



## Opulent residence with two bedroom annexe

3 Saddleback Drive, Castle Hill, Prestbury, Macclesfield, SK10 4AR

Freehold





Six bedrooms • Self contained two bedroom annexe • Open plan living • Gym • Playroom • Study • About 0.78 acres • Integral garage

#### Local information

Set within the heart of the 'Golden Triangle', Prestbury is one of the finest locations to live in Cheshire. The village offers a good range of amenities including bars, restaurants and shops. The area offers excellent choices of schooling with highly regarded local state schools and a wide choice of private schools. Ofsted rated Good Prestbury C of E Primary is 0.6 miles away, The King's School in Macclesfield is 1.7 miles away and Ofsted rated Outstanding Fallibroome Academy is 1.9 miles. The property is well placed for easy access to the M56, M6 and A6 for commuters to Manchester, Liverpool and beyond. Manchester Airport lies 9 miles away, Macclesfield train station is 3.4 miles away and offers a 1 hour 48 minute service to London Euston and a 22min service to Manchester Piccadilly.

#### About this property

This extensive residence is finished to an uncompromising specification and is an outstanding example of contemporary, versatile lateral living. Offering 2,398 sq ft of intelligently designed modern living and a further 2,290 sq ft of ancillary accommodation. Approached via electronically operated gates, a block paved and resin driveway with turning circle, tucked away in an extremely secluded position. A composite front door opens into an architecturally imagined, expansive bright and welcoming

reception hallway. On the right there are two versatile reception rooms, a gym and a playroom. Ahead lies a family room with a log burner, which flows into the uncompromising stylish open plan living/dining kitchen complete with bespoke gable end aluminium picture windows and a vaulted ceiling. The high gloss handle-less kitchen is spectacular, and a central island provides informal dining. There is a comprehensive range of integrated appliances. A utility room lies off the kitchen. The right wing of the property is dedicated to four well appointed bedrooms. The opulent principal suite has a wonderful vista over the rear gardens. Bedrooms two and three are generously proportioned and also benefit from en suites, bedroom two features a central roll top bath and separate rain shower. A fourth en suite bedroom, study and storage room can be found in the eaves via a glass balustrade staircase. A two bedroom self-contained ground floor annexe is accessed off the main accommodation corridor and can be secured independently if required. There is a delightful living/dining kitchen with high gloss handle-less kitchen and two beautifully appointed en suite bedrooms, one with a bath. Externally, the rendered property sits in extensive grounds extending to around three quarters of an acre. The grounds offer a high degree of privacy and discretion.







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**Gross internal area (approx)** Main House gross internal area = 2,398 sq ft / 223 sq m. Garage gross internal area = 306 sq ft / 28 sq m. Annexe gross internal area = 2,290 sq ft / 213 sq m  
**Total** 4,994 sq ft / 464 sq m

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 □ □ □ □ Denotes restricted head height  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	47	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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