



Andrew J Nowell
& Company

8 Elm Rise, Prestbury

Guide Price £1,195,000



8 Elm Rise, Prestbury, SK10 4US

- Five Bedrooms & Three Bathrooms
- Over 2,500 sqft
- Secluded Cul-de-sac
- A short walk from Prestbury Village

An impressive and beautifully maintained five-bedroom detached family home occupying a delightful position within a quiet cul-de-sac in Prestbury. Set within beautifully established and private gardens, the property offers spacious and versatile accommodation extending to approximately 2,595 sq.ft., including the integral double garage. The property has been meticulously cared for and thoughtfully improved by the current owners, offering an excellent balance of generous reception rooms and contemporary fittings.

The accommodation comprises a welcoming entrance hallway, impressive 22ft living room with feature fireplace opening through to the dining room, with French doors leading onto the rear terrace. There is a separate sitting room, also enjoying direct access to the gardens, providing an additional reception space. The beautifully appointed breakfast kitchen is fitted with new contemporary cabinetry and complementary work surfaces, new appliances and a central island with new gas hob. The kitchen opens into a dining area which leads through to the superb conservatory, enjoying delightful views over the gardens. A utility room which also features new cabinetry and complementary work surfaces and cloakroom/WC complete the ground floor accommodation.





To the first floor, the spacious principal bedroom extends to over 17ft and benefits from extensive fitted wardrobes and a beautifully appointed en-suite bathroom. There are four further well-proportioned bedrooms, including a generous second bedroom with en-suite shower room. The remaining bedrooms are served by a stylish family bathroom with contemporary fittings.

Externally, the property is approached via a generous block-paved driveway providing ample off-road parking and access to the integral double garage. The beautifully landscaped rear gardens are a particular feature, enjoying a high degree of privacy with extensive lawns, mature trees, established hedging and attractive shrub borders. Generous stone-flagged terraces, decorative brick walls and several seating areas provide wonderful spaces for outdoor entertaining and relaxation.

Elm Rise is a desirable residential cul-de-sac conveniently positioned for Prestbury village, with its excellent selection of restaurants, cafés, independent shops and everyday amenities. The property is also well placed for highly regarded local schools, transport connections and the surrounding Cheshire countryside.

Important Information

- Council Tax – Cheshire East – Band H
- EPC Rating – D (56/77)
- Tenure – Freehold
- Heating: Gas Fired Central Heating
- Services: Mains Gas, Electric, Water & Drainage
- Parking: Driveway & Garage
- What 3 Words – ///sung.dash.grace
- Flood Risk*: Very low risk of flooding
- Broadband**: Standard Broadband available.
- Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone) limited coverage indoors.

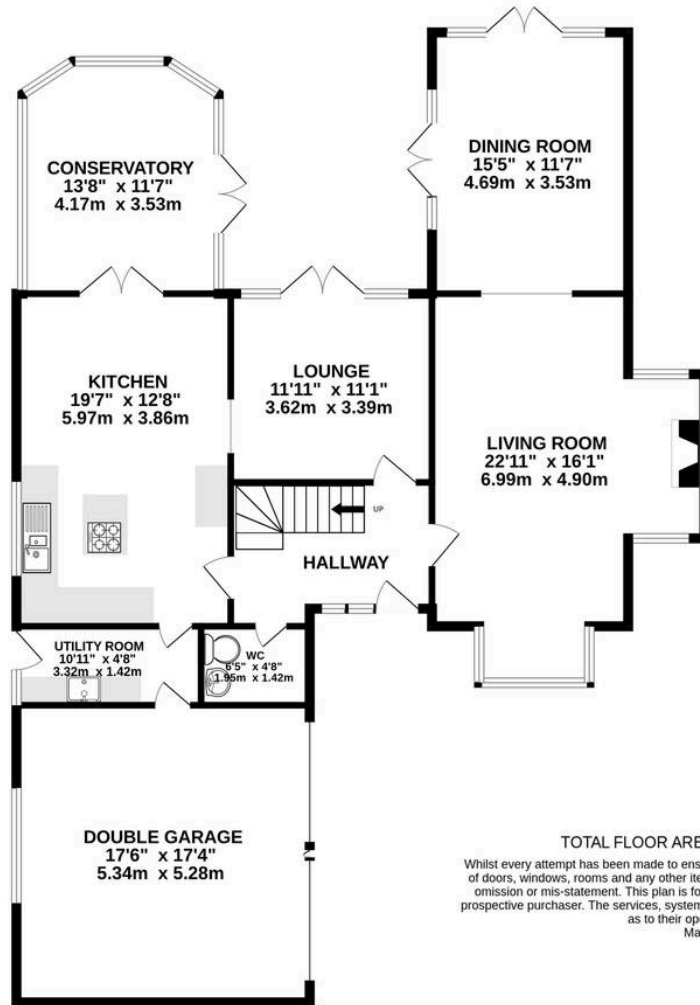
* Information provided by GOV.UK

**Information provided by Ofcom checker.

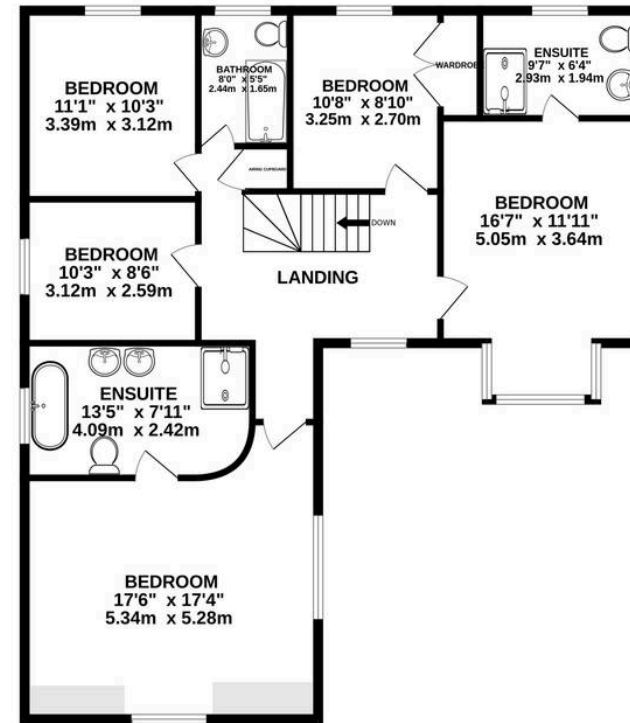




GROUND FLOOR
1474 sq.ft. (137.0 sq.m.) approx.



1ST FLOOR
1120 sq.ft. (104.1 sq.m.) approx.



TOTAL FLOOR AREA : 2595 sq.ft. (241.1 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.
Made with Metropix ©2026

Andrew J Nowell & Company

Andrew J Nowell & Co, 8 London Road - SK9 7JS

01625585905 • mail@andrewjnowell.co.uk • www.andrewjnowell.co.uk

The Agent has not tested any fixtures, fittings, equipment, or services and cannot confirm they are in working order. Property details are provided by the vendor, and the Agent accepts no liability for errors. A purchase through the agency will incur an administration fee covering Anti-Money Laundering (AML) checks, identity verification, and ongoing compliance monitoring.