



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

Summercourt, Dale Head Road, Prestbury, Macclesfield, SK10 4BL

Occupying a prestigious cul-de-sac location, this picturesque detached property offers the discerning purchaser a wonderful home enjoying good sized gardens within short distance of Prestbury village centre.

Guide Price £1,300,000

Constructed of brick with rendered elevations, this picturesque detached property offers the discerning purchaser a wonderful prestige home occupying a wonderful location within walking distance of Prestbury village centre. On entering the property you are immediately welcomed by a reception hall, 21ft drawing room with Inglenook fireplace, dining room, study, 36ft living family kitchen with French doors to the garden, and a boot room/utility. To the first floor the landing allows access to four good sized bedrooms and a bathroom/WC. A gas fired central heating system has been installed.

An internal inspection is highly recommended to appreciate this wonderful family home. There is further potential to extend subject to planning and prospective purchasers wishes.

The property is approached by a deep driveway allowing ample hard standing for a number of motor vehicles and easy access to the garage. The good sized gardens are laid mainly down to lawn with well stocked borders, shrubs, mature trees and stone flagged patio areas. The gardens are beautifully secluded.

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 proceed up Macclesfield road approximately quarter of a mile turning left into Dale Head road where the property can be found at the end of the cul-de-sac.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL 12'9" x 6'4"

With covered radiator, exposed floorboards.

DRAWING ROOM 21'10" x 14'5" (overall)

Enjoying Inglenook fireplace with Minster style fire surround and log burner, exposed floorboards, French doors to garden.

DINING ROOM 12'6" x 11'4"

With covered radiator, exposed floorboards, double French doors leading to the living family kitchen.

STUDY 6'4" x 5'1"

With exposed floorboards, radiator.

LIVING FAMILY KITCHEN 36'10" (narrowing down to 25ft) x 19'

Enjoying light Oak units including base cupboards and drawers, granite worktops, four oven Aga, three hot plates, central island/breakfast bar, enamel sink unit, dishwasher, radiator, tiled floor with under floor heating, family seating area, French doors to garden.

BOOT ROOM/UTILITY 14'3" x 7'11" (overall)

With tiled floor, matching units, granite worktops, plumbing for washing machine, stainless steel sink unit, hanging space for coats.

WC

With low level WC, wash hand basin, tiled floor, radiator.

FIRST FLOOR

LANDING

BEDROOM 1 12'9" x 11'4"

With covered radiator.

BEDROOM 2 12'9" x 11'4"

With radiator.

BEDROOM 3 11'6" x 8'10"

With radiator.

BEDROOM 4 9'11" x 6'4"

With radiator.

BATHROOM/WC 11'2" x 8'7"

Enjoying shower, paneled bath, low level WC, vanity wash hand basin with store cupboards below, radiator/towel rail, tiled walls, tiled floor with under floor heating.

OUTSIDE**GARAGE 16'11" x 9'6"**

With radiator, electric up and over door, television point, gas boiler, access to roof space which is boarded and has electric light.

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.

PRESTBURY OFFICE:

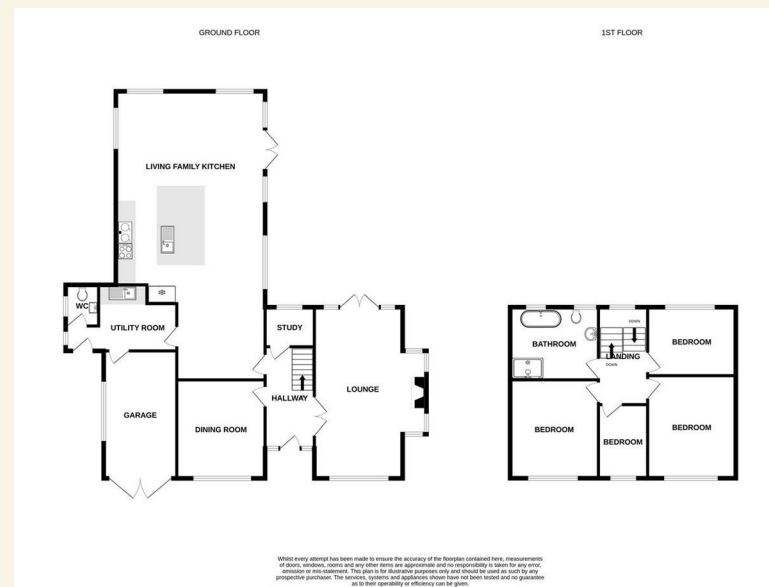
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	69	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**MISDESCRIPTIONS ACT 1967**

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