



**GASCOIGNE
HALMAN**

BADGER ROAD

THE AREAS LEADING ESTATE AGENT



| PRESTBURY

BADGER ROAD

A beautifully remodelled four-bedroom detached home, occupying a prime position on one of Prestbury Village's most sought-after and established roads. This impressive property offers bright, spacious, and immaculately presented accommodation throughout.

Badger Road is a charming, picturesque street located in the heart of Prestbury Village - just a short walk from the primary school, tennis club, and all main village amenities. The road is lined with attractively styled detached homes and is highly regarded within the local community.

Recently remodelled and rendered, this home is presented to a high standard both inside and out, featuring a smart, modern finish that complements its traditional charm.

The property opens with a welcoming entrance hall that flows into a stunning open-plan kitchen, dining, and living area - designed for contemporary living. The recently fitted kitchen includes integrated appliances and opens via French doors to the garden, offering an ideal space for both family life and entertaining. A separate, bright living room also features direct access to the garden, while a versatile office/playroom adds flexibility to the layout. The ground floor further benefits from a utility room with ample storage, and a converted garage now serving as a practical storage area.

A spacious and light-filled landing leads to the principal bedroom, which features an en-suite and walk-in wardrobe. There are three further well-proportioned bedrooms, with bedrooms two and three connected via a stylish Jack and Jill shower room.



GROUNDS

The property enjoys one of the largest and most established plots on the road. The rear garden is generously sized, and mainly laid to lawn, with mature laurel hedging providing excellent privacy. Thanks to its size and orientation, the garden enjoys sunlight throughout most of the day. To the front, the newly levelled and re-tarmacked driveway provides ample off-road parking, complemented by attractive planted borders and an EV charging point.

LOCATION

Prestbury Village boasts a picturesque centre with its Georgian Houses and historic church, plentiful restaurants, specialist shops, and a small supermarket where most day to day needs are satisfied.

The Village has a thriving tennis and squash club, cricket club, and a highly regarded golf course.

There are public footpaths leading deep into the Cheshire Countryside as well as to the National Trust owned Hare Hill estate and The Edge. Perfect for dog walkers or those enjoying a stroll in the Countryside.

Local schools are excellent, including the Village primary school, Mottram St. Andrew Primary School, and Fallibroome Academy, in addition to well-regarded private schools, including Beech Hall and Kings School with its now complete state-of-the-art campus on the edge of the Village. The Ryleys, Alderley Edge School for Girls, Pownall Hall, and Terra Nova prep. Schools are all within commutable distance.

The restaurants and bars of Alderley Edge are within easy reach, and superb shopping is available in Wilmslow, Handforth Dean, and John Lewis in Cheadle as well as the market town of Macclesfield.

The Village station has a regular service to Manchester and Macclesfield from where London Euston is only approx. 1 hr 40 mins away. Manchester Airport is less than 10 miles distant.

LOCAL AUTHORITY

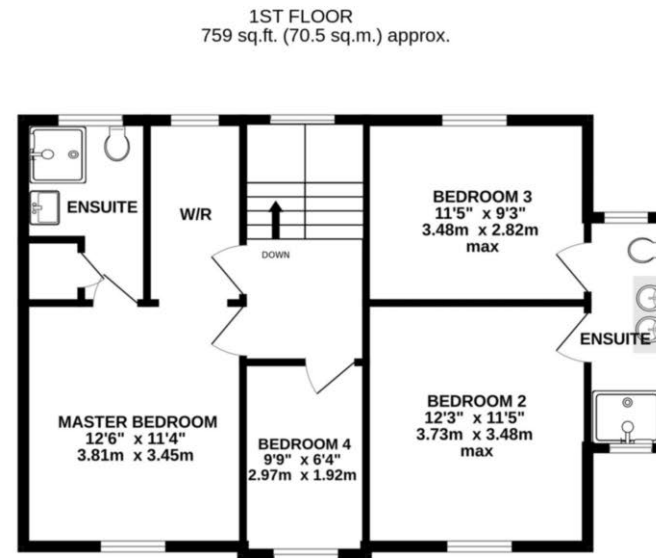
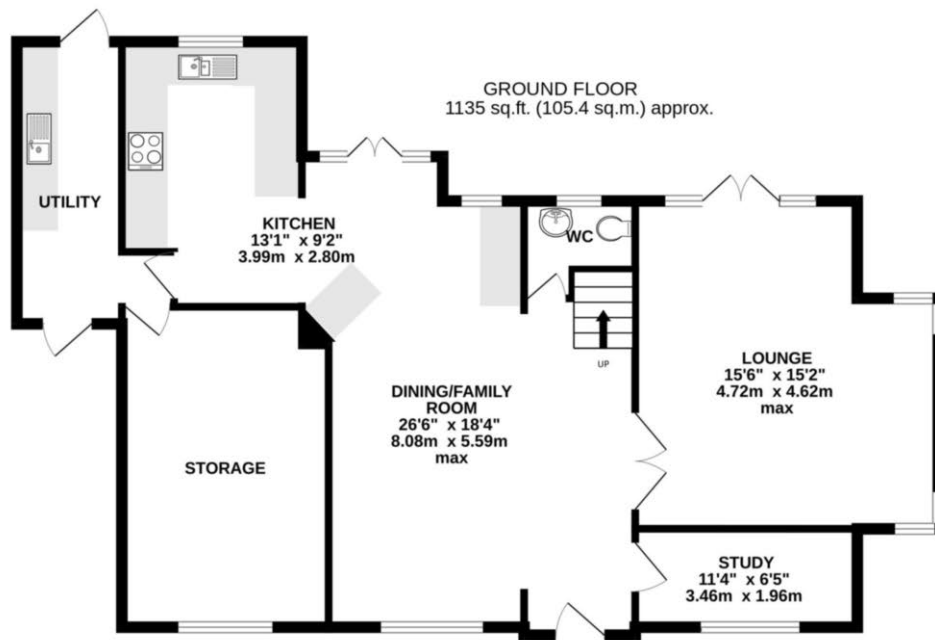
Cheshire East - Council Tax Band: G

TENURE

Freehold - subject to verification by solicitors

POSTCODE

SK10 4JG



TOTAL FLOOR AREA : 1894 sq.ft. (176.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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PRESTBURY OFFICE

01625 827 467

prestbury@gascoignehalman.co.uk

8 The Village, Prestbury SK10 4DG

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