

# Sharrow Cottage

Prestbury



Guide Price- £950,000

Andrew J Nowell  
& Company



## Sharrow Cottage, 16 Meadow Drive, Prestbury, SK10 4EZ

A charming characterful Cheshire brick cottage immaculately maintained by the current owners.

- Large Mature Gardens
- Character Features
- Solar Panels with Battery Storage System
- Over 2,200 sq.ft

Sharrow Cottage immediately impresses with its handsome frontage, substantial York stone driveway and double garage. The home reveals a wonderfully balanced layout designed for both modern family living and entertaining.

The principal reception room is beautifully proportioned, providing an inviting setting for relaxed evenings with central fireplace and garden views. Complementing this space is a snug with a feature log burner, offering a more intimate atmosphere and light-filled conservatory enjoys uninterrupted views across the manicured gardens, seamlessly connecting the indoor and outdoor living spaces.

At the heart of the home lies a characterful kitchen complete with an electric Aga and picturesque garden outlooks, perfectly positioned alongside a versatile dining room which could equally serve as a home office or playroom. A separate utility room, guest cloakroom and internal access to the double garage with electric car charger.

The impressive principal bedroom suite extends from front to rear and benefits from a stylish contemporary en-suite shower room. A further generous double bedroom features access to an additional loft-style studio room, ideal as a creative workspace. Two further bedrooms are served by a beautifully appointed family bathroom.







The gardens are a particular feature of the property, having been thoughtfully landscaped to create a private and tranquil setting. Expansive lawns, mature planting and elevated York stone terraces combine to offer exceptional outdoor entertaining space, while the elegant glass veranda provides the perfect environment throughout the seasons.

The owners have installed high quality solar panels which drastically cut the running costs of the house and over the last year have generated approximately £3,000 back to the grid.

Prestbury remains one of the North West's most desirable villages, renowned for its charming Georgian architecture, vibrant village atmosphere and excellent amenities. Residents enjoy an outstanding selection of restaurants, cafés, boutiques and leisure facilities, alongside superb sporting clubs and access to beautiful Cheshire countryside walks including Hare Hill and The Edge.

### Important Information

What 3 Words – [///region.duke.clap](http://region.duke.clap)

Council Tax – Cheshire East Band G

EPC Rating – D (66/88)

Tenure – Leasehold – 931 Years Remain  
Ground Rent - £20 per annum

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage  
– Solar panels

Parking: Driveway & Garage

Flood Risk\*: Very low risk of flooding

Broadband\*\*: Ultrafast broadband available.

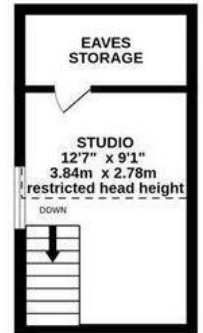
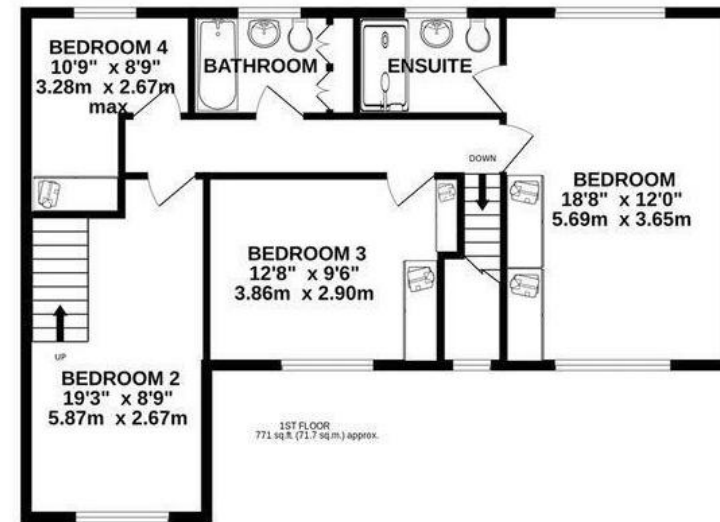
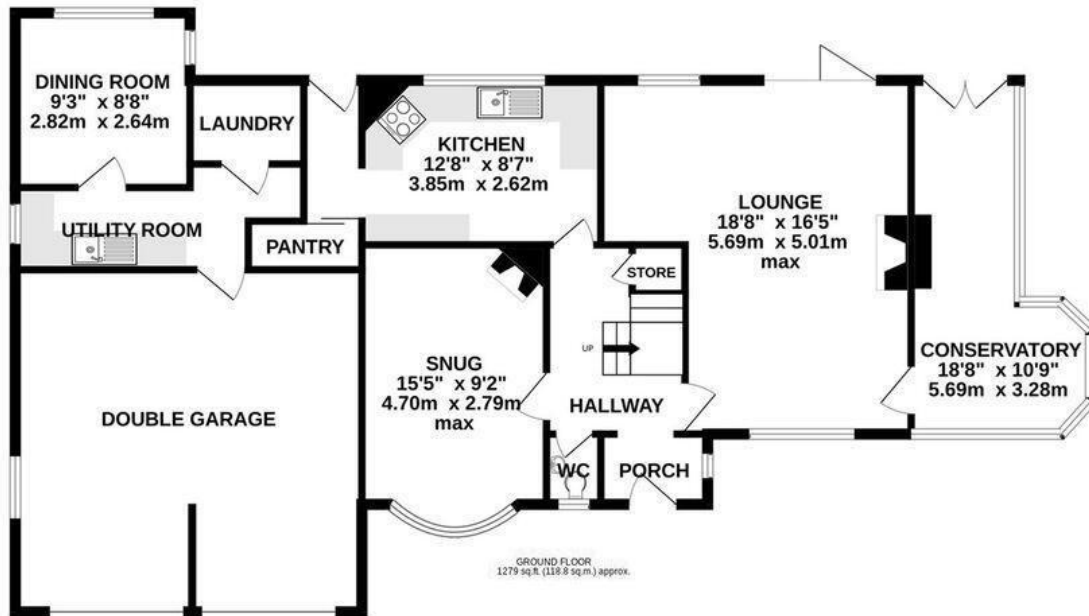
Mobile Coverage\*\*: Mobile coverage with main providers (EE, O2, Three & Vodafone).

\* Information provided by GOV.UK

\*\*Information provided by Ofcom checker.

The information isn't guaranteed. Andrew J Nowell take no responsibility for inaccuracies and advise potential buyers to do their own checks before committing to purchase.





TOTAL FLOOR AREA : 2205 sq.ft. (204.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only  
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