



**Withinlee Road, Mottram st Andrew,
Prestbury
Macclesfield, Cheshire, SK10 4AT**

Asking Price £2,995,000

- Highly sought-after location
- Approx 0.74 acres
- Spacious kitchen and reception rooms
- Five further large bedrooms, and four further bathrooms
- Planning for a swimming pool (planning ref 23/1820M)
- Gates leading to ample parking
- Air conditioning and underfloor heating
- Large principal suite, with en-suite and dressing room
- High specification, Newly re-modelled and renovated
- Garage plus planning for further garage (planning ref 23/0852M)

PROPERTY SUMMARY

Situated in the highly sought-after location of Withenlee Road, Mottram St Andrew, Prestbury, this newly re-modelled, renovated & gated home offers an exceptional living experience. Surrounded by the lush greenery of its stunning landscaped grounds, this property provides a serene retreat while remaining conveniently close to the vibrant amenities of Prestbury, Wilmslow, and Alderley Edge.

Upon entering, you will be greeted by a spacious reception hall, and well-proportioned and spacious living rooms including drawing room, dining room, and lounge, all designed to create a warm and inviting atmosphere. The heart of the home is the expansive living kitchen and family room, perfect for both family meals and entertaining guests. There is a second kitchen in the adjoining utility room. You will also find a study, and a games room. The layout of this beautifully presented home is thoughtfully designed to ensure a seamless flow between the living spaces.

The property boasts a large principal suite with a luxury en-suite and dressing room, providing a private sanctuary for relaxation. In addition, there are five further generously sized bedrooms, each offering ample space and comfort. With four further bathrooms (two of these are also en-suites).

Outside you will find ample parking on the well lit driveway, garages, and access to the enclosed gardens which wrap around the side and rear of the home and include spacious lawns with mature borders; patio areas; BBQ area; sunken seating area with fire-pit; impressive and well thought out external lighting. There is planning for a swimming pool (planning reference 23/1820M), plus planning for further garage (planning ref 23/0852M).

This remarkable residence combines luxury with practicality, making it a perfect choice for those seeking a prestigious home in a desirable area. With its impressive features and prime location, this property is not to be missed.

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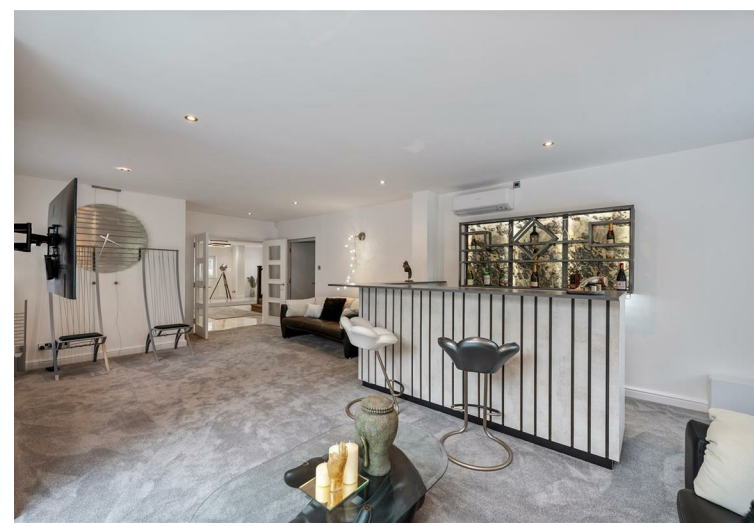
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Field House, Withenlee Road, Alderley Edge
 Total Approx. Floor Area 6847 Sq.ft. (636.12 Sq.M.)

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.



Council Tax Band:
 Tax Band G

Tenure:
 Freehold

Local Authority:
 Cheshire East

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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