

The Dairy Cottage, 6 Alderley Road, Prestbury, SK10 4RH

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An extended, recently renovated and beautifully presented four bedroom semi detached house set in a delightful rural location with an open aspect overlooking farmland yet within easy access of the village of Prestbury. The property benefits from off road parking for several cars, a good sized garden.

The accommodation in brief comprises of; Porch, entrance hall, lounge, dining room, family room, kitchen breakfast room and cloakroom, To the first floor, the master bedroom runs front to back with built in wardrobes and access to a roof terrace overlooking the rear garden and the fields beyond. There are three further bedrooms and a family bathroom.

Externally To the front of the property there is a gated gravelled driveway providing off road parking for several vehicles enclosed by a dwarf brick wall with inset lighting and mature plants.

Externally to the rear there is a paved patio area for alfresco dining. The main garden is mainly laid to lawn with shaped borders with wrought iron railings affording open views over the surrounding farmland to the rear.

#### Ground Floor

**Canopied Porch:** Solid wood door, opening onto:

**Entrance Hall:** Window to front, stairs to first floor, engineered wood flooring, glazed panel door to:

**Lounge:** 14' 4" x 13' 7" (4.37m x 4.13m) Uvpc double glazed window to front, chimney breast with open grate and paved hearth with exposed wooden mantel, painted exposed beams, radiator, power points, television aerial point, engineered wood flooring, opening onto:

**Dining Room:** 10' 1" x 9' 6" (3.08m x 2.89m) Uvpc double glazed front door to rear, radiator, power points, engineered wood flooring, down lights, exposed beams.

**Family Room:** 13' 11" x 10' 5" (4.23m x 3.18m) Uvpc double glazed window to front and side, down lights, radiator, engineered wood flooring, opening onto:

**Kitchen/Breakfast Room:** 19' 10" x 10' 5" (6.05m x 3.18m) Uvpc double glazed window to rear and side, fitted with a modern range of wall and base units with granite work surfaces over, inset recessed stainless steel sink unit with mixer tap, space for range cooker with extractor hood over, built in dishwasher, space for American style fridge freezer, central island unit with breakfast bar, down lights, radiator, tiled floor.

**Inner Hall:** 7' 7" x 4' 1" (2.30m x 1.25m) Uvpc double glazed French doors to garden, tiled floor, down lights, door to under stairs storage cupboard.

**Cloakroom/wc:** 5' 3" x 4' 4" (1.60m x 1.33m) White suite comprising of low level wc and wash hand basin set into vanity unit, tiled floor.

#### First Floor

**Landing:** Built in airing cupboard, door off to:

**Master Bedroom:** 22' 8" x 9' 8" (6.92m x 2.94m) Uvpc double glazed window to front and side and French doors opening up onto the rear balcony, built in wardrobes with hanging rail and shelving, down lights, radiator, power point.

**Balcony:** 10' 8" x 10' 4" (3.24m x 3.16m) offering open views over the rear garden and surrounding countryside suitable for alfresco dining.

**Bedroom 2:** 13' 6" x 10' 4" (4.12m x 3.16m) Uvpc double glazed window to front, radiator, power points

**Bedroom 3:** 8' 11" x 7' 7" (2.72m x 2.32m) Uvpc double glazed window to rear, Velux window, radiator, power points.

**Bedroom 4:** 8' 2" x 7' (2.50m x 2.14m) max. Uvpc double glazed window to front, radiator, power points.

**Bathroom:** 11' x 5' 1" (3.35m x 1.55m) Fitted with a modern white suite comprising double ended panel bath, walk-in shower cubicle, pedestal wash hand basin. low level wc, tiled walls and floor. Ladder style towel radiator, down lights, Veux Window.

## Outside

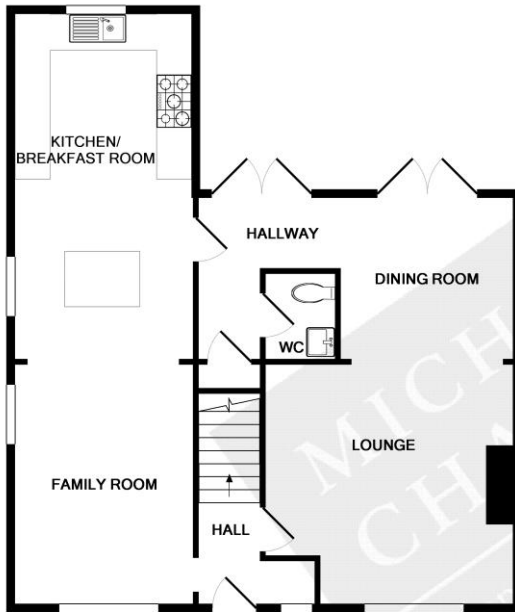
**Garden:** To the front of the property there is a gated gravelled driveway providing off road parking for several vehicles enclosed by a dwarf brick wall with inset lighting and mature plants.

