

Ridgefield, 8 Butley Lanes, Prestbury, Cheshire, SK10 4HU

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An elegant detached family house of recent construction and appointed to an exceptionally high standard, featuring extensive and versatile accommodation and enjoying a prestigious location.

Constructed by Burnham Building Company of Hale under the guidance and supervision of Roger Burns, a developer of high local repute, this substantial dwelling house extends to approximately 5,400 square feet including the garage and offers extensive and versatile accommodation.

Standing in good size landscaped gardens surrounded by a unique mature stone wall; the house occupies a corner plot and is within easy walking distance of the centre of the picturesque village of Prestbury.

The accommodation comprises at ground floor level a porch giving access to an impressive reception hall off which there is a cloakroom and w.c, a reception room with inglenook, a separate dining room, a media room and a study/second sitting room. There is a particularly generously proportioned kitchen cum family room with a comprehensive range of elegant modern units and appliances. There is also a useful utility room and additional w.c. and integral access to a double garage which is approached by a gravel driveway providing hard standing space for several additional motor vehicles.

At first floor level there is a total of six bedrooms, including an impressive master suite with dressing room and spacious en-suite, three further bedrooms enjoying en-suite facilities, the two remaining bedrooms being served by an attractive family bathroom.

The property is wired with Cat 5e wiring for future proof technology allowing the purchaser to create their own home automation system. Ridgefield benefits from under floor heating throughout with individual room thermostats, Vileroy and Boch sanitary ware and Hansgrohe showers and brass ware.

To the front of the property are automatically controlled electric gates giving access to an extensive driveway providing hard standing space for numerous vehicles and access to the double garage. The gardens have been carefully landscaped, laid to lawns with borders all helping to make a manageable setting with mature trees and a paved patio area close to the rear of the property

Prospective purchasers are strongly encouraged to take an internal inspection of the property so its full range of attributes can be appreciated.

Ground Floor

Porch: Oak front door with obscure double glazed side panels, ceramic limestone effect floor, down lighters, power points, deep skirting boards and under floor heating.

Entrance Hall: Stairs to first floor. Doors off to:

Cloakroom: Ceramic tiled floor, down lighters, power points.

WC: Half tiled walls, obscure double glazed window to rear wall mounted wash hand basin with draw under, mixer tap and low level WC.

Drawing Room: 21' 4" x 15' 9" (6.50m x 4.80m) Double glazed window to front, French door to rear, ingle nook, pendent and wall lights, telephone point, CAT 5 wiring, under floor heating. Oak panel doors off to:

Dining Room: 14' 6" x 15' 1" (4.42m x 4.60m) Double glazed panel doors lead to dining room. French doors to rear, power points, wall lights, pendent light, under floor heating.

Media Room: 16' 5" x 14' 9" (5.00m x 4.50m) Double glazed French door to rear, down lighting, power points, under floor heating.

Study: 14' 9" x 15' 9" (4.50m x 4.80m) Double glazed window to front, low voltage down lighting, television point, telephone point, power points, deep skirting, under floor heating.

Kitchen/Family Room: 17' 9" x 30' 2" (5.41m x 9.19m) French doors to rear, obscure double glazed windows to side, fitted with a range of Alno wall and base units, granite work surfaces and splash back with integrated 1.1/5 bowl sink unit, mixer tap, built in Neff appliances with 4 ring induction hob, extractor hood over, dishwasher, double oven, microwave and steamer, Liebherr larder fridge, ceramic tiled floor, low voltage lighting, wall lights, power points, television aerial point, under floor heating.

Utility Room: 17' 7" x 10' 6" (5.36m x 3.20m) Base units with work surfaces over with limestone mosaic splash back, integrated stainless steel single drain unit, space and plumbing for washing and drying machine, walk in closet, down lighting door to side. Door to garage.

WC: With obscure double glazed window to side, low level w.c. wall mounted wash hand basin, down lighting.

First Floor

Landing: Stairs lead from the ground floor, with double glazed window to front, down lighting, power points, cupboard housing unvented hot water cylinder, fuse box, under floor heating controls. Access to roof space.

Bedroom 1: 19' 3" x 13' 2" (5.87m x 4.01m) Double glazed window to front, power points, television aerial point, telephone point, down lighting, pendent light, under floor heating.

Dressing Room: 10' 4" x 10' 9" (3.15m x 3.28m) down lighting with Velux sun tunnel, power points.

En Suite Bathroom: 18' 3" x 8' 5" (5.56m x 2.57m) Obscure double glazed windows, panelled bath with mixer tap and shower attachment, his and her sinks with cupboard under, low level w.c, 2 chrome heated towel rails, walk in Hansgrohe Rain dance shower, down lighting, ceramic tiled walls and floor.

Bedroom 2: 17' 5" x 15' 9" (5.31m x 4.80m) Windows to front and rear, power points, television aerial point, telephone point, pendent light.

Bedroom 3: 15' 9" x 15' (4.80m x 4.57m) Windows to rear, space for fitted wardrobes, power points, television aerial point, telephone point, under floor heating.

En Suite Shower Room: White suite comprising: low level w.c, wall mounted wash hand basin, shower with glazed screen, tiled floor and splash backs, low voltage lighting, Velux sun tunnel.

Bedroom 4: 15' 9" x 12' 3" (4.80m x 3.73m) Windows to front, power points, television aerial point, telephone point, under floor heating.

En Suite Shower Room: White suite comprising: low level w.c, wall mounted wash hand basin, shower with glazed screen, tiled floor and splash backs, low voltage lighting, Velux sun tunnel.

