

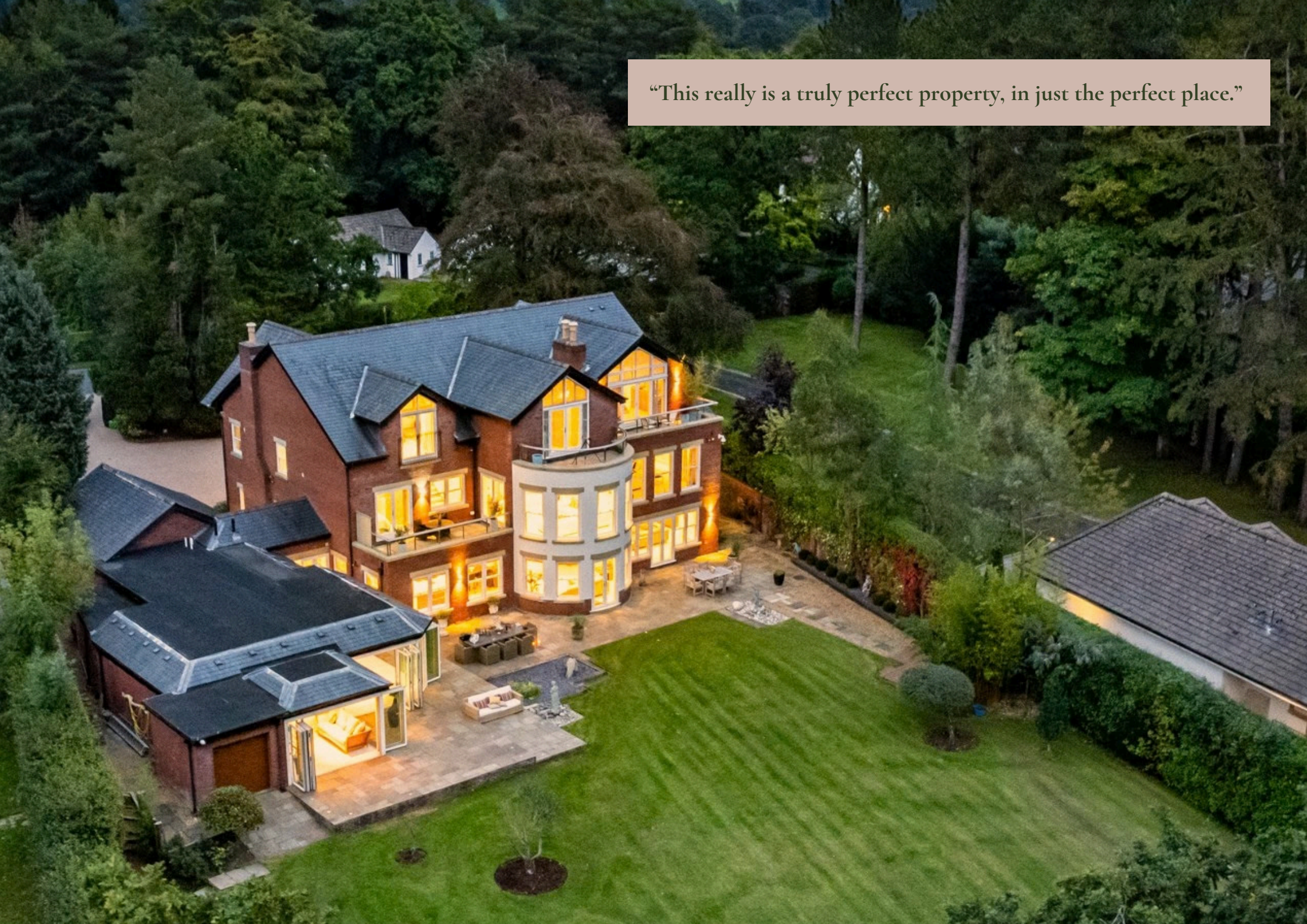


PATCHWAY

PRESTBURY

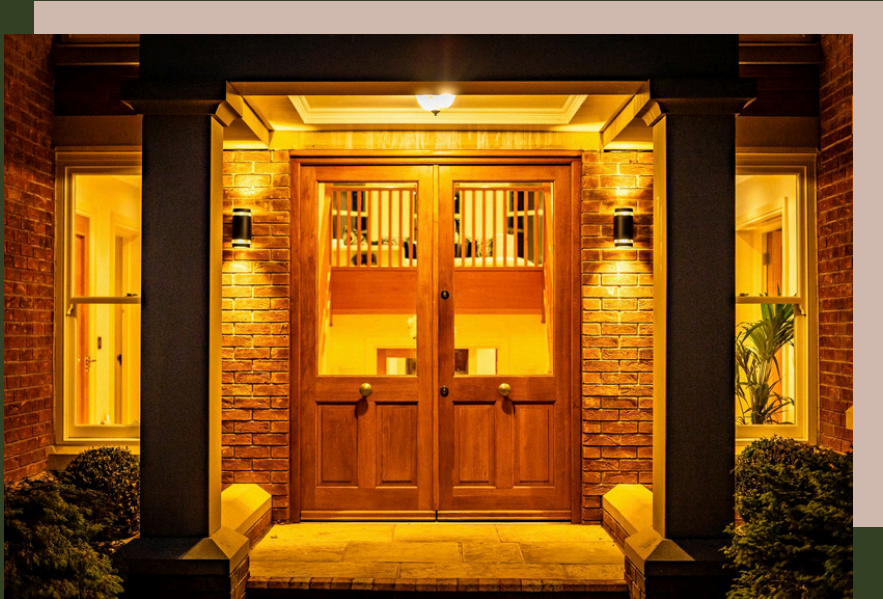


“This really is a truly perfect property, in just the perfect place.”



LOVE WHERE YOU LIVE

A Simply Stunning Six-Bedroom, 7,800 sq ft Home on a Private 1 ACRE Plot in this Prime Prestbury Location. Features include Swimming Pool, Triple Garage, Private Gardens, and Exceptional Spacious Living Spaces. Short Walk to the village, close to top schools and transport links. Patchway, on Prestbury's sought-after and well-appointed Heybridge Lane, is a handsome and substantial 6-bedroom freehold detached home spread over 7,800 square feet and nestled in around an acre of grounds. The house is encircled by verdant lawns and uncomplicated planting, enveloped by mature trees affording both peace and privacy, and ensuring the property isn't overlooked at all.



Blessed with a village location - there's a footpath nearby leading directly there - Patchway nonetheless feels worlds away from the hustle and bustle of everyday life. The gardens look over fields towards the village, with St Peter's parish church spire just visible through the trees. The rear garden, though generous in proportion, offers a classic English country garden feel and enjoys true privacy. There's a vast Indian stone terrace across the entire back of the house, accommodating several distinct seating areas. Each is carefully positioned to enjoy the very best of sunshine throughout the day - and that's all day, as the garden faces south, so it's ideal for entertaining. The space will easily allow for an outdoor kitchen or sizeable grill and barbecue. The property was intentionally designed over split levels to maximise views over the garden to the idyllic rural aspect beyond.



WELCOME HOME...



Stone steps and an open storm porch lead to an exquisite wooden double door, half glazed to flood the entrance hall with light. And oh, what an entrance hall; more of an atrium, it is bright, vast, and open outwards and upwards, surround by oak balustrades around galleried landings and mezzanines. Beautiful porcelain tiles reflect light further, before leading down a few steps through another set of double doors to the garden level. A huge, feature chandelier - a work of art in itself - lights the central area from high. Further evidencing the thought and care, this incredible light fitting is easily lowered for maintenance.

