

West Lodge, Bonis Hall Lane, Prestbury, SK10 4DT

**MICHAEL J
CHAPMAN**

independent estate agents



www.michaeljchapman.co.uk

A well-presented, spacious and individually designed property standing in beautiful grounds in the heart of Cheshire, with stunning views over open countryside.

In brief the property comprises to the ground floor: Enclosed porch, superb dining hall with feature pitch pine staircase and galleried landing, 26' drawing room, sun room, breakfast kitchen, cloakroom and utility. In addition there are three double bedrooms and two bathrooms. To the first floor the galleried landing leads to the master bedroom suite with dressing area and en-suite and enjoying fabulous views over open countryside from all aspects.

Externally West Lodge is accessed via a private electric gate, down a long driveway to a turning circle, providing ample hard standing for numerous motor vehicles and easy access to the attached double garage. The property stands within approximately three quarters of an acre of gardens, laid to lawn with an abundance of mature and specimen trees, flower borders, lovely ornamental pond and patio areas. The outlook to all aspects over open countryside is simply stunning and needs to be viewed to be fully appreciated.

Ground Floor

Enclosed Porch

Dining Hall: 17' 11" x 11' 10" (5.46m x 3.60m) With superb feature pitch pine staircase with galley over, feature fireplace with cast iron inset and grid, two radiators, double glazed patio doors allowing access out onto the garden enjoying a superb view over the grounds. Double doors to the sitting room, arched double glazed window to the front elevation.

Sitting Room: 26' x 13' (7.92m x 3.96m) With three feature arch windows to rear elevation enjoying a delightful aspect, patio doors to the garden and patio areas, ceiling coving, spotlights, two radiators, feature brick wall incorporating fireplace with cast iron wood burner and log store, tiled hearth and television point.

Kitchen: 21' x 10' (6.40m x 3.05m) Enjoying a comprehensive range of base cupboards and drawers, wall cupboards and work tops, space for dishwasher, one and a half bowl stainless steel sink with draining sink unit, space for fridge and freezer, microwave, part tiled walls, tiled flooring, window to the front elevation, electric gate monitor.

Breakfast Area: With double glazed box bay window to the front elevation, radiator and television point.

Family/Sun Room: 23' x 13' (7.00m x 3.96m) reducing to 3.05m With wood flooring, two radiators, French doors allowing access to outside terrace, vaulted ceiling, Internet point, study area, television point and down lights.

Utility Room: 10' x 7' (3.05m x 2.13m) With double glazed window to front elevation, stainless steel sink and draining sink unit, space for washing machine and dryer, boiler and storage cupboard.

Rear Porch: With double glazed window to both side and rear elevations, door to outside, radiator, down lighters and cloaks cupboard.

Cloakroom/wc: With wall mounted wash hand basin, low level wc, extractor fan, part tiled walls and radiator.

Bedroom 2: 17' x 11' 10" (5.18m x 3.60m) Enjoying an excellent range of fitted wardrobes, television point, two radiators, spotlights and double glazed windows to rear and side elevations.

En-suite: 9' 11" x 8' (3.02m x 2.44m) With sunken bath, shower, low level wc, vanity wash hand basin and storage cupboards below, tiled flooring, part tiled walls, spotlights, radiator, extractor fan and window to the front elevation.

Bedroom 3: 11' x 11' (3.35m x 3.35m) With box bay double glazed window to the front elevation, lovely outlook, fitted wardrobes with overhead cupboards and radiator.

Bedroom 4: 12' x 10' 11" (3.66m x 3.33m) (excluding wardrobe recess) With double glazed window to the rear elevation overlooking the gardens, fitted wardrobes with overhead cupboards and radiator.

Family Shower Room: 6' x 7' (1.83m x 2.13m) With shower, wash hand basin. Low level wc, airing cupboard with lagged hot water cylinder, double glazed window to the front elevation and part tiled walls.

First Floor

Galleried Landing: With ceiling beams and vaulted ceiling and two velux windows, door to large storage area with power, light and velux window (suitable for additional accommodation subject to necessary consent)

Master Bedroom: 15' x 15' (4.57m x 4.57m) With dormer windows to both front and side elevations, excellent range of fitted wardrobes, dressing table, bedside cabinets and drawers, television point and spotlights.

Dressing Area: With fitted wardrobes.

En-suite: 8' x 7' (2.44m x 2.13m) With panelled bath, shower, twin vanity wash hand basins with storage cupboards below, low level wc and window to the side elevation.

Outside

Double Garage: 24' x 21' 4" (7.32m x 6.50m) With twin up and over doors, secure store room, door to garden, water tap, power and light.

Garden: Accessed via electric gates, West Lodge is approached down a long driveway to a turning circle, providing ample hard standing for numerous motor vehicles and easy access to the attached double garage. The property stands within approximately three quarters of an acre of gardens, laid to lawn with an abundance of mature and specimen trees, flower borders, lovely ornamental pond and patio areas.

Location: The picturesque Prestbury village caters for all of your day-to-day shopping needs, as well as recreational, educational and a wealth of good quality restaurants. The more comprehensive centres of Wilmslow, Alderley Edge and Macclesfield are within a 10 minute drive, offering an extensive range of further facilities. The motorway network system is close by as are Manchester International airport and local rail links, with Prestbury Station providing access to Manchester and a direct train from Macclesfield to London taking just under 2hrs.

Directions: From St Peters church in the centre of Prestbury proceed through the village. At the railway station turn left into Butley Lanes and continue for approximately half a mile where West Lodge can be found on your right hand side.

Energy Performance Certificate


West Lodge, Bonis Hall Lane, Prestbury, MACCLESFIELD, SK10 4DT

Dwelling type: Detached bungalow
Date of assessment: 19 April 2014
Date of certificate: 19 April 2014
Reference number: 9618-5039-6224-7234-9964
Type of assessment: RdSAP, existing dwelling
Total floor area: 196 m²

Use this document to:

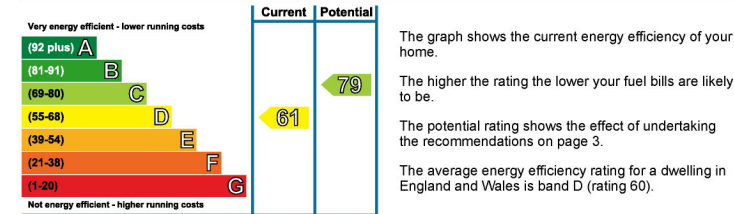
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,955
Over 3 years you could save	£ 1,710



Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 393 over 3 years	£ 252 over 3 years	
Heating	£ 4,920 over 3 years	£ 3,603 over 3 years	
Hot Water	£ 642 over 3 years	£ 390 over 3 years	
Totals	£ 5,955	£ 4,245	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

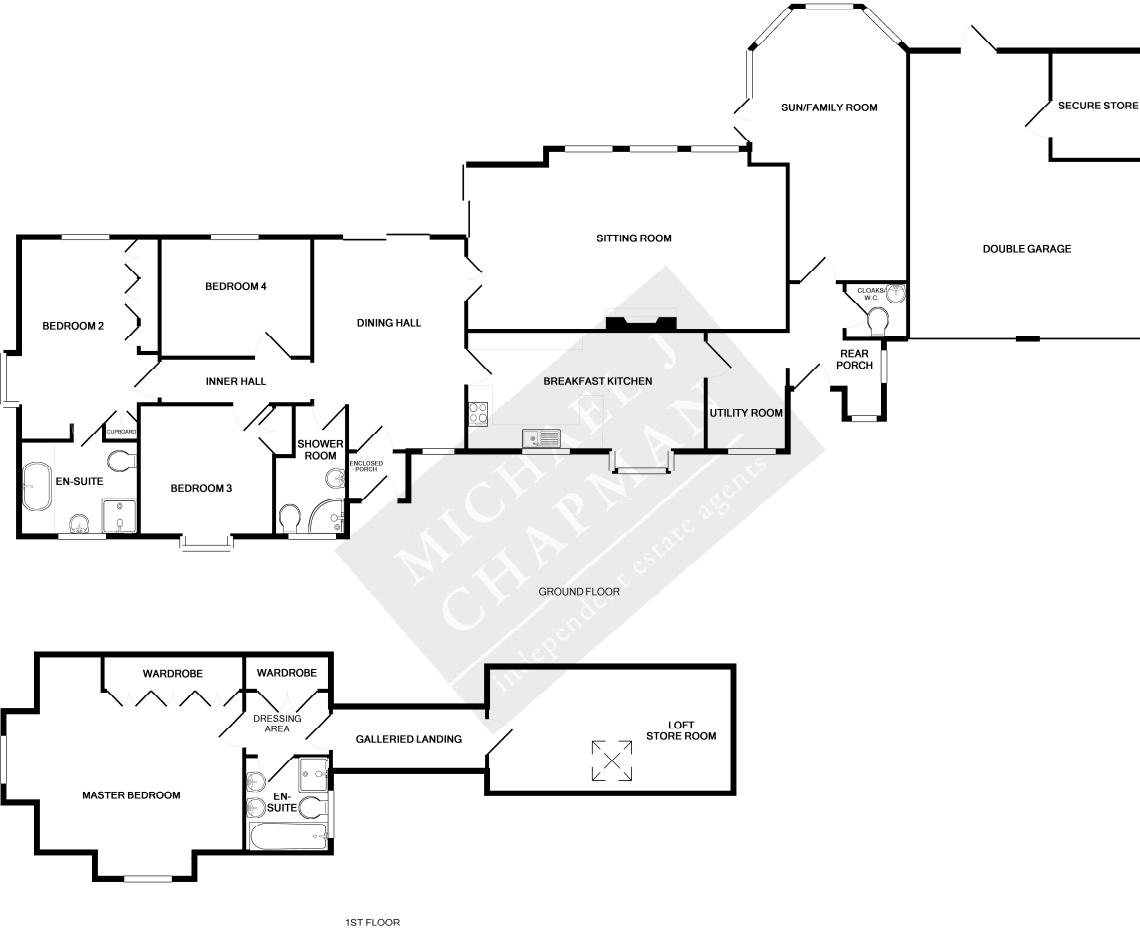


Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 522	
2 Draught proofing	£80 - £120	£ 93	
3 Low energy lighting for all fixed outlets	£50	£ 108	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



1ST FLOOR

TOTAL APPROX. FLOOR AREA 2660 SQ.FT. (247.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, 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.
Made with Metropix ©2014

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

79 London Road, Alderley Edge,
Cheshire SK9 7DY

E: sales@michaeljchapman.co.uk

www.michaeljchapman.co.uk

