

Hunters Croft
Mottram St. Andrew



Andrew J Nowell
& Company



Hunters Croft, Wilmslow Road, Mottram St Andrew, SK10 4QH

An attractive and spacious 'Arts and Crafts' style five-bedroom, three bathroom (two en-suite) detached family home situated in an idyllic semi-rural location within the sought after village of Mottram St Andrew.

- 1.55 acre plot
- Semi rural
- Sought after location
- South facing garden

Positioned between Prestbury, Wilmslow and Alderley Edge the house stands within stunning established grounds which extend to circa 1.6 acres and there are outstanding elevated open views to the rear over the neighboring countryside/green belt. A gated driveway to the front provides ample parking and leads to an attached double garage.

The accommodation includes a covered porch, entrance hall, two w.c's, living room (with feature stone chimney breast with inset multi fuel burner), dining room, play room, study/office, breakfast kitchen (fitted with granite work surfaces, Wolfe, Sub Zero and Miele integral appliances), pantry, utility/boot room, landing (with loft access and recessed airing cupboard), principle bedroom (with bespoke fitted wardrobes) and en-suite shower room, guest bedroom with en-suite shower room, three further bedrooms and a main bathroom.







Hardwood framed double glazed windows and gas fired central heating. In addition, there is a summer house, garden store, Hartley greenhouse, two stables with attached tack room and a paddock as well as beautiful well stocked mature south west facing formal gardens.



Mottram St Andrew has the renowned primary school, local public house and delightful walks. Alderley Edge village is within a few minutes' drive offering a good range of shopping including the Waitrose supermarket, stylish boutiques and fine restaurants. The area is renowned for its excellent schooling and The Edge is a well-known beauty spot of historical importance. The motorway network system is within easy access, as is Manchester International Airport, local and commuter rail links to Manchester and London.

Postcode -SK10 4QH

What 3 Words – splint.hires.name

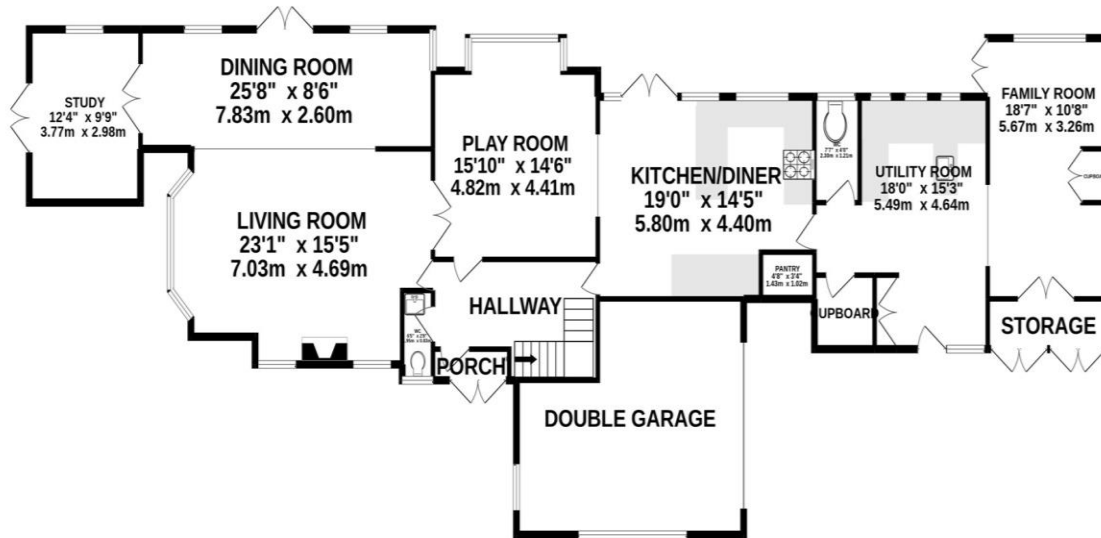
Council Tax Band – H

EPC Rating – D

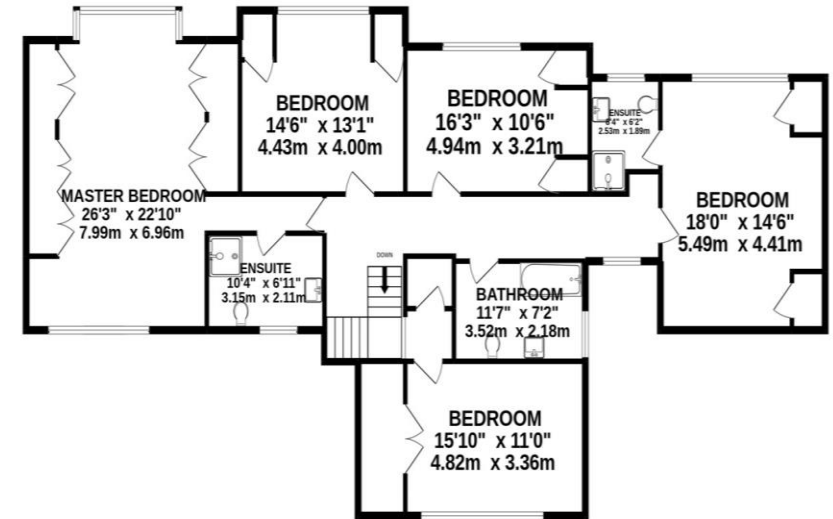
Tenure – Freehold



GROUND FLOOR
2089 sq.ft. (194.1 sq.m.) approx.



1ST FLOOR
1679 sq.ft. (156.0 sq.m.) approx.



TOTAL FLOOR AREA : 3769 sq.ft. (350.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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8 London Road, Alderley Edge, Cheshire SK9 7JS

Email: mail@andrewjnowell.co.uk

T 01625 585905

www.andrewjnowell.co.uk

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