



**GASCOIGNE
HALMAN**

HEYBRIDGE LANE

THE AREAS LEADING ESTATE AGENT



| PRESTBURY

HEYBRIDGE LANE

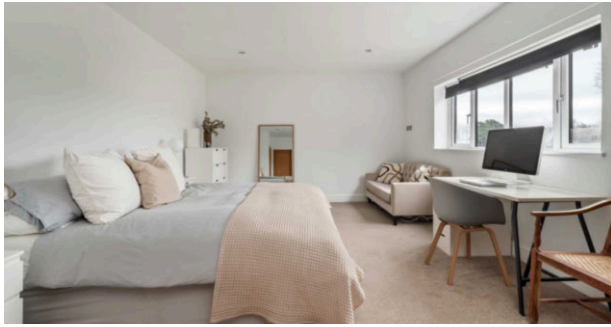
A rare opportunity to acquire a fully extended and comprehensively modern five-bedroom, four-bathroom detached family home, positioned on one of Prestbury's most sought-after roads.

Enjoying an exceptional backdrop of open rolling countryside, this impressive home combines contemporary design with generous proportions, offering beautifully balanced accommodation arranged over three floors, perfectly suited to modern family living.

The ground floor is introduced via a spacious and welcoming entrance hall featuring porcelain tiled flooring and a striking oak and glazed staircase. There is a versatile study, ideal for home working, and a stunning open-plan kitchen and dining room. Finished with Corian work surfaces and a central island, this superb space benefits from underfloor heating and bi-folding doors opening directly onto the rear patio. A separate utility room provides additional practicality, while the impressive lounge enjoys excellent natural light and uninterrupted countryside views, also opening onto the patio. Completing the ground floor is a smart cloakroom/WC and internal access to the double garage.

To the first floor, the landing leads to an elegant master suite with dressing room and luxury en-suite, enjoying delightful views over the rear garden and countryside beyond. There are three further well-proportioned bedrooms, one of which benefits from its own en-suite shower room and Juliet balcony, alongside a beautifully appointed family bathroom featuring a freestanding bath, walk-in shower, and underfloor heating.

Occupying the entire second floor is the impressive bedroom suite, creating a private retreat with French doors opening to a Juliet balcony overlooking the open countryside. This suite is further enhanced by a separate dressing room and a sleek en-suite shower room.



GROUNDNS

Externally, the property enjoys landscaped gardens with a raised stone-flagged patio wrapping around the rear, with a lawned garden bordered by shrubs and hedgerow. To the front there is ample hard-standing providing off-road parking, in addition to the double garage.

LOCATION

Prestbury Village boasts a picturesque centre, characterised by elegant Georgian houses and a historic church. It offers an excellent range of restaurants, specialist shops, and a convenient village supermarket catering for most day-to-day needs.

The village benefits from a thriving tennis and squash club, a cricket club, and a highly regarded golf course. Numerous public footpaths lead deep into the Cheshire countryside, as well as to the National Trust-owned Hare Hill estate and 'The Edge', making the area ideal for dog walkers and those who enjoy scenic countryside walks.

Educational provision is excellent, with highly regarded local schools including Prestbury Village Primary School, Mottram St Andrew Primary School, and Fallibroome Academy. In addition, there is a strong selection of private schools nearby, including Beech Hall and King's School, which now benefits from a state-of-the-art campus on the edge of the village. Other well-respected schools such as The Ryleys, Alderley Edge School for Girls, Pownall Hall, and Terra Nova are all within commutable distance.

The restaurants and bars of Alderley Edge are easily accessible, while a wide range of shopping options can be found in Wilmslow, Handforth Dean, John Lewis in Cheadle, and the market town of Macclesfield.

Prestbury railway station provides regular services to Manchester and Macclesfield, with London Euston reachable in approximately 1 hour 40 minutes. Manchester Airport is less than 10 miles away.

LOCAL AUTHORITY

Cheshire East - Council Tax Band: F

TENURE

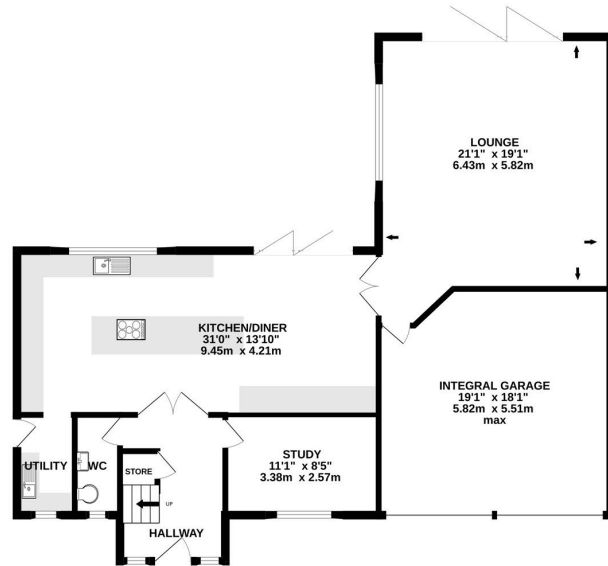
Freehold - To be verified by solicitors

POSTCODE

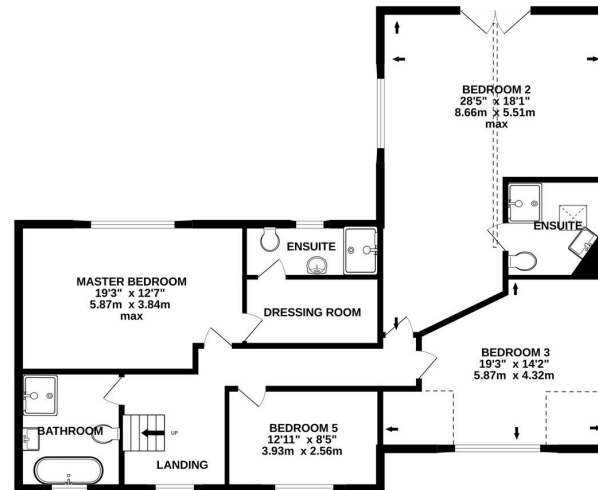
SK10 4ES

FLOOR PLAN & EPC

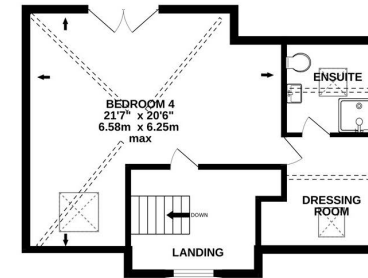
GROUND FLOOR
1496 sq.ft. (139.0 sq.m.) approx.



1ST FLOOR
1389 sq.ft. (129.0 sq.m.) approx.



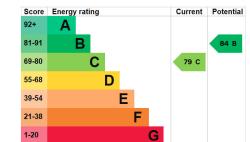
2ND FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA : 3479 sq.ft. (323.2 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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