



8 Packsaddle Park, Prestbury

Macclesfield

Guide Price £930,000

**GASCOIGNE
HALMAN**

THE AREA'S LEADING ESTATE AGENCY



8 Packsaddle Park

Prestbury, Macclesfield

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.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

- OVER 2,400 SQ FT HOUSE
- FANTASTIC LARGE PRIVATE GARDEN
- CUL DE SAC LOCATION
- DETACHED HOUSE
- SHORT WALK TO PRESTBURY VILLAGE
- SUPERBLY SPACIOUS ACCOMMODATION

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.



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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. Three further double bedrooms are all excellent sizes and are served by a beautifully appointed family bathroom incorporating both a bath and separate walk-in shower.

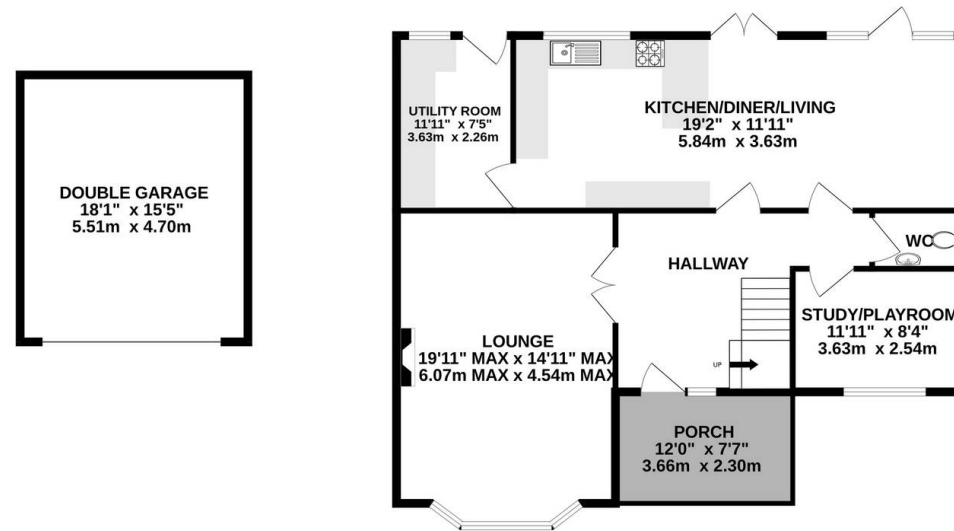
Externally, the property occupies one of the larger plots within the development. The beautifully maintained rear garden provides a high degree of privacy and offers an expansive lawn bordered by mature trees, established planting and colourful shrubs, creating a peaceful setting for both family enjoyment and outdoor entertaining. A substantial paved terrace provides ample space for al fresco



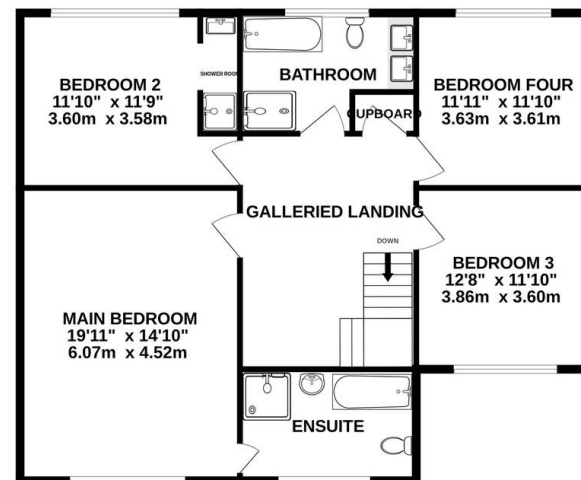




GROUND FLOOR
1331 sq.ft. (123.7 sq.m.) approx.



1ST FLOOR
1134 sq.ft. (105.4 sq.m.) approx.



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