







Tree Tops, Withinlee Road, Prestbury

A beautifully designed bespoke home occupying one of Prestbury's most prestigious positions, set within approximately 1.2 acres and enjoying spectacular views across the Cheshire countryside.

Thoughtfully extended and comprehensively enhanced by the current owners, the property centres around an exceptional 36ft open-plan kitchen, dining and living space, featuring a bespoke kitchen with substantial island, integrated Gaggenau appliances, full-height glazing and rooflights creating a wonderful connection with the gardens.

The accommodation also includes three generous bedrooms, including an impressive principal suite, alongside a formal lounge, family room, study, utility and WC.

Externally, beautifully landscaped and exceptionally private gardens feature mature trees, established borders, extensive lawns and substantial terraces, complemented by a separate gymnasium, double garage and generous private parking.

A truly exceptional home combining sophisticated modern living, privacy and an outstanding rural outlook.





Tree Tops, Withinlee Road, Prestbury

- Prestigious Withinlee Road location
- Beautifully designed bespoke detached residence
- Exceptional 36ft open-plan kitchen, dining & living space
- Bespoke kitchen with integrated Gaggenau appliances
- Impressive contemporary rear extension
- Approx. 1.2-acre private plot with stunning countryside views
- Beautifully landscaped gardens & extensive entertaining terraces
- Separate garden gymnasium
- Double garage & substantial private driveway

Council Tax band: H

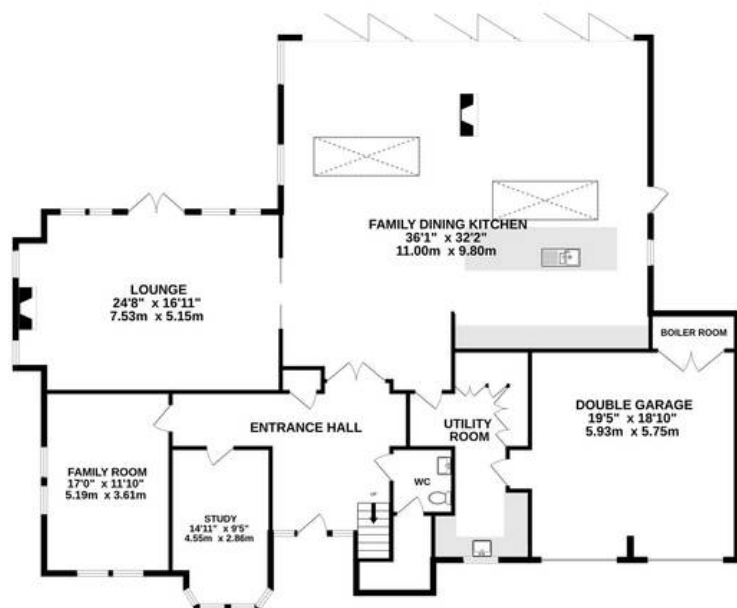
Tenure: Freehold

EPC Energy Efficiency Rating: C

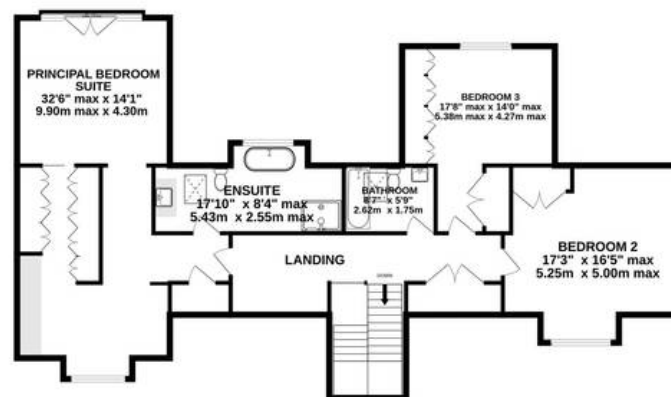
EPC Environmental Impact Rating:



GROUND FLOOR
2677 sq.ft. (246.7 sq.m.) approx.



1ST FLOOR
1421 sq.ft. (132.0 sq.m.) approx.



211 sq.ft. (19.6 sq.m.) approx.



TOTAL FLOOR AREA : 4308 sq.ft. (400.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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