



1 Bollington Lane
Macclesfield, Cheshire, SK10 4TB

£3,600,000

- Brand new home
- Semi-rural location
- Peaceful & private location
- Large, fully landscaped garden
- 5 beds, 5 bath
- Stunning views across fields
- Intelligent home system installed
- Fully Furnished with bespoke furniture, fixtures & fittings



General Spec

Intelligent home system installed throughout controlling all lighting, CCTV, heating, music and electric blinds. This can be programmed to any mood the end users require and can also be controlled remotely anywhere in the world. Motion sensor lighting to all en-suites, landings and main door areas.

Speakers are fitted to all ground floor areas including the gym and also in the master bedroom suite including dressing and bathroom. Outside speakers under glass box window seat and also in the glazed pergolas to the rear of the gardens. All other bedrooms have been wired for speakers if the end users require them to be installed. I-pads and wall mounted stations supplied and installed to the rear kitchen and master bedroom and 2no extra

freestanding units supplied to be positioned where buyers wish.

State of the art face recognition door entry system to gate intercom, specialist designed CCTV system fitted and wired for security monitoring, alarm system also wired for secure monitoring. Main door to the house Italian pivot 5bolt electronic security access door system.

Air conditioning installed in the gym and also above the garage in the 6th bedroom/office.

Heating Air source heat pumps with wet piped zoned underfloor heating system throughout all flooring controlled by phones/ipads or room stats. All en-suite tiled floors are electric thermostatic controlled including electric towel radiators. Gas fire to the rear living area, supplied by units externally.

A mechanically ventilation/extraction system is installed throughout the house.

All window/doors installed with electronic blinds and wired for curtain supplies except for the ground floor glass link, floating window seat gym curtain wall and beds 4,5 & 6 balcony windows.

Balcony opening windows to Bedrooms 4,5 & 6. Fitted wardrobes to beds 4 & 5 and fully fitted walk-in wardrobe in the master with a bespoke dresser. Floor finishes large format Italian porcelain tiles to hallway, kitchen & dining. Italian timber effect porcelain tiling to rear living area (herringbone) and plank to library, glass link and gym area. Wool carpets to stairs, landings and all bedroom areas.

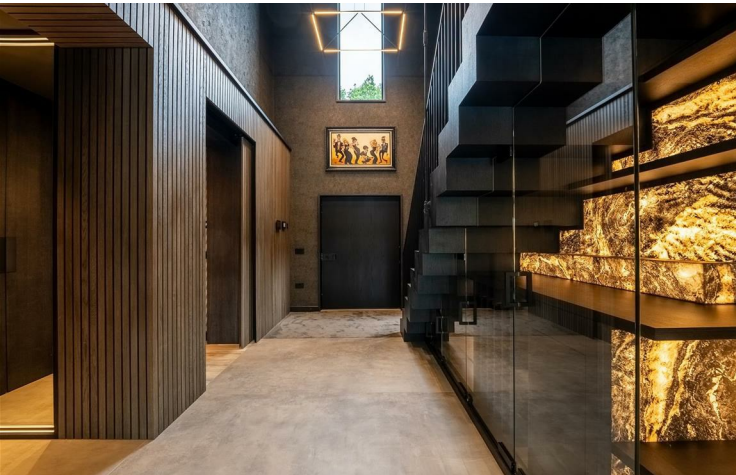
En-suites large format Italian porcelain tiling to all ensuites Duravit sinks with bespoke tiled vanity

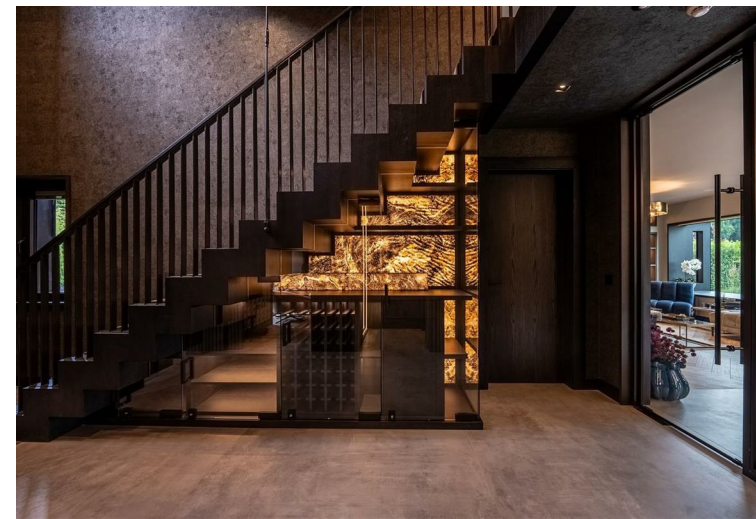
units with shaver/charger points in draws and Hansgrohe fittings, master bathroom Italian stone oval bath, bespoke tiled double sink with Hansgrohe Axor fittings, downstairs WC bespoke tiled sink with Duravit D1 tap.

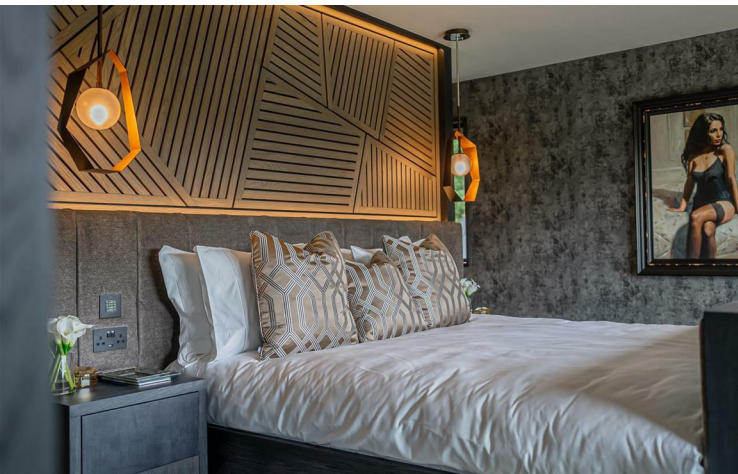
Kitchen appliances all Miele, Fridge, freezer, wine cooler, combi steam oven, single oven, combi micro/oven, warming draw, dishwasher, washing machine, tumble dryer. Bora Pro 3.0 induction oven with tepan grill and extraction & Quooker Tap fusion pro 3 with filtered, sparkling and boiling water features.

The internals throughout have been beautifully curated and are of bespoke design with furniture in each individual room and space being selected from some of the best of Europe's furniture makers.

The garden and external landscaping scheme has been designed by an award-winning designer with extensive established planting throughout.







Ground Floor
Approx. 180.7 sq. metres (1944.6 sq. feet)



Measurements are approximate. Floor plans are not to scale and for illustrative purposes only.
Plan produced using PlanUp.

Council Tax Band:
Tax Band H

Tenure:
Freehold

Local Authority:
Cheshire East

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			
England & Wales		EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements