



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Withinlee Cottage,, Withinlee Road, Prestbury, Cheshire, SK10 4AT

A beautifully renovated and presented 4 bedroom detached property in a prestigious location close to the village of Prestbury.

Guide Price £950,000

Constructed of brick, this property offers the discerning purchaser the opportunity to acquire a fabulous detached cottage that has been lovingly renovated to create a delightful family home in a prestigious location close to the village of Prestbury.

The accommodation briefly comprises: entrance porch, WC, family room, 20ft living room, 27ft dining kitchen with Shaker style units and granite worktops. To the first floor are 4 good sized bedrooms and two bathrooms (one en-suite). A gas central heating system has been installed.

An internal inspection is highly recommended to appreciate the size and quality of this wonderful property.

To the outside, the property is approached through a 5 bar wooden gate onto a gravel driveway with ample hardstanding for motor vehicles and a lawned area edged by hedges and mature and specimen trees. To the rear is a pretty garden with paved area for seating, lawn edged with hedges, mature and specimen shrubs and trees and a painted wooden summerhouse at the end of the garden.

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, bear left into Withinlee Road where the property can be found after a short distance on the left hand side.

ACCOMMODATION

FIRST FLOOR

ENTRANCE PORCH

7'04 x 4'10

With tiled floor, radiator.

WC

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

FAMILY ROOM

16'11 x 13'11

With feature fireplace with slate hearth and log burning stove, radiator, under stairs cupboard with plumbing for washing machine.

LIVING ROOM

20'08 x 17'01

With dual aspect, feature fireplace with Living Flame effect fire, two radiators, glazed double doors to garden.

DINING KITCHEN

27'08 x 13'10

With fitted Shaker style kitchen with range of base cupboards and drawers, wall cupboards and granite work tops, 5 ring gas range with electric ovens and extractor unit, American style fridge freezer, integrated dishwasher and microwave, stainless steel double sink, 2 contemporary radiators, contemporary corner log burning stove, glazed double doors to garden, glazed side door.

FIRST FLOOR

LANDING

With two radiators.

BEDROOM ONE

19'00 (into window recess) x 14'00

With walk in wardrobe, radiator.

EN-SUITE

9'06 x 5'03

With low level WC, vanity wash hand basin with cupboards below, shower, contemporary radiator, part tiled walls.

BEDROOM TWO

16'10 x 9'07

With loft access, radiator.

BEDROOM THREE

13'06 x 9'10 (overall)

With built in double cupboards, radiator.

BEDROOM FOUR

13'05 x 9'03 (overall)

With built in double cupboards, fireplace with cast iron surround and tiled hearth, radiator.

BATHROOM

13'05 x 7'10

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

OUTSIDE

GARDENS

As previously mentioned.

Tenure

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

Viewings

Strictly by appointment through the Agent.

Possession

Vacant possession upon completion.

PRESTBURY OFFICE:

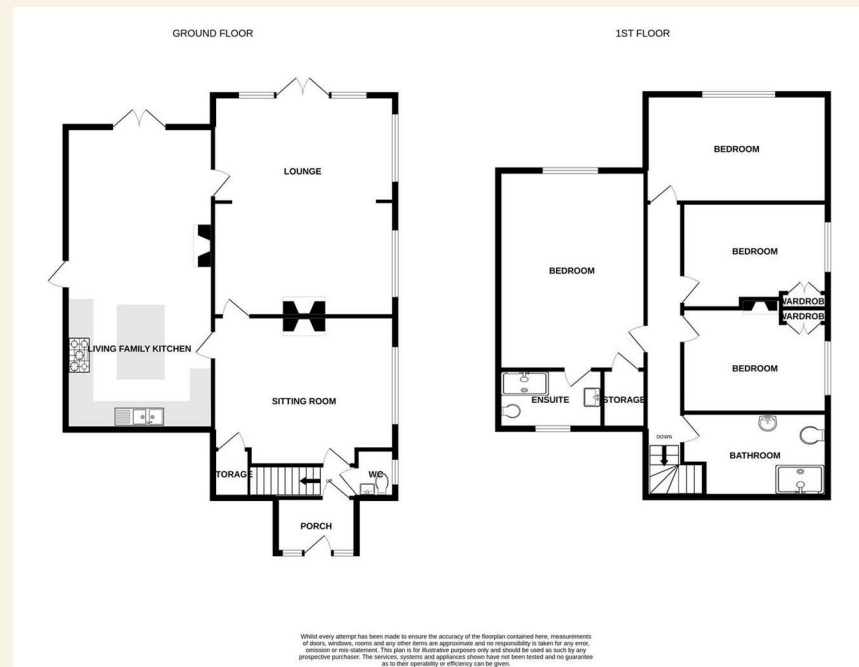
THE VILLAGE,
PRESTBURY,
CHESHIRE SK10 4DG

TELEPHONE: 01625 828254

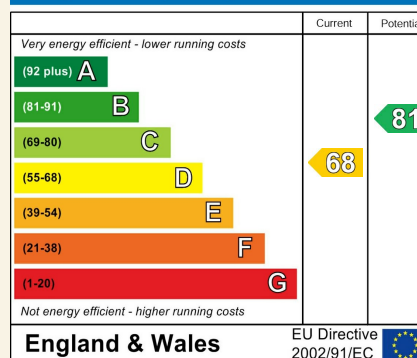
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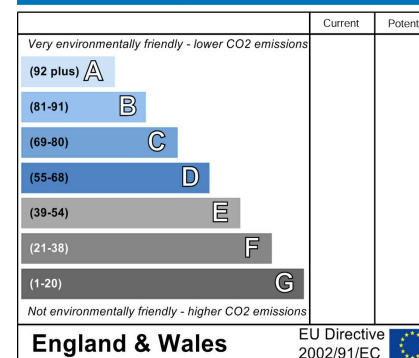
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BOLLINGTON,
MACCLESFIELD,
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



MISDESCRIPTIONS ACT 1967

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