

WITHINLEE HOUSE

PRESTBURY • CHESHIRE



savills





WITHINLEE HOUSE

WITHINLEE ROAD

PRESTBURY • MACCLESFIELD • CHESHIRE • SK10 4QD

Small Country Estate with magnificent recently built residence

*Prestbury 1 mile • Alderley Edge 3.5 miles • Wilmslow 4.5 miles (direct trains to London Euston from 1hr 52 mins & Manchester Piccadilly 22 mins)
Macclesfield 4.5 miles (direct trains to London Euston from 1hr 47 mins & Manchester Piccadilly 24 mins) • Manchester Airport 9.5 miles
City Centre 18 miles (All distances and times are approximate)*

Reception Hall • Cloakroom & W.C. • Drawing Room • Dining Room • Family Kitchen/Living Room
Utility Room • Second W.C. • Boot Room

Laundry Room • Plant Room • Store Rooms

Gymnasium • Home Cinema Room • Swimming Pool • Jacuzzi • Sauna • Shower/Changing Room & W.C.

Master Bedrooms Suite with Dressing Room & Bathroom • Two further Bedrooms with Two Bathrooms

Two second floor Bedrooms with En Suite Bathrooms and Dressing Room

Housekeepers Annexe with private entrance • Open Plan Bedroom/Living Room/Kitchen • Bathroom

Orangery with Cloakroom & W.C. • Thatched Summer House Three Garages • Paved Parking/Turning area Formal
Gardens to Front • Side and Rear • Herb Garden • Vegetable Gardens • Poly-tunnel • Private Lake,

Two Storey Steel Framed Garage & Workshop • Steel Framed Barn with Loft • Three Stable Blocks/Offices
Generator House • Bore Hole for Private water supply

Savills Wilmslow
6 Water Lane
Wilmslow
Cheshire SK9 5AA
wilmslow@savills.com
01625 417 450



SITUATION

Withinlee House stands in an elevated setting overlooking its own grounds and lake with far reaching views over woodland beyond to the Macclesfield Hill and the Peak National Park.

Set off one of the areas most desirable roads at the head of a gated driveway this fine residence is well placed not only for the picturesque village of Prestbury but for the village of Alderley Edge and the towns of Wilmslow and Macclesfield. Both have main West Coast main line railway stations placing London Euston under 2 hours away. Manchester International Airport is also close at hand for International travel.

Beech Hall, The Ryleys, Pownall Hall, Terra Nova and Alderley Edge School for Girls are all within easy striking distance along with senior schools which include Kings School Macclesfield and Cheadle Hulme School. Most of the private schools in the region run coach services from the village. In the state sector, Nether Alderley, Mottram St Andrew, Alderley Edge and of course Prestbury Primary School are all close by and have high Ofsted ratings. Fallibroome Academy is also well regarded and is a short drive away.

The area abounds in Golf courses and sporting facilities; Prestbury Golf Club, Mottram Hall and Tytherington are close by and both Prestbury and Alderley Edge have thriving Cricket and Tennis Clubs. There are livery facilities throughout the area. Similarly, for those who prefer social exercise there are Spas and gyms nearby. The Peak National Park is on the doorstep, just beyond Macclesfield, and Hare Hill and The Edge are close by for those who enjoy walking.

The North West's principal sporting events are with easy reach too, with Aintree, Haydock and Chester race courses just over an hour away; motor racing at Oulton Park and Cheshire Polo Club, both a similar distance. We understand Battersea Heliport, London is about 50 minutes by helicopter.

The village has a number of excellent restaurants and two popular pubs, The Legh Arms and The Admiral Rodney. Alderley Edge and Wilmslow have a busier night life with bars, restaurants and bistros providing International cuisine, all a short taxi ride away.

DESCRIPTION

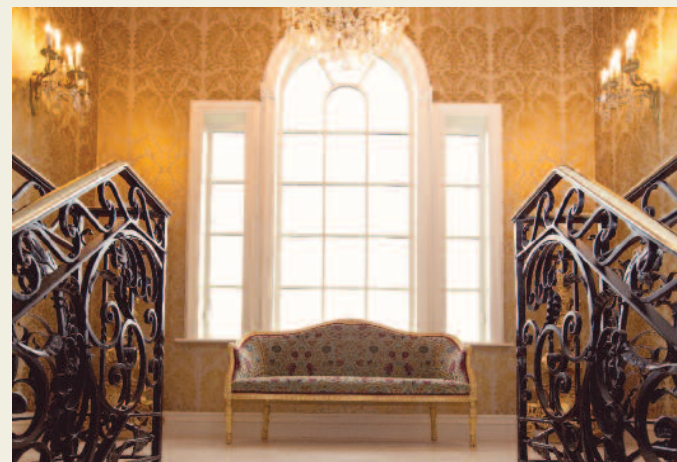
Withinlee House is one of the finest homes in the area; a modern masterpiece meticulously designed to combine contemporary and traditional design elements.

