



Andrew J Nowell
& Company

2 The Willows, Willowmead Drive, Prestbury

Guide Price £995,000



2 The Willows, Willowmead Drive, Prestbury, SK10 4BU

- Gated Development
- Open Plan Living
- Spacious Principal Suite
- Close to Prestbury Village

An impressive three-storey residence offering beautifully appointed accommodation of approximately 2,180 sq.ft., set within an exclusive gated development within easy walking distance of Prestbury village.

The property has been thoughtfully designed and enhanced to create a bright and spacious home, with the ground floor centred around a superb open-plan kitchen, living and dining space. The bespoke Plain & Simple kitchen is fitted with an extensive range of cabinetry, quartz work surfaces and a large central island, complemented by a Rangemaster cooker, integrated appliances, Quooker boiling water tap and twin wine fridges. The adjoining living and dining areas provide generous space for both everyday living and entertaining, with a marble fireplace and electric stove creating an attractive focal point.

Opening from the dining area is an impressive glass garden room, which provides an additional light-filled reception space with doors opening directly onto the private patio and gardens. The entrance hall, cloakroom/WC and a useful utility room complete the ground floor accommodation.





The first floor is devoted to the substantial principal bedroom suite. Measuring over 20ft in length, the bedroom enjoys excellent proportions together with a separate fitted dressing room and bi-folding doors opening onto a generous private balcony. The en-suite bathroom is particularly well appointed, featuring a freestanding bath, large walk-in shower and twin wash basins.

Two further well-proportioned double bedrooms are positioned on the second floor, both benefiting from useful eaves storage and served by a contemporary shower room. The spacious landing also incorporates a versatile study area, ideal for those working from home.

Externally, the property enjoys attractive and established private gardens arranged over several levels, with lawned areas, mature planting and a particularly private paved patio providing an excellent space for outdoor entertaining. A summer house and additional garden storage provide further practicality.

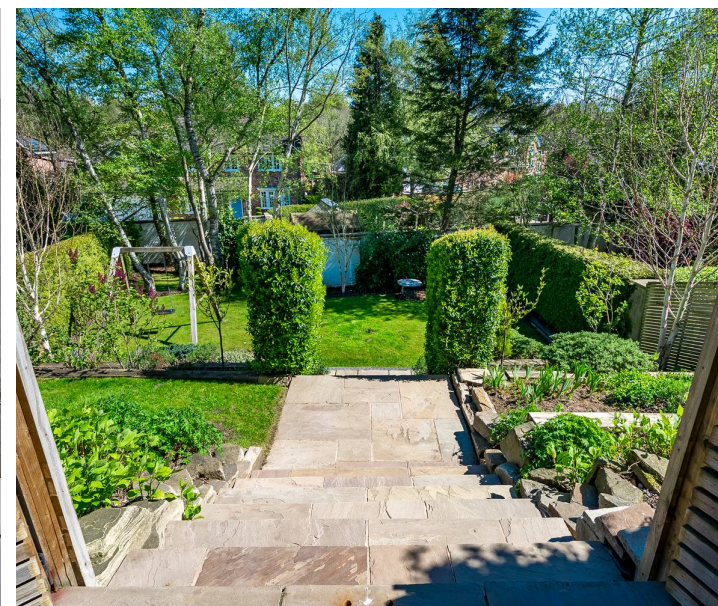
The Willows is approached through secure electric gates into a private shared courtyard, with parking for two to three vehicles. The property also benefits from an EV charging point, while its position combines a high degree of privacy with the convenience of Prestbury village being within walking distance.

Important Information

- Council Tax – Cheshire East – Band G
- EPC Rating – C (80/80)
- Tenure – Freehold
- Estate Charge - £90 per month
- Heating: Gas Fired Central Heating
- Services: Mains Gas, Electric, Water & Drainage.
- Parking: Driveway
- What 3 Words – ///mental.arts.pile
- Flood Risk*: Very low risk of flooding
- Broadband**: Superfast Broadband available.
- Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.
- The title contains covenants - further information available from the office.

