



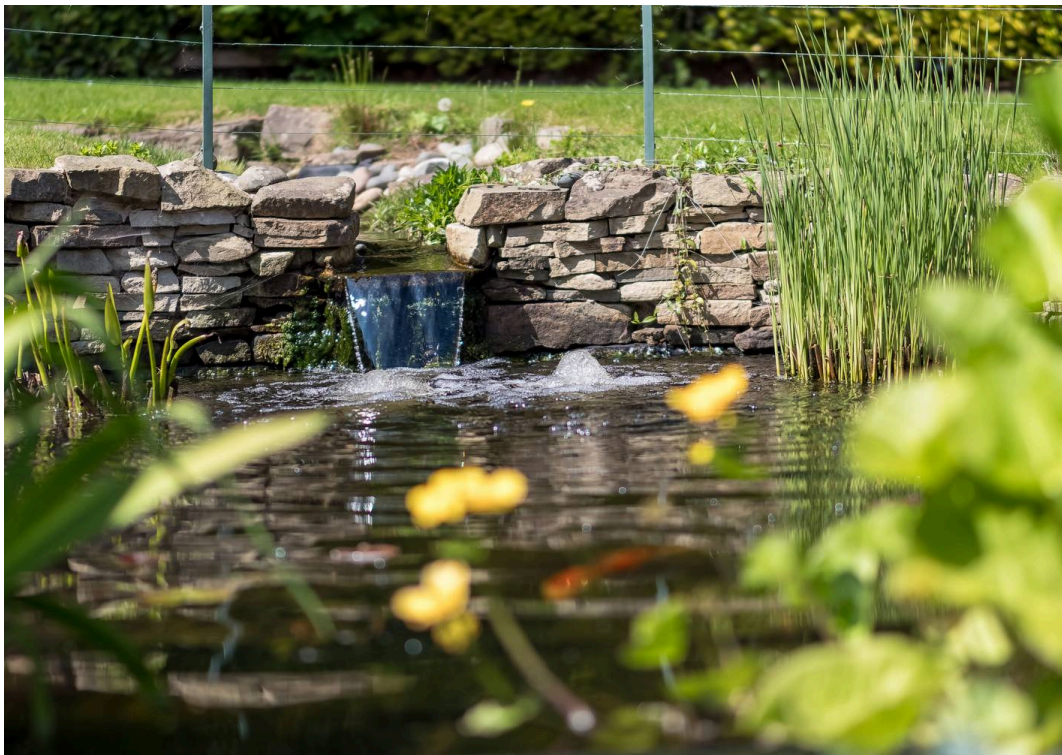
Crockers Ash Broadwalk, Prestbury

Macclesfield

Guide Price £1,295,000

**GASCOIGNE  
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



# Crockers Ash Broadwalk

Prestbury, Macclesfield

A substantial, private, detached property in a prime Prestbury setting close to the heart of the village.

Offered with No Onward Chain.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- OVER 2,900 SQ FT
- PRIVATE PLOT
- CLOSE TO THE HEART OF THE VILLAGE
- NO ONWARD CHAIN
- SINGLE FLOOR LIVING
- STUNNING GARDEN AND VIEWS

Crockers Ash is an impressive detached property occupying an elevated, prime position on Broadwalk, Prestbury, set within just under half an acre of beautifully maintained private gardens. Extending to approximately 2,914 sq. ft., the property offers highly versatile accommodation, including five bedrooms, spacious reception areas, and the rare addition of a self-contained two-storey annexe. With a double garage, substantial workshop, and generous driveway parking, this home presents an exceptional opportunity to create a truly individual residence in a sought-after location.



# Crockers Ash Broadwalk

Prestbury, Macclesfield

Internally, the property offers a well-balanced layout with a welcoming entrance hall leading to a range of elegant and flexible living spaces. The principal sitting room is a light-filled space with windows to two elevations and direct access to the garden, complemented by a feature fireplace and adjoining garden room with vaulted ceiling. A separate dining room and additional family room provide further reception space, while the kitchen/breakfast room is well-appointed with granite work surfaces and integrated appliances. A utility room, which also serves the annexe, adds practicality and flexibility for multi-generational living.

The bedroom accommodation is equally generous, with four well-proportioned bedrooms, many benefitting from built-in storage, and served by two modern shower rooms. The principal bedroom enjoys garden access and dual-aspect light, enhancing the sense of space. A further fifth bedroom is situated on the first floor, forming part of a private guest suite with its own en suite shower room, ideal for visitors or independent living within the home.

