







Ty Chwarel

Ty Chwarel is an exceptional contemporary residence extending to approximately 8,892 sq ft, set within 2.11 acres of private, landscaped grounds on Oak Road, Mottram St Andrew. Comprehensively renovated to an outstanding standard, the property combines elegant interiors, generous family accommodation and an impressive array of leisure facilities.

The reception spaces include a formal drawing room, glazed garden room and a striking bespoke kitchen, dining and living area, complemented by a concealed pantry and refined finishes throughout. The leisure suite incorporates an indoor swimming pool, spa and glazed gym, alongside a dedicated cinema room.

There are six bedrooms, including an impressive principal suite with separate dressing rooms and two marble-clad bathrooms. A self-contained one-bedroom annex above the triple garage provides additional flexibility for guests or extended family.

The beautifully landscaped grounds feature expansive lawns, a wraparound entertaining terrace, formal water feature, private tennis court and golf green with practice bunkers, all enjoying a high degree of privacy and views towards The Edge.

Situated in one of Cheshire's most sought-after locations, Ty Chwarel is conveniently positioned for Alderley Edge, Wilmslow and Prestbury, with excellent access to schools, restaurants, Manchester Airport and direct rail services to London.





Ty Chwarel

- 8,892 sq ft of luxury accommodation
- Indoor pool, spa, tennis court and golf green
- Private 2.11-acre plot with views towards The Edge
- Comprehensively renovated contemporary residence
- Bespoke kitchen, dining and living space
- Six bedroom suites, including a self-contained one-bedroom annex
- Principal suite with separate dressing rooms and two bathrooms
- Cinema room and glazed gym
- Triple garage and secure gated driveway
- Smart home technology, underfloor heating and air conditioning

EXCEPTIONAL CONTEMPORARY RESIDENCE | 8,892 SQ FT | 2.11 ACRES | INDOOR POOL & SPA | TENNIS COURT & GOLF GREEN

Council Tax band: H

Tenure: Freehold

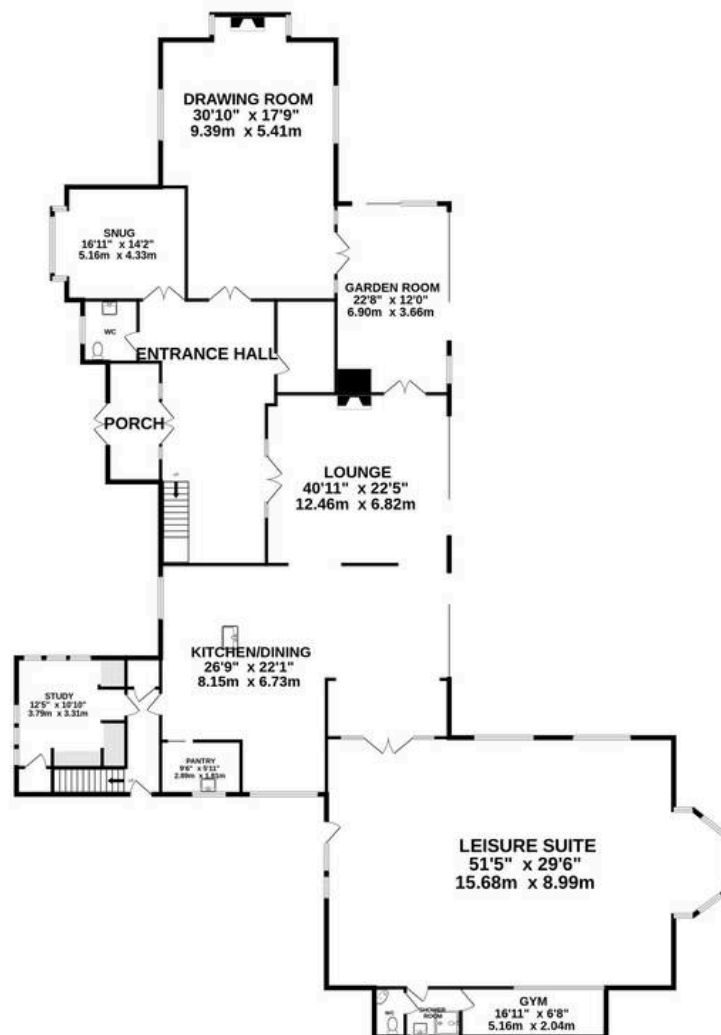




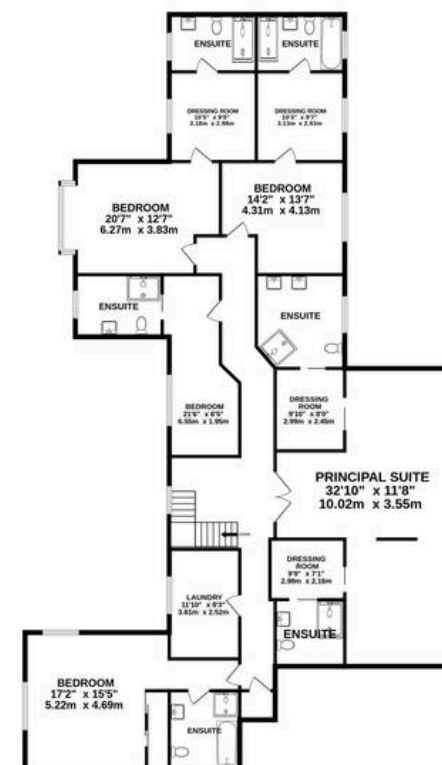
LOWER GROUND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



GROUND FLOOR
4844 sq.ft. (450.0 sq.m.) approx.



1ST FLOOR
2777 sq.ft. (258.0 sq.m.) approx.



TOTAL FLOOR AREA : 8036 sq.ft. (746.6 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.

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