



**GASCOIGNE
HALMAN**

BUTLEY LANES

THE AREAS LEADING ESTATE AGENT



| PRESTBURY

BUTLEY LANES

Designed with striking architectural glazing, clean contemporary lines and high-quality finishes throughout, the property combines elegance with practicality. Standout features include a stunning open-plan dining kitchen, cinema room, wellness suite with sauna, home office, integral double garage, extensive private parking and a superb outdoor entertaining area complete with Jacuzzi spa.

A dramatic entrance hall creates an impressive first impression, featuring vaulted ceilings, oak flooring and a striking glass staircase. The elegant dual-aspect lounge enjoys views over the rear gardens and opens onto a Juliette balcony via full-height bi-folding doors. The heart of the home is the impressive designer dining kitchen, fitted with a comprehensive range of premium appliances, a central breakfast bar, Quooker tap and underfloor heating. Twin sets of bi-folding doors open onto a glass-fronted balcony overlooking the gardens. A stylish cloakroom/WC and integral double garage complete the ground floor.

To the first floor, a galleried landing leads to three beautifully appointed bedrooms. The principal suite benefits from a walk-through dressing area and luxurious spa-inspired en suite featuring a freestanding bath and walk-in shower. Two further generous double bedrooms are served by a contemporary family bathroom finished to an equally high standard.

The lower ground floor provides exceptional additional living space, comprising a superb guest bedroom suite with en suite bathroom and direct garden access, a cinema/media room, private wellness suite with six-person Tylo sauna, additional shower room and WC, utility and plant room, and a dedicated home office.



GROUND S

The property is approached via a secure gated driveway providing ample parking and access to the integral double garage. To the rear, the professionally landscaped south-westerly facing gardens have been designed for both relaxation and entertaining, featuring low-maintenance artificial lawn, mature planting, ambient lighting and a superb terrace with six-seater Jacuzzi hydrotherapy spa and retractable canopy. Offering a high degree of privacy and year-round enjoyment, the gardens provide a seamless extension of the luxurious internal accommodation.

LOCATION

Prestbury Village boasts a picturesque centre with its Georgian Houses and historic church, plentiful restaurants, specialist shops and a small supermarket where most day-to-day needs are satisfied.

The Village has a thriving tennis and squash club, cricket club and a highly regarded golf course. There are public footpaths leading deep into the Cheshire Countryside as well as to the National Trust owned Hare Hill estate and 'The Edge'. Perfect for dog walkers or those enjoying a stroll in the Countryside.

Local schools are excellent including Prestbury Village Primary School, Mottram St. Andrew Primary School and Fallibroome Academy. In addition, there are several well-regarded private schools including Beech Hall and Kings School with its now complete state-of-the-art campus on the edge of the Village. The Ryleys, Pownall Hall and Terra Nova School, offer a prep school alternative all within commutable distance.

The restaurants and bars of Alderley Edge are within easy reach, and superb shopping is available in Wilmslow, Handforth Dean and John Lewis in Cheadle as well as the market town of Macclesfield.

Prestbury also offers excellent transport connections. Regular rail services from Prestbury Station provide convenient access to Manchester city centre, while nearby Macclesfield Station offers direct services to London Euston in approximately 1 hour 40 minutes. Manchester Airport is located less than 10 miles away, making both domestic and international travel easily accessible.

LOCAL AUTHORITY

Cheshire East- Council Tax Band: H

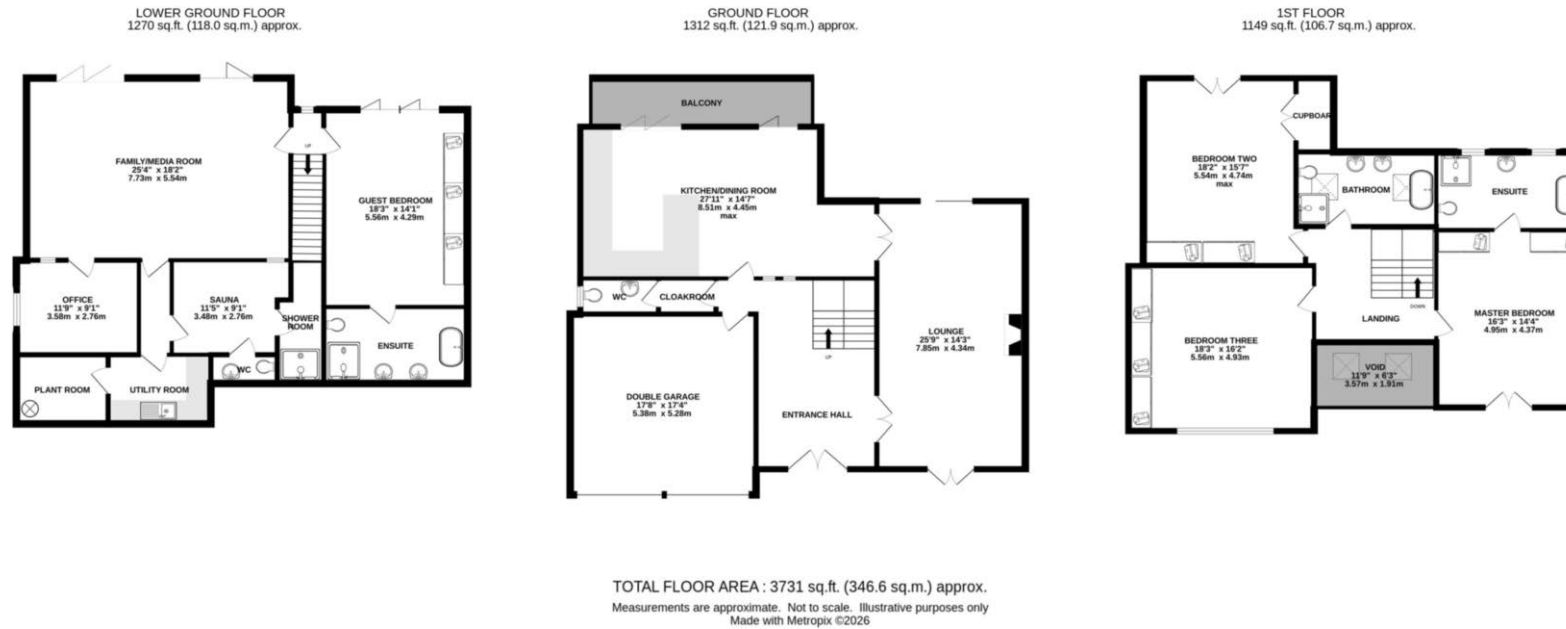
TENURE

Freehold- Subject to verification by solicitors

POSTCODE

SAT NAV: SK10 4HU

FLOOR PLAN AND EPC



NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (91-100)		
B (81-90)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England, Scotland & Wales	81	83
EU Directive 2002/91/EC		

PRESTBURY OFFICE

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