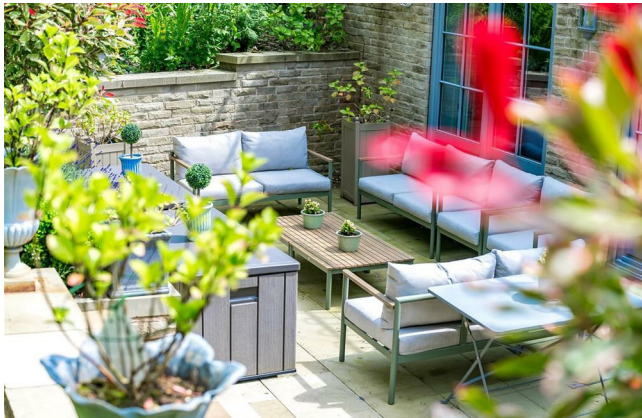






Guide Price £4,500,000



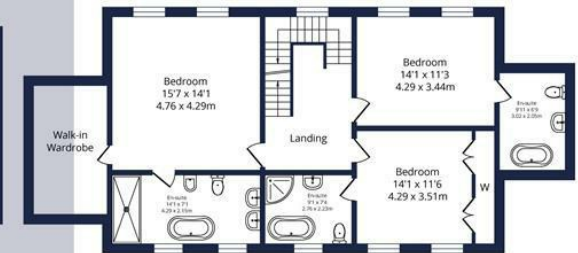
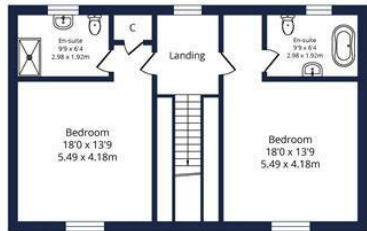
A peerless example of modern Georgian Architecture set in the sought after Cheshire village of Mottram St Andrew featuring bespoke interior design and fittings of the highest specification throughout. Constructed in mellow brick beneath a slate roof, careful consideration has been given to the principles of Georgian architecture with symmetry at its heart. The Main House is arranged over four floors with the Ground Floor offering a spacious drawing room, kitchen / dining room and having both an orangery and formal dining room to the rear overlooking the grounds and providing access to a balconied terrace. The first floor offers a principle suite with walk in wardrobe, and en-suite bathroom with feature slipper bath. There are two further bedroom suites complementing this floor. On the second floor are two further bedrooms being served by a family bathroom. The Lower Ground Floor is mainly dedicated to a 37' x 20' entertainment suite, with doors leading to the stunning rear gardens, but also to a spectacular dining / wine tasting room with barrelled ceiling. There is also a private office, laundry and cloakroom.

Of particular note is the stunning detached annex with segregated garden extending to circa 2,000 sq ft offering a private lounge, a 35' x 27' open plan kitchen/ dining / living room, utility and cloakroom, with two en-suite bedrooms to the first floor. The gardens are immaculately landscaped and maintained to the same standard as this meticulous home, which, quite simply cannot be appreciated other than by a personal visit.



Mottram St. Andrew is an affluent village in Cheshire, England, nestled in the "Golden Triangle" between Alderley Edge, Prestbury, and Wilmslow. A rural community with Saxon origins, it was recorded in the 1086 Domesday Book and adopted its unique name in the 18th century. The renowned Mottram Hall Country Hotel and Golf Club is a stone's throw away, The Bulls Head public house is within easy walking distance and the local primary school has an excellent reputation. For those looking to educate privately, The Kings School is a mere 5 minute drive, with many other Private Schools nearby. Wilmslow train station offers a 1hr 40 minute service to London, and for the international traveller Manchester International Airport is a 15 minute taxi ride.





Total Approx. Floor Area 637.1 Sq.M. (6858 Sq.Ft.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.





The spacious and luxurious two bedroom detached annexe will appeal to those with elderly relatives, or perhaps enabling a child to live independently whilst they save for their first home, for live in staff such as an au-pair or for those that prefer to offer their guests independent accommodation. The accommodation extends to circa 2,000 sq ft and offers the same quality and interior design of the main house, with its own outdoor garden area.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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