



jordanfishwick

43 CASTLE HILL, PRESTBURY, SK10 4AS
Guide price £1,999,950

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This individually designed, imposing property occupies a generous plot on Prestbury's prestigious Castle Hill, enjoying open, far reaching views. Inside, the property comprises: reception hall, cloakroom, wc, large lounge, dining kitchen with bespoke fitted kitchen and separate entertaining area, office, rear porch and utility. The master suite opens onto a private balcony enjoying open views, walk-in dressing room and en suite bathroom. There are a further four bedrooms, the second and third of which each have their own dressing room and en suites and a family bathroom. To the lower ground floor, accessed via the reception hall, is a leisure complex, comprising: cinema, gym, wine cellar, laundry room, plant room and opening into the impressive swimming pool area featuring a pool, jacuzzi, sauna, shower room and wc and a bar/entertaining area. There us also a detached triple garage with remote electronic doors. Further features include: television intercom, full integrated audio system, zoned heating system, CCTV, underfloor central heating, central vacuum system and remote lighting system to name but a few. Enclosed mature gardens and gated driveway.

DIRECTIONS

From our Wilmslow office proceed in a northerly direction along Alderley Road to the traffic lights. Keep to the right of Barclays Bank and at the next set of traffic lights turn right onto Station Road which becomes Macclesfield Road and at the roundabout, take the 3rd exit onto Hough Lane A5102. At the next roundabout, take the 1st exit onto Prestbury Road A538 and continue approx 3 miles into Prestbury village and the property will be found on the left hand side.

GROUND FLOOR Reception Hall 21'0 x 12'11 (6.40m x 3.94m)

Two bay windows to front, wood flooring, spotlights.

Cloakroom

Window to front and spotlights.

Downstairs WC

Low level wc, pedestal wash hand basin, chrome towel rail.

Dining Room 15'9 x 15'7 (4.80m x 4.75m)

Four double glazed windows to front, spotlights, two wall light points, wood floor, television aerial point.

Lounge 20'5 x 20'4 (6.22m x 6.20m)

Feature double glazed bay window to side, feature inglenook with two double glazed windows, stone fireplace with inset gas fire, recess for television, ceiling cornicing, telephone point, television aerial point, surround sound system, four wall light points. (Double doors to hall).

Dining Kitchen 32'0 x 17'3 (9.75m x 5.26m)

KITCHEN AREA - Beautiful bespoke kitchen with a range of hardwood storage units with a wide range of integrated appliances to include Miele oven, grill, microwave, integrated American style fridge and freezer, two integrated dishwashers, inset stainless steel sink basin with mixer tap and instant hot water tap. The white granite work surfaces are another nice feature. Centre island with five ring hob and large suspended extractor hood over and a range of base level storage units. White tiled floor, spotlights, ceiling cornicing, three double glazed windows to side and double glazed doors to garden, door to rear porch. DINING AREA - Wood flooring, double glazed French doors to outside terrace enjoying open views, spotlights, ceiling cornicing, television aerial point, three double glazed windows to side. Door to:

Office 10'8 x 10'6 (3.25m x 3.20m)

Two double glazed windows, two wall light points, spotlights, ceiling cornicing.

Rear Hall 7'2" x 7'6" (2.18m x 2.29m)

Double glazed doors to garden, double glazed window to side, white tiled flooring. Door to utility.

Utility 10'0" x 5'9" (3.05m x 1.75m)

Fitted units comprising base level storage with work surface over and inset sink unit with mixer tap and further store cupboard. Four windows to rear and side aspect, tiled floors, spotlights and extractor.

FIRST FLOOR - Landing

Galleried landing with feature front window enjoying open views, loft access, spotlights, wall lights, door to two airing cupboards.

Master Bedroom Suite - 20'7 x 16'6

Double glazed french doors onto balcony, two windows to side, in-wall television aerial recess, cornicing, spotlights. Opening to Dressing Room.

Dressing Room 14'6" x 9'4" (4.42m x 2.84m)

Range of fitted wardrobe units incorporating ample hanging space, shelving, drawers and shoe rails. Door to en suite.

En Suite 15'2" x 10'3" (4.62m x 3.12m)

Feature vaulted windows to rear, walk-in rainfall shower, stand alone bath, vanity wash hand basin with vanity mirror, low level wc, two towel rails, marble tiled flooring, vaulted ceiling, spotlights, extractor.

Bedroom Two 18'5 x 11'0 (5.61m x 3.35m)

Feature vaulted window to front enjoying spectacular views, two double glazed windows to side, vaulted ceiling with spotlights. Opening to Dressing Area:-

Dressing Area

Fitted wardrobe. Door to en suite.

En Suite

Walk-in shower, low level wc, pedestal wash hand basin, tiled floor, part tiled walls, spotlights, extractor.

Bedroom Three 17'11 x 11'10 (5.46m x 3.61m)

Eight double glazed windows to front, side and rear aspects, television aerial point, spotlights. Opening to Dressing Area.

Dressing Area

Fitted wardrobes. Door to en suite bathroom.

En Suite Bathroom

Fitted with a three piece suite comprising bath, vanity wash hand basin, low level wc, tiled floor, part tiled walls, spotlights, extractor, heated towel rail.

Bedroom Four 10'9 x 11'6 (3.28m x 3.51m)

Three double glazed windows to rear, spotlights.

Bedroom Five 11'6" x 10'8" (3.51m x 3.25m)

Three double glazed windows to rear, spotlights.

Family Bathroom

Fitted with a four piece suite comprising bath, walk-in shower with glass screen, low level wc, vanity wash hand basin with unit under, heated towel rail, two double glazed windows to front, spotlights, tiled floor, part tiled walls.

LOWER GROUND FLOOR - Inner Hallway

Galleried hallway with feature windows to front and bespoke hardwood staircase with glass balustrade leading to first floor, hardwood flooring, spotlights. Doors to leisure area and cinema.

Cinema 24'0" x 17'4" (7.32m x 5.28m)

Double glazed french doors opening out onto sun terrace. Bespoke fitted cinema with five electrically operated armchairs at a raised level, cinema screen with integrated surround sound system, spotlights.

Gymnasium 17'0" x 14'10" (5.18m x 4.52m)

Three wall light points, mirrored wall, television aerial point, wood floor.



GUIDE PRICE £1,999,950



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(82-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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