

DALE BROW CHASE

PRESTBURY, CHESHIRE

GROUND FLOOR



DALE BROW CHASE

69 MACCLESFIELD ROAD, PRESTBURY, CHESHIRE SK10 4BH

Prestbury village: less than 0.5 mile, Macclesfield: 2.5 miles, Alderley Edge: 4.5 miles, Wilmslow: 5 miles, Manchester Airport: 10 miles, City Centre: 17 miles

**Bespoke built prime residence less than half a mile from the village
with nearly 9,000 sq ft, full leisure suite and lift access to three floors**

*7 Bedrooms, 7 Bathrooms, 3 Reception Rooms, Living Dining Kitchen with Orangery
Guest/Staff Suite, Indoor Swimming Pool, Steam Room, Sauna, Herbal Sauna, Wine Cellar, Gym
Cinema Room, Second Kitchen, Double Garage, Balconies
Gated Driveway. Landscaped Gardens with Sunken Garden Area*



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DALE BROW CHASE

SITUATION

Dale Brow Chase lies at the top of Dale Brow, less than 0.5 mile from the heart of this picturesque and premium Cheshire village. With pavement access to the many restaurants, specialist shops and an outstanding primary school within the village. There are two village pubs, The Legh Arms and The Admiral Rodney and a host of leisure amenities both in the village and close by including a golf course, tennis and squash club, cricket club and bowling club. Macclesfield Rugby Club is just up the road and sailing is available at Redesmere and Rudyard Lake.

The area is well provided with schools in both the private and state sectors, Fallibroome Academy is just up the road and the new Kings School Macclesfield will be within reasonable walking distance. As well as the village primary school there is Beech Hall Preparatory School, Alderley Edge School for Girls and The Ryleys. Many of the private Manchester schools have a coach service from the village.

Although there are full leisure facilities provided in this property, there are many fitness centres in the area and, for those who love the hills and outdoor pursuits, the Peak District National Park is close by.

For those doing a regular commute to London, Prestbury has a village station which links to the main line station at Macclesfield (London from 1hr 48mins, Manchester from 18 mins) or Wilmslow which is only a few minutes longer. The airport is also within easy reach, about 10 miles away.

DESCRIPTION

Set within landscaped gardens behind electronically controlled gates this impressive bespoke built residence offers nearly 9,000 sq ft of luxurious accommodation arranged over four floors.

The lower ground floor leisure suite is exceptional and opens with bi-fold doors to a sunken garden area to the rear. Not only is there a swimming pool, spa, steam room and bar within the main concourse, but changing rooms, a sauna, wine cellar and herbal sauna and a gym. This floor, along with the two floors above, are accessible via the lift.

The main reception hall is spectacular, a bespoke splayed staircase leads up to the oval gallery landing and rises up to the galleried second floor. Impressive tiled floors extend through to the living dining kitchen. A cloakroom with WC lies alongside the elevator which operates between the this, the leisure floor and the first floor, alongside the master bedroom suite.

There are double doors leading from the hall to the principal reception room and what impressive doors they are. Bespoke made in solid hardwood these doors are fitted throughout the house and are individually lockable. The drawing room has double French doors to the elevated rear terrace and this extends across both the study, dining room and to the sun lounge creating extensive al fresco entertaining space with views to the hills.

There is an integrated sound system to the principal rooms including the drawing room with its Chesney style fireplace and adjoining snug. The study is beautifully appointed with bespoke mahogany furniture and library shelving flanking another Chesney style fireplace and a French door to the rear balcony.

The dining room also lies to the rear with another Chesney style fireplace and double French doors going out to the balcony. The living dining kitchen lies alongside and is very much a chefs domain. Designed by acclaimed David Lisle with a Lacanche range, granite surfaces, Miele appliances and a Mercury grill. A breakfast bar forms the back of the island and there is plenty of space for family dining. The kitchen area leads through to the orangery style sitting room with its large skylight roof and panoramic views to the hills. French doors open to the rear terrace.

A large utility room laundry lies off the kitchen and provides internal access to the double garage with its twin electric doors. A staircase leads from the utility room up to the staff or guest suite with a fitted bedroom and en suite shower room.

The leisure facilities extend to the first floor with a large cinema room with a bar and an adjoining kitchen with a cloakroom and WC off. This area offer the alternative of creating a large guest suite, dressing room and bathroom.

The superb gallery landing is beautifully finished with a bespoke handrail and a hardwood lined oval stairwell surround. The master suite forms nearly half this floor and has lift access from the ground and leisure suite floors. There are fitted his and hers dressing rooms and separate en suite bathrooms, one of which has an over-size Jacuzzi bath. The master bedroom area has a fireplace with a living flame gas fire and double French doors opening to a large balcony with Astroturf and space for sun loungers.

