

An aerial photograph of a large, two-story brick house with a dark tiled roof and a stone driveway. The house features several white-framed windows and a white garage door. The property is surrounded by a well-maintained garden with a large lawn, numerous trees, and manicured hedges. In the background, other houses and a hillside are visible under a blue sky with scattered clouds.

Spencer Brook
Prestbury

Guide Price - £1,695,000

Andrew J Nowell
& Company



Spencer Brook, Chelford Road, Prestbury, SK10 4AW

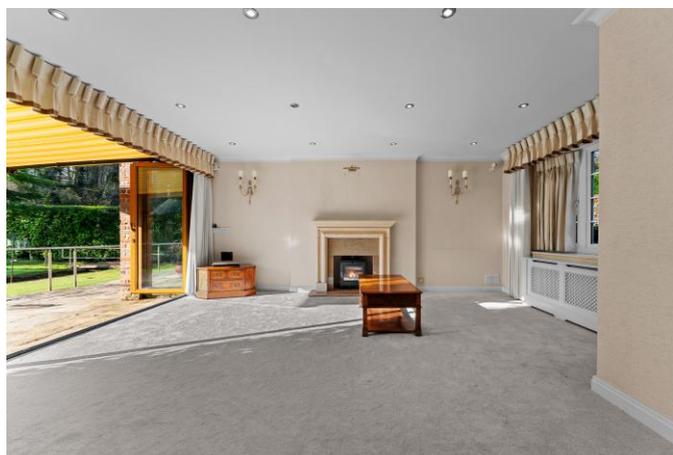
Exceptional gated home set within magnificent, landscaped gardens moments from the heart of Prestbury village and offering a good degree of privacy.

- Summer House and Nordic BBQ hut
- No Onward Chain
- Over 0.5 Acres
- Exceptional Landscaped Gardens

Spencer Brook has been carefully extended and beautifully enhanced. The property offers well-proportioned and versatile accommodation finished to a high standard, complete with a large double garage and electric gated approach. The driveway also allows for multiple cars.

In addition, the ground floor offers a bright dual-aspect living room with a fireplace (with log burning stove) and bi-fold doors opens onto a south-facing patio. The bay-fronted dining room leads to a handmade "Charles Yorke" kitchen with Miele appliances and a utility area. Beyond the kitchen, a timber-framed orangery with floor-to-ceiling glazing, a roof lantern, and underfloor heating offers a light-filled space with French doors to the garden. This floor also includes a generous double bedroom with bay windows, built-in storage, and a high-spec en-suite shower room and downstairs WC.

To the first floor, the principal bedroom boasts a stylish en-suite and a south-facing balcony with garden views. Two further double bedrooms offer built-in storage, with one previously used as a home office. A landing shower room completes the first-floor accommodation.







The gardens at Spencer Brook are a standout feature, rising gently from a charming bridge over the brook to the upper boundary wall. Winding paths and steps lead through manicured lawns, mature trees, vibrant planting and thoughtfully placed sculptures.

The summer house offers a peaceful retreat, while the Nordic BBQ hut provides a unique space for year-round entertaining. Bi-fold doors from the living room and garden room open onto the south-facing patio, creating a seamless indoor-outdoor connection. There is also a detached oak framed workshop.

Located just a short walk from the centre of Prestbury Village with its fine bars, restaurants and the local train station provides regular services to Macclesfield and direct trains to London Euston.

Important Information

What 3 Words - [///badge.terms.frame](#)

Council Tax - Cheshire East - Band G

EPC Rating - D (68/79)

Tenure - Freehold

Heating: Gas Fired Central Heating

Services: Mains Gas, Electric, Water & Drainage

Parking: Driveway & Garage

The title contains covenants - further information is available from the office.

