



Ashfield House Ashtree Close, Macclesfield, SK10 4EB

£1,250,000

WATCH OUR GUIDED VIDEO TOUR OF THIS BEAUTIFUL HOME!!

Offered for sale with NO CHAIN, Ashfield House is enveloped by beautifully established, private grounds extending to 0.76 acres. This generously proportioned home offers well-presented and highly versatile accommodation over two floors offering over 4000sqft of internal space.

The property is accessed off the private road via secure automated gates which lead on to an extensive imprinted concrete drive with feature palm tree turning circle, parking for several vehicles and access to the tandem garage.

The accommodation is entered via an enclosed porch into a spacious hallway with fitted storage. There are two reception rooms off the hall; a vast living room with sliding doors onto the south facing rear gardens and a sumptuous family room. The impressive open plan dining/kitchen features a part vaulted glazed ceiling and sliding doors onto the rear gardens. The kitchen is arranged around an island allowing for informal dining, appointed with granite work surfaces and a comprehensive range of integrated appliances. Doors from the dining kitchen link the family room and the huge games room with bar area offering great potential for a multitude of uses including a potential separate living quarters. The ground floor is completed by a cloakroom with WC, fitted utility room and a study.

To the first floor the landing leads to a family bathroom and four well-proportioned bedrooms, all of which benefit from fitted wardrobes. The principal and guest bedrooms both benefit from en suite bathrooms whilst the master also benefits from a garden room and balcony allowing for elevated views over the rear gardens.

The extensive gardens to the front and rear are predominantly laid to lawn and fully floodlit. A resin bound patio across the rear of the home provides the ideal space for outdoor entertaining whilst a wide variety of specimen plants and trees offer tremendous privacy.

Prestbury Village

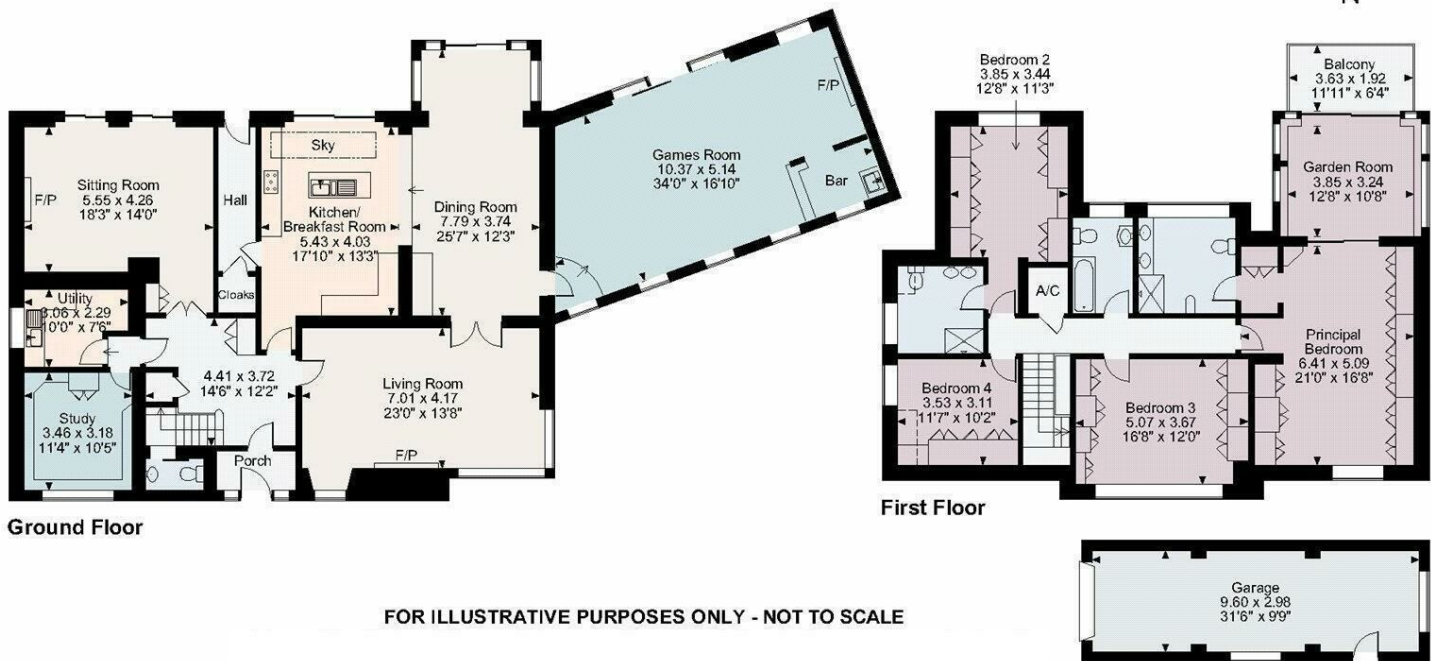
Ashtree Close is a leafy private road of just five individual homes. The property is situated 0.8 miles from the centre of Prestbury Village which offers a good range of amenities including bars, restaurants, pubs, Co-op grocery store, farm shop, pharmacy, doctors and other artisan offerings.