The main house and orangery extend to nearly 10,000 sq ft and provides five bedroom suites plus ancillary accommodation with a living kitchen and two principal reception rooms in addition to the impressive reception hall area.

The leisure suite combines relaxing and exercise areas with changing rooms, a swimming pool, gymnasium, sauna, Jacuzzi and a cinema room.





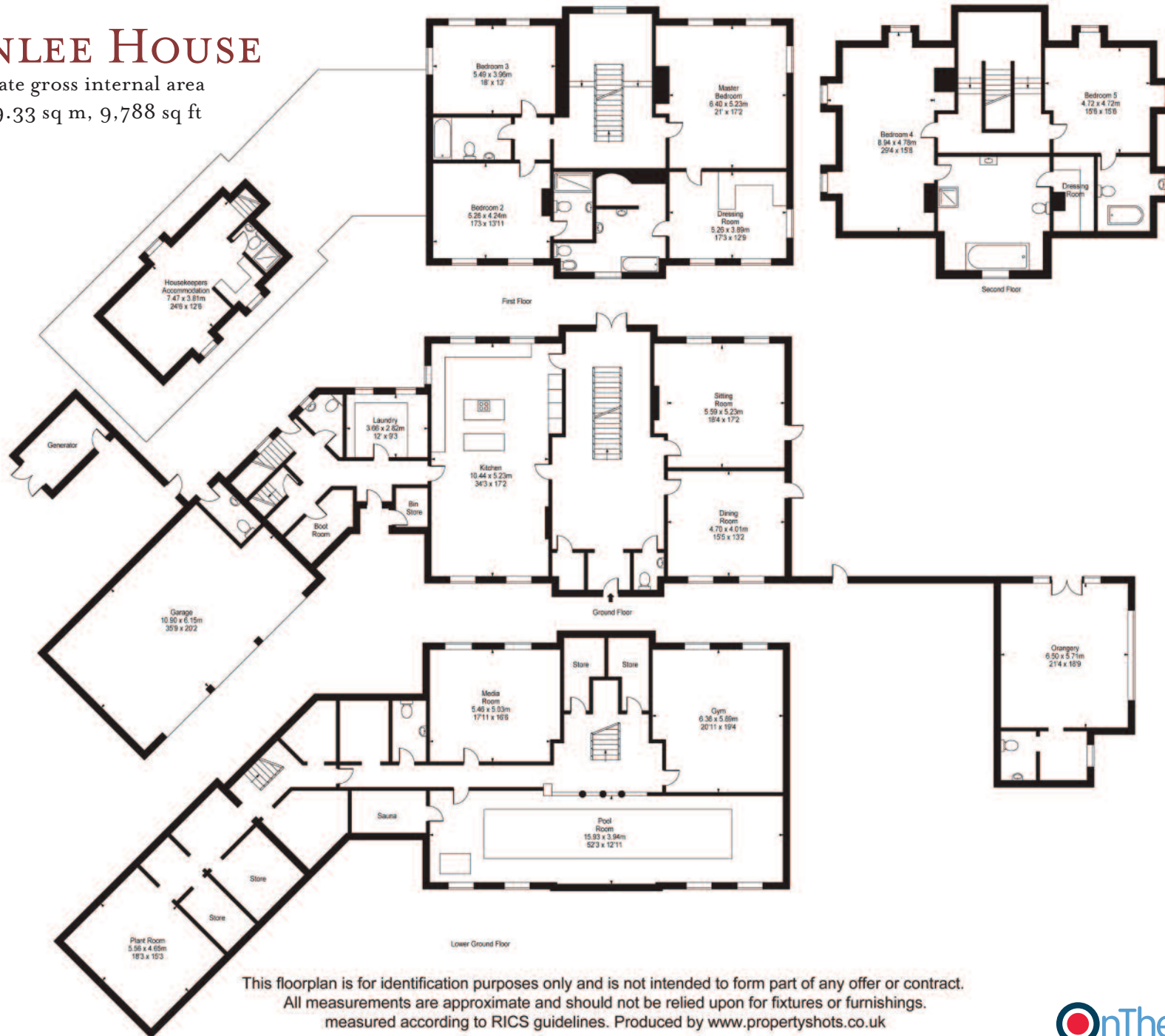




WITHINLEE HOUSE

Approximate gross internal area

Total: 909.33 sq m, 9,788 sq ft



This floorplan is for identification purposes only and is not intended to form part of any offer or contract. All measurements are approximate and should not be relied upon for fixtures or furnishings. measured according to RICS guidelines. Produced by www.propertyshots.co.uk



The triple garage has a self contained housekeeper's apartment above and a link to the main house.

Positioned to take full advantage of its south facing rear aspect over the lake, parkland and undulating countryside beyond the property is at the centre of a small country estate. Three stable blocks, a large two storey garage/workshop and a barn, all set separately and accessed via an extension of the main driveway.

