



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Foxcote, 35, Castle Hill, Prestbury, Macclesfield, SK10 4AS

A magnificent recently constructed property occupying a prestige location enjoying large and spacious accommodation (approx 4500 sqft) within short distance of Prestbury village and the most amazing views towards the Macclesfield hills.

Guide Price £2,950,000

Situated on one of Prestbury's most prestigious roads, this magnificent and substantial recently constructed property offers the discerning purchaser a wonderful home within short distance of Prestbury village centre, ready for immediate occupation. On entering the property you are immediately welcomed by a 24ft reception hall with feature curved staircase leading to the first floor. The hallway leads to a cloakroom/WC, a magnificent drawing room with two sets of double French doors to the garden, cinema room, dining room, study, 35ft living family kitchen with beautiful contemporary kitchen fittings with built-in appliances and a large seating area. There's a butler's pantry immediately adjacent to the kitchen, a side vestibule with access to a boot room and a cloakroom/WC. To the first floor a large landing area with atrium allows access to six double bedrooms all with en-suite, the master bedroom also enjoying a dressing room, with French doors leading to a balcony taking full advantage of the views. A gas fired underfloor central heating system has been installed throughout.

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

The property is approached through electric gates leading to the forecourt allowing ample hardstanding for motor vehicles and easy access to the double garage with electrically operated up and over door. The gardens extend to three sides laid mainly down to lawn with well stocked borders, shrubs, mature and specimen trees, large flagged patio areas and feature artificial grass putting greens. The gardens are not overlooked and enjoy a great degree of privacy with views towards the Macclesfield hills. There is additional hardstanding opposite the property.

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 5 and 30 minutes drive of the property.

Directions: From our Prestbury office bear right at the mini roundabout passing the COOP and continue on to Castle Hill. The property can be found after approximately quarter of a mile on the left hand side. The property is accessed of a private road.

ACCOMMODATION

GROUND FLOOR

RECESSED PORCH

RECEPTION HALL

24'6" x 19'2" (overall)

Tiled floor, feature curved staircase leading to the first floor.

CLOAKROOM/WC

With low level WC, vanity wash hand basin, tiled floor.

DRAWING ROOM

27'5" x 18'3"

With feature half panelled walls, feature fireplace, two sets of double French doors leading to the garden.

CINEMA ROOM

19'6" x 19'10" (narrowing down to 15'8")

With media wall, bar and shelving.

DINING ROOM

19'10" x 14'7" (overall)
With feature fireplace.

STUDY

13'11" x 10'4"

LIVING FAMILY KITCHEN

35' x 26'2" (narrowing down to 17'2")

Enjoying contemporary units including base cupboards and drawers, wall cupboards and granite worktops, matching central island/breakfast bar, double bowl sink unit, ceramic hob with extractor, double oven, microwave, grill, coffee machine, two dishwashers, fridge and freezer, wine fridge, two sets of double French doors leading to the garden, large seating family area with media wall, contemporary living flame gas fire, built-in cupboard, access to:

BUTLER'S PANTRY

With matching units.

SIDE VESTIBULE

With tiled floor.

BOOT ROOM

With range of full height units, cloaks cupboards, tiled floor.

CLOAKROOM/WC

With low level WC, vanity wash hand basin, part tiled walls, tiled floor.

FIRST FLOOR**LANDING**

35' x 10' (plus stairs recess)
With atrium allowing a great deal of light.

BEDROOM 1

20'6" x 17'2"
Enjoying bi-folding doors to the balcony which takes full advantage of the views.

DRESSING ROOM

16'2" x 11'6" (plus wardrobe recess)
With full range of fitted wardrobes, French doors to the balcony.

EN-SUITE

15'5" x 12'3" (plus recess)
With large walk-in double shower with twin shower heads, freestanding bath, twin wash hand basins, tiled floor, fitted television, two radiators/towel rails, low level WC, part tiled walls.

BEDROOM 2

17'6" x 11'10"
With panelled wall, access to en-suite.

BEDROOM 3

15'7" x 13'11" (plus wardrobe recess)
With fitted wardrobes.