* Information provided by GOV.UK

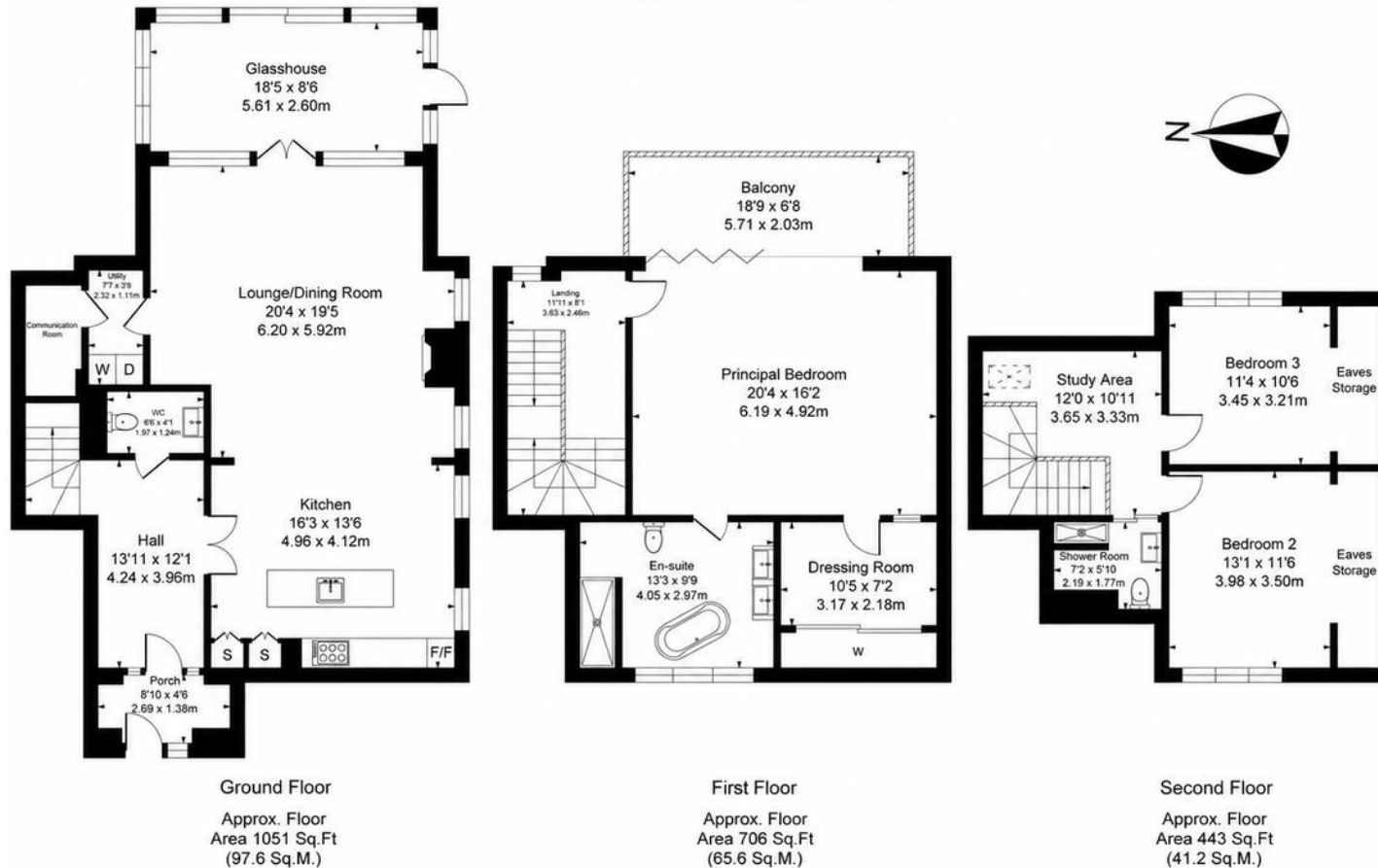
**Information provided by Ofcom checker.





Willowmead Drive, Prestbury
 Total Approx. Floor Area
 Main House = 2025 Sq.ft. (188.2 Sq.M)
 Glasshouse = 155 Sq.ft. (14.4 Sq.M)
 Total = 2180 Sq.ft. (202.6 Sq.M)
 (Excluding Eaves Storage)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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