



**GASCOIGNE
HALMAN**

3 THE CRESCENT, MOTTRAM ST. ANDREW

THE AREAS LEADING ESTATE AGENT



3 THE CRESCENT, MOTTRAM ST. ANDREW

An extended and remodelled family home blending modern living with elegant styling and offering immediate turn-key appeal. Set within pleasant gardens and located within a highly sought-after semi rural area at the heart of Mottram st. Andrews. NO ONWARD CHAIN

Mottram St Andrew is one of Cheshire's most desirable and picturesque villages, renowned for its rural charm, exclusivity, and unspoilt countryside surroundings. Nearby Alderley Edge offers a wide range of high quality shops and restaurants, with more extensive facilities in nearby Wilmslow. Marks and Spencer, Tesco and John Lewis are a short drive away. The village has a range of social and recreational facilities, and local schools cater for children of all ages. Alderley Edge is well placed for easy access to Manchester and Stockport, the M56 is accessible at Ringway and the M6 at Holmes Chapel. Alderley Edge train station offers a fast electric commuter service with Inter City links available in Wilmslow. Manchester International Airport is only a short drive away.





DESCRIPTION

Located within the delightful semi-rural village of Mottram St. Andrew, this impressive family home has undergone extensive refurbishment and extension, including additions to both the side and rear, resulting in over 1,500 square feet of spacious and versatile living accommodation. Positioned in the corner of this popular cul-de-sac, the property benefits from a generous gated driveway, providing ample parking, privacy, and a welcoming first impression that sets the tone for this property.

The current owners have carefully reimagined the home to create an exceptional environment perfectly suited to modern family living. Upon entering, you are greeted by a welcoming entrance hall, along with a highly flexible additional area that can be utilised as storage or a study, depending on individual requirements.

The principal living space is located at the rear of the property and has been designed with open-plan living in mind. The kitchen is fitted to an excellent specification, featuring quartz work surfaces, contrasting cabinetry, and a central island with breakfast bar, ideal for informal dining and everyday family use. A comprehensive range of fitted cupboards provides ample storage, and the kitchen flows seamlessly into a delightful family dining area. This space is enhanced by a glazed atrium ceiling, sliding doors to the rear garden, and full-length windows, all of which combine to flood the room with natural light and create a bright and inviting atmosphere.

To the front of the property, the formal lounge offers a generous and comfortable reception space, centred around a wood-burning stove which provides both a striking focal point and practical warmth. A large bay window further enhances the room, allowing natural light to pour in and creating an ideal setting for relaxation or entertaining. The ground floor accommodation is completed by a convenient downstairs WC and a separate utility room.

To the first floor, the property offers four well-proportioned double bedrooms. The principal bedroom is situated at the rear and enjoys delightful views over the open aspect beyond, with full-length bi-fold doors allowing natural light to flood the space while also creating a wonderful connection to the surrounding landscape. This room also benefits from a stylish ensuite shower room, adding a touch of luxury. The remaining bedrooms are all generous doubles, served by a beautifully presented family bathroom. A large storage cupboard is also accessible from the landing, providing valuable additional storage.

Externally, the property continues to impress. The front of the home features a substantial driveway accessed via a traditional five-bar gate, offering ample off-road parking. To the rear, the gardens are mainly laid to lawn and provide a peaceful outdoor space, complemented by a patio area directly accessible from the family dining kitchen. The garden enjoys open views beyond, enhancing the sense of space and tranquillity.

Offered for sale with no onward chain, this property represents a rare and exciting opportunity to acquire a substantial and beautifully presented family home in a highly desirable and select location.

DIRECTIONS

SAT NAV: SK10 4QW

TENURE

Freehold

LOCAL AUTHORITY

Cheshire East Council

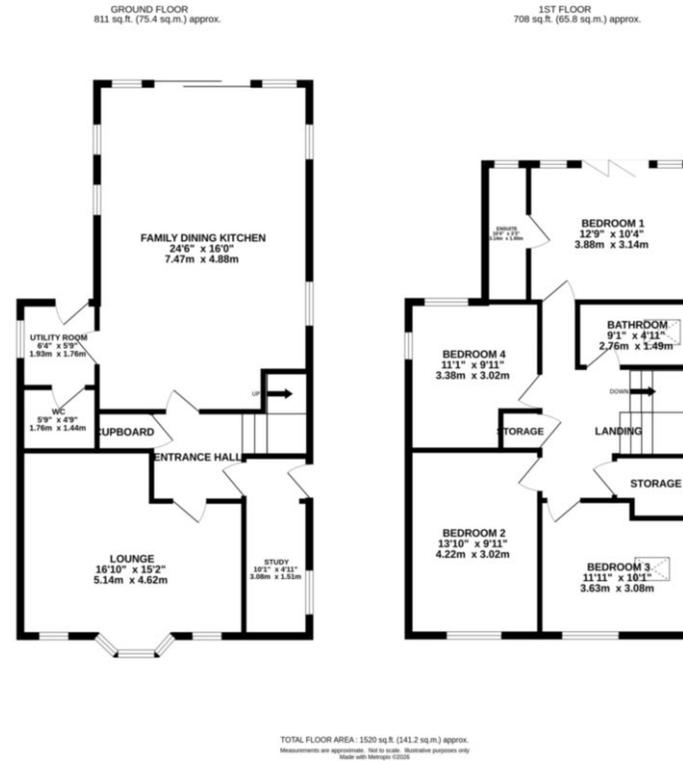
TAX BAND

Band: E

VIEWINGS

Viewing strictly by appointment through the Agents.

FLOORPLAN



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