



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

71, Macclesfield Road, Prestbury, Cheshire, SK10 4BH

A magnificent, traditional Prestbury family home enjoying exceptional large accommodation over three floors including a leisure suite incorporating gym and pool complex set within magnificent grounds extending to 0.75 acres with stunning views towards the Macclesfield hills.

Guide Price £2,350,000

Constructed of brick with rendered elevations, this substantial beautiful home offers the discerning purchaser a magnificent property located on a premier road within short walking distance of Prestbury golf club and Prestbury village centre. The accommodation briefly comprises on the ground floor an enclosed porch, reception hall allowing access to a cloakroom/WC, 35ft drawing room with inglenook fireplace and access to wine cellar, dining room, study with fitted office furniture, a wonderful 28ft living family kitchen enjoying David Lisle units and two sets of French doors leading to an amazing terrace/balcony taking full advantage of the views, a boot room and shower room/WC. To the lower ground floor there is a recently constructed gym/pool complex with direct access to the gardens, shower room and utility. To the first floor the landing allows access to five good sized bedrooms and four bathrooms (three en-suite). A gas fired central heating system has been installed. The property also enjoys inset speakers wired to a central system in principle rooms.

The property is approached by a deep sweeping driveway which leads to the forecourt allowing ample hardstanding for several vehicles. There is also easy access to the detached garage with electrically operated up and over door. The magnificent landscaped grounds extend to three sides and laid mainly down to lawn with well stocked borders, shrubs, mature and specimen trees, stone flagged terraces and paths, and a secret vegetable/fruit garden. A special mention must be made to the magnificent raised balcony/patio with ceramic tiling, ample seating and dining areas and a fitted stainless steel kitchen area with granite worktops, enjoying the most amazing views towards the Macclesfield hills.

The charming and historic village of Prestbury caters for most daily needs, whilst more extensive facilities may be found in Macclesfield, Wilmslow and Alderley Edge, all within short driving distance. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 5 to 30 minutes drive of the property.

Directions: From our Prestbury office bear left at the mini roundabout and proceed up Macclesfield road for approximately quarter of a mile where the property can be found on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENCLOSED PORCH

ENTRANCE HALL

15'10" x 12'10"

Enjoying engineered Oak flooring, radiator, original Oak staircase leading to first floor.

CLOAKROOM/WC

Pedestal wash hand basin, low level WC, radiator/towel rail, engineered Oak floor, under stair storage.

DRAWING ROOM

35'6" x 16'10" (narrowing down to 11'9")

With engineered Oak flooring, two radiators, inglenook fireplace with inset log stove, bi-folding doors leading to the terrace, access to:

WINE CELLAR

11'5" x 9'1"

With air conditioning, central coms system.

DINING ROOM

16'2" x 11'10"

With radiator, engineered Oak flooring.

STUDY

11'6" x 10'7"

With fitted office furniture, engineered Oak flooring, radiator.

LIVING FAMILY KITCHEN

28'3" x 26'8" (overall)

Enjoying superb shaker style David Lisle units including base cupboards and drawers wall cupboards and granite worktops , "Viking" 6 ring burner hob with hot plate, double oven/grill, one and a half bowl sink unit, dishwasher, American fridge/freezer, central island/breakfast bar with cupboards, drawers and sink unit, limestone tiled floor with underfloor heating, dining area, seating area, two sets of glazed French doors leading to:

BALCONY

The most amazing raised balcony/terrace with fitted stainless steel kitchen with granite worktops, sink unit, barbeque which is connected to the mains gas and lots of space for seating and dining.

BOOT ROOM

10'6" x 7'3" (plus stairs recess)

With cloaks cupboard, limestone tiled flooring with underfloor heating, cupboard housing gas boiler.

SHOWER/WC

Enjoying a wet area with shower, pedestal wash hand basin. mid level WC, limestone tiling and tiled floor with underfloor heating.

LOWER GROUND FLOOR**HALF LANDING**

With deep built-in cupboard and steps leading down to:

INNER HALLWAY

With glazed wall and door with access to:

GYM/POOL COMPLEX**GYM**

23'7" x 23'

With underfloor heating, full mirrored wall, air conditioning, built-in cupboard, large sliding patio doors to the garden, glazed wall and door leading to:

POOL ROOM

19'10" x 12'

Swimming pool with swim jets and jacuzzi, marble tiled floor, hot air heating and ventilation system.

SHOWER ROOM

With shower, low level WC, vanity wash hand basin with drawers below, radiator/towel rail, tiled floor with underfloor heating.

UTILITY

11'7" x 9'5"

With high gloss units, stainless steel sink unit, plumbing for washing machine, glazed door to the garden.

FIRST FLOOR**LANDING**

14'1" x 8'4" (minimum measurements)

With radiator, access to roof space.

BEDROOM 1

20'3" x 14'10" (plus wardrobe recess)

With Range fitted wardrobes, Karndean flooring, two contemporary radiators, French doors leading to a beautiful 15ft balcony taking full advantage of the views.

EN-SUITE

With shower, free standing bath, low level WC, twin wash hand basins with drawers below and wall cupboards above, radiator/towel rail.

BEDROOM 2

15'2" x 10'7" (overall)

With radiator, wonderful views.

EN-SUITE

With shower, low level WC, vanity wash hand basin with drawers below, radiator/towel rail.

