



**GASCOIGNE  
HALMAN**

ARDENBROOK RISE

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THE AREAS LEADING ESTATE AGENT



| PRESTBURY

## ARDENBROOK RISE

Ardenbrook Rise is an attractive select development of just five individually designed homes in this quiet and private position mere strolling distance from Prestbury Village.

No.2 has undergone a full program of refurbishment and remodeling by the present owners and now boasts stylish and modern living to the highest of standards.

The accommodation comprises in brief; Entrance Hall, Large principal reception room with patio doors leading out to private gardens, open plan family/kitchen/dining room with stunning feature ' Suffolk' kitchen by Neptune with Rangemaster Cooker and doors out to decked sun terrace, utility room and cloaks/WC.

At first floor level; Landing, Beautiful Master bedroom suite with luxury re-fitted ensuite and dressing room, 2nd Guest Bedroom with ensuite, two further bedrooms of excellent size and a re-fitted luxury main bathroom.



## GROUNDS

Externally the home features highly private and well maintained gardens - predominantly laid to lawn with profusely stocked borders and a wide variety of specimen plants and trees. In addition to the main garden area is a decked rear terrace and further lawned area ideal for the sunshine and to the front of the home is an extensive tarmacadam drive with parking for several motor vehicles. The property also boasts a bespoke hand-made 'man-shed' with lights and power.

## LOCATION

Prestbury Village boasts a picturesque centre, characterised by elegant Georgian houses and a historic church. It offers an excellent range of restaurants, specialist shops, and a convenient village supermarket catering for most day-to-day needs.

The village benefits from a thriving tennis and squash club, a cricket club, and a highly regarded golf course. Numerous public footpaths lead deep into the Cheshire countryside, as well as to the National Trust-owned Hare Hill estate and 'The Edge', making the area ideal for dog walkers and those who enjoy scenic countryside walks.

Educational provision is excellent, with highly regarded local schools including Prestbury Village Primary School, Mottram St Andrew Primary School, and Fallibroome Academy. In addition, there is a strong selection of private schools nearby, including Beech Hall and King's School, which now benefits from a state-of-the-art campus on the edge of the village. Other well-respected schools such as The Ryleys, Pownall Hall, and Terra Nova are all within commutable distance.

The restaurants and bars of Alderley Edge are easily accessible, while a wide range of shopping options can be found in Wilmslow, Handforth Dean, John Lewis in Cheadle, and the market town of Macclesfield.

Prestbury railway station provides regular services to Manchester and Macclesfield, with London Euston reachable in approximately 1 hour 40 minutes. Manchester Airport is less than 10 miles away.

## LOCAL AUTHORITY

Cheshire East- Council Tax Band: G

## TENURE

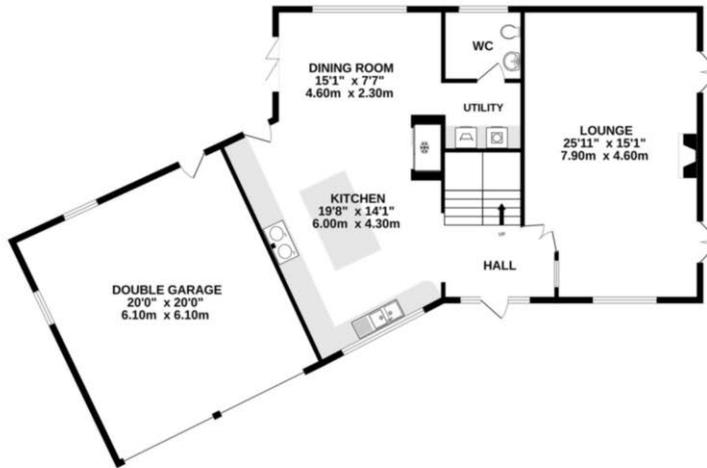
Freehold- Subject to verification by solicitors.

## POSTCODE

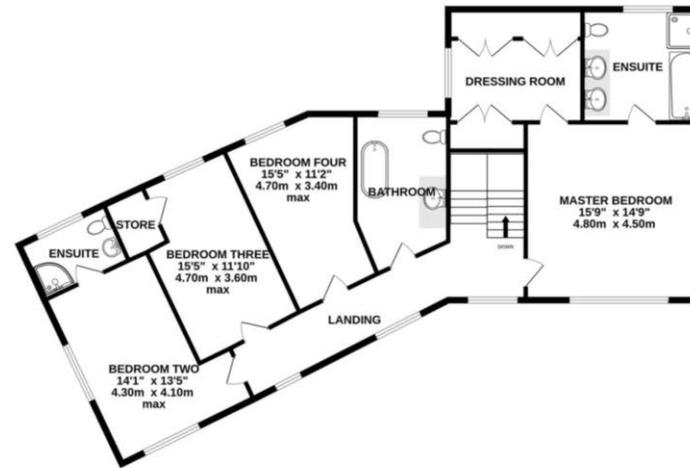
SAT NAV - SK10 4GD - Ardenbrook Rise is located off Chelford Road

## FLOORPLAN & EPC

GROUND FLOOR  
1520 sq.ft. (141.2 sq.m.) approx.

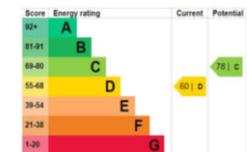


1ST FLOOR  
1369 sq.ft. (127.2 sq.m.) approx.



TOTAL FLOOR AREA : 2889 sq.ft. (268.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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