



Exclusive modern gated Cheshire brick property

7 Scholars Close, Macclesfield, Cheshire, SK10 3JS

Freehold



Four Bedrooms • Two Bathrooms • Three Reception Rooms • Orangery • Double Garage • Off Road Parking • Electric Gates & Landscaped Gardens

Local information

Scholars Close is an exclusive development of detached Cheshire brick houses situated on the outskirts of Macclesfield. It is conveniently located only 2.6 miles from the town centre and 2.5 miles from Prestbury village. Macclesfield provides an excellent range of amenities and the mainline railway station offers a 1hr 48 min service to London Euston. Manchester International Airport and the North West motorway network are approximately 25-30 minutes away by car. There are some excellent local private schools including The Kings School and Beech Hall Preparatory School along with many well regarded state schools all within easy reach.

About this property

Set behind electric gates and occupying a secluded corner plot, 7 Scholars Close is a part of a select executive development within a leafy cul de sac setting. The property has been lovingly extended, remodelled, and refurbished over recent years and the vendors interior design flair has been injected into the property and finished with high-quality fixtures and fittings. The result is a truly exceptional bespoke home perfectly designed for modern living. A few specification highlights include period panelled doors, bespoke joinery, plantation shutters and a Amdega style orangery. The property extends to around 1,781 Sq ft and is entered via a hallway with vaulted ceilings. To the left of the

hallway is a reception room currently utilised as an office. The lounge can be found to the right of the hallway and features panelling, newly fitted carpets and plantation shutters. To the rear of the hallway is the kitchen diner which is open to the stunning bespoke orangery which benefits from views of the garden beyond. The hand painted kitchen features a range of shaker units, an integrated undercounter fridge freezer and dishwasher, a Smeg gas hob and double over. A useful utility room lies off the kitchen and provides access to outside. Completing the downstairs accommodation is a downstairs cloakroom and W.C and an under stairs storage cupboard. To the first floor, the impressive master bedroom benefits from an en suite shower room with double sink and is open to the fourth bedroom which is currently utilised as a dressing room. There are two further well-proportioned bedrooms, both of which benefit from fitted wardrobes and are served by the family bathroom. Externally the property is set behind electric timer gates, a walled garden, with paved driveway and a detached double garage. The rear gardens enjoy a high degree of privacy whilst the decked area provides space for outdoor entertaining. The property also offers further potential for extension and the current owners have drawn up plans under permitted development to create annex accommodation behind the garage (subject to the relevant consents).





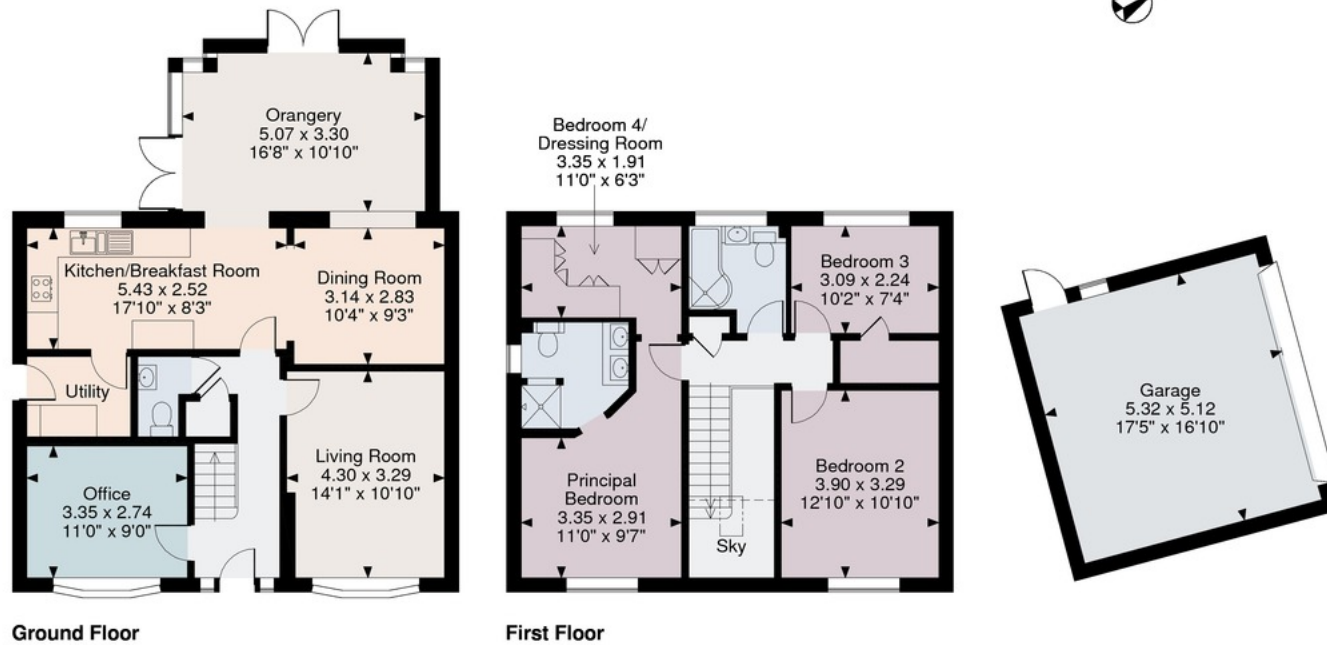
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Gross internal area (approx) Main House gross internal area = 1,488 sq ft / 138 sq m

Outbuildings Garage gross internal area = 293 sq ft / 27 sq m

Total Total gross internal area = 1,781 sq ft / 165 sq m

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	80
England, Scotland & Wales	EU Directive 2002/91/EC	

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 ☐☐☐☐ Denotes restricted head height
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