There is a further guest suite on this floor with a well-appointed shower room, views to the rear and a linen room lies off the landing.

The second floor is approached by a matching staircase to a long gallery landing and this leads to two further double bedrooms sharing a house bathroom and two further bedroom suites, each with en suite shower rooms. The plant room/box room lies off this landing and houses the racking for the home automation facilities.

The double garage has twin electric doors and internal access via the laundry room.

GROUND FLOOR



GROUND FLOOR





GROUND FLOOR



FIRST FLOOR





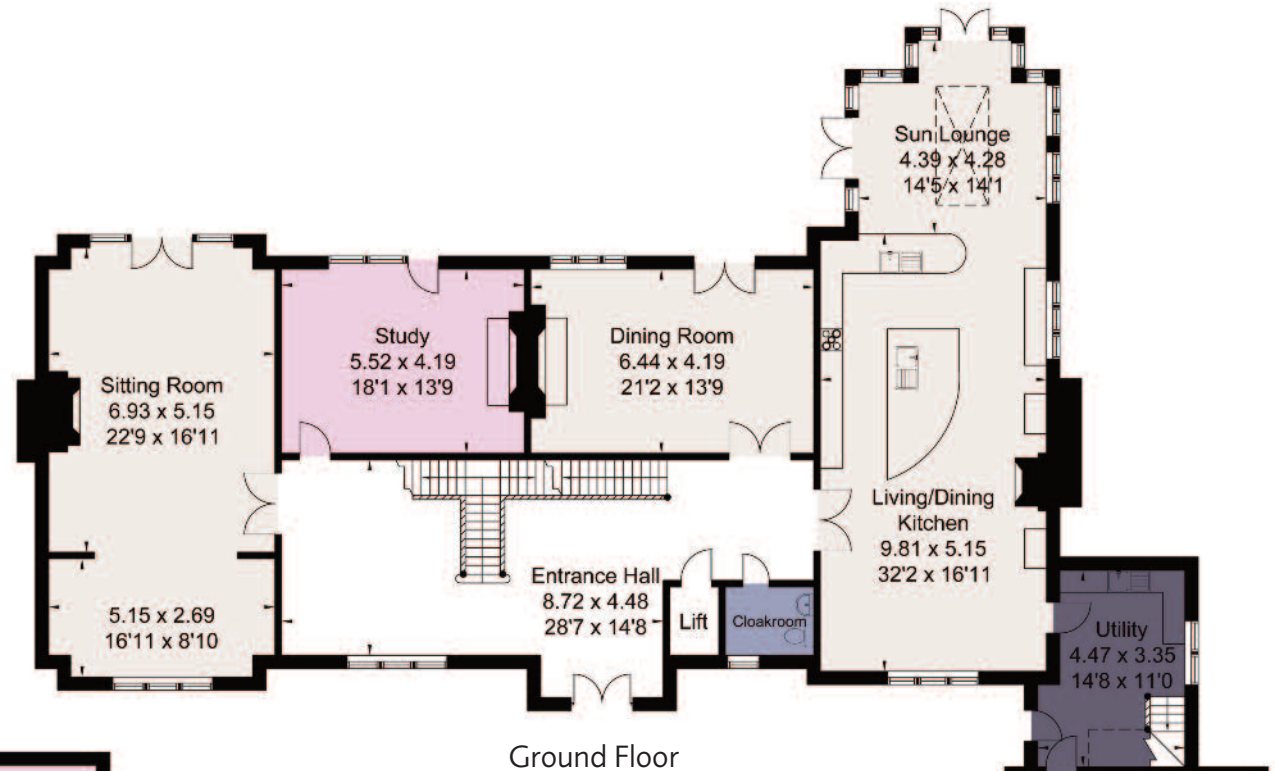
DALE BROW CHASE

GROSS INTERNAL AREA (APPROX)

