



Four bedroom home & annexe in an idyllic rural setting

Oak Bank Cottage, Congleton Road, Gawsworth, Macclesfield, Cheshire, SK11 9ET

Freehold

savills



Four double bedrooms • One bedroom annexe • Two bathrooms • Four reception rooms • Ancillary Accommodation • Orangery

Local information

Oak Bank Cottage stands in mature grounds. The property is a short walk away from the village primary school, the community village shop and the village hall and is well placed for access to the many amenities of Macclesfield and the prime villages of Alderley Edge (7.7 miles) and Prestbury (5.1 miles). The town's railway station is on the main west coastline and London Euston is from 1hr 48 mins away.

Local schools include The King's School Macclesfield 3.8 miles, Terra Nova and the Alderley Edge schools. The area has numerous golf courses, leisure facilities, sports clubs and even sailing at Redesmere and Rudyard Lakes. The Peak District National Park is within striking distance and there are plenty of countryside walks from the doorstep.

The local landmark Gawsworth Hall is just down the road; a lovely walk past the adjoining lake and church takes you to the characterful gastro pub The Harrington Arms, a CAMRA Heritage site, one of Cheshire's oldest pubs, converted from a farmhouse in 1710.

About this property

Oak Bank Cottage presents a superb opportunity to own a unique four bedroom detached property set back in an elevated position behind mature trees and established hedging within a generous 0.68 acre plot. Dating back to the 16th Century his

delightful property offers a spacious and versatile layout enjoying a wealth of period features and extends to approximately 3,721 Sq ft. The proper offers a number of storage facilities and ancillary accommodation including detached double garage, two store rooms, summer house and a self-contained one bedroom annexe with separate garage,

Approached via the sweeping driveway with gated access, there is ample parking, hedging screening and a detached double garage. An oak panelled door opens into a welcoming hallway with utility room. The breakfast kitchen has been fitted with a bespoke 'inframe' kitchen appointed with Kashmir granite work surfaces, a range of Neff integrated appliances including oven and microwave grill, dishwasher and space for a fridge freezer. The highlight of the breakfast kitchen is the beautiful exposed brick chimney breast with cast iron log burning stove. The magnificent orangery lies at the end of the kitchen complete with lantern style roof that maximises the wonderful rear aspect. There are two generously proportioned formal reception rooms; the living room features an open fire with exposed brick chimney, open beams and enjoys windows to two elevations overlooking the gardens, whilst the dining room offers a great entertaining space. The ground floor accommodation is completed by a WC and two further reception rooms.



To the first floor there are there are four well-proportioned and a contemporary bathroom suite. The double-aspect principal suite is delightfully bright accessed through a generous dressing area complete with fitted wardrobes and en suite shower room. A traditional family bathroom completes the first floor.

A one bedroom self-contained annexe is accessed through French doors with a delightful kitchen/dining room complete with integrated appliances and a beautifully appointed bedroom and a shower room.

The substantial property stands in mature grounds extending to 0.68 acres, the rear garden features an Indian patio area which is ideal for entertaining, well stocked borders and beautifully manicured lawns create an idyllic and tranquil setting. The generous lawned garden offers breath taking views across the open fields and beyond.

Please note all times and distances are approximate.

Tenure

Freehold

Energy Performance

EPC Rating = E

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills





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Gross internal area (approx) Main House gross internal area = 2,516 sq ft / 234 sq m

Outbuildings Garage gross internal area = 568 sq ft / 53 sq m. Stores gross

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 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐☐ Denotes restricted head height
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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