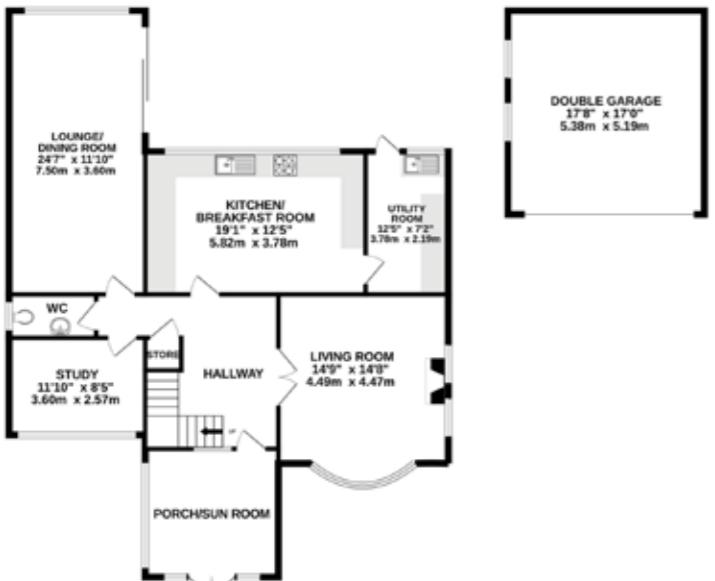
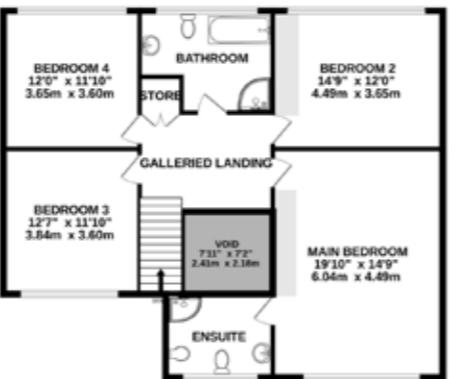


GROUND FLOOR
1564 sq.ft. (145.3 sq.m.) approx.



1ST FLOOR
1053 sq.ft. (97.9 sq.m.) approx.



TOTAL FLOOR AREA: 2618 sq.ft. (243.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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NOTICE

Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

THE AREAS LEADING ESTATE AGENCY

Prestbury

8 The Village, PRESTBURY SK10 4DG

01625 827467 prestbury@gascoignehalman.co.uk

gascoignehalman.co.uk

A Beautifully Proportioned Four-Bedroom, Two-Bathroom Detached Family Home in a Peaceful Cul-De-Sac, Just a Short Walk from Prestbury Village.



GASCOIGNE HALMAN

- DETACHED HOUSE
- PRIVATE & MATURE GARDENS
- CUL-DE-SAC

- SUPERBLY SPACIOUS ACCOMMODATION
- SHORT WALK FROM PRESTBURY VILLAGE
- GALLERIED RECEPTION HALL

£ 865,000

13 PACKSADDLE PARK

Prestbury



Positioned at the top of a quiet and exclusive cul-de-sac, this superbly presented detached family home offers generous living space throughout and is ideally located within walking distance of the highly sought-after Prestbury Village.

The accommodation is thoughtfully arranged and features excellent proportions across both floors. Upon entering, you are welcomed into a spacious reception hall with an impressive galleried landing above, setting the tone for the rest of the home. To the front, the large living room benefits from a bay window that floods the space with natural light and features a stylish gas fireplace as a central focal point.

There is also a versatile study/playroom ideal for working from home or family use. To the rear of the property, a beautifully extended lounge/dining area provides the perfect setting for entertaining or relaxing with family, seamlessly connected to a modern, well-appointed kitchen offering lovely views over the private rear garden. Adjacent to the kitchen is a separate utility room with additional fitted units and external access. Upstairs, the galleried landing leads to four generously sized double bedrooms. The principal bedroom enjoys a range of fitted wardrobes and a contemporary en-suite shower room. The remaining bedrooms are served by a recently refitted family bathroom, complete with a separate walk-in shower.

Externally, the property occupies a private plot with beautifully landscaped gardens. A paved terrace provides the perfect space for al fresco dining, surrounded by a colourful variety of mature plants and shrubs. The rear garden also features a well-maintained lawn, ideal for children or garden enthusiasts. To the front, a large driveway offers ample parking and access to a detached double garage.

LOCATION

The historic 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 and a highly regarded Golf course to name a few.

DIRECTIONS

SK10 4PU. Packsaddle Park is located off Chelford Road

TENURE

Freehold - subject to verification by solicitors

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East. Council Tax Band: G

VIEWING

Viewing strictly by appointment through the Agent

T W E N T Y N E T W O R K E D O F F I C E S T H R O U G H O U T C H E S H I R E , S O U T H M A N C H E S T E R & T H E H I G H P E A K