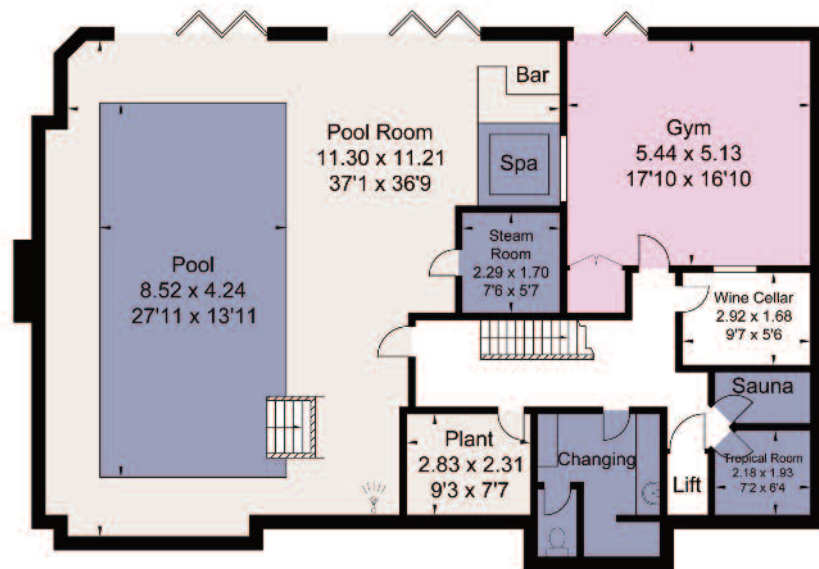
792.06 SQ M – 8,525.66 SQ FT

GARAGE – 31.26 SQ M – 336.47 SQ FT

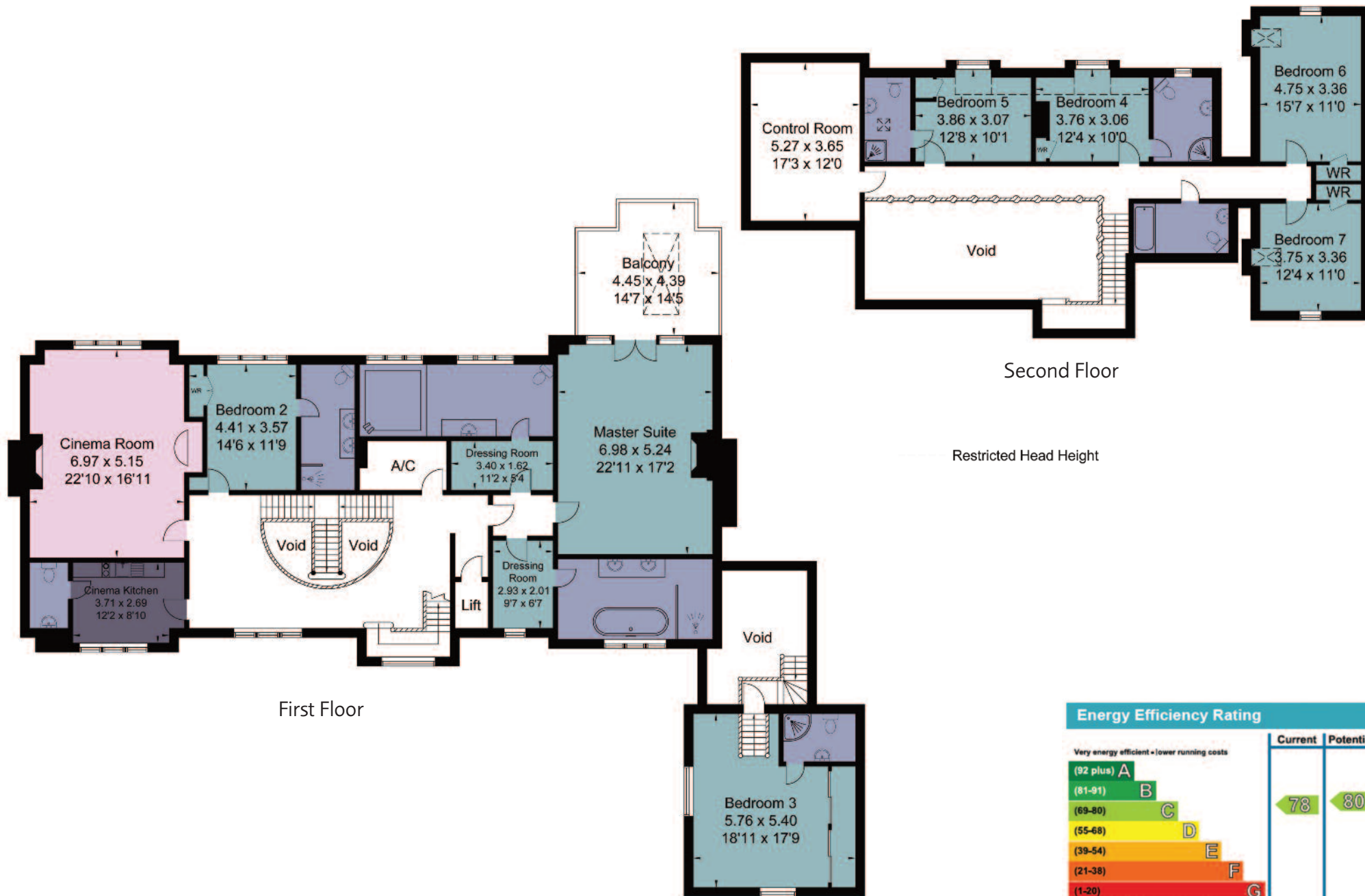
TOTAL – 823.32 SQ M – 8,862.14 SQ FT



Ground Floor



Lower Ground Floor



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	Potential
78	80

LOWER GROUND FLOOR





DALE BROW CHASE

GENERAL REMARKS

DIRECTIONS

From the village proceed up Macclesfield Road and after about 0.4 mile the property will be found on the left hand side just before the top of Dale Brow. What3words App///: times.fields.income

SERVICES

All mains services are connected.