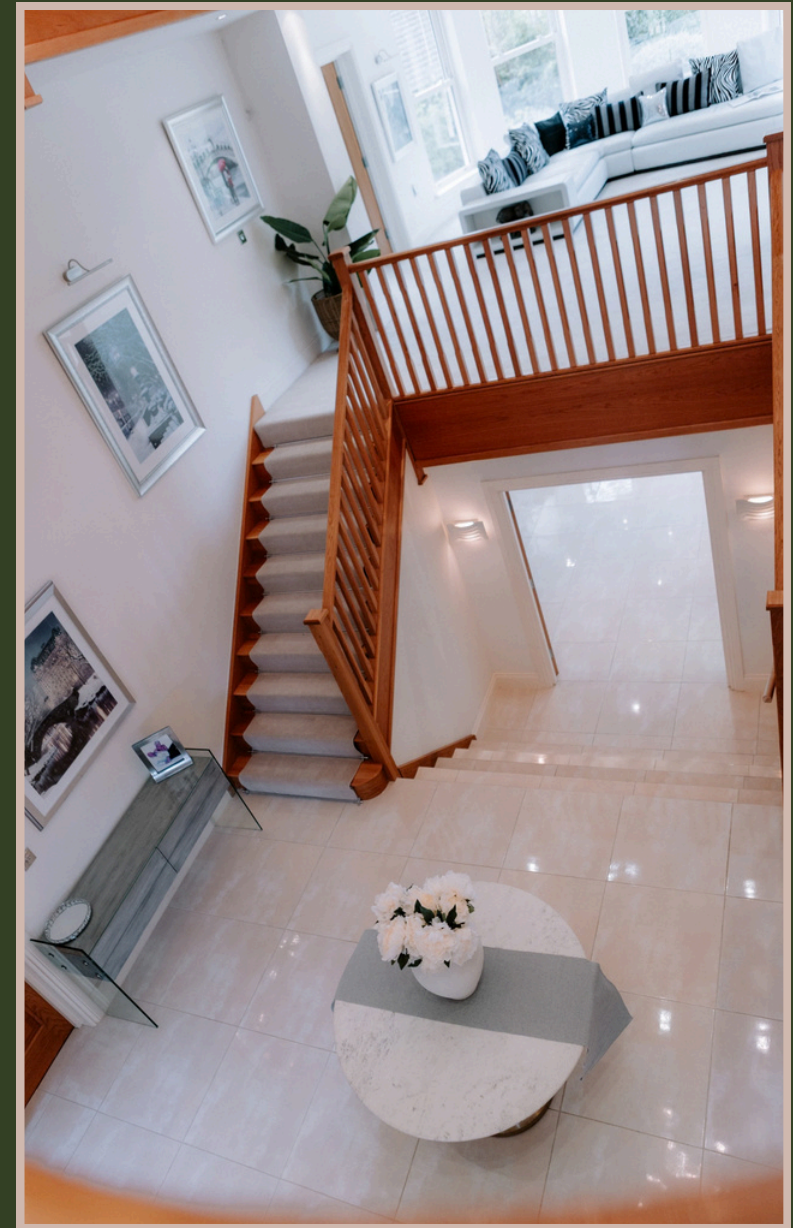




These glazed, oak-framed doors open into the heart of the home, an elegant yet inviting series of spaces, linked yet clearly defined. This is a vast living space, designed for family time and perfect for entertaining. The porcelain tiles continue from the hall for a seamless feel, into a large dining area framed with a sweep of large sash windows and French doors out to the gardens.

This versatile space leads to a generous family room, complete with a gas log burner framed by a sturdy stone hearth and surround. There's underfloor heating throughout, so there's warmth and homeliness belying the property's impressive proportions. A music system with discreet speakers adds further ambience, and the natural light throughout the day is echoed at night with hundreds of spotlights.

From the family room, there's access to a neat office off which is a comms control room providing subtle additional storage. Every part of this home has been considered; every space and every room planned for space and comfort.







“A home with spacious, squared rooms, expansive grounds, and a swimming pool was our dream. That’s what we built.”

HEART OF THE HOME

This kitchen is perfect for chefs and hosts, as well as created for family life. A full range of high-gloss Poggenpohl units surround a roomy Corian-topped central island, with grown-on granite breakfast bar, tying in with the elegant and hard-wearing granite work surfaces. The island is home to a six-ring Gaggenau self-venting hob, and hidden power points, as well as plenty of storage including deep pan drawers. Seamlessly built into the units are a range of high-spec Miele ovens, microwave, and coffee machine. A double fridge freezer is also integrated, and there are two wine coolers, and additional roller shutter storage to keep everyday kitchen clutter at bay. The décor is calming and contemporary allowing the kitchen itself to shine, while clever lighting, including LED fascia lighting, can be adjusted for ambience.

