



13 Packsaddle Park, Prestbury

Macclesfield

Guide Price £800,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY

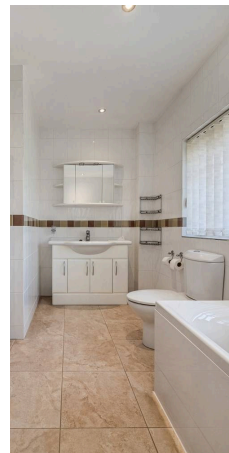


13 Packsaddle Park

Prestbury, Macclesfield

A Beautifully Proportioned Four-Bedroom, Two-Bathroom Detached Family Home in a Peaceful Cul-De-Sac, Just a Short Walk from Prestbury Village.

- DETACHED HOUSE
- CUL-DE-SAC
- SHORT WALK FROM PRESTBURY VILLAGE
- PRIVATE & MATURE GARDENS
- SUPERBLY SPACIOUS ACCOMMODATION
- GALLERIED RECEPTION HALL



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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.

Alderley Edge & Wilmslow are only a very short distance away offering more comprehensive facilities and the town of Macclesfield is a very short distance with a direct link to London Euston in approx. 1 hour 40 mins. Manchester Airport and the motorway network are within 20 minutes' drive.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D



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Positioned at the top of a quiet and exclusive cul-de-sac, this superbly presented detached family home offers generous living space throughout and is ideally located within walking distance of the highly sought-after Prestbury Village.

The accommodation is thoughtfully arranged and features excellent proportions across both floors. Upon entering, you are welcomed into a spacious reception hall with an impressive galleried landing above, setting the tone for the rest of the home. To the front, the large living room benefits from a bay window that floods the space with natural light and features a stylish gas fireplace as a central focal point. There is also a versatile study/playroom ideal for working from home or family use.

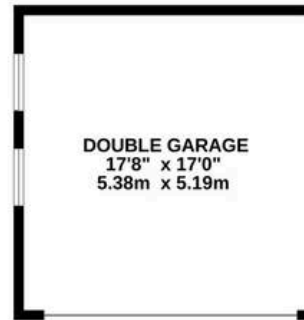
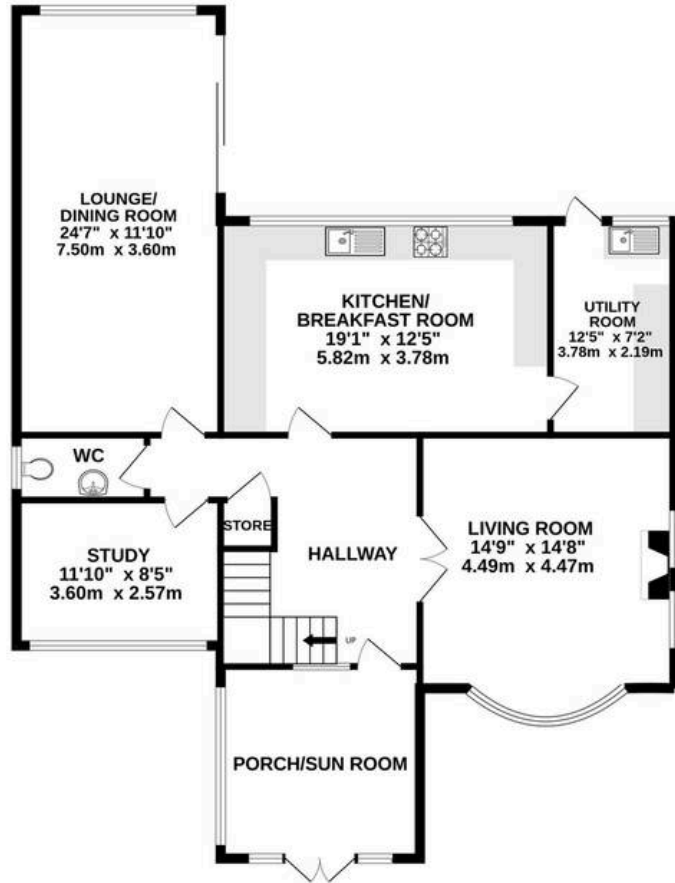
To the rear of the property, a beautifully extended lounge/dining area provides the perfect setting for entertaining or relaxing with family, seamlessly connected to a modern, well-appointed kitchen offering lovely views over the private rear garden.

Adjacent to the kitchen is a separate utility room with additional fitted units and external access. Upstairs, the galleried landing leads to four generously sized double bedrooms. The principal bedroom enjoys a range of fitted wardrobes and a contemporary en-suite shower room. The remaining bedrooms are served by a recently refitted family bathroom, complete with a separate walk-in shower.

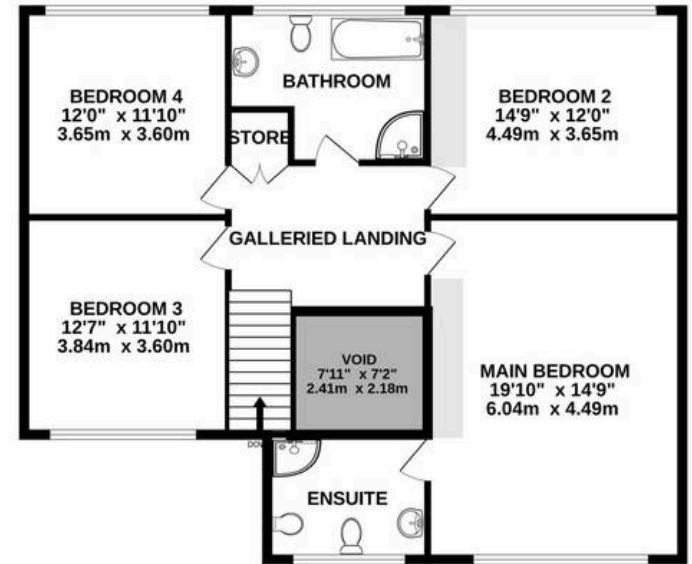
Externally, the property occupies a private plot with beautifully landscaped gardens. A paved terrace provides the perfect space for al fresco dining, surrounded by a colourful variety of mature plants and shrubs.



GROUND FLOOR
1564 sq.ft. (145.3 sq.m.) approx.



1ST FLOOR
1053 sq.ft. (97.9 sq.m.) approx.



TOTAL FLOOR AREA : 2618 sq.ft. (243.2 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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