECRET LIVING ROOM 13'01 x 12'10

Accessed through a low door, with built in under eaves storage drawers and built in cupboard.

EN-SUITE 11'06 x 4'02

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

BEDROOM SIX 25'0 x 16'09 (overall)

Located above the family room and accessed by it's own staircase, dual aspect room with large porthole window, three Velux windows, under eaves storage cupboards, leading to:

EN-SUITE 11'06 x 3'05

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

OUTSIDE

Extensive gardens as previously mentioned.

DOUBLE GARAGE 19'08 x 18'06

With twin electrically operated garage doors, two gas boilers, meters etc.

GARAGE 18'06 x 9'11

With electrically operated garage door.

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:

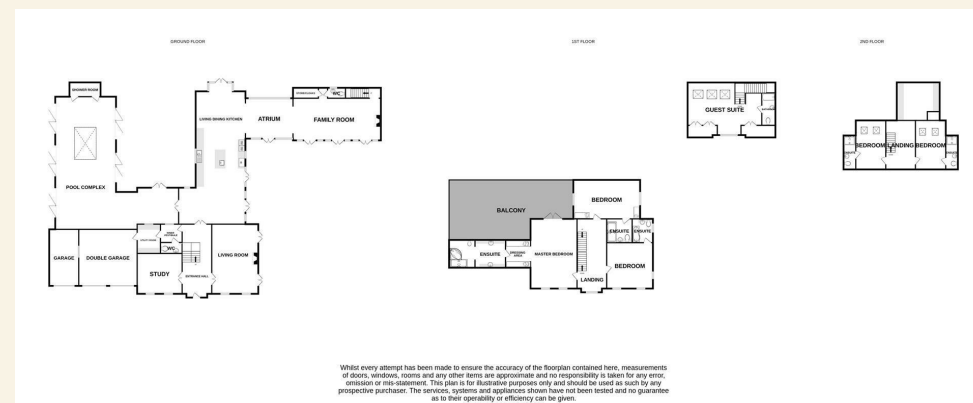
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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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