



Family home of architectural merit in the village

18 Brocklehurst Drive, Prestbury, Macclesfield, Cheshire, SK10 4JD

Freehold

savills

Five bedrooms • Four bathrooms • 3626 sq ft in total •
Open plan living • Uncompromising finish •
Hetheringtons kitchen • Integral garage • Architecturally
designed

Local information

Set in an elevated position off one of Prestbury's tree-lined residential roads, the property is perfectly positioned just a few minutes' walk from both the village centre and open countryside with walking and cycling routes throughout the rolling Cheshire hills. Prestbury offers a good range of amenities including bars, restaurants, pubs, Co-op grocery store, pharmacy, doctors and other independent shops. There is a wealth of private sporting and leisure clubs within easy reach, including Mottram Hall and the newly reopened Champneys Spa just 5 minutes' drive away.

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 0.2 miles away, The King's School in Macclesfield is 2 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

Situated in the very heart of Prestbury village, this individually designed contemporary property has been commissioned by the current owners to offer a unique, characterful and spacious family

home. The impressive design of architectural merit features a double gable fronted façade, aluminium windows with stone mullion surrounds and an integral double garage, all set back in an elevated and enviable position. Extending to over 3620 sq ft in total, artistic flair and experienced craftsmanship has been lavished on every detail to create a truly bespoke home finished to an uncompromising specification.

A part-glazed oak effect 'Spitfire' aluminium front door opens into a vibrant and welcoming hallway offering tremendous light levels. A centrally positioned oak staircase with wrought iron balustrade provides a wonderful focal point and there are oak panelled doors leading to all rooms. On the right is the first of two formal reception rooms; a 20'1 double aspect sitting room with a stone surround fireplace and electric fire, fitted panelled feature wall, full height cocktail bar area and a sumptuous Saxony carpet. Double doors flow into the attractive L-shaped drawing room with alcove detail and aluminium bifold doors leading directly onto the landscaped rear gardens. A further door leads back into the main hallway.

Without doubt the highlight of the home is the spectacular 31'2 living/dining kitchen. The Hetherington Newman 'in frame' shaker style kitchen with copper detailing and Neolithic ceramic work surfaces features a comprehensive range of appliances including a Quooker tap, Gagganeau oven and large





plate warmer, Gagganeau induction hob with extractor over, Smeg oven, Liebherr double door fridge freezer and a dishwasher. A discreet pantry within the kitchen offers ample storage and a central island provides an ideal space for informal dining. Solid wood flooring runs throughout, and this versatile space lends itself to a wealth of entertaining configuration options. The area can comfortably accommodate a formal dining area to seat 12, as well as a separate sitting area commanding delightful views of the gardens. Two sets of triple sliding doors onto the patio create a seamless flow from inside to out and two electronically operated Velux windows provide ventilation and natural light.

A fully fitted utility/boot room lies off with a sink, dishwasher and plentiful space for a washing machine and tumble dryer. An exterior door provides a useful secondary entrance when returning from outdoor pursuits and there is access to the 22'6" integral garage which includes an electric charging point and built in storage. The ground floor accommodation is completed by a useful storage cupboard off the kitchen and a cloakroom with WC.

To the first floor, the particularly spacious galleried landing offers abundant space perfect for a reading nook or seating area. The 16' principal bedroom suite is arranged around a central inner corridor and features a separate 16' bedroom with a Juliet balcony offering a pleasant aspect over the rear gardens, a 13'10" dressing room with vaulted ceiling and fitted storage and a contemporary part-tiled

bathroom with canova sink, with bath and separate shower, wood panelling detail and ceiling cornicing. The layout has been designed in such a way that the dressing could be easily repurposed as a fifth bedroom if required. Bedroom two offers a charming aspect to the rear, impressive fitted walk-in corner wardrobe and a spacious fully tiled en suite with a rain shower and double sinks. Bedroom three includes a dressing area and fully tiled en suite, while the 15' bedroom four feels particularly spacious thanks to the mirrored fitted wardrobes opposite the front aspect window. A fully tiled family bathroom with double sinks, contemporary sanitary ware and a chrome heated towel rail completes the first floor accommodation.

Externally the property sits in an exquisite and generous plot, showcasing manicured lawns and landscaped grounds. The tarmacadam sweeping driveway provides an excellent first impression, ample parking and access to the double garage. The rear gardens are mainly laid to lawn with an expansive grey Carrara patio providing a hot tub and an ideal space for outdoor entertaining. Established hedging and mature trees ensure a high degree of privacy and there is a lovely 402sq ft summerhouse which could be utilised as a hobbies room, gym or studio. The rear gardens enjoy a westerly aspect and adjoin open countryside offering far reaching views towards the River Bollin.

Tenure

Freehold

Viewing

Strictly by appointment with Savills









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Gross internal area (approx) 3224 sq ft / 299 sq m

Outbuildings 161 sq ft / 15 sq m. Garage 402 sq ft / 37 sq m

Total 3626 sq ft / 351 sq m



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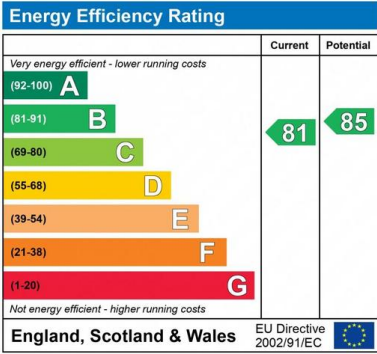
Ground Floor

First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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