From the pantry, a stone tiled linkway leads to steps to the triple garage as well as a second front door. The linkway also takes us to a substantial swimming pool room, as bright and airy as the living accommodation and equally stylish. Entirely surrounded by bifold doors, which open almost fully into the garden, for the ultimate in outdoor/indoor living - this is also the most incredible location for summer parties. There is a comfortable seating area with secret television, and an additional table and chairs. Ceramic tiles are an elegant and practical flooring choice. Again, we can appreciate the total seclusion and privacy here. The pool room also accommodates a sauna, a shower room with wc, and an easy-to-access yet unobtrusive pump room and boiler.



“This has been the happiest home. We designed a home full of light and space, and we have loved living here.”



STEP INSIDE...

The home was built with intentional split levels, to maximise light and idyllic views, and with each level easily accessible with just a few stairs. Heading back up the steps to the large entrance hall, we find an elegant formal dining room. Large enough to comfortably house a ten or twelve-seater table with further space, a stone fireplace adds a focal point, and several windows continue the theme of natural light and space. Across the hall is a further wc, then an inviting living room or snug with a large triple bay window and French doors. This space will make a lovely, comfortable movie or games room, or, due to its separate access, could even be repurposed as business premises.

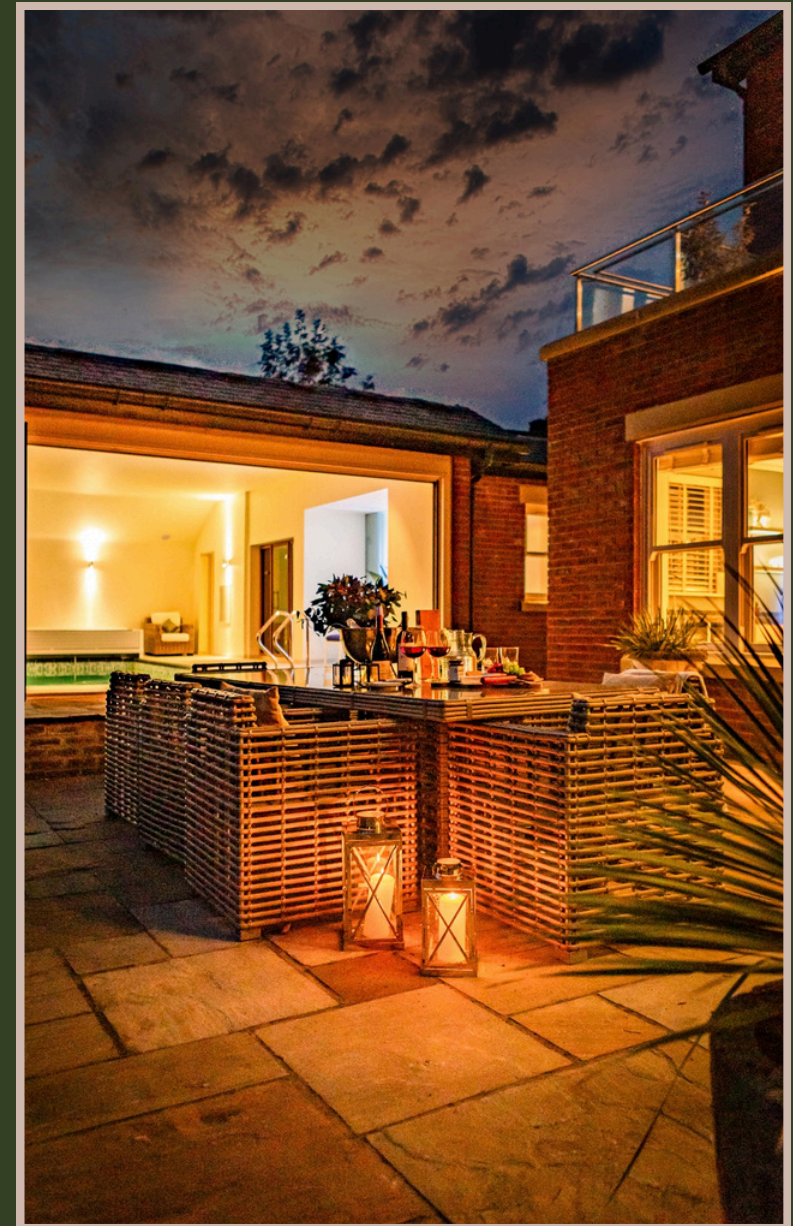




The substantial grounds of this beautiful property are as well maintained and attractive as the home itself. The Indian stone terracing has subtle spotlights built in, and there's reassuring cctv throughout. A Cheshire stone wall borders one side of the gardens, and a gravel path leads around the house. Garden equipment is stored in a purpose-built ride-on mower garage with roller shutters and ramp, so out of sight but easily accessible. In addition to the terracing, a decking area is perfectly situated to enjoy coffee and Sunday papers in the early morning sunshine.

This exceptional house is imposing, yet still homely - indeed, it was designed that way. It was built for a family and has been loved and cherished by that family. Somewhat uniquely, this home is ready to move in to but also still offers potential.

