



Sevendials | Castle Hill, Mottram St Andrew





Sevendials



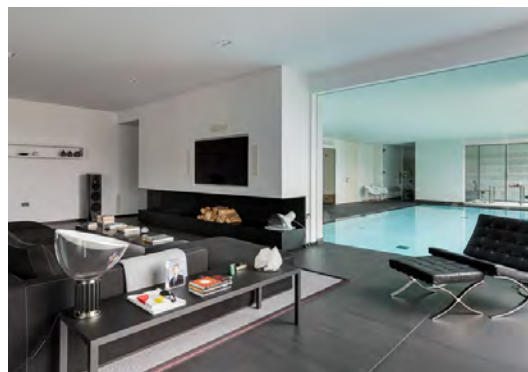
A stunning contemporary family house with an exceptional bespoke interior, leisure suite and far-reaching open views, set in about 1.8 acres of gated, private landscaped gardens



Sevendials was designed by the excellent CAVE architects as a bespoke commission for the current owner. Built to a superb standard, with a no expense spared mantra throughout. The elevated and exceptionally private position has been accentuated by inventive and abundant glazing, allowing a full appreciation of the breathtaking far-reaching rural views and flooding the house with natural light. Every effort has been made to seamlessly combine the interior with the exterior creating a light, bright and spacious feel to the whole house. Almost every room has a sublime view facing west, with glorious sunsets.

The cutting edge, crisp and contemporary exterior is amplified by the interior, with exceptional ceiling height to both floors. The sizeable accommodation is fluid and open-plan in nature, making it ideal for modern family living and entertaining on a grand scale. The fittings and specification are phenomenal, with a bespoke hand-made German kitchen by Bulthaup having a full complement of Gaggenau fittings, a very high end Portrait installed pool, bespoke Italian wardrobes and a dressing room fitted by Rimadesio. The electric blinds are operated by remote control.

The specification also includes gas fired underfloor heating and a comprehensive security system with zoned intruder alarm and shock sensors to the windows, infrared movement beams to the ground floor and CCTV to the house and gardens, all monitored and controlled from an app.





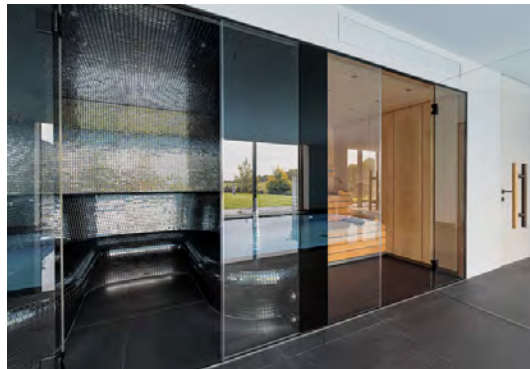
Gardens & Grounds

A modern sliding electric entrance gate is located at the end of a long impressive private drive. The gate opens into a large circular bonded graphite resin driveway that leads to a stone paved parking and turning area to the front of the house and triple garage.

The majority of the gardens sit to the rear and consist of large area of manicured lawns which culminate in a woodland spinney. The entire of the rear of the house has a wide tiled terrace which matches exactly the interior flooring, seamlessly blending the exterior to the interior. The terrace wraps around to the side elevation, where a part-glazed outdoor kitchen with pizza oven and outside heating can be accessed off the drawing room. Within the lawns is a small pond with feature stone surround, accessed via large stone retained grass terraces. Above the leisure wing is an elevated roof garden with tiled terrace, also accessed flush level off the master bedroom, making the most of the far-reaching views.

Accommodation in Brief

- Galleried entrance hall
- WC and cloakroom
- Open-plan kitchen/breakfast/family room
- Rear prep kitchen
- Drawing room
- Dining room
- Laundry
- Wine store
- Boot room
- Study
- Leisure suite comprising indoor pool, steam room, infra red sauna, shower/changing room, plant room, bedroom five with en suite shower room
- Four bedrooms (two en suite, master with dressing room and doors to roof garden)
- Jack and Jill bathroom between bedrooms 3 & 4
- Roof garden
- Covered outdoor kitchen
- Detached triple garaging
- Beautifully landscaped gardens and woodland - in all about 1.8 acres