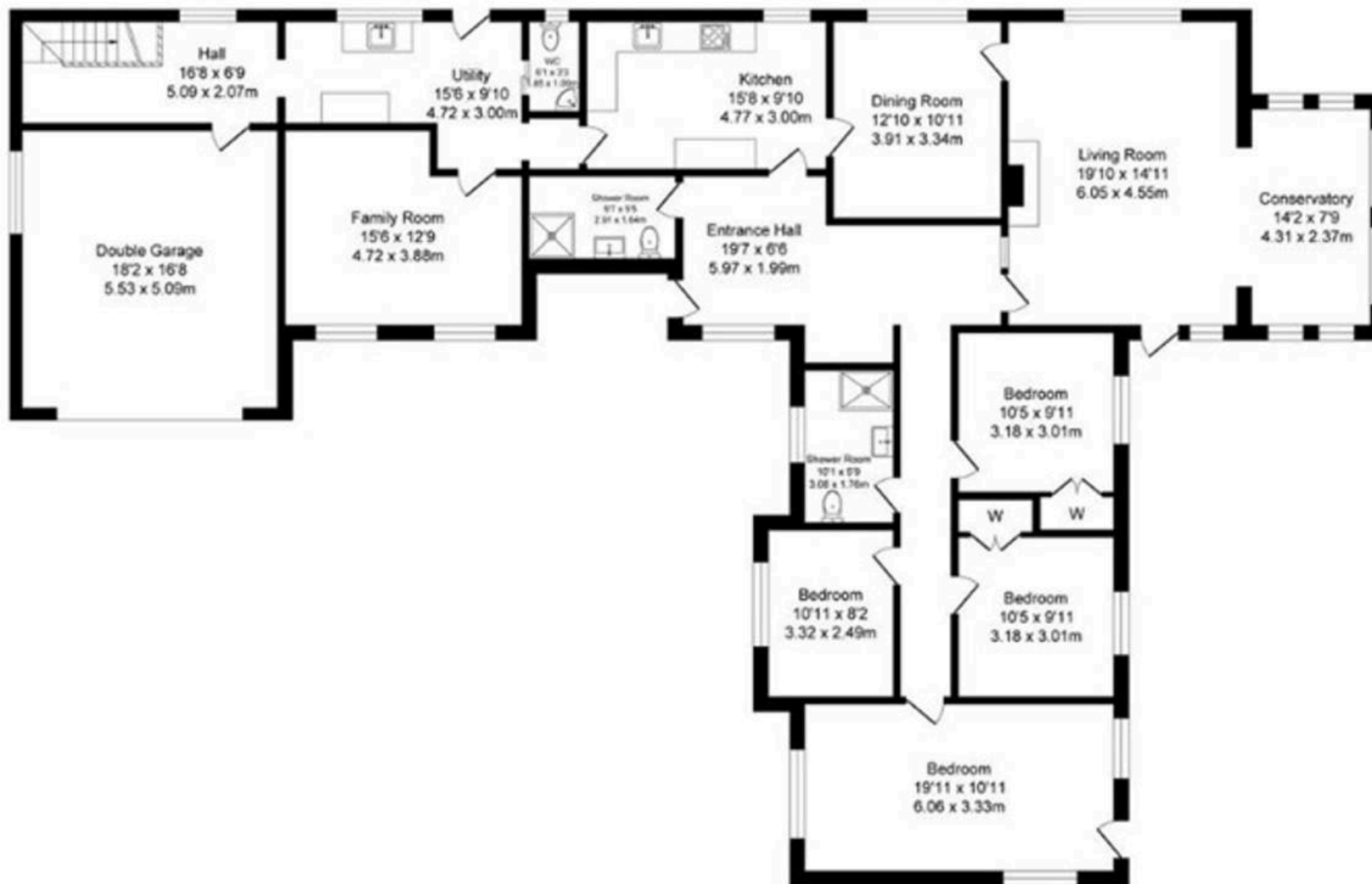
Externally, the gardens are a particular highlight, wrapping around the property to create a private and tranquil setting. Predominantly laid to lawn, they are interspersed with paved terraces ideal for outdoor dining and entertaining. The grounds also feature a summer house, greenhouse, raised vegetable beds, and an ornamental pond, offering both beauty and functionality for keen gardeners. A substantial workshop with power and light provides excellent additional space for hobbies or home working. The property is approached via a generous driveway leading to the integral double garage, ensuring both privacy and convenience.



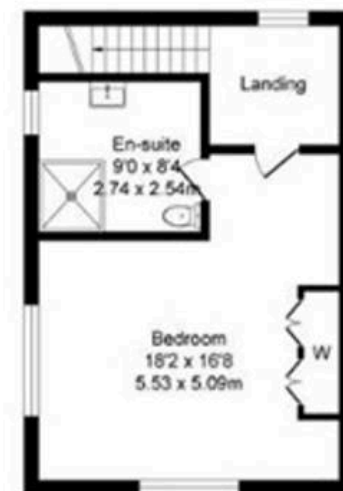
# Broadwalk, Prestbury

## Total Approx. Floor Area 2914 Sq.ft. (270.7 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



**Ground Floor**  
 Approx. Floor Area 2493 Sq.Ft (231.6 Sq.M.)



**First Floor**  
 Approx. Floor Area 421 Sq.Ft (39.1 Sq.M.)

You can include any text here. The text can be modified upon generating your brochure.



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