Prestbury is renowned for its country village characteristics, yet with all modern convenience and connections. Good schools include Prestbury CE Primary School, plus The King's School in Macclesfield, whose campus is in Prestbury. There are also well-regarded independent schools within easy reach.





The third floor features a galleried landing area incorporating a huge picture window looking out to the front of the home. This, the family call the 'Christmas Tree Window.'

Bedroom one is an impressive principal suite built over two levels and boasting a balcony with seating area to take advantage of those magical views. Made to measure shutters ensure restful nights. The ensuite, nestled beyond a dressing room accessed via a half turn of stairs, is exceptionally spacious, with huge walk in dual-headed shower, and contemporary whirlpool bath. The room is mosaic tiled and to the bath larger tiled insets have lights for the perfect relaxing atmosphere. A television and sound system make this the perfect sanctuary.



Bedroom two is also a perfect principal suite; a vast double complete with sitting area and Juliet balcony to enjoy the stunning views. A raised level with glass balustrade leads to the ceramic tiled ensuite contains a wet-room style shower, plus a large, raised whirlpool bath, and Alessi porcelainware including Jack and Jill wash hand basins and a bidet. Two sets of built in wardrobes have stylish oak doors, and a full height apex window allows light to flood in - while attractive bespoke shutters ensure peaceful nights.







OUTSIDE



BY DAY...



OUTSIDE



BY NIGHT...





PATCHWAY

PRESTBURY

*6-bedroom detached home extending to approximately
7,800 sq ft*

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Set within around 1 acre of private, mature grounds

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*Bespoke architect-designed home arranged over four split
levels*

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*Six luxurious ensuite bedrooms, including two principal
suites*

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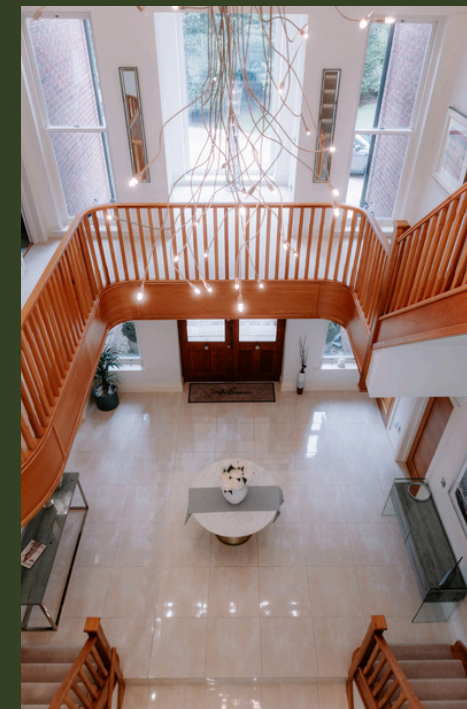
*Indoor swimming pool, sauna and pool room with bi-fold
doors to the garden*

