



**GASCOIGNE
HALMAN**

BOLLIN GROVE

THE AREAS LEADING ESTATE AGENT



| PRESTBURY

BOLLIN GROVE

An Exceptional Four-Bedroom, Cheshire Brick Detached Family Home in the Heart of Prestbury Village.

Situated in the very heart of the highly sought-after Prestbury Village, this impressive four-bedroom detached residence offers over 2,700 sq ft of beautifully proportioned accommodation, perfectly suited to modern family living. This substantial home combines space, comfort and a prime village location, all within easy reach of Prestbury's renowned amenities, schools, short walk to Prestbury Station and countryside walks.

The property consists of a welcoming entrance hall/dining area, ideal for entertaining. The heart of the home is the superb open-plan kitchen diner, thoughtfully designed with Aga to create a sociable and functional space for everyday living. Complementing this is a generous sitting room, along with a separate stunning front-to-back lounge featuring a charming log burner, providing a warm and inviting atmosphere with views across the rear garden. Practicality is well catered for with a downstairs WC, a separate utility room, extensive storage throughout, and access to the integral double garage.

To the first floor, a spacious landing, with adequate room for a home office or study space. The principal bedroom is a standout feature - a beautifully sized suite enjoying double-aspect views over the rear garden and benefitting from a large, modern, en-suite bathroom. Bedroom two is another generous double, complete with fitted wardrobes and an en-suite shower room, while the two further double bedrooms are served by the family bathroom.





GROUND S

Externally, the property continues to impress. To the front, there is off-road parking for two vehicles, while to the rear lies a large, private garden, thoughtfully landscaped and featuring a York stone patio, perfect for outdoor dining and entertaining.

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: F

TENURE

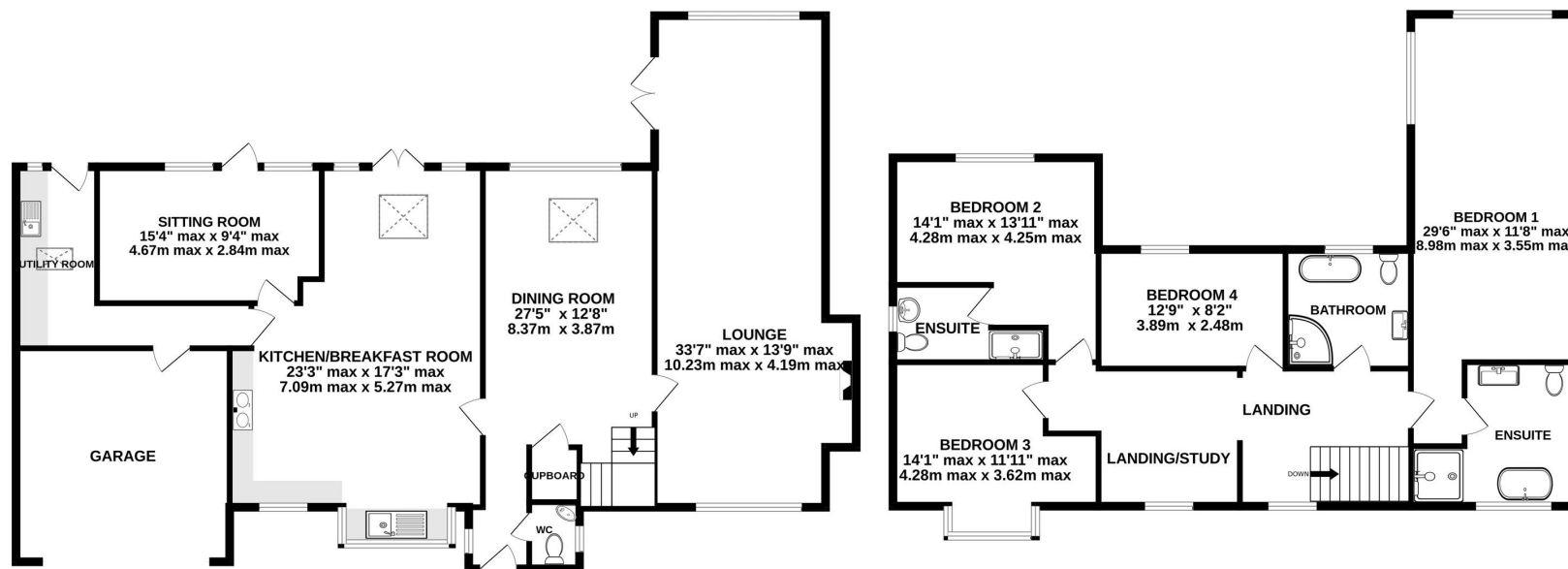
Freehold - to be verified by solicitors

POSTCODE

SK10 4JJ

GROUND FLOOR
1525 sq.ft. (141.7 sq.m.) approx.

1ST FLOOR
1111 sq.ft. (103.2 sq.m.) approx.



TOTAL FLOOR AREA : 2636 sq.ft. (244.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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