



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# Oak House, Victoria Road, Macclesfield, Cheshire, SK10 3JE

A beautiful, unique, custom built 5 bedroom detached property, tucked away in a private location, close to all local amenities. Immediately adjacent to the property is a building plot with planning permission for a three bedroom detached house which can be purchased separately at a guide price of £175,000. Planning Ref:

20/1924M

## Guide Price £875,000

Constructed of brick, this delightfully unique, custom built detached property has been thoughtfully designed to create a wonderful family home, situated in a quiet location, tucked away down a private road.

The accommodation briefly comprises, to the ground floor: Entrance porch, entrance hall, office/study, large living room with part atrium roof and log burning stove, snug, well equipped fitted kitchen, dining room, delightful orangery with log burning stove, utility room and WC. To the first floor the galleried landing allows access to five good sized bedrooms, two with en-suite bathrooms, the master with a dressing room, and a family bathroom. The property is double glazed throughout and a gas central heating system has been installed.

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

To the front of the property is a tarmacadam driveway, with hardstanding for motor vehicles and access to a timber framed garage and car port. To the rear of the property is a paved patio with lawn, surrounded by walls, fences, hedging and mature and specimen shrubs and trees, a timber built open summerhouse with log burning stove, a timber built shed and a timber built lean-to workshop.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. 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 up Macclesfield Road, passing Prestbury Golf Club to the roundabout. Bear left, and then right at the next roundabout into Priory Lane. Bear left at the main roundabout adjacent to the Villas Development into Victoria Road. Take the very first turning on the right hand side, opposite Home Farm Drive, down the private road, where the property can be located towards the end.

### ACCOMMODATION

#### GROUND FLOOR

##### ENTRANCE PORCH 8'02 x 5'07

With part tongue & groove walls, LVT flooring, part glazed front door with stained glass panel, two further stained glass windows, radiator with cover, part glazed doors to:

##### ENTRANCE HALL 13'11 x 11'07 (overall)

With LVT flooring, radiator with cover, stairs to first floor.

##### OFFICE/STUDY 15'06 (into bay) x 12'0

Dual aspect room with oak floors, bay window with built in window seat, radiator with cover.

##### LIVING ROOM 23'10 x 18'09

Dual aspect room with part glazed French doors to garden, part atrium roof with two Velux windows, contemporary log burning stove, radiator with cover.

##### SNUG 15'06 x 13'08 (not including cupboard recess)

With entire wall of full height cupboards comprising storage space, gas boiler and water cylinder, radiator with cover.

##### KITCHEN 13'11 x 13'07

With a range of fitted units comprising base cupboards and drawers, wall cupboards and granite worktops, range style cooker with electric oven, oven/grill, warming drawer, 6-ring gas hob with extractor above, dishwasher, larger cupboards, twin bowl ceramic sink and drainer unit, LVT floor, leading through to:

##### DINING ROOM 16'06 x 10'11

With LVT floor, radiator with cover, built in cupboards and shelves, opening through to:

##### ORANGERY 12'10 x 10'04

Dual aspect room with LVT floor, contemporary log burning stove, part glazed French doors to garden, 4 Velux windows, radiator.

##### UTILITY ROOM 21'07 x 6'03

With a range of fitted base cupboards and drawers, open shelves, twin bowl ceramic sink, plumbing for washing machine and tumble dryer, part glazed stable door to garden, skylight, radiator, LVT floor, part tongue & groove walls, radiator.

##### WC 4'10 x 4'02

With low level WC, corner wash hand basin, LVT floor, part tongue & groove walls, radiator.

#### FIRST FLOOR

##### LANDING 14'02 x 11'07

Galleried landing with central skylight, radiator with cover.

##### BEDROOM ONE 13'0 x 12'01

Dual aspect with radiator.

##### DRESSING ROOM 12'01 x 6'04

With a range of fitted wardrobes and drawers, radiator.

##### EN-SUITE 8'06 x 7'08

With low level WC, vanity wash hand basin, heated towel rail, walk-in shower/wet area, tiled floor, tiled walls.

##### BEDROOM TWO 12'09 x 12'01

With radiator.

##### EN-SUITE 8'0 x 5'05

With low level WC, built in store cupboards and shelves, part tongue & groove walls, radiator, roof access.

##### INNER VESTIBULE 4'03 x 3'01

##### BEDROOM THREE 15'08 x 9'01

With radiator with cover.

##### BEDROOM FOUR 13'04 x 10'11

With radiator with cover.

**BEDROOM FIVE 11'04 x 8'08**

With radiator.

**BATHROOM 10'07 x 8'01**

With pedestal wash hand basin, panelled bath with shower attachments, low level WC, walk-in shower with rainfall head, part tongue & groove walls, part tiled walls, tiled floor.

**OUTSIDE**

Gardens as previously mentioned.

**GARAGE 15'03 x 8'04**

With power and light.

**CAR PORT 15'04 x 8'05**

With power and light.

**LOG STORE**

With power.

**LEAN-TO WORKSHOP**

With power and light.

**SUMMER HOUSE 16'10 x 12'08**

Timber built with open front, power and light, log burning range style stove, Astroturf deck with balustrade.

**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:**

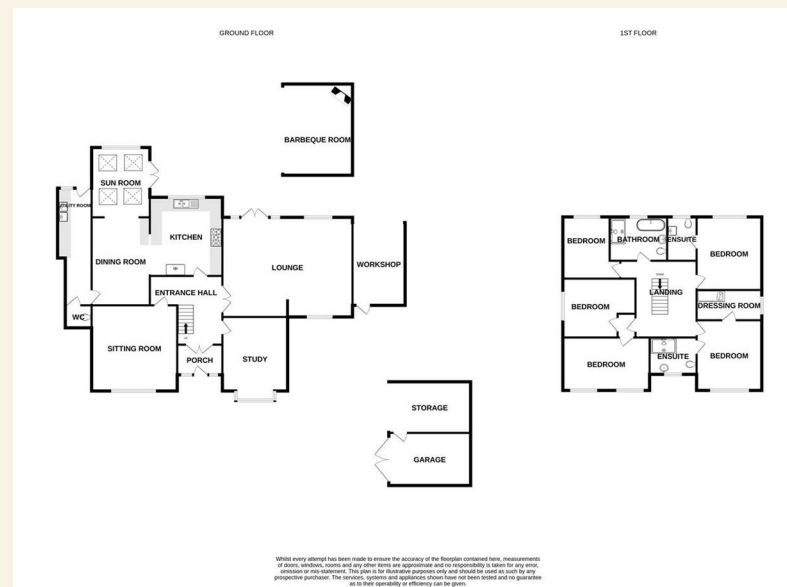
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency can be given.  
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**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	79
England & Wales		EU Directive 2002/91/EC

**MISDESCRIPTIONS ACT 1967**

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