



A substantial five bedroom detached family home

19 Gonville Avenue, Sutton, Macclesfield, Cheshire, SK11 0EG

Freehold



Five bedrooms • Three reception rooms • Two bathrooms • Study/playroom • Downstairs WC • Garage • Landscaped gardens

Local information

The property is superbly placed for access to the market town of Macclesfield (2 miles) which is on the main West Coast line, placing London Euston from 1 hr 47 mins away and Manchester Piccadilly from 23 minutes.

The area is popular for outdoor pursuits with golf courses, livery, cycling routes and lovely scenic walks. The thriving market town of Macclesfield has all the main supermarkets, specialist shops and the amenities one would expect of a town of this size.

The area offers an excellent choice of schooling with highly regarded local state schools, Hollinhey Primary School is a short walk away and there is a wide selection of private schools. The King's School Macclesfield is 6 miles away and Beech Hall preparatory school is 2.8 miles.

About this property

This wonderful detached gable fronted residence is set in a delightful location, extending to approximately 2,026 sq ft in total. The property has been lovingly maintained by the current owners to present a spacious and versatile family home set in charming landscaped gardens.

Approached over a paved driveway with lawn and manicured hedging, an enclosed porch leads into a bright and spacious entrance hallway with Karndean flooring and oak internal doors, giving a welcoming first impression. To the right is a tremendous 22'5 living room featuring a stone fire surround and attractive views of the front gardens. Double doors

leads to the 21'3 dining room with conservatory, which also benefits from access to the rear garden.

The 15'1 kitchen breakfast room features wooden shaker style units with granite work surfaces. There is a separate larder cupboard and utility area with space for a washing machine and tumble dryer, as well as exterior access. A study/playroom and WC complete the downstairs accommodation.

To the first floor, the impressive 16'7 principal suite offers a striking vista, fitted wardrobes and a contemporary en suite shower room. There are four further well-proportioned bedrooms (three of which are doubles) and a family bathroom with corner bath and separate shower. The east facing bedrooms benefit from scenic views across The Hollins.

Externally the property sits in a tranquil easterly facing plot with a raised rear garden mainly laid to lawn bordered by established hedging offering a high degree of privacy. A paved patio area is an ideal place to relax and entertain while a further raised area provides an ideal play area. Additionally there is a carport to the rear of the property with access to the garage.

Tenure

Freehold

EPC rating = C

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) Main House = 1,866 sq ft / 173 sq m

Outbuildings Garage gross internal area = 160 sq ft / 15 sq m

Total Total gross internal area = 2,026 sq ft / 188 sq m



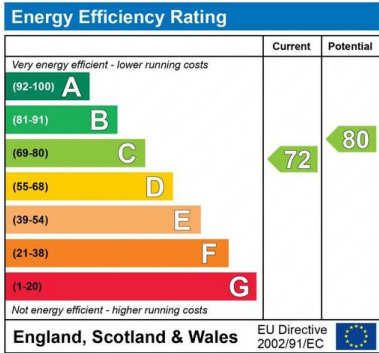
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