BEDROOM 3

13'11" x 11'10" (plus wardrobe recess)

With radiator, wardrobes with overhead storage cupboards, vanity wash hand basin, magnificent views.

BEDROOM 4

15' x 10'4"

With radiator.

EN-SUITE

With shower, low level WC, pedestal wash hand basin, part tiled walls, radiator/towel rail.

BEDROOM 5

11'3" x 10'11"

With radiator, magnificent views.

BATHROOM/WC

With limestone panelled bath, wash hand basin, low level WC, shower, part tiled walls, tiled floor with underfloor heating.

OUTSIDE**BASEMENT****ROOM 1**

20' x 15' (limited headroom)

ROOM 2

16' x 11'10" (limited headroom)

DETACHED GARAGE

20'9" x 19'1"

With electric up and over door, power and light.

LOWER GROUND FLOOR/WORKSHOP

18'5" x 8'11"

With power and light.

Amazing gardens as previously mentioned.

Tenure

Freehold. Interested purchasers should seek clarification of this with their solicitor.

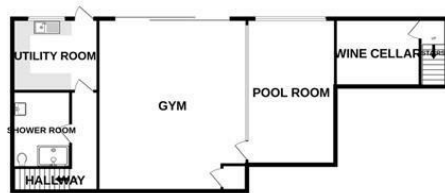
Viewings

Strictly by appointment through the Agents.

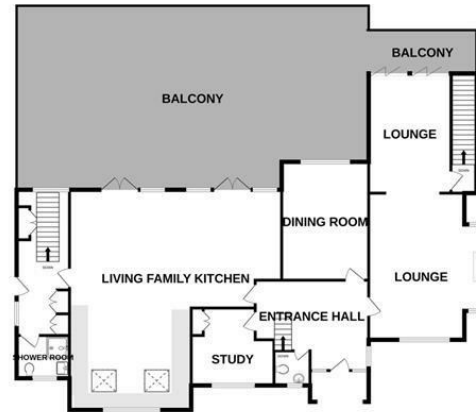
Possession

Vacant possession upon completion.

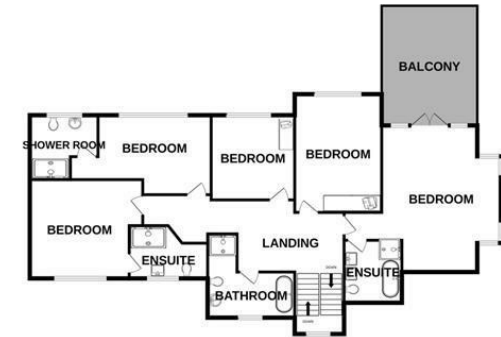
LOWER GROUND FLOOR
1109 sq.ft. (103.0 sq.m.) approx.



GROUND FLOOR
2272 sq.ft. (211.1 sq.m.) approx.



1ST FLOOR
1511 sq.ft. (140.4 sq.m.) approx.



TOTAL FLOOR AREA : 4892 sq.ft. (454.5 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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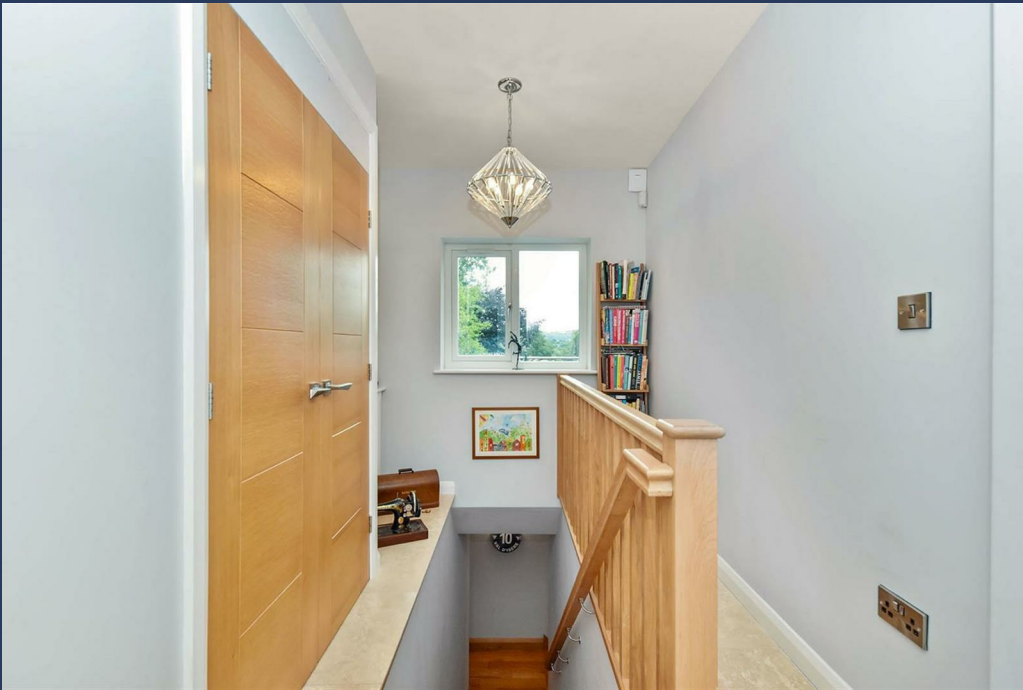


MISDESCRIPTONS ACT 1967

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC

