



Andrew J Nowell
& Company

Copperfields Oak Road, Mottram St. Andrew

Guide Price £1,895,000



Copperfields Oak Road, Mottram St Andrew, SK10 4RA

Tucked away behind electric gates along one of Mottram St Andrew's most sought-after roads, Copperfields is a unique detached country residence which enjoys complete privacy set within approximately **1.3 acres** of beautifully established gardens and woodland. The property offers an exceptional opportunity to acquire a private home in an idyllic setting, just moments from Alderley Edge and Wilmslow. The property exudes charm throughout, with white rendered elevations, stone detailing and an abundance of traditional features creating an elegant first impression.

A welcoming reception hall with an elegant sweeping staircase provides an impressive introduction to the home. The accommodation is perfectly balanced for both family living and entertaining extending to over 4,000 square feet, comprising four spacious reception rooms including a superb drawing room with access to a balcony overlooking the gardens, a formal dining room, an attractive wood-panelled sitting room and a separate study.



The breakfast kitchen enjoys views over the grounds and is complemented by a utility room and useful ancillary accommodation. The lower ground floor also incorporates a sauna suite, boiler room and a generous double garage.

The bedroom accommodation is equally impressive. The principal suite occupies a private wing of the first floor, featuring a spacious bedroom, dressing room and en-suite bathroom. Three further double bedrooms are arranged across the upper floors and are served by two additional bathrooms, providing flexible accommodation for family and guests.



The beautifully landscaped gardens are undoubtedly one of Copperfields' defining features. Extending to approximately **1.3 acres**, the grounds comprise expansive lawns, mature specimen trees, established planting and peaceful seating areas, creating an exceptional sense of privacy and tranquillity. A charming water wheel provides an attractive focal point, whilst the elevated position affords far-reaching views across the surrounding Cheshire countryside.

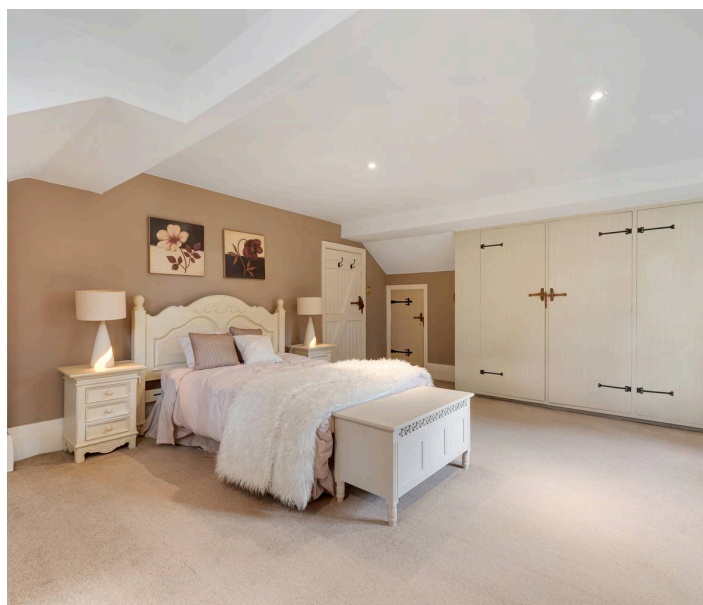
In addition to its existing appeal, Copperfields offers considerable scope to further enhance and add value. The generous plot, extensive accommodation and exceptional setting provide exciting opportunities for refurbishment, remodelling or redevelopment, subject to the necessary planning permissions. It is a rare chance to create a landmark home in one of Cheshire's most desirable residential locations.

Important Information

- What 3 Words – [///tunes.save.ruling](http://tunes.save.ruling)
- Council Tax – Cheshire East Band H
- EPC Rating – D (58/79)
- Tenure – Freehold
- Heating: Gas Fired Central Heating
- Services: Mains Gas, Electric & Water, Drainage via septic tank(non-complaint)
- Parking: Driveway & Garage
- Flood Risk*: Very low risk of flooding.
- Broadband**: Ultrafast broadband available at the property.
- Mobile Coverage**: Mobile coverage with main providers(EE, O2,Three & Vodafone).

*Information provided by GOV.UK

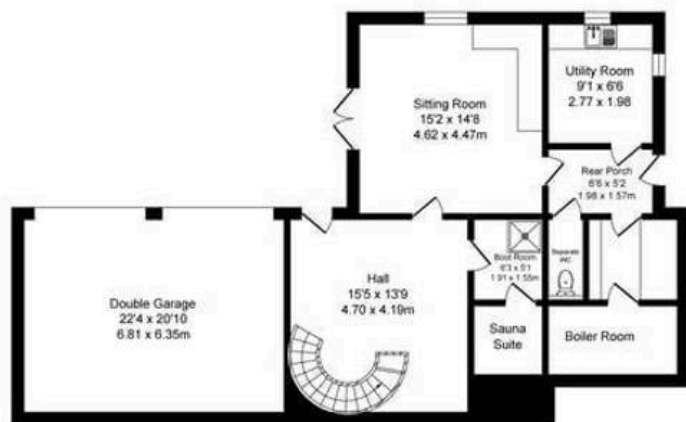
**Information provided by Ofcom checker.



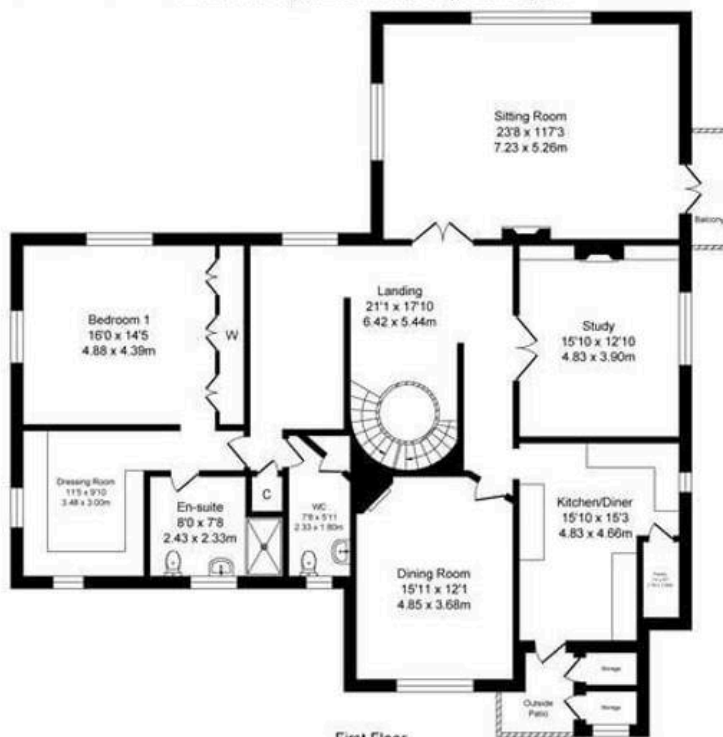


Oak Road
Total Approx. Floor Area 4316 Sq.ft. (401.0 Sq.M.)

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.



Ground Floor
Approx. Floor Area 1142 Sq.Ft (106.15 Sq.M.)



First Floor
Approx. Floor Area 1998 Sq.Ft (185.6 Sq.M.)



Second Floor
Approx. Floor Area 1176 Sq.Ft (109.3 Sq.M.)

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.