



**GASCOIGNE
HALMAN**

FALLIBROOME MANOR HOUSE

THE AREAS LEADING ESTATE AGENT



| ALDERLEY ROAD, PRESTBURY

FALLIBROOME MANOR HOUSE

Nestled in the heart of the Cheshire countryside, within close proximity to the prestigious new King's School campus and the vibrant villages of Alderley Edge, Prestbury, and Macclesfield, Fallibroome Manor House is an exceptional and rarely available opportunity to acquire a truly remarkable home.

Offering over 3,100 sq ft of elegant, versatile accommodation, this distinguished six-bedroom detached residence seamlessly blends classic period character with the comforts of modern living. This grand family home is steeped in history and overflowing with warmth, personality, and timeless appeal. Full of original detailing, bay windows, decorative cornicing, high ceilings, and feature fireplaces, the house radiates charm from the moment you arrive.

DRAFT



In brief, the house offers a welcoming entrance hall, where a large bay window bathes the space in natural light and sets the tone for the rest of the home. The ground floor offers four elegant reception rooms, each with its own distinct character and purpose with a stylish formal living room, complete with a statement bay window. A grand dining room that exudes sophistication, a sun-drenched orangery, enjoying views over the garden and a charming sitting room, conveniently located off the kitchen. The kitchen area offers a range of fitted units, an Aga and Belfast sink. A boot room with separate access from the driveway, a handy utility room, and a ground floor WC completes the ground floor.

Upstairs, off a wide, light-filled landing sits the impressive main bedroom suite, which enjoys peaceful garden views. This private retreat flows into a generous walk-in wardrobe/dressing room (formerly a bedroom) and a large en-suite bathroom. Two further well-proportioned double bedrooms overlook the front of the house, enjoying views across open countryside, and are served by a family bathroom and a separate WC. The top floor offers yet more living flexibility, with three additional double bedrooms, all spacious and full of light, alongside a large playroom/games room.



GROUNDS

Stepping outside into a beautifully maintained and private rear garden, offering a true sanctuary for both relaxation and entertaining. Mature borders, a large lawn, and an outdoor kitchen/bar area provide the perfect backdrop for summer barbecues and alfresco evenings. A rustic outbuilding with a log burner adds a cozy retreat for year-round enjoyment. A private driveway sweeps around to the rear of the house, offering ample off-road parking and convenient access to the boot room and rear garden.

LOCATION

Prestbury Village boasts a picturesque centre with its Georgian Houses and historic church, plentiful restaurants, specialist shops, and a small supermarket where most day to day needs are satisfied.

The Village has a thriving tennis and squash club, cricket club and a highly regarded golf course.

There are public footpaths leading deep into the Cheshire Countryside as well as to the National Trust-owned Hare Hill estate and 'The Edge'. Perfect for dog walkers or those enjoying a stroll in the Countryside.

Local schools are excellent including the Village primary school, Mottram St. Andrew Primary School and Fallibroome Academy in addition to well regarded private schools including Beech Hall and Kings School with its now complete state-of-the-art campus on the edge of the Village. The Ryleys, Alderley Edge School for Girls, Pownall Hall and Terra Nova prep. Schools are all within commutable distance.

The restaurants and bars of Alderley Edge are within easy reach and superb shopping is available in Wilmslow, Handforth Dean and John Lewis in Cheadle as well as the market town of Macclesfield.

The Village station has a regular service to Manchester and Macclesfield from where London Euston is only approx. 1 hr 40 mins away. Manchester Airport is less than 10 miles distant.

DIRECTIONS

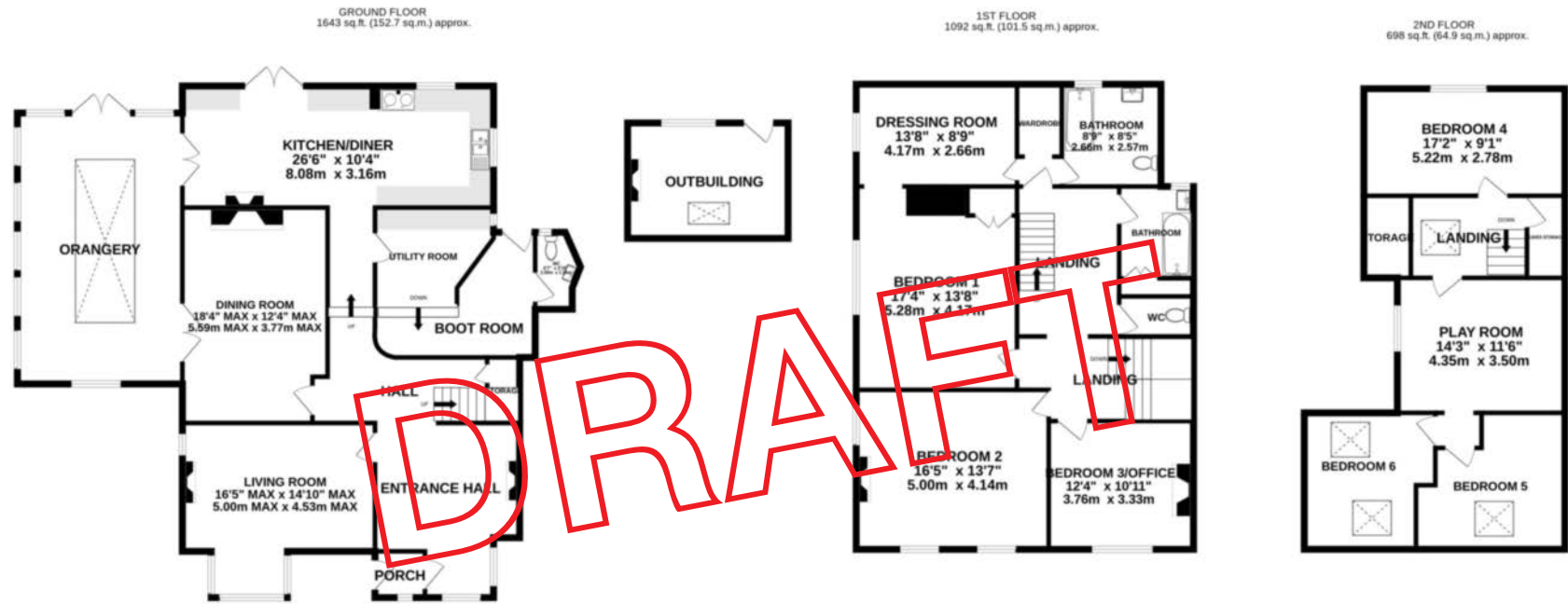
SAT NAV: SK10 4RH

LOCAL AUTHORITY

Cheshire East - Council Tax Band: TBC

TENURE

Freehold - to be verified by solicitors.



TOTAL FLOOR AREA : 3434 sq.ft. (319.0 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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