



Redway House Rushton Spencer, Macclesfield, SK11 0RN

**** STUNNING LOCATION **** A rare opportunity to acquire a bespoke and individual property surrounded by picturesque countryside. Redway House stands on a large plot within well-tended mature grounds and situated within a desirable SEMI-RURAL LOCATION with STUNNING OPEN VIEWS across the adjoining countryside and Bosley Cloud. This family home occupies a fantastic position set back behind double gates and in brief the property comprises; reception hallway, bright and airy living room featuring a vaulted ceiling and log burning stove within a chimney recess, sitting room, family room/bar, breakfast kitchen, utility and downstairs WC. To the first floor the landing provides access to four well proportioned bedrooms (en-suite shower room to the master) and a family bathroom. Externally, the property is set back behind double gates with ample off road parking for several types of vehicles and a detached workshop. The "Infinity" gardens are laid mainly to lawn with fabulous views across across the adjoining countryside and Bosley Cloud.

£795,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Rushton Spencer is a "semi" rural location and has its own village primary school. Within easy access to Macclesfield, Congleton and Leek that has a range of amenities, leisure facilities, eateries and schools. Macclesfield train station with direct trains to London Euston is approximately 15 minutes away by car and Congleton train station is approximately 5 miles away. Motorway links are easily accessible M6 (Junction 17 Sandbach and 18 Holmes Chapel) Manchester airport is approximately 20 miles away.

Directions

Leaving Macclesfield in a southerly direction along London Road (A523), continue for a short while until you come to The Royal Oak public house. Bear left onto Leek Old Road and the property is the second on the left hand side.

Entrance Hallway

Attractive stone floor with stairs leading to the first floor landing. Built in under stairs storage. Double glazed window to the front aspect. Radiator.

Snug

14'0 x 12'0

Featuring a log burning stove with double glazed French doors to the garden.

Family Room/Bar

13'10 x 10'1

Family room with bar area. Two double glazed windows. Loft access.

Living Room

17'4 x 16'8

A real feature is the living room with a vaulted ceiling and exposed beams. Log burning stove within a brick built chimney breast. Double glazed French doors to the garden. Double glazed window. Two radiators.

Breakfast Kitchen

20'7 x 13'6

Fitted with a comprehensive range of base units with granite work surfaces over and matching wall mounted cupboards. Belfast style sink unit with mixer tap. Space for a Range cooker with extractor hood over. Integrated dishwasher with matching cupboard front. Space for a fridge/freezer. Feature island with base units. Two double glazed windows. Open plan to the dining area with ample space for a dining table and chairs. Attractive stone floor.

Utility Room

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset stainless steel single bowl sink unit with mixer tap and drainer Recess for a washing machine. Wall mounted LPG boiler. Stone floor. Door to the side aspect.

Downstairs WC

Low level WC and wash hand basin. Double glazed window.

Stairs To The First Floor

Access to the loft space. Radiator.

Master Bedroom

12'5 x 11'0

Double bedroom with space for a king size bed and features twin built in wardrobes with double doors. Double glazed window with pleasant views over open countryside. Radiator .

En-Suite

Fitted with a shower cubicle, low level WC with concealed Cistern and vanity wash hand basin. Ladder style radiator. Velux window.

Bedroom Two

12'0 x 9'0

Double bedroom with double glazed window. Radiator.

Bedroom Three

12'0 x 8'0

Good size third bedroom with double glazed window. Radiator.

Bedroom Four/Study

10'0 x 5'0

Single bedroom with double glazed window. Radiator.

Bathroom

Fitted with an L-shaped panelled bath with shower over and screen to the side, low level WC with concealed cistern and vanity wash hand basin. Velux window. Tiled floor. Part tiled walls. Radiator.

Outside

Driveway

The property is set back behind large double gates. The sweeping driveway provides ample off road parking and leads up to the property.

Gardens

The "Infinity" gardens are laid mainly to lawn with fabulous views across across the adjoining countryside and Bosley Cloud. Shrubs and trees to the borders.

Detached Workshop

A useful timber framed workshop with a concrete floor, power and lighting. Double doors and additional door.

Tenure

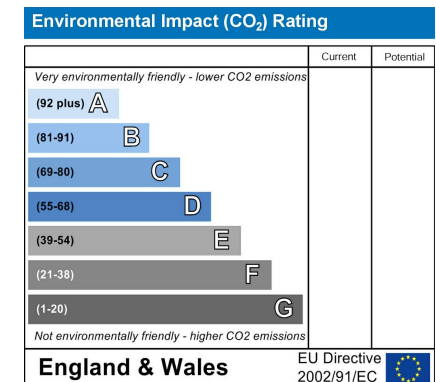
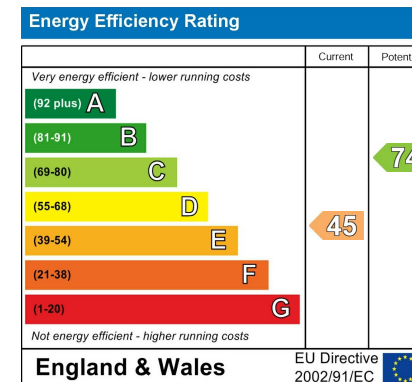
The vendor has advised us that the property is Freehold.

The vendor has also advised us that the property is council tax band F.

We would recommend any perspective buyer to confirm these details with their legal representative.

Anti Money Laundering - Note

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

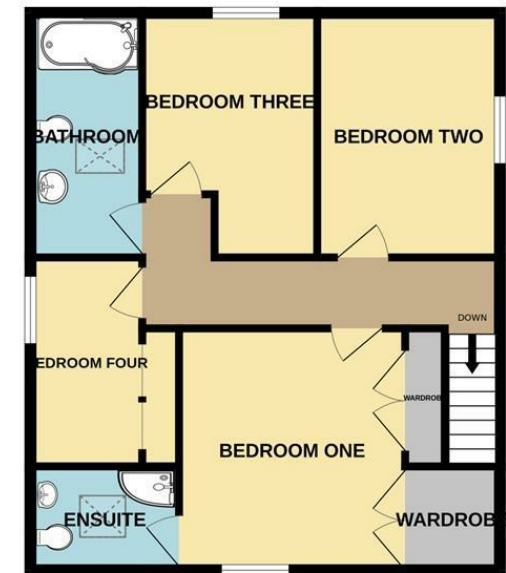




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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