



**GASCOIGNE  
HALMAN**

YEW TREE WAY

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THE AREAS LEADING ESTATE AGENT



## | PRESTBURY

### YEW TREE WAY

This exceptional, fully renovated home offers over 2,600 sq ft of beautifully designed living space, combining modern luxury with spacious family living.

Set behind electric gates, the property benefits from a private driveway and garage, providing both security and convenience. Inside, the home is bright and airy throughout, with expansive open-plan living at its heart. The impressive kitchen, dining, and living area creates a perfect space for both everyday living and entertaining, finished to a high standard with a contemporary feel.

In addition to the main open-plan space, there is a generous separate lounge and a further reception room, offering flexibility for a home office, playroom, or additional sitting area.

Upstairs, the property boasts five large bedrooms, two of which feature stylish en-suite bathrooms, alongside a modern family bathroom. Each room is thoughtfully designed to maximise space and natural light.

Offered with no onward chain, this stunning property is ready for immediate occupation.



## **GROUNDS**

Externally, the home is complemented by beautifully landscaped private gardens, offering a peaceful and secluded outdoor retreat ideal for relaxing or entertaining.

## **LOCATION**

The historical Village of Prestbury is regarded as one of the most picturesque villages in Cheshire. Suitable for a broad demographic the Village boasts excellent access to all the amenities of the general area ; Railway Station, Local shops, Restaurants & Bars/Pubs, a highly regarded Primary School, Tennis Club & Prestbury Golf Club to name a few. Alderley Edge & Wilmslow are only a very short distance away offering more comprehensive facilities and the town of Macclesfield is a very short distance with a direct link to London Euston in approx. 1 hour 40 mins. Manchester Airport and the motorway network are within 20 minutes drive.

## **LOCAL AUTHORITY**

Cheshire East- Council Tax Band: G

## **TENURE**

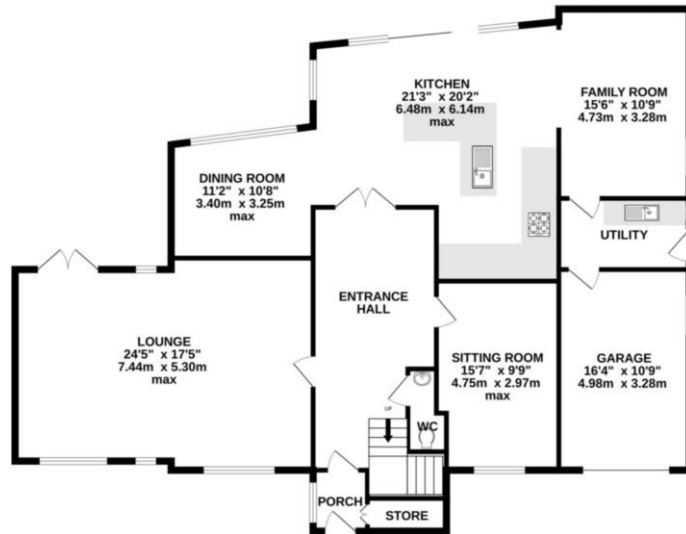
Leasehold- Subject to verification by solicitors

## **POSTCODE**

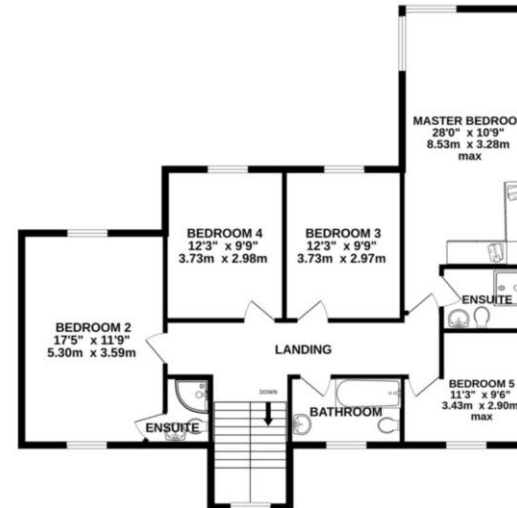
SAT NAV: SK10 4EX

## FLOORPLAN & EPC

GROUND FLOOR  
1699 sq.ft. (157.8 sq.m.) approx.

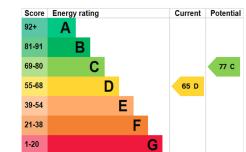


1ST FLOOR  
1059 sq.ft. (98.4 sq.m.) approx.



TOTAL FLOOR AREA : 2757 sq.ft. (256.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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