



Withinlee Road
Mottram St. Andrew, SK10 4AU

Asking Price £6,395,000

- 7136 sq ft
- Advanced security system
- Cinema room & bar
- Fully equipped annex
- Stunning principal suite with incredible views
- Triple garage
- Full spa-like leisure amenities : Pool, sauna, steam room, hot tub, relaxation zone, gym
- Exceptional plot with stunning views
- Beautifully landscaped gardens
- Lift access throughout

PROPERTY SUMMARY

See link to video tour! A rare-calibre home finished to an impeccable standard. Nestled on the prestigious Withinlee Road, this exceptional property offers an opportunity to own a truly remarkable home. It's exceptional plot offers vast amounts of privacy, gorgeous views & a picturesque lake.

Spanning an impressive 10,500 sq ft, this house boasts six spacious reception rooms. With five well-appointed bedrooms and seven luxurious bathrooms. The home is equipped with impressive spa-like leisure facilities including a swimming pool with a waterfall water feature, hot tub, sauna, steam room, private showers, changing rooms & relaxation area. Other key features include a bar, fully air-conditioned gym & cinema room.

The impressive principal suite offers a large dressing area, terrace, ensuite & separate bathroom - which offer amazing views throughout.

One of the standout features is the annex, which provides gorgeous lake-side views. The large 1 bedroom annex is equipped with a full kitchen & lounge area - great for older kids, extended family members, staff or other guests.

The property is surrounded with a state-of-the-art security system including motion sensor 360-degree rotating cameras & infrared perimeter detection.

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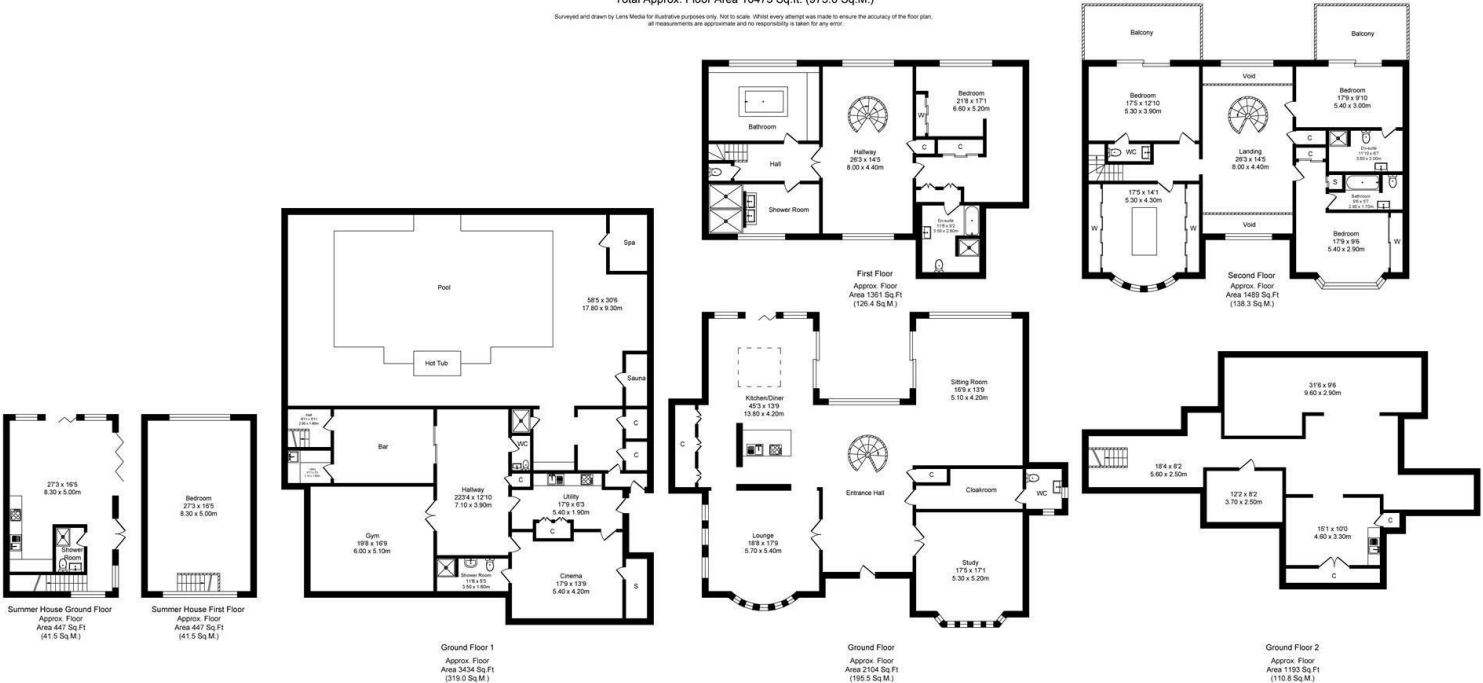


Council Tax Band:
Tax Band

Tenure:
Freehold

Local Authority:
Cheshire East

Eshton, Withinlee Road, Mottram St. Andrew SK10 4AU
Total Approx. Floor Area 10475 Sq.ft. (973.0 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.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		89	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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