



THE AREA'S LEADING ESTATE AGENCY

WITHINLEE COTTAGES WITHINLEE ROAD, MOTTRAM ST. ANDREW

GASCOIGNE HALMAN

DESCRIPTION

Withinlee Cottages is a beautifully crafted and characterful home set within meticulously landscaped gardens and boasts superb views over the Cheshire countryside.

Withinlee Road is one of the finest roads in Cheshire and is only a short distance from the parishes of Prestbury, Mottram St. Andrew and Alderley Edge, making it ideally placed for prospective purchasers.

Dating back in part to circa 1634 the property has been sympathetically remodelled and extended over time and now boasts beautifully appointed & balanced space throughout - including a stunning Tom Howley kitchen with centre island, AGA and an oak & glass extension showcasing the gardens.

The accommodation comprises in brief; Entrance Porch, reception hall, Cloaks/WC, Lounge, Study, Dining Room, beautifully refitted dining kitchen with utility room

At first floor level; Landing, Master Bedroom with luxury ensuite and walk-in dressing room, beautiful 2nd guest bedroom with luxury ensuite, two further bedrooms of good size and a main bathroom. The upstairs fitted wardrobes and storage are also Tom Howley and of the highest standards.

We would recommend prospective purchasers an immediate personal inspection to appreciate this rare opportunity.



WITHINLEE COTTAGES WITHINLEE ROAD, MOTTRAM ST. ANDREW



GROUNDS

Withinlee Cottages sits in stunning landscaped gardens offering a high degree of privacy and impressive vistas over the surrounding countryside. The rear gardens are predominantly laid to lawn with profusely stocked borders, a wide variety of specimen trees and plants, pond, kitchen garden area and a patio area off the rear of the home. Within the garden is also a separate brick built outhouse with lights, power & a WC, ideal for storage or potentially home office.

To the front of the property is a large driveway with plentiful parking laid to gravel with a turning circle leading up to the double garage and car port. There is also a further lawned area with stocked borders.

LOCATION

Withinlee Cottages is set on the borders of Mottram St. Andrew and Prestbury. The historical 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, Restaurant's & Bars/Pubs, a highly regarded Primary School, Tennis Club & Prestbury Golf Club to name a few. Alderley Edge & Wilmslow are only a very short distance away offering more comprehensive facilities and the town of Macclesfield is a very short distance with a direct link to London Euston in approx. 1 hour 40 mins. Manchester Airport and the motorway network are within 20 minutes drive.

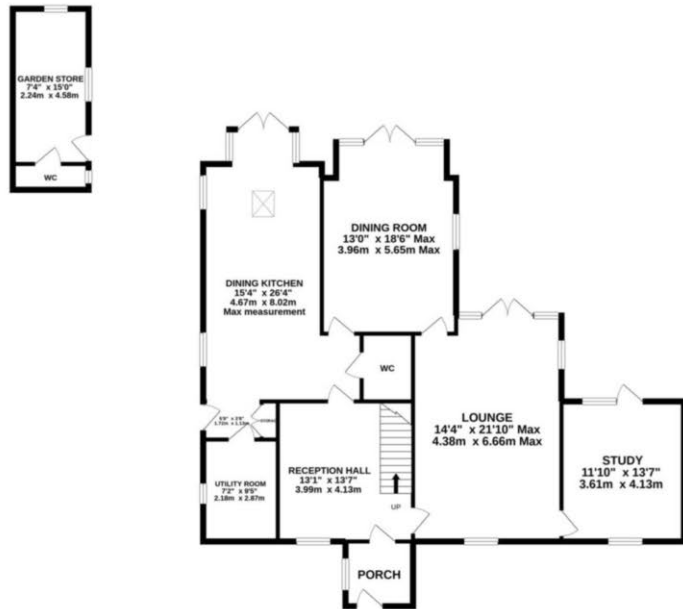
DIRECTIONS

SAT NAV - SK10 4QE - The property is accessed via a shared driveway to Withinlee Farm and is the first left off the driveway.

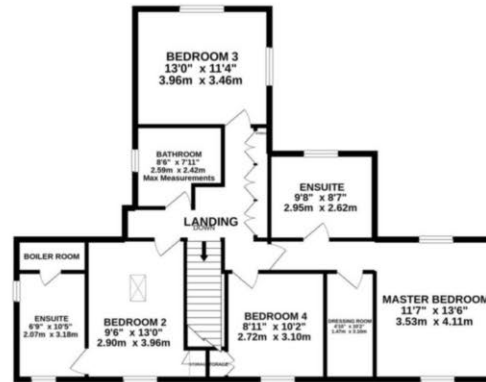
GASCOIGNE HALMAN

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 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.

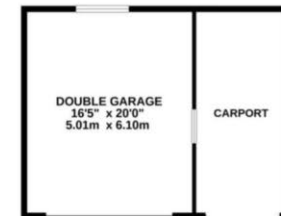
GROUND FLOOR
1488 sq.ft. (138.3 sq.m.) approx.



1ST FLOOR
1008 sq.ft. (93.7 sq.m.) approx.



GARAGE
511 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA : 3007 sq.ft. (279.4 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.

Made with Metropix ©2020

gascoignehalman.co.uk

SALES LETTING & MANAGEMENT FINANCIAL SERVICES LAND & NEW HOMES SURVEYS AUCTIONS

Prestbury

GASCOIGNE HALMAN