Technology both in build and services are as one would expect of a contemporary home of this calibre.

The landscaping has had equal attention with the formal gardens bordering extensive alfresco entertaining areas and an impressive orangery extending the season even during inclement weather.

The property has been visited many times by helicopter (Co-ordinates 53.287081 -2.178879). A wind sock is erected for this purpose.

ACCOMMODATION

The portico entrance opens to a spectacular reception hall extending to the full depth of the house with a grand stone staircase leading up to a gallery landing. Off to the right are the two principal reception rooms. To the front is the formal dining room with a dual aspect and a French door opening to the side terrace. The drawing room stands at the rear and has a superb dual aspect with views to the rear and French doors to the side terrace. A splendid carved Adam style fireplace forms a focal point and a French door opens to the side terrace and orangery beyond.

The living kitchen extends to the full depth of the house and has been bespoke fitted with SieMatic furniture by Stuart Frazer including Miele, Gaggenau and Fisher & Paykel appliances. A wonderful space for family living and informal dining with lovely views over the gardens and lake.

The side hall lies off the kitchen and includes a laundry room, a boot room and a secondary staircase leading down to the lower ground floor. There is internal access from the hall to the three car garage and a staircase leading up to the housekeeper's apartment.

The first floor landing has a fine view over the valley to the rear and leads through to the three principal bedroom suites including the master bedroom with a splendid marble fireplace and a dual aspect, a sumptuous dressing room and an elegant en suite bathroom. The second suite includes an en suite bathroom and there is a beautifully appointed house bathroom.

The second floor includes two further bedroom suites, both with dual aspect and the guest suite features a dressing room in addition to a large bathroom.

Leisure Suite

The impressive stone staircase leads down to the lower ground floor reception hall with pillared glazed panels revealing the stunning swimming pool area with a spa pool, sauna, changing/shower room and a WC.

The air conditioned cinema has surround sound and a projector system. The gymnasium is air conditioned and has natural light.

Ancillary rooms include a wine store, a laundry room, a store room and the plant room.





Gardens and Grounds

Our clients have created formal gardens immediately surrounding the main house in traditional Georgian style. These include a baroque 'Forlan' fountain at the head of the driveway to the front, flanked by box hedging. To the rear is a wide terrace leading down to manicured lawns, formal planted areas with dissected by box hedges and stone steps leading down the lower gardens. To the front of the orangery lies a herb garden with floral borders, interspersed with shingle paths.

The orangery links to the house with a garden wall and provides wonderful entertaining space under its lantern roof with lovely views over the gardens and grounds. The space is heated and has cloakroom, light and power and provision for a kitchenette.

The two storey workshop/garage is hidden from view at the end of the estate road and is superb space for those who collect vehicles. Similarly there are stables and a steel framed barn for those who enjoy equestrian pursuits. The stables have also been used as offices in the past, well placed away from the main house.

SPECIFICATIONS

General Specification

- Under-floor heating to all floors
- Stone staircase with hand crafted balustrade
- SieMatic Kitchen with Gaggenau & Miele appliances including induction hob, two fan ovens, steam oven, warming drawers, combination microwave oven, coffee machine, three fridges/two freezers, two dishwashers.
- Miele appliances to laundry and utility room
- Bathrooms with Villeroy Boch sanitary ware and Hansgrohe fittings
- Air conditioning to pool, gymnasium and cinema
- Open fires in the drawing room and family room

Integrated Intelligent Home System

- Centralised audio visual system by Celestron
- Clipsal lighting system throughout
- Celestron Cinema system with projector
- Cat 5 cabling throughout

Security Specification

- Fire Alarm system with fire & heat detection
- CCTV with multiple cameras
- Sophisticated alarm system

Leisure Suite

- Tiled pool with bespoke underwater lighting system, audio system, concealed electric powered cover
- Four person spa
- Sauna
- Changing room/shower & separate WC.





DIRECTIONS

From Prestbury village take the A538 Castle Hill towards Wilmslow and after about ½ mile turn left onto Withinlee Road and the entrance to Withinlee House lies on the left after about ½ mile.

GENERAL REMARKS

TENURE

Withinlee House is freehold and free from chief rent.

SERVICES

Mains gas, water and electricity
Bore hole water supply
Private drainage
Generator

FIXTURES & FITTINGS

Unless otherwise stated, fixtures and fittings that are not specifically described in these particulars are not included in the sale, although certain items may be available by separate negotiation. Further information should be obtained from the selling agent.

LOCAL AUTHORITY

Cheshire East – 0300 123 5500

VIEWING

Strictly by appointment with Savills 01625 417450.

IMPORTANT NOTICE

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2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Details prepared February 2017 Photographs taken June 2013

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	

Not energy efficient - higher running costs

England, Scotland & Wales





