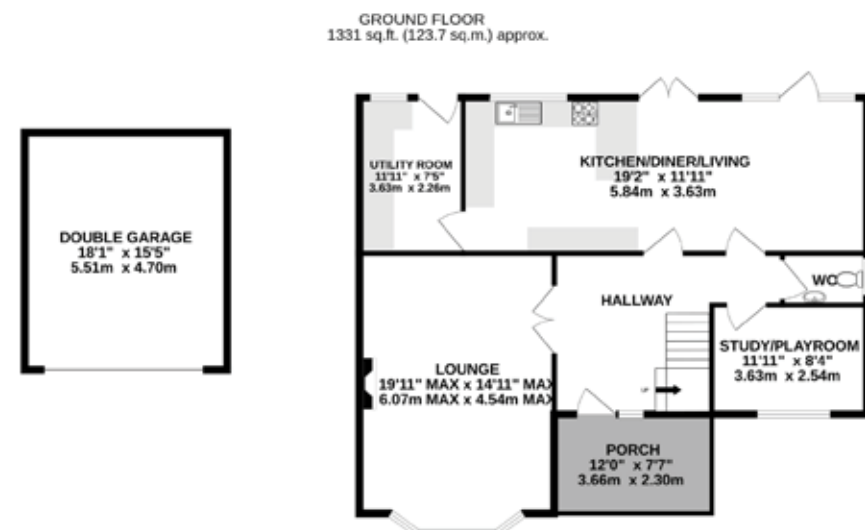
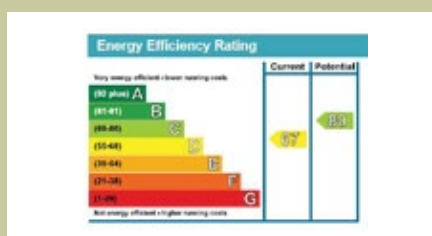


8 PACKSADDLE PARK
Prestbury
GUIDE PRICE
£925,000



TOTAL FLOOR AREA: 2466 sq.ft. (229.1 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2026



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.

THE AREAS LEADING ESTATE AGENCY

Prestbury

8 The Village, PRESTBURY SK10 4DG

01625 827467 prestbury@gascoignehalman.co.uk

gascoignehalman.co.uk



Positioned on a quiet cul-de-sac, this impressive detached family residence extends to approximately 2,466 sq ft of beautifully proportioned accommodation while occupying a generous private plot.

GASCOIGNE HALMAN

- OVER 2,400 SQ FT HOUSE
- FANTASTIC LARGE PRIVATE GARDEN
- CUL DE SAC LOCATION

- DETACHED HOUSE
- SHORT WALK TO PRESTBURY VILLAGE
- SUPERBLY SPACIOUS ACCOMMODATION

GUIDE PRICE
£925,000

8 PACKSADDLE PARK
Prestbury



Designed with family living in mind, the property offers an excellent balance of formal and open-plan living spaces, complemented by well-proportioned bedrooms, all while being within walking distance to Prestbury village. The welcoming entrance porch leads into a spacious reception hall with an elegant galleried landing above, immediately creating a feeling of space. To the front of the property, the superb living room is flooded with natural light from a large bay window and centres around an attractive feature fireplace. A separate study/playroom offers excellent versatility, ideal as a home office, children's playroom or snug. The heart of the home is undoubtedly the impressive open-plan kitchen, dining area, offering an ideal space for modern

family life. Fitted with a comprehensive range of contemporary units and generous work surfaces, the kitchen enjoys lovely views over the rear garden, creating a wonderful connection between indoor and outdoor living. A separate utility room provides further storage and practicality with direct external access. To the first floor, the striking galleried landing leads to four exceptionally generous double bedrooms. The outstanding principal suite spans the depth of the house, featuring extensive fitted wardrobes and a stylish en-suite bathroom. The second bedroom perfectly accommodates guests with its own shower and wash hand basin. The two remaining bedrooms are all excellent sizes and are served by a beautifully appointed family bathroom incorporating both a bath and separate walk-in shower.

Externally, the property occupies one of the larger plots within the development. The beautifully maintained rear garden provides a high degree of privacy and offers an expansive lawn bordered by mature trees, established planting and colourful shrubs, creating a peaceful setting for both family enjoyment and outdoor entertaining. A substantial paved terrace provides ample space for al fresco dining and summer gatherings. To the front, a generous driveway provides extensive off-road parking and leads to a detached double garage, completing this exceptional family home.

LOCATION

The historic village of Prestbury is regarded as one of the most picturesque villages in Cheshire. Suitable for a broad demographic the village boasts excellent access to all the amenities of the general area; railway station, Local shops,

Restaurants, Bars/Pubs, a highly regarded Primary School, Tennis club and a highly regarded Golf course to name a few.

DIRECTIONS

Sat-Nav: SK10 4PU

TENURE

Freehold . (Subject to verification by solicitors).

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East. Council tax band: G

VIEWING

Viewing strictly by appointment through the Agents.

T W E N T Y N E T W O R K E D O F F I C E S T H R O U G H O U T C H E S H I R E , S O U T H M A N C H E S T E R & T H E H I G H P E A K



gascoignealman.co.uk

GASCOIGNE HALMAN