



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Butley House, Bridge End Lane, Prestbury, Cheshire, SK10 4DJ

A picturesque and substantial detached property occupying a prestige location in the heart of Prestbury

Guide Price £1,275,000

Constructed of Cheshire brick, this picturesque, deceptively spacious detached property offers the discerning purchaser a wonderful home within a short walking distance of local amenities, the train station and open countryside.

Entering the property, you are immediately welcomed by a 19ft reception hall with central staircase leading to first floor and galleried landings. Hallway leads to a WC, magnificent lounge with feature fireplace, family room opening through to games room/study, both with glazed double doors to garden, large conservatory, magnificent 31ft living/family kitchen with hand built units with granite worktops enjoying both dining and seating areas, inner hall with access to WC and utility. Two double bedrooms and a shower room to the ground floor whilst on the first floor the landing allows access to a master bedroom, dressing room/walk in wardrobe and en-suite and bedroom four with en-suite. A gas fired central heating has been installed.

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

The property enjoys gardens to three sides with mature and specimen trees, lawns, borders, shrubs, a south facing enclosed stone terrace and enclosed Astroturf play area. The driveway allows ample hardstanding for motor vehicles and easy access to the integral garage. A special mention must be made to the elevated position of the property allowing views towards Prestbury village.

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, proceed past St Peters Church, turning right just past The Admiral Rodney into Bridge End Lane where the property can be found in an elevated position on the left hand side, after approx 50 yards.

ACCOMMODATION

GROUND FLOOR

PORCH

RECEPTION HALL 19'9" x 12'9" (overall)

With central staircase leading to first floor galleried landing, under-stairs storage, radiator

WC

With low level WC, pedestal wash hand basin and radiator

LOUNGE 18'10" x 16'7"

With feature fireplace with living flame gas fire, radiator, fitted base cupboards with shelves over, views to the village, two double doors with beautiful hand designed glass

FAMILY ROOM 14'4" x 13'5"

With feature A-frame beams, oak flooring, radiator, contemporary fireplace with living flame gas fire (open through to Games Room), fitted base cupboards, double doors leading to the garden, opening through to:

GAMES ROOM/STUDY 13'10" x 10'08" (average measurements)

Also enjoying the contemporary fireplace, oak flooring, contemporary radiators, exposed A-frame beams, double doors leading to the garden.

CONSERVATORY 20'0" x 14'5"

With fitted cabinets and drawers, tiled floor, radiator, large double French doors leading to the south facing sun terrace, beautiful hand designed glass doors leading to:

LIVING/FAMILY KITCHEN 31'0" x 15'0"

Enjoying hand built units including base cupboards and drawers, wall cupboards and granite worktops, double Belfast sink unit, microwave, dishwasher, SMEG 5 ring hob with extractor hood, oven/grill, American fridge freezer, 2 radiators, tiled floor, dining area, sitting area with matching base cabinets, Bang & Olufsen Sound System with speakers, double French doors leading to the terrace

INNER HALL 13'0" x 11'0" (narrowing down to 6'0")

With range of built in cupboards, high pressure water cylinder, tiled floor, two radiators, feature glazed roof

WC.

With low level WC, vanity wash hand basin, radiator/towel rail, part tiled walls, tiled floor

UTILITY

With built in cupboards, gas boiler, sink unit, plumbing for washing machine, tiled floor

BEDROOM 2 14'0" x 11'0"

With radiator and views towards the village

BEDROOM 3 13'5" x 10'08"

With radiator, fitted wardrobes, desk and drawers, fitted base cupboard and shelves

SHOWER ROOM

With wet area, vanity wash hand basin with store cupboards below, radiator/towel rail, tiled walls

FIRST FLOOR

LANDING

With radiator

MASTER BEDROOM 1 19'6" x 19'0"

With two radiators and beautiful views towards the village

DRESSING ROOM/WALK-IN WARDROBE

With hanging rails

EN-SUITE

With panelled bath with overhead shower, vanity wash hand basin, low level WC, fitted base units and drawers, tiled walls, radiator/towel rail

BEDROOM 4 11'8" x 10'10"

With fitted wardrobes, built in cupboards and drawers, large under eaves storage

EN-SUITE.

With shower, low level WC, pedestal wash hand basin, radiator, under eaves storage, part tiled walls

OUTSIDE

Gardens to 3 sides as previously mentioned

GARAGE 22'0" x 13'6"

With power and light, up and over door

Viewings

Strictly by appointment through the Agents.

Tenure

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

Possession

Vacant possession upon completion

PRESTBURY OFFICE:

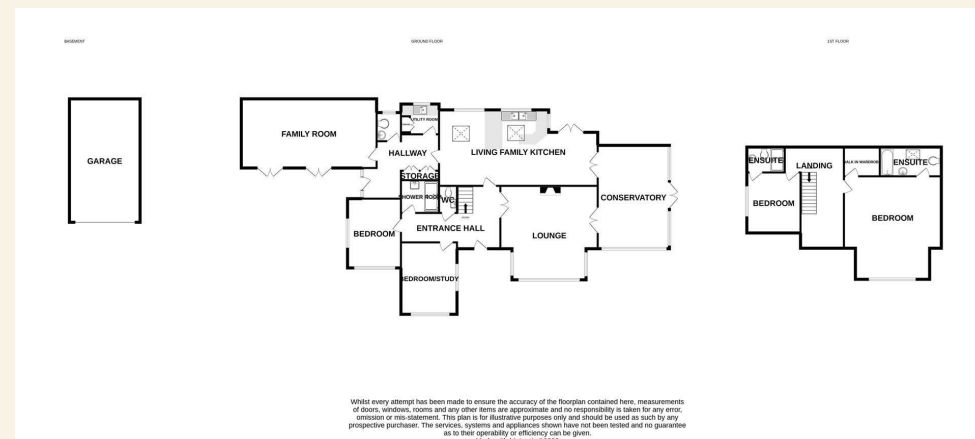
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	76
England & Wales	EU Directive 2002/91/EC	



MISDESCRIPTIONS ACT 1967

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