TENURE

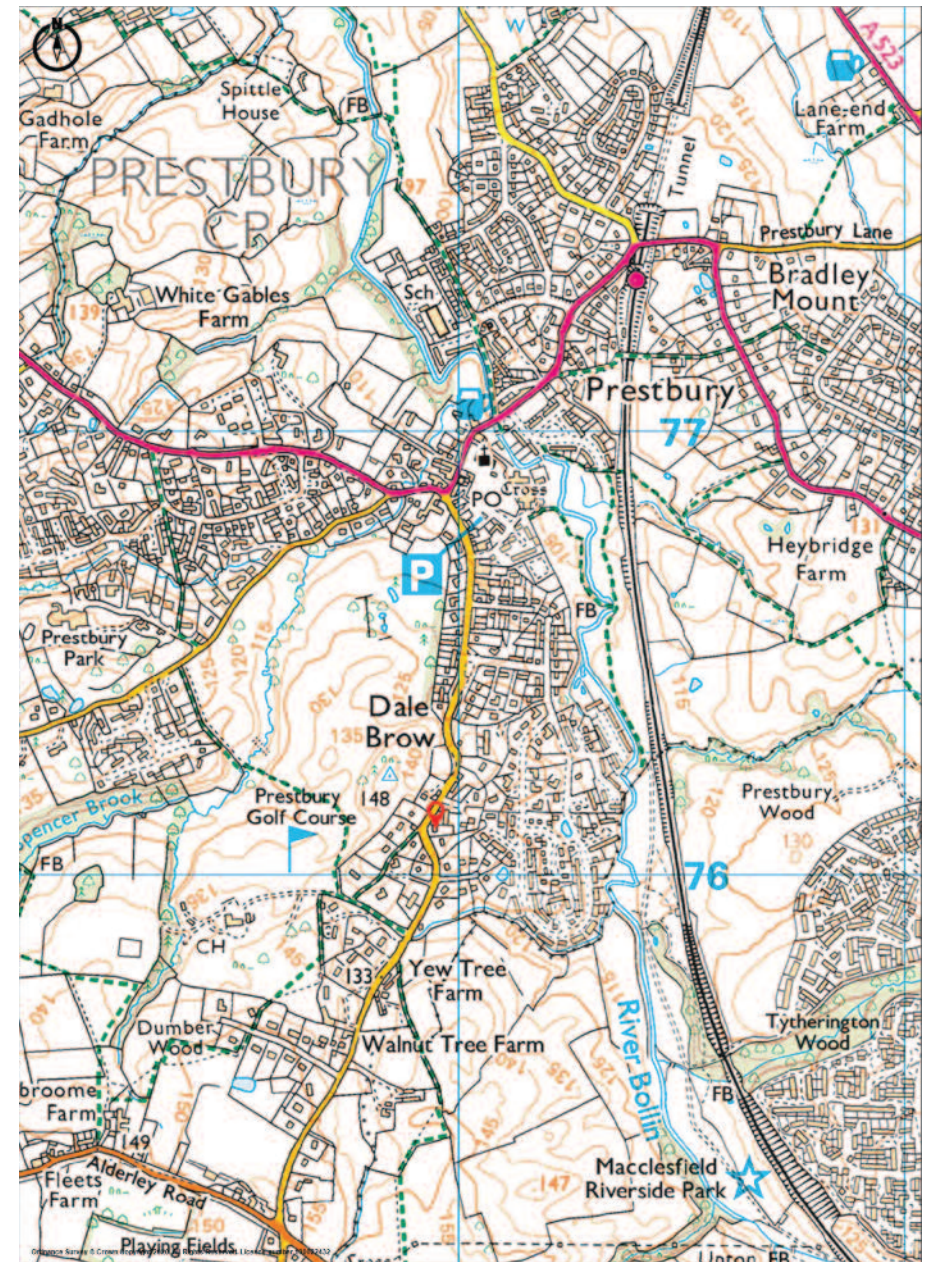
Freehold.

VIEWING

Strictly by appointment with the agents – Savills 01625 417450 wilmslow@savills.com



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LANDMARK INFORMATION

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