Bedroom 5: 14' 9" x 12' 2" (4.50m x 3.71m) Window to rear, television aerial point, telephone point, power points, pendent light, under floor heating.

Family Bathroom: Twin obscure velux windows, white suite comprising: panelled bath with mixer tap and shower attachment, low level wc, wall mounted wash hand basin with cupboard under, shower cubicle, extractor fan, heated towel rail, half tiled walls and floor.

Bedroom 6: 17' 9" x 14' 4" (5.41m x 4.37m) Window to rear, telephone point, television aerial point, power points, pendent light, under floor heating.

En Suite Shower Room: Obscure double glazed windows, low level w.c, wall mounted wash hand basin with cupboard under, shower cubicle with glazed screen, low voltage lighting, towel rail, ceramic tiled wall and floor.

Outside

To the front of the property the house is accessed through automatic gates giving access to an extensive gravel driveway, providing a hard standing for several vehicles and access to the double garage.

The rear gardens have been carefully landscaped which are mainly laid to lawn with flower and shrub borders with a paved patio area to the rear of the property.

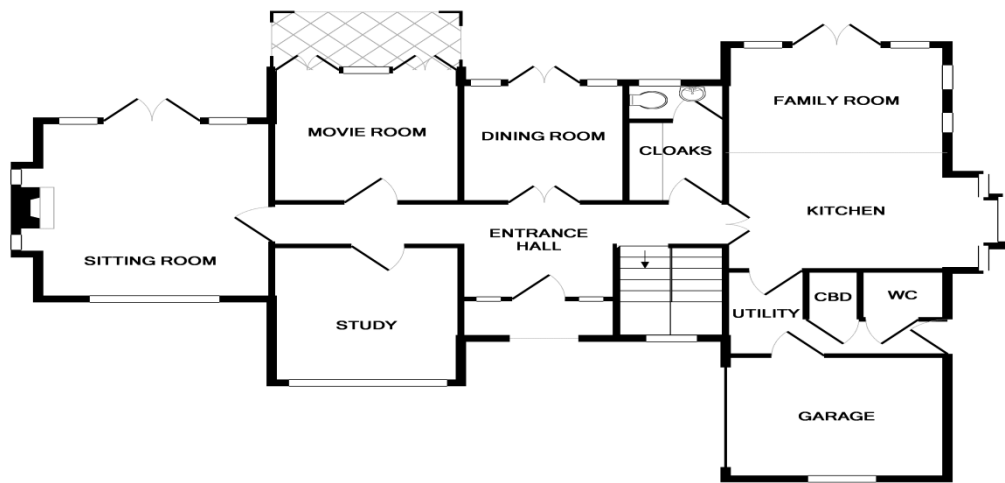
Garage

19' 3" x 17' 9" (5.87m x 5.41m) Electric up and over door, power point, light and water wall mounted Valliant wall mounted boiler for domestic hot water and central heating. Door to utility room.

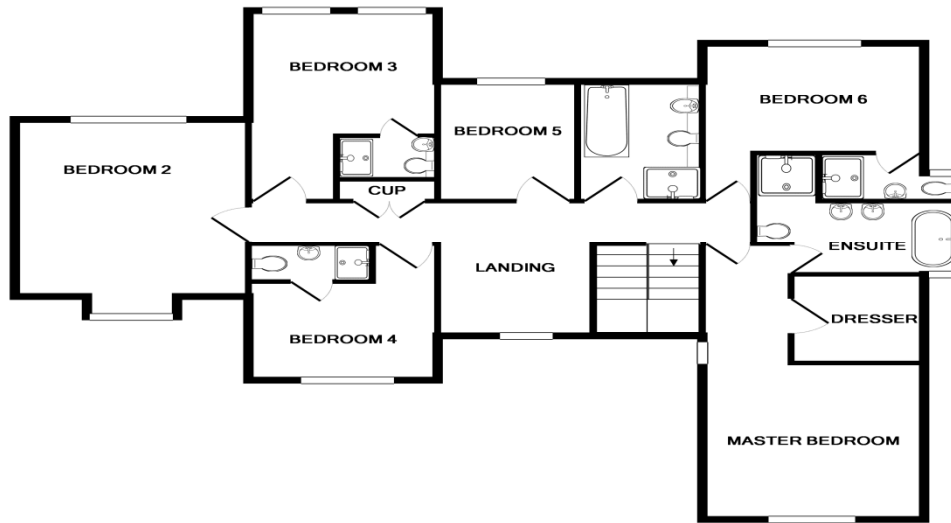
Directions: From the centre of the village proceed towards Prestbury station bearing left into Butley Lanes where the property can be found on the right hand side on the corner with Legh Road.

Location: Set behind gardens and a gated driveway the location is convenient for access to Alderley Edge, Wilmslow, Cheadle John Lewis and Manchester International Airport. The village of Prestbury is renowned throughout the North West as one of Cheshire's prettiest villages with its Georgian village houses and specialist shops, The Admiral Rodney and The Legh Arms public houses and a good choice of restaurants. The village primary school and Mottram St Andrew village school are both highly regarded and the property lies within the catchment area of excellent Fallibroome High School. For those seeking the private sector there is Kings School Macclesfield at senior and junior level, with junior schools including Alderley Edge School for Girls, The Ryleys, Beech Hall and Terra Nova. The village has a thriving tennis and squash club, a cricket club and there are numerous golf courses all within a few minutes' drive.





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
80 plus) A	80	(92 plus) A	78
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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All measurements are approximate

While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of Particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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