



MELLER SPEAKMAN



Oakenclough Hall Nabbs Lane, Sutton, Macclesfield SK11 ONG



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The Property

This magnificent Country House stands in grounds of 2.76 acres or thereabouts and affords some of the most stunning views in Cheshire which can be fully appreciated from the Observatory. Offering accommodation and outbuildings extending to nearly 7,000 Sq Ft and set within a private and peaceful location, Macclesfield town centre can be reached in approximately 10 minutes by car.

The house itself was constructed in 1924 in the Arts and Crafts style and has retained much of its original charm and character with many period features throughout including stone mullion windows with Crittall frames, period fireplaces, exposed beams and panelling and a stunning oak staircase.

The accommodation has been extensively renovated and updated by our clients and is very versatile in its layout to suit an individual's needs. A particular feature is the stunning Clive Christian Kitchen with built in Miele appliances, Italian marble working surfaces and a modern electric Aga with traditional hotplates and induction hob. This provides a lovely central 'hub' to the home and from here is an excellent and very spacious day to day living room above which is a fabulous games room and WC.

The reception hall provides a grand entrance to the house with open fireplace and a lovely oak staircase to the first floor with a large, original Crittall window. From this room, the sitting room, garden room and library are accessible together with the cloakroom and WC. The inner hall

ultimately leads to the kitchen but also accesses the formal dining room, study, butler's pantry and second staircase. As mentioned, the accommodation is versatile and whilst we have called the library this name for obvious reasons, this room would also make an excellent second reception room to be used as required and has a lovely open fireplace and views over the pond and waterfall.

To the first floor, the landing leads to a fabulous master bedroom suite with a very spacious bedroom benefitting from a triple aspect, a stunning, fitted dressing room and ensuite shower room. The Observatory is access from the bedroom and provides some of the finest views in Cheshire with Shutlingsloe clearly visible at the rear.

The landing also gives access to bedroom 2 with ensuite shower room, two further bedrooms and a lovely family bathroom with free standing bath, Hans Grohe shower and underfloor heating.

The second floor provides further accommodation including a large double

bedroom and area which can be used as a self contained apartment with very well appointed kitchen, utility room, sitting room and stunning bedroom with Oak paneling and fireplace. This area would make an excellent Air B&B or as a relative/teenagers suite.

Outside

Externally, the house benefits from ample parking, a large detached triple garage and outbuilding with store room and garden room/Gym which overlook a Marquis Spa hot tub. To the immediate rear of the house is a beautifully landscaped formal garden area with large pond stocked with Japanese Koy carp and a stunning waterfall. This area is well stocked with plants and shrubs and also has a lovely pergola.

To the front, there is further formal lawned garden enjoying the best of the views with well stocked borders and fruit trees. To the far end of the garden are 4KW solar panels



Schools

Macclesfield has an excellent selection of both state and private schools including The Kings School and Beech Hall and more locally there is a primary school in Sutton and Wincle.

Property Information

Main electricity is connected.

Drainage is to a 12 person sewage treatment plant. The property has a private water supply via bore hole.

The heating is warmed by LPG with an underground tank and air sourced heat pump for the hot water.

4KW solar panels are installed.

We must advise prospective buyers that none of the fixtures, fittings or services have been tested.

Buyers are advised to obtain their own independent reports prior to purchase.

Tenure - we are informed is freehold.

EPC Band - E.

Council Tax - H (Cheshire East Council).





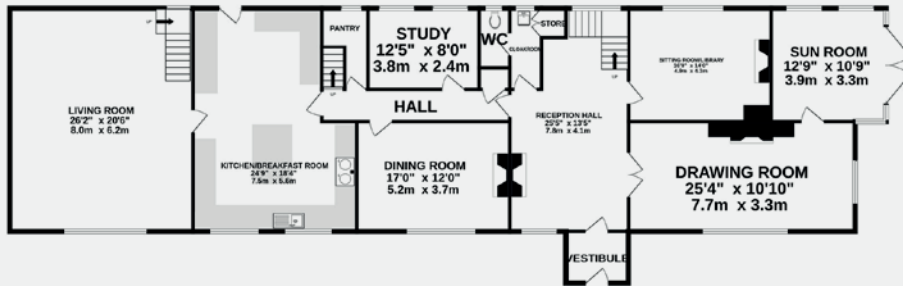
Location

Oakenclough Hall is situated in a very private and peaceful location yet is only around 10 minute drive from Macclesfield town centre where a wide range of facilities will be found together with the railway station which sits on the main West coast line with direct access to both London and Manchester. Being on the edge of the Peak District there is immediate access to all the area has to offer including some of the finest walks and well regarded pubs including the Hanging Gate, The Ship in Wincle, The Leathers Smithy and Church House.



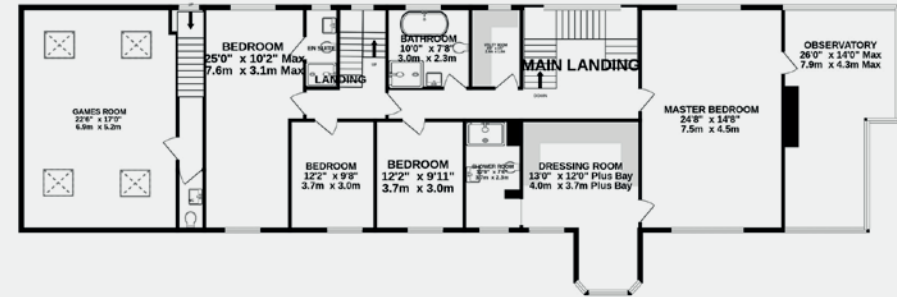
Ground Floor

2396 sq.ft. (222.6 sq.m.) approx.



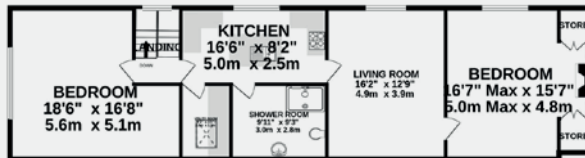
1st Floor

2434 sq.ft. (226.2 sq.m.) approx.



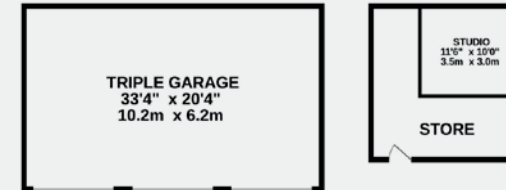
2nd Floor

1081 sq.ft. (100.4 sq.m.) approx.



Outside

968 sq.ft. (89.9 sq.m.) approx.



TOTAL FLOOR AREA : 6879 sq.ft. (639.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Disclaimer: Prospective purchasers are advised that these sales particulars are intended as a general guide. No detailed survey has been undertaken and any floorplans provided may not be to scale. If there are specific factors that may influence your decision to purchase, we strongly recommend contacting us prior to arranging a viewing.