

Queensbury

Prestbury



Andrew J Nowell
& Company





Queensbury, 105 Macclesfield Road, Prestbury, SK10 4AG

An elegant individual detached residence constructed to an exacting standard. With generous gardens and grounds of just under 1.5 acres with stunning open views across the neighbouring countryside.

- High Specification
- Immaculately Presented
- No Onward Chain
- Grounds approx. 1.5 Acres

Queensbury is an individually designed residence with inspiration from a French chateau constructed in 2009 to an extremely high standard.

A feature of particular note on the ground floor is the impressive Living Dining Kitchen with Mark Wilkinson handmade kitchen with shaker style units with granite worksurfaces with large central curved island, integrated Miele appliances and four sets of French doors opening onto the garden.

In addition, on the ground floor is the impressive reception hall, dining room, sitting room and drawing room both with feature stone fireplaces, office/study and central turret with large spiral staircase. There is a cloakroom WC, utility room and an integral triple garage with large games room above. The Kitchen, Hall and spiral staircase have Limestone Tiling.

To the first and second floors are five double bedrooms, two with large walk-in dressing rooms, and five bathrooms (4 en-suite) all the bathrooms have contemporary fittings and bespoke tiling. There is a galleried landing with large balcony.







The property is wired for audio/visual throughout.

Externally the property is approached through a set of wrought iron electric gates, along a sweeping driveway which leads round to the integrated triple garage.

The generous gardens and grounds which extend to just under 1.5 acres are immaculately manicured with a large stone flagged patio, lawn and woodland. There are delightful mature trees and borders and the rear garden enjoys stunning open views across the neighbouring countryside.

Queensbury is situated in an idyllic semi-rural location on the outskirts of Prestbury Village. The village has the

Grade I listed 13th century church and the high street which is a conservation area made up of black and white timbered, stone and brick period buildings with the River Bollin crossing the high street.

The village sits at the foot of the Peak District National Park and has the prestigious Prestbury Golf Club, local Tennis and Cricket Club. The area is renowned for its excellent local and private schooling including the nearby and newly re-sited Kings School in Macclesfield. The motorway network system, Manchester International Airport, local and intercity rail links are close to hand.

Postcode – SK10 4AG

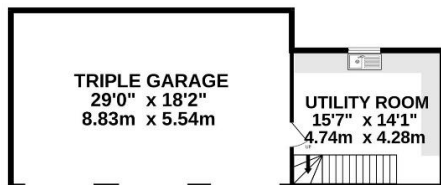
What 3 Words - [///select.spend.ruler](https://select.spend.ruler)

Council Tax Band – H

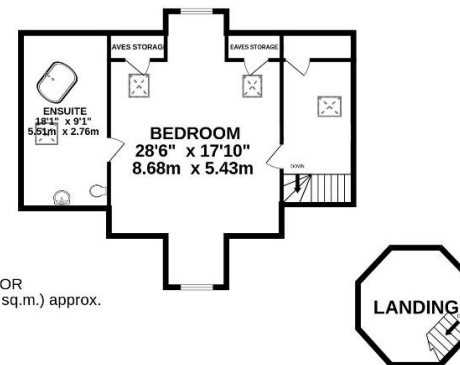
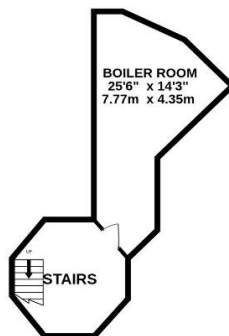
EPC Rating – C

Tenure – Freehold

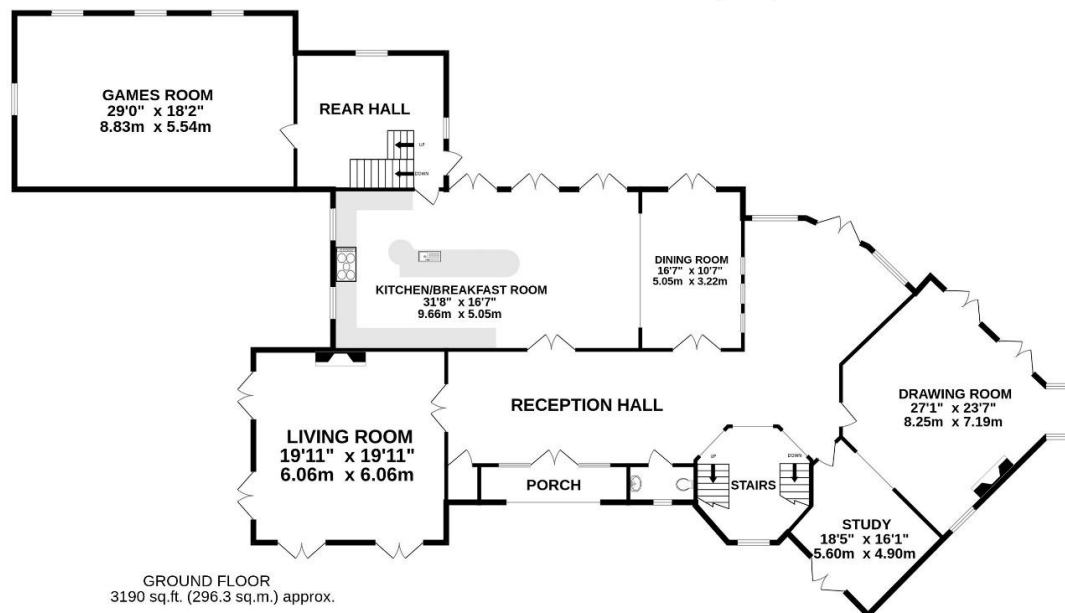




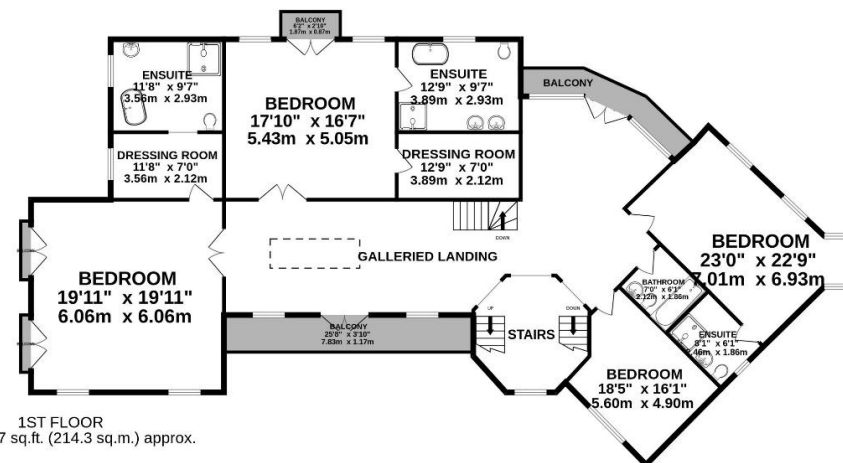
LOWER GROUND FLOOR
1069 sq.ft. (99.3 sq.m.) approx.



2ND FLOOR
835 sq.ft. (77.5 sq.m.) approx.



GROUND FLOOR
3190 sq.ft. (296.3 sq.m.) approx.



1ST FLOOR
2307 sq.ft. (214.3 sq.m.) approx.

TOTAL FLOOR AREA : 7400 sq.ft. (687.5 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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