Flood Risk*: Low risk of flooding

Broadband**: Ultrafast broadband available

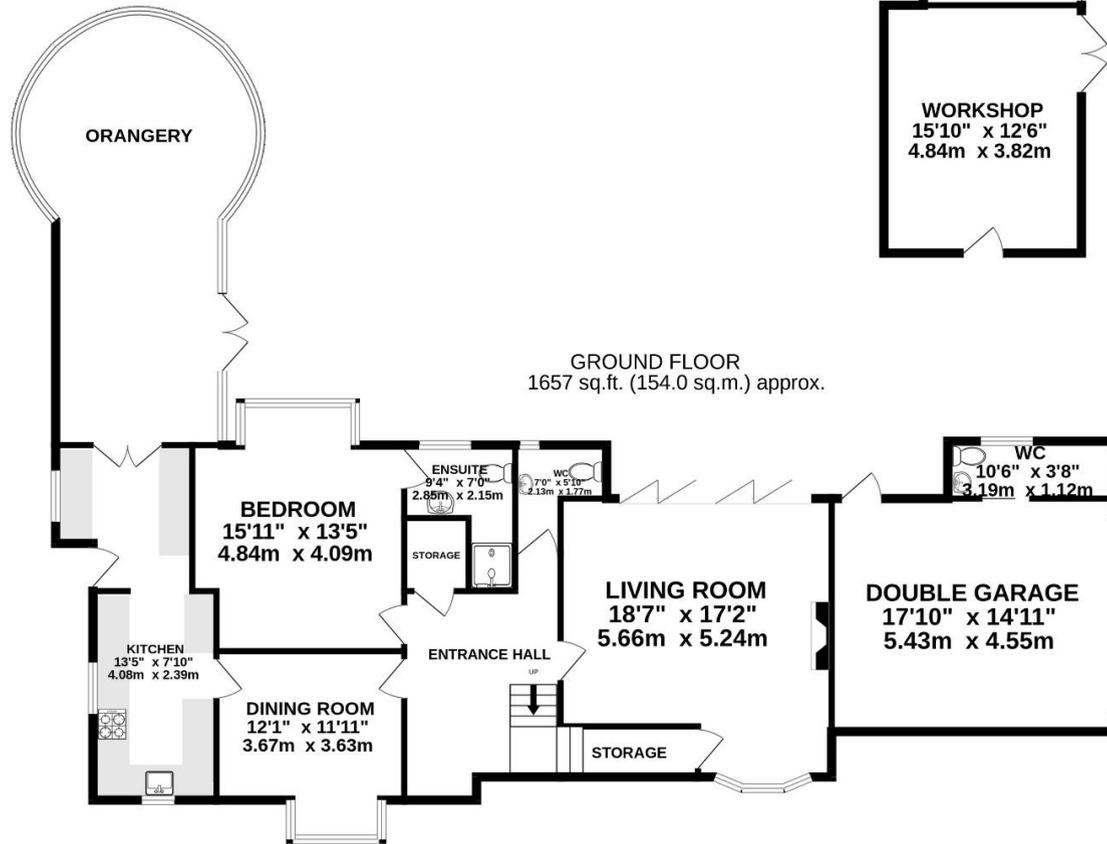
Mobile Coverage**: Mobile coverage with main providers (EE, O2, Three & Vodafone), limited coverage indoors.

* Information provided by GOV.UK

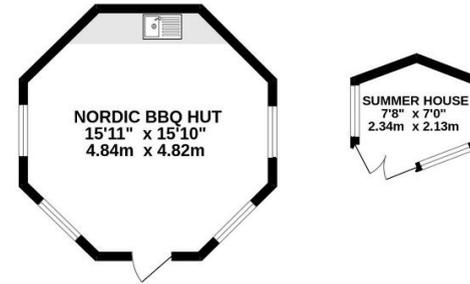
**Information provided by Ofcom checker.

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.

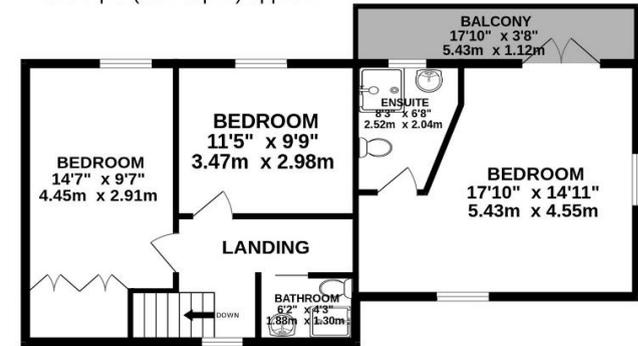




OUTBUILDINGS
502 sq.ft. (46.6 sq.m.) approx.



1ST FLOOR
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 2799 sq.ft. (260.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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