



Contemporary family home of architectural merit

Brae House, 1B Castlegate, Prestbury, Macclesfield, Cheshire, SK10 4AZ

Freehold





Four bedrooms • Three bathrooms • Living room with log burner • Open plan living/dining/kitchen • Home office • Utility room • Integral double garage • Landscaped gardens with terrace

Local information

Prestbury is one of Cheshire's prettiest villages and this family home is within a 10 minute (0.4 mile) stroll from the heart of the village and its superb range of amenities which include restaurants, specialist shops, a supermarket, two traditional pubs, the tennis/squash club and the cricket ground. The railway station offers a 29 minute service to Manchester Piccadilly. Prestbury CE Primary School is 0.7 miles away.

The thriving market town of Macclesfield is 3 miles away with its main line train station offering a 1 hour 46 minute service to London Euston and a 22 minute service to Manchester, accessible in 3 minutes by train from Prestbury station.

About this property

This striking contemporary home is of architectural merit inside and out. The current owners have commissioned a no expense spared redevelopment of the property which has been curated by BAND Architects. Attention has been lavished on every detail using carefully selected materials, fixtures and fittings throughout. The design brief extended to a full interior design resulting in a truly exceptional home which is perfectly designed for modern entertaining and day to day living.

The gable fronted façade features stunning zinc detailing, Accoya cladding and anthracite

aluminum composite windows with slatted screening. Extending to over 3,052 sq ft in total, the accommodation is entered through an oversized front door into an opulent hallway lit by bespoke lighting with fitted cloaks storage and a downstairs WC off to the left. Immediately to the right is the spacious study with enough working space for two and oak parquet flooring. The dual aspect 21'11" living room features a log burning stove and sliding doors on to the rear gardens. A Crittall style sliding door from the hall opens into the impressive open plan living/dining/kitchen. This tremendous 'L' shaped open plan living space with full height windows and sliding doors is the highlight of the ground floor accommodation and acts as the hub of the home. The bespoke kitchen by David Lisle features contemporary handleless units with contrasting matt white and book-matched oak veneered fronts, finished with quartz work surfaces. There is a comprehensive range of appliances including Neff electric oven, combination microwave oven, warming drawer, gas hob with extractor above, fridge/freezer, dishwasher and Quooker Cube tap offering boiling water and filtered still/sparking water. The ground floor accommodation is completed by a fitted utility/laundry room.

To the first floor the galleried landing features a glass balustrade whilst a frameless window provides excellent levels



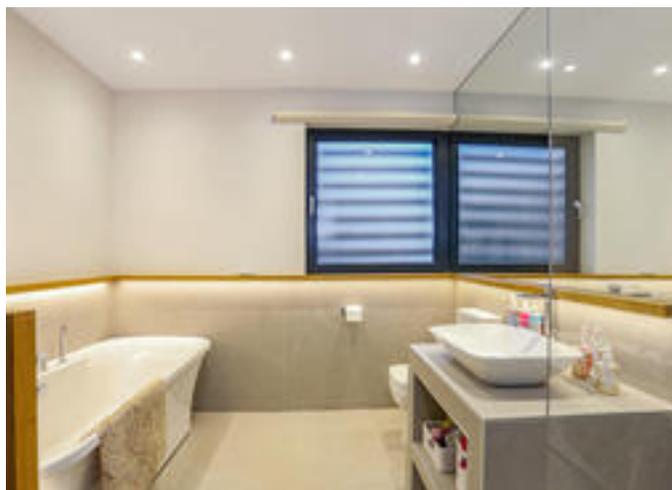
of natural light. The first floor accommodation has been configured to provide four double bedrooms, three of which feature fitted wardrobes. The principal and guest bedrooms are both served by beautifully appointed en suite shower rooms whilst the family bathroom features a freestanding double ended bath and a separate shower. The principal bedroom benefits from a generously proportioned fitted dressing room creating a rather indulgent suite.

To the front the property is approached along a block paved driveway which leads to the integral double garage with electrically operated door. There is ample off road parking alongside the open plan lawned gardens which are defined by established hedging either side a low brick walling to the front. To the rear a tiled terrace with frameless glass balustrade adjoins the kitchen and living room doors providing the ideal space for outdoor entertaining. Beyond is a generous lawned area which enjoys a high degree of privacy and wraps around the right hand side.

Tenure
Freehold

Local Authority
Cheshire East

Viewing
Strictly by appointment with
Savills





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Gross internal area (approx) 257.5 sq m / 2772 sq ft (Excluding Void)

Outbuildings Garage 26 sq m / 280 sq ft

Total 283.5 sq m / 3052 sq ft

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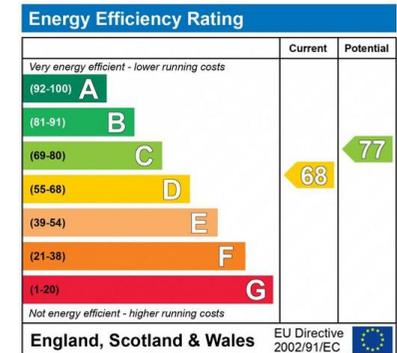


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