The area offers excellent choices of schooling with highly regarded local state schools and a wide choice of private schools. Prestbury C of E Primary is 0.9 miles away, The King's School Macclesfield is 2.5 miles away and Ofsted rated Outstanding Fallibroome Academy is 2.6 miles.

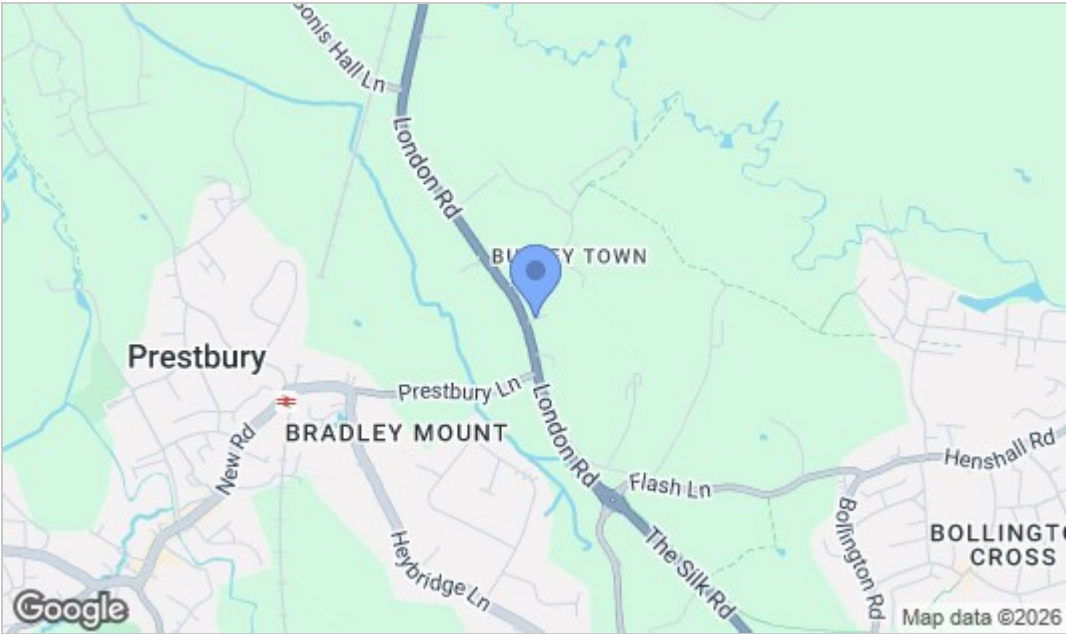
The property is well placed for easy access to the M56, M6 and A6 for commuters to Manchester, Liverpool and beyond. Manchester Airport lies 10.1 miles away, Macclesfield train station is 2.9 miles away and offers a 1 hour 48 minute service to London Euston and a 22min service to Manchester Piccadilly.

Floor Plan

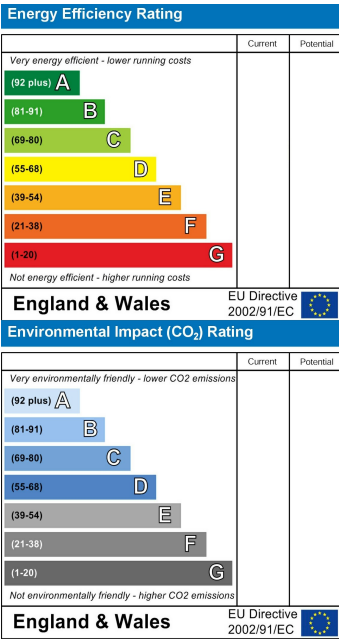
Ashfield House, Macclesfield
Main House gross internal area = 3,724 sq ft / 346 sq m
Garage gross internal area = 308 sq ft / 29 sq m
Balcony external area = 75 sq ft / 7 sq m



Area Map



Energy Efficiency Graph



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