

Prestbury Hall, Macclesfield Road, Prestbury, SK10 4BN

**MICHAEL J
CHAPMAN**

independent estate agents



www.michaeljchapman.co.uk

An exceptional opportunity to rent a substantial, recently refurbished to a high specification, Grade II listed Georgian Hall dating back to the 15th century situated in the centre of the charming village of Prestbury.

The property provides immaculate family and entertaining accommodation arranged over four floors. Leading from the elegant reception/dining hall is the study and principal reception rooms, which provide a fabulous open entertaining space. Other ground floor accommodation includes a drawing room with attractive fireplace, inner hallway, superb kitchen/breakfast room with a central island, which leads onto a wonderfully light family room. There is also access to the leisure suite off the kitchen where there is a swimming pool complex with bi folding doors onto the garden, sauna, access to the gym and a spiral staircase to the changing room with shower room and separate steam room.

The lower ground floor comprises of a cinema room, cloakroom, wine cellar and a utility room with butlers kitchen.

To the first floor is a galleried landing with views over the garden and the golf course beyond. The master bedroom with en suite bathroom with his and hers baths. Bedroom 2, two family bathrooms and a further three bedrooms all with en suites.

The second floor is accessed from a separate front door and consists of a living room, kitchen breakfast room, three bedrooms master with en suite bathroom and a separate shower room.

The property is approached via electric gates providing parking for several vehicles and leading to the four car garage. To the rear is a fabulous paved entertaining terrace and a particular feature of the property is the beautifully landscaped gardens with views over the golf course to the rear. The property also benefits from a hard Tennis Court.

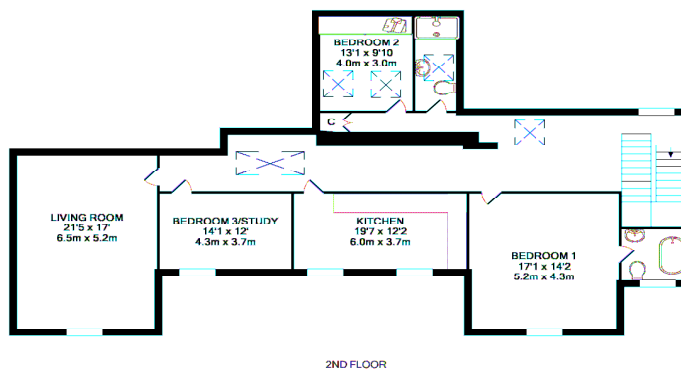
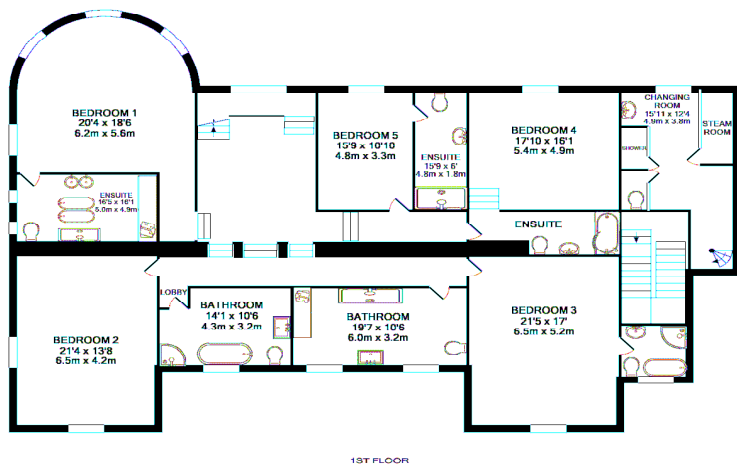
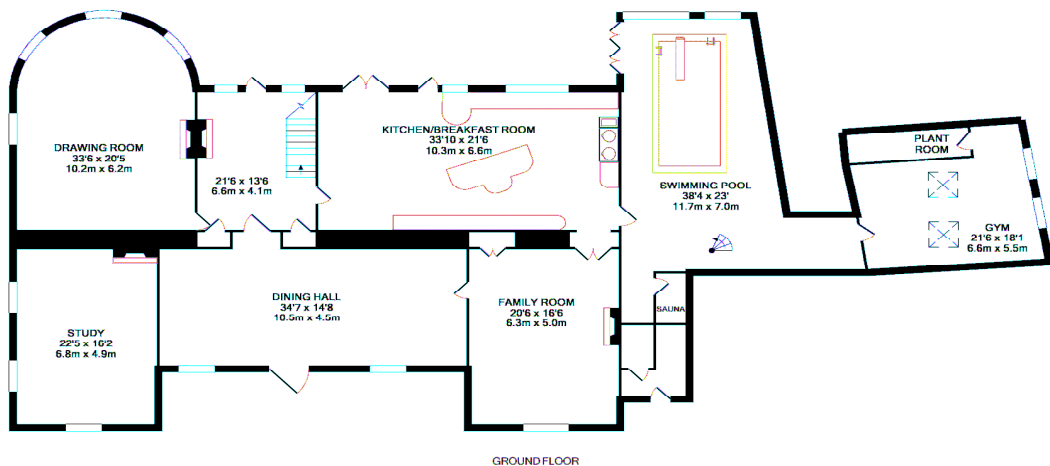
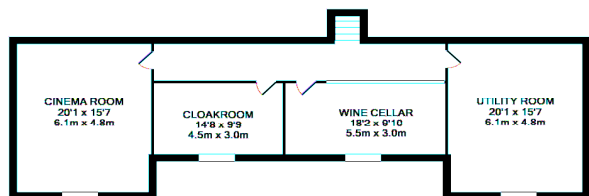
Location: Prestbury village provides excellent everyday facilities including shops, primary school and railway station providing commuter rail services to Manchester, Stockport and other centres. Macclesfield and Wilmslow are equidistant offering more comprehensive facilities including leisure centres, schools for children of all ages, and intercity rail services. The International Airport at Ringway and the motorway network are within 20 minutes drive away by car.

Directions: From St.Peter's church on your left hand side proceed up the high street towards the mini roundabout taking the first left onto Maccelsfield Road where the gate to the property can be found immediately on the right hand side.





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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metreos 62011



Important Notice

Michael J Chapman LLP for themselves and for the Vendors of this property, whose agents they are give notice that:-

1. The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Michael J Chapman LLP has any authority to make or give representation or warranty whatsoever in relation to this property on behalf of Michael J Chapman LLP, nor enter into any contract on behalf of the vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

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.

**MICHAEL J
CHAPMAN**
independent estate agents

01625 584379

79A London Road Alderley Edge,
Cheshire SK9 7EG

E: sales@michaeljchapman.co.uk

www.michaeljchapman.co.uk