EN-SUITE

16'3" x 10'10"
Walk in shower area, freestanding bath, vanity wash hand basin, part tiled walls, tiled floor, radiator/towel rail, low level WC, also has access to bedroom 2.

BEDROOM 4

13'9" x 12'10" (extending to 23'7")

EN-SUITE

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

BEDROOM 5

19'2" x 10'10" (average measurements)
With built-in wardrobe.

EN-SUITE

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

BEDROOM 6

18'1" x 17'8" (overall)

With bi-folding doors leading to the balcony, fitted wardrobes and two dressing tables, shelving.

EN-SUITE

With shower area, wash hand basin, low level WC, tiled floor, radiator/towel rail.

UTILITY

Enjoying fitted high gloss units, sink unit, plumbing for washing machine, tiled floor.

DOUBLE GARAGE

21'1" x 20'2"

With electric up and over door, coms room with gas boiler, meter cupboards.

GARDENS

As previously mentioned.

Tenure

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

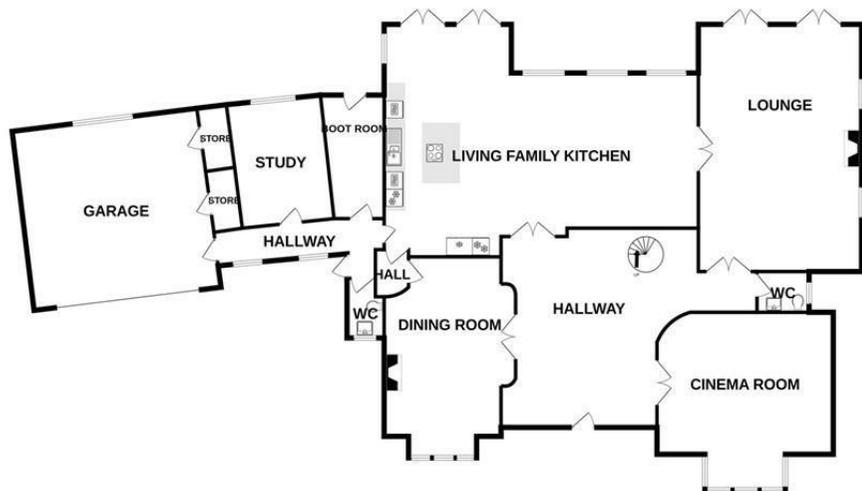
Viewings

Strictly by appointment through the Agents.

Possession

Vacant possession upon completion.

GROUND FLOOR



1ST FLOOR



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MISDESCRIPTIONS ACT 1967

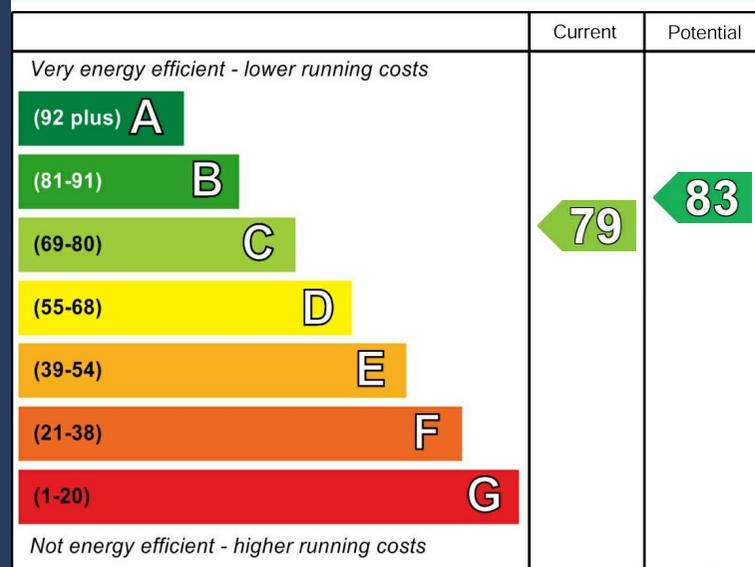
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Energy Efficiency Rating



England & Wales

EU Directive
2002/91/EC