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*Bespoke Poggenpohl kitchen with Gaggenau and Miele
appliances plus extensive pantry/utility*

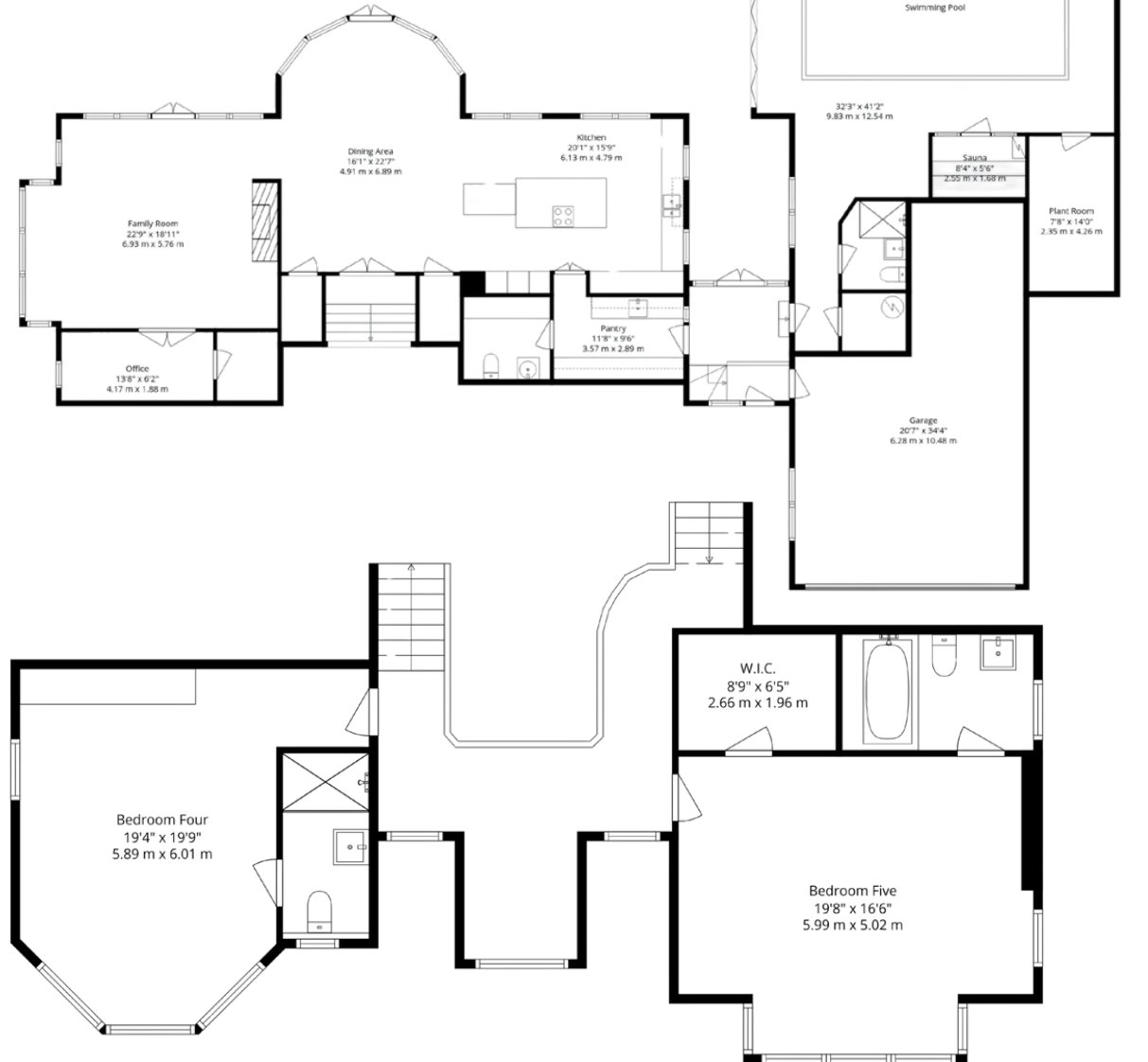
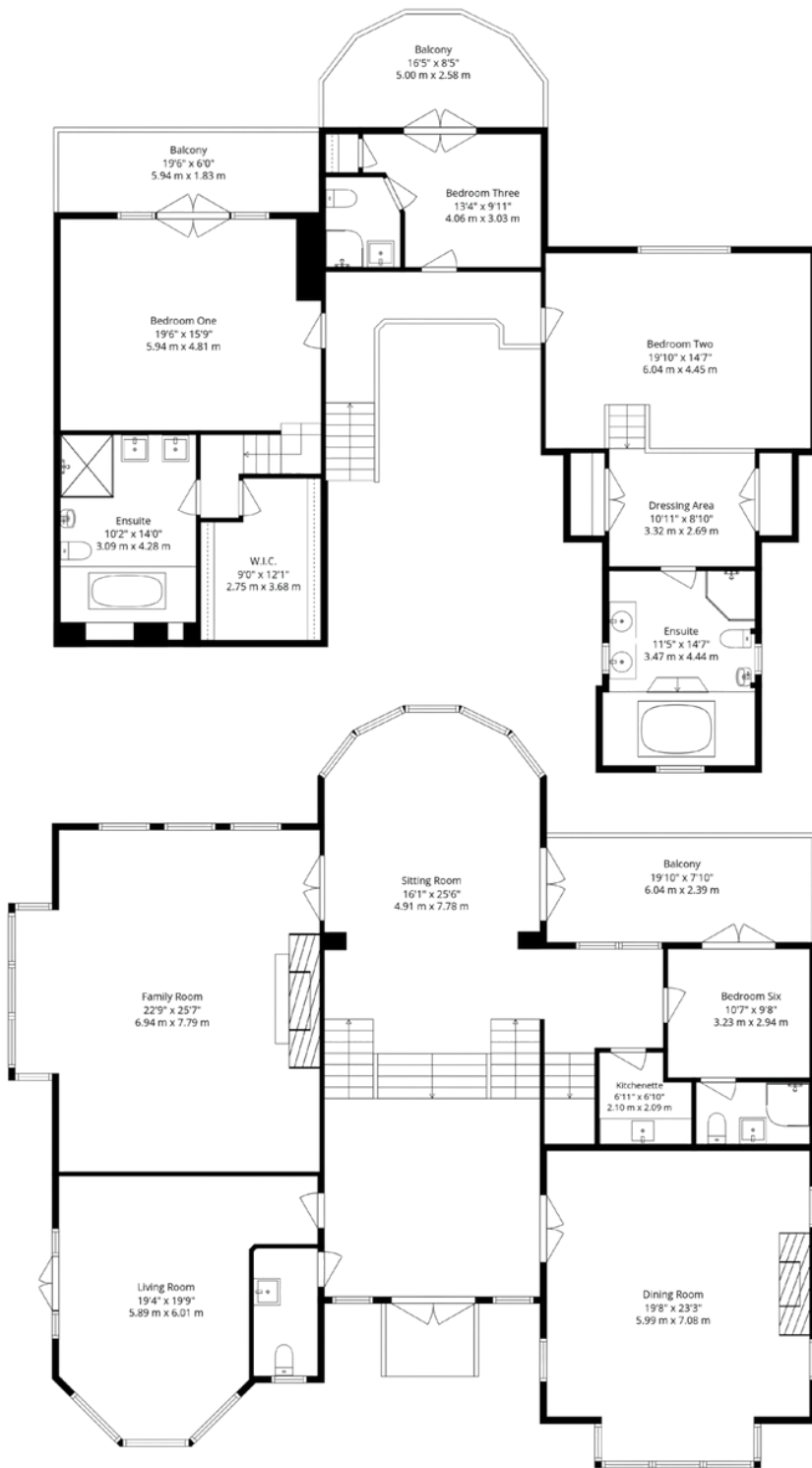
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*Triple garage and substantial gated driveway providing
parking for 12-15 vehicles*





Floor Plan





Patchway, 22 Heybridge Lane, Prestbury, Macclesfield, SK10 4ES
presented by

SHRIGLEY ROSE & CO
Bespoke Estate Agents

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