



Mount View
Mottram St. Andrew

Andrew J Nowell
& Company



Mount View, Castle Hill, Mottram St Andrew, Cheshire, SK10 4AX

A contemporary styled, bespoke five bedroom four bathroom (three en-suite) detached family home with flexible accommodation arranged on just one level. Designed by Calderpeel architects and constructed in 2022 the property is located in an idyllic semi-rural location within the sought-after village of Mottram St Andrew.

- Contemporary Accommodation
- Substantial Plot of 1.6 Acres
- Sought after location
- No Onward Chain

Positioned between Prestbury, Wilmslow and Alderley Edge the house stands within impressive private southwest facing gardens which extend to circa 1.6 acres and adjoin the neighbouring countryside/green belt. A gated (automated) driveway to the front provides ample parking and leads to a detached double garage. The driveway continues to the side of the property and there is future potential to add a leisure complex to the rear subject to obtaining planning consent.

Mount View is built to an extremely high specification, presented to a show home standard and offers spacious and versatile accommodation throughout.

Specification:

- Aluminium framed double-glazed windows and doors
- Underfloor Heating
- Feature LED Up-lighting
- 24 Hour monitored CCTV system and alarmed
- Electronic window blinds
- Smart controls for heating, lights, alarm and gates
- Cat 5 wired throughout
- Wireless Ceiling mounted audio system both internally and externally
- Intelligent lighting and Velux window controls







On entry the hallway flows through to an outstanding living kitchen which has an impressive, vaulted ceiling and provides an ideal space for entertaining and family living. Fitted with a designer German kitchen, with integrated appliances and a large island.

There is a separate well equipped utility room, family room, office, home gym, drawing room (with feature fireplace) w.c and a separate cloak room. Also accessed from the entrance hall are the sleeping quarters with a luxurious principal bedroom suite with a large dressing room and en-suite shower room. Four further double bedrooms of which two benefit from en-suite shower rooms and there is a main bathroom with Duravit sanitary ware.

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.

The property has no onward vendor chain.

Postcode – SK10 4AX

What 3 Words – beep.golf.essential

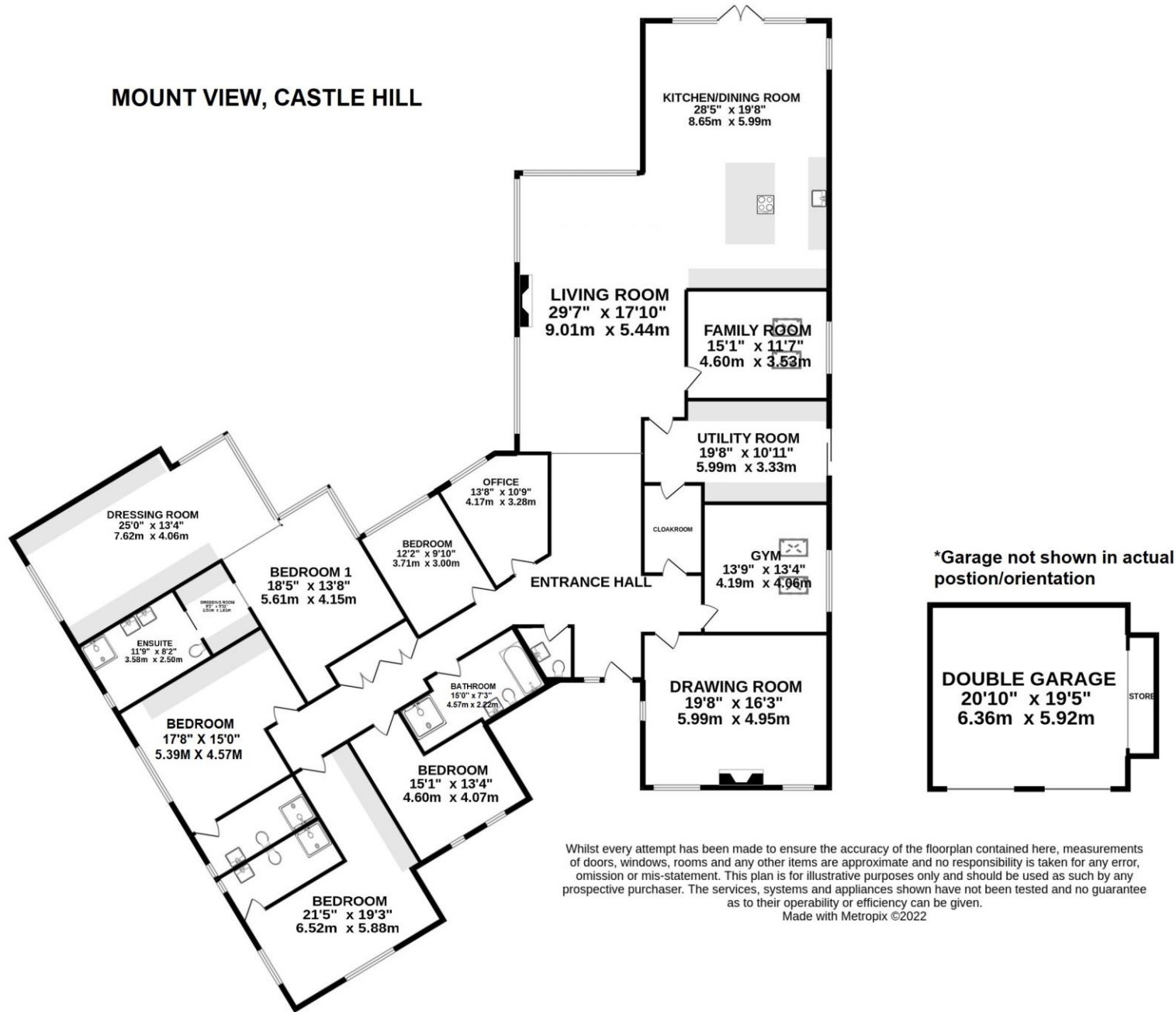
Council Tax Band – H

EPC Rating – B

Tenure – Freehold



MOUNT VIEW, CASTLE HILL



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.
 Made with Metropix ©2022

8 London Road, Alderley Edge, Cheshire SK9 7JS
 Email: mail@andrewjnowell.co.uk

T 01625 585905
www.andrewjnowell.co.uk

**Andrew J Nowell
 & Company**

N.B. Andrew J. Nowell & Company for themselves and for the vendors or lessors of this property whose agents they are give notice that: 1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, references to condition or necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Andrew J. Nowell & Company has any authority to make or give any representation or warranty whatever in relation to this property.