



## Impressive edge of village residence in 0.8 acre garden

Sutton Acre, Hall Lane, Sutton, Macclesfield, Cheshire SK11 OHG

Freehold

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4 bedroom suites • 2 further bedrooms • 5 bathrooms •  
3 reception rooms • Games room/teenage suite •  
Double garage & workshop • Garden office with 2  
rooms • About 0.8 acre gardens

#### Local information

The village of Sutton lies to the south of Macclesfield and is well placed for access to the market town's amenities. In the foothills of the Pennines and close to the Peak District National Park this pretty village is served by a couple of village pubs, Sutton Hall gastro pub and a post office/store.

Macclesfield serves a large rural community and has good schools in both the state and private sectors including King's School and Beech Hall and there are coach services to many of the region's other private schools. The station is on the main west coast line and has regular services to London (from 1hr 48mins) and Manchester (from 22mins).

The town has well supported sports clubs and a leisure centre, golf clubs abound in the area and livery is available locally. Sailing is available at Redesmere and Rudyard. Naturally there are great local walks available and the Sutton area and surrounding countryside is renowned for cycling and mountain biking. The Macclesfield canal passes nearby and the tow path provides a scenic route into the town centre on foot or by bicycle.

The major supermarkets are well represented in the town and are matched by numerous specialist shops and a variety of restaurants and bistros. Manchester airport is about 30 – 45 mins away.

#### About this property

Sutton Acre is a contemporary styled edge of village residence offering extensive and flexible accommodation arranged over two floors. The flexibility is designed into the property with three ground floor bedrooms, two with en suite bathrooms and a house bathroom. The master suite and a guest suite are on the first floor and the generous master bedroom has a dressing room and large en suite bathroom.

The southern wing of the house features a large family room with a staircase leading up to a large games room or teenage suite which could be used to create a self-contained annex if required.

The principal rooms take full advantage of the south westerly views over the delightful gardens of about 0.8 acre. A feature pond extends across the rear beyond the extensive rear terrace and has a footbridge with mature and well stocked lawned gardens beyond. A large driveway leads around a lawned circle and there is a useful garden office with two rooms and a kitchenette with parking area to the front. The double garage has electrically operated doors and an adjoining workshop with a gardener's cloakroom and w.c. A detached garden office stands off the driveway and has two rooms and a kitchenette.

The atrium style entrance hall has limestone flooring and a full height two storey window and a wide oak staircase leading to a galleried landing. The drawing room is opposite the entrance and is a superb room with a









stone fireplace and a living flame gas fire, a bow window overlooks the rear gardens. There are double doors opening to the separate dining room with engineered oak flooring and double French doors opening to the rear gardens and terrace. A service door leads through to the kitchen.

The kitchen is beautifully appointed with hand painted oak lined cupboards and deep granite surfaces, a large island and an oak butchers block. Full range of integrated appliances including a range cooker, dish washer, fridge and freezer, underfloor heated limestone flooring.

Adjoining the kitchen is the large family room overlooking and with a door to the gardens and has a wide oak staircase leading up to a superb games/media/teenage room with two dormer windows and this area of the house would easily convert to a self-contained annex.

On the ground floor there is access to the utility room and this in turn leads through to the large double garage with an electrically operated door. A door off the garage leads to the workshop/garden store with a gardener's w.c.

The ground floor bedroom wing has engineered oak flooring to the hall area and gives access to the cloakroom with shelving and a built in cupboard. The house bathroom has a contemporary suite and a separate bath and shower. There are three bedrooms on the ground floor, one served by the house bathroom which has a full width range of fitted wardrobes and the other two double bedrooms are full suites, one with an en suite spa bath and hand shower, the other with an en suite

shower room.

There are two first floor bedrooms, the guest bedroom suite has a dormer window and an en suite shower room with a wall hung suite. The master bedroom is particularly generous and features double French doors opening to a balcony at the rear overlooking the gardens, a fitted dressing room and an en suite bathroom with a large spa bath, a tile television, twin wash hand basins and a large separate shower cubicle.

**Tenure**

Freehold

**Local Authority**

Cheshire East

**Viewing**

Strictly by appointment with Savills















**Sutton Acre, Hall Lane, Sutton, Macclesfield, Cheshire SK11 OHG**  
**Gross internal area (approx)** 380.79 sq m / 4098.78 sq ft  
Garage: 36.66 sq m / 394.60 sq ft  
Workshop: 19.09 sq m / 205.48 sq ft  
**Outbuildings** Garden Office: 26.63 sq m / 286.64 sq ft  
**Total** 463.17 sq m / 4985.52 sq ft



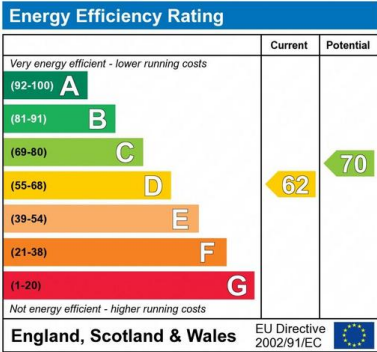
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