Externally to the rear there is a paved patio area for alfresco dining. The main garden is mainly laid to lawn with shaped borders with wrought iron railings a forwarding open views over the surrounding farmland to the rear.

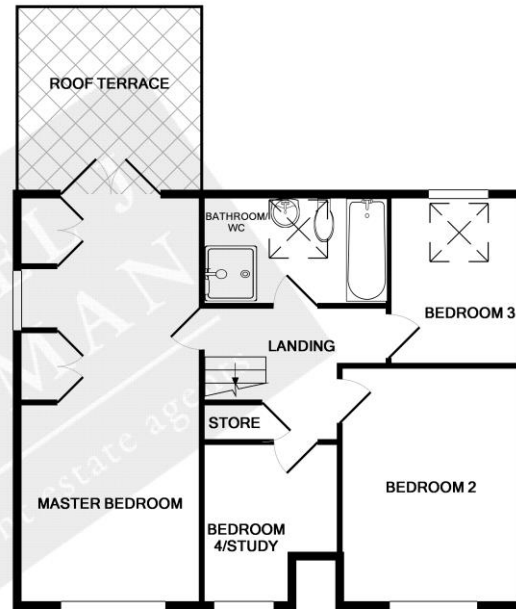
**Location:** The village of Prestbury is less than 1 mile from the picturesque village centre with its Georgian houses and historic church, plentiful restaurants, specialist shops and a small supermarket where most day to day needs are satisfied. The village has a thriving tennis and squash club, a cricket club and two well-regarded village pubs. There are footpaths leading deep into the Cheshire countryside as well as to the National Trust owned Hare Hill Estate and 'The Edge'. Perfect for dog walkers or those enjoying a stroll in the countryside. Local schools are excellent including the village primary school, Mottram St Andrew Primary School and Fallibroome Academy in addition to well regarded private schools including Beech Hall and Kings School in Macclesfield, The Ryleys and Alderley Edge School for Girls, Pownall Hall and Terra Nova Prep. schools. Coaches leave from the village to most of the regional senior private schools. The restaurants and bars of Alderley Edge are within easy reach and superb shopping is available in Wilmslow, Handforth Dean and John Lewis in Cheadle as well as the market town of Macclesfield. The village station has a regular service to Manchester and Macclesfield from where London Euston is only 1hr 46mins away. Manchester Airport is less than 10 miles away.

**Directions :** From our office in Alderley Edge proceed up Macclesfield Road towards Macclesfield on the B5087. Where the Dairy Cottage will be found on the left hand side after approximately 3.8miles identified by our For Sale Board. (For sat nav users use post code SK10 4RH).





GROUND FLOOR  
APPROX. FLOOR  
AREA 767 SQ.FT.  
(71.3 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1422 SQ.FT. (132.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 655 SQ.FT.  
(60.8 SQ.M.)

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 Performance Certificate



6, Alderley Road, Prestbury, MACCLESFIELD, SK10 4RH

Dwelling type: Semi-detached house Reference number: 0038-0037-7216-0597-6940  
Date of assessment: 07 June 2013 Type of assessment: RdSAP, existing dwelling  
Date of certificate: 11 June 2013 Total floor area: 128 m<sup>2</sup>

### 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

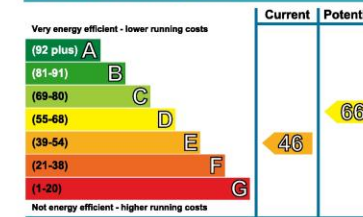
Estimated energy costs of dwelling for 3 years:	£ 5,295
Over 3 years you could save	£ 1,218

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 408 over 3 years	£ 204 over 3 years	
Heating	£ 4,233 over 3 years	£ 3,435 over 3 years	
Hot Water	£ 654 over 3 years	£ 438 over 3 years	
<b>Totals</b>	<b>£ 5,295</b>	<b>£ 4,077</b>	

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



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

### 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 Cavity wall insulation	£500 - £1,500	£ 555	✓
2 Floor insulation	£800 - £1,200	£ 306	✓
3 Low energy lighting for all fixed outlets	£80	£ 141	

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](http://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.

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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.







