



**GASCOIGNE
HALMAN**

SUMMERHILL ROAD

THE AREAS LEADING ESTATE AGENT



| PRESTBURY

SUMMERHILL ROAD

An impressive detached residence sitting within beautifully landscaped grounds approaching an acre and over 4,500 sq ft, positioned on one of Prestbury's most prestigious private roads.

This substantial six-bedroom detached residence occupies an exceptional circa one-acre plot, enjoying a coveted south-westerly aspect, mature landscaped gardens and a high degree of privacy. Offered with no onward chain, the property extends to over 4,500 sq ft and presents a rare opportunity to buy a truly outstanding family home.

The ground floor is centred around an impressive entrance hall with a grand staircase, immediately setting the tone for the scale and elegance throughout. Spanning the full depth of the property lies a generous open-plan kitchen, dining and living space, ideal for modern family life and entertaining. A formal dining room enjoys patio doors opening directly onto the rear gardens, while a substantial front-to-back living room features a characterful inglenook fireplace and flows seamlessly into an extended sun room, offering uninterrupted views across the gardens beyond. Additional ground floor accommodation includes a large utility room, guest WC, a downstairs bedroom with en-suite, and a separate office, ideal for home working or multi-generational living.

The first floor continues to impress. Positioned above the garage in the west wing is a spacious gym, accompanied by a large storage area. The principal bedroom suite occupies the main section of the house and features a private balcony, walk-in wardrobe and en-suite bathroom. Three further well-proportioned double bedrooms are served by a family bathroom. The top floor provides a further large bedroom with en-suite, a Juliet balcony overlooking the rear gardens, alongside a substantial storage room offering excellent potential to further enlarge the accommodation if desired.





GROUND S

Externally, the property is approached via a double gated driveway providing ample parking and access to the garage. The beautifully maintained gardens wrap around the house, with sweeping lawns, mature planting and a swimming pool, all enjoying a south-westerly orientation.

Requiring modernisation throughout, this is a rare opportunity to acquire a home of this scale, setting and potential on one of Prestbury's most sought-after addresses.

LOCATION

Prestbury Village boasts a picturesque centre, characterised by elegant Georgian houses and a historic church. It offers an excellent range of restaurants, specialist shops, and a convenient village supermarket catering for most day-to-day needs.

The village benefits from a thriving tennis and squash club, a cricket club, and a highly regarded golf course. Numerous public footpaths lead deep into the Cheshire countryside, as well as to the National Trust-owned Hare Hill estate and 'The Edge', making the area ideal for dog walkers and those who enjoy scenic countryside walks.

Educational provision is excellent, with highly regarded local schools including Prestbury Village Primary School, Mottram St Andrew Primary School, and Fallibroome Academy. In addition, there is a strong selection of private schools nearby, including Beech Hall and King's School, which now benefits from a state-of-the-art campus on the edge of the village. Other well-respected schools such as The Ryleys, Alderley Edge School for Girls, Pownall Hall, and Terra Nova are all within commutable distance.

The restaurants and bars of Alderley Edge are easily accessible, while a wide range of shopping options can be found in Wilmslow, Handforth Dean, John Lewis in Cheadle, and the market town of Macclesfield.

Prestbury railway station provides regular services to Manchester and Macclesfield, with London Euston reachable in approximately 1 hour 40 minutes. Manchester Airport is less than 10 miles away.

LOCAL AUTHORITY

Cheshire East - Council Tax Band: G

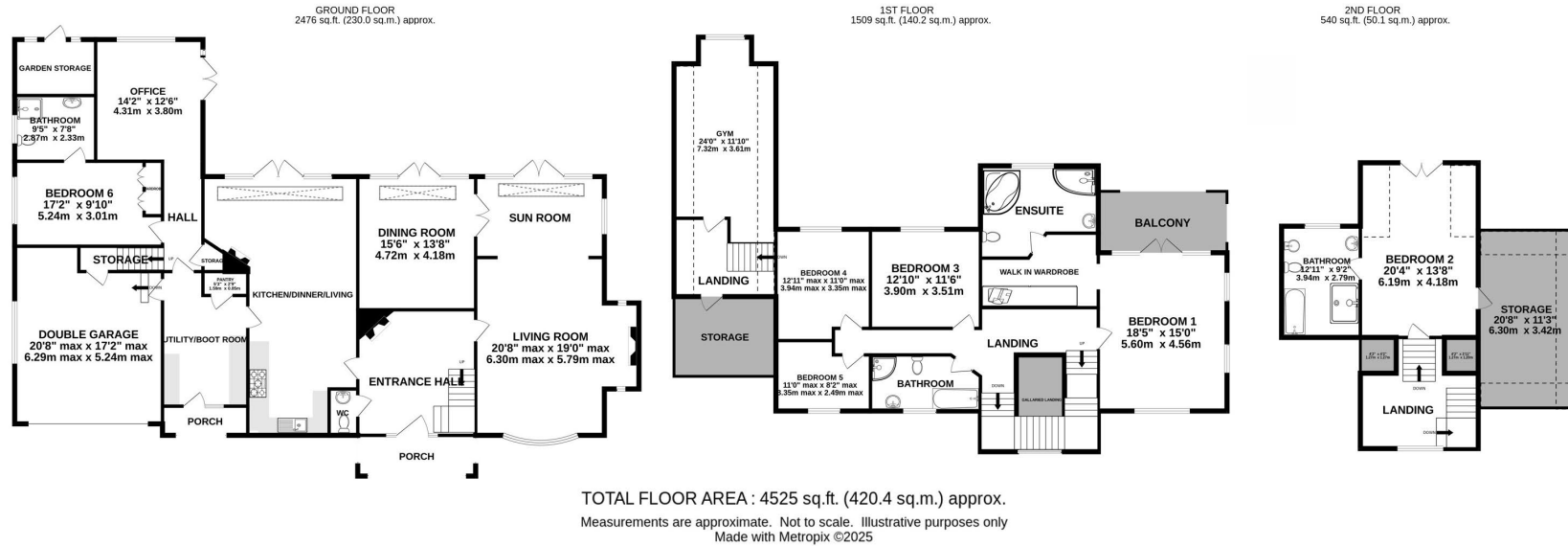
TENURE

Freehold - to be verified by solicitors

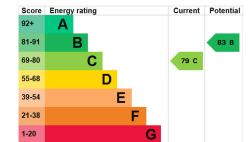
POSTCODE

SK10 4AH

FLOOR PLAN AND EPC



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