



HOLDEN & PRESCOTT

Amberley, Andertons Lane, Henbury,
Macclesfield SK11 9PB



Amberley occupies a magnificent plot of approximately 0.5 acres and, from its elevated position, has the most glorious views over open farmland and to the Cheshire plain.

This detached bungalow was designed and built for the present owner to a very impressive specification. Deceptive in nature, it provides beautifully proportioned accommodation laid out in a way to allow full appreciation of the incredible outlook.

From a hall there is a 22' lounge, separate dining room, study, conservatory, dining kitchen, four bedrooms, with a large en-suite to the master, and a bathroom. Both gas fired central heating and uPVC double glazing are installed.

The large gardens are a lovely feature of the property. Partially screened from the lane, there is a well tended lawn and a block paved drive which allows for the parking of several cars as well as access to the double garage. The rear garden is again predominantly lawned with hedge boundaries, shrub borders and an Indian stone paved patio which extended to two sides of the conservatory.

Henbury is a very desirable village located some 3.8 miles to the west of Macclesfield. There is a strong sense of community centre around the church, village hall and local pubs.

The property is a short distance from Macclesfield's town centre. Macclesfield is a thriving business centre with excellent local amenities and a choice of modern leisure and sports facilities nearby. The town is situated on the picturesque Cheshire Plain yet close to the natural beauty of the Peak District National Park.

Residents of Macclesfield have access to good transport links including national motorways, major road networks and intercity trains. Manchester International Airport is only thirteen miles away by road. Both Stockport and Manchester are within comfortable daily travelling distances and there is a regular bus service to neighbouring towns.

Directions

Proceed out of Macclesfield along Chester Road in a westerly direction towards Knutsford. Proceed straight over the roundabout into Chelford Road. Continue along Chelford Road, turning right immediately before Henbury Church into Church Lane. Continue along Church lane passed Drak Lane and Hightree Drive into Andertons Lane where Amberley can be found on the left hand side.

Viewing

By appointment with Holden and Prescott

Covered Porch

Courtesy light.

Entrance Hall

uPVC front door with double glazed panels. Cloaks cupboard with hanging rail and storage shelving. Additional storage cupboard with storage shelf. Airing cupboard with shelving. Loft access. Ceiling cornice. Double and single panelled radiators.

Lounge 22'0 x 13'11 (6.71m x 4.24m)

Recessed display niche with shelving. Two wall light points. Ceiling cornice. T.V. Aerial point. Large uPVC double glazed picture window. uPVC double glazed sliding patio doors to the conservatory. Skirting radiators.

Dining Room 13'11 x 11'9 (4.24m x 3.58m)

Ceiling cornice. uPVC double glazed windows to two elevations. Two single panelled radiators.

Conservatory 11'9 x 9'0 (3.58m x 2.74m)

Of uPVC construction having double glazed windows and sliding double glazed door to the garden. Tiled floor.

Dining Kitchen 18'0 x 11'9 (5.49m x 3.58m)

Double bowl sink unit with mixer tap and base cupboards below. A range of matching base and eye level cupboards in high gloss white with contrasting worktops and tiled splashbacks. Electric cooker point. Tiled floor. uPVC double glazed window. Double panelled radiator.

Utility Area

A partially screened utility area with plumbing for washing machine and dishwasher. Space for fridge freezer. Gas fired condensing central heating and domestic hot water boiler. Airing cupboard. Tiled floor. uPVC door with double glazed panel to rear porch.

Rear Porch

Storage cupboards. Tiled floor. Access to the garage. uPVC double glazed window. uPVC door with double glazed panel to the garden.

Study 13'0 x 8'4 (3.96m x 2.54m)

Built-in desk unit. Storage and display shelving. uPVC double glazed window. Single panelled radiator.

Bedroom One 16'11 x 14'0 (5.16m x 4.27m)

A range of built-in double wardrobes with cupboards above. Dressing table with mirror and light. T.V. Aerial point. uPVC double glazed window. Double panelled radiator.

En-suite

Panelled bath with mixer taps and shower, pedestal wash basin and a low suite W.C. Fully tiled walls. Storage cupboard with shelving. Wall mounted mirror and light. uPVC double glazed window. Double panelled radiator.

Bedroom Two 15'0 x 11'11 (4.57m x 3.63m)

A range of floor to ceiling built-in wardrobes T.V. Aerial point. uPVC double glazed window. Single panelled radiator.

Bedroom Three 12'10 x 9'8 (3.91m x 2.95m)

uPVC double glazed window. Single panelled radiator.

Bedroom Four 11'10 x 10'0 (3.61m x 3.05m)

uPVC double glazed window. Single panelled radiator.

Bathroom

Walk-in shower with glazed screen and thermostatic shower, pedestal wash basin and low suite W.C. Part tiled walls. Wall mounted mirror. uPVC double glazed window. Single panelled radiator.

Outside

Double Garage 18'6 x 15'11 (5.64m x 4.85m)

Electronically operated up and over door. Power and light.

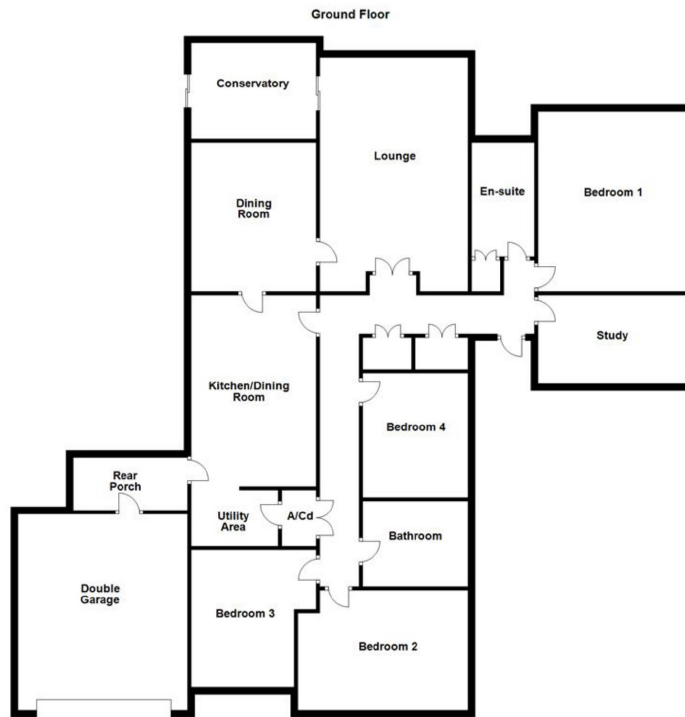
Gardens

The property is set back some 50 feet from the lane behind a partially screened lawned garden with a block paved drive which provides off road parking for several vehicles as well as access to the double garage. To the left hand side of the property and behind the garage, there is a large Indian stone paved patio which extends to the rear and provides the perfect vantage point for the magnificent views which extend over glorious farmland and the Cheshire plain. Within hedged borders, there is a large rolling lawn and well stocked shrub borders. To the right hand side of the bungalow, there is a covered access to a partial cellar which provides excellent storage.

Tax Band: G

£550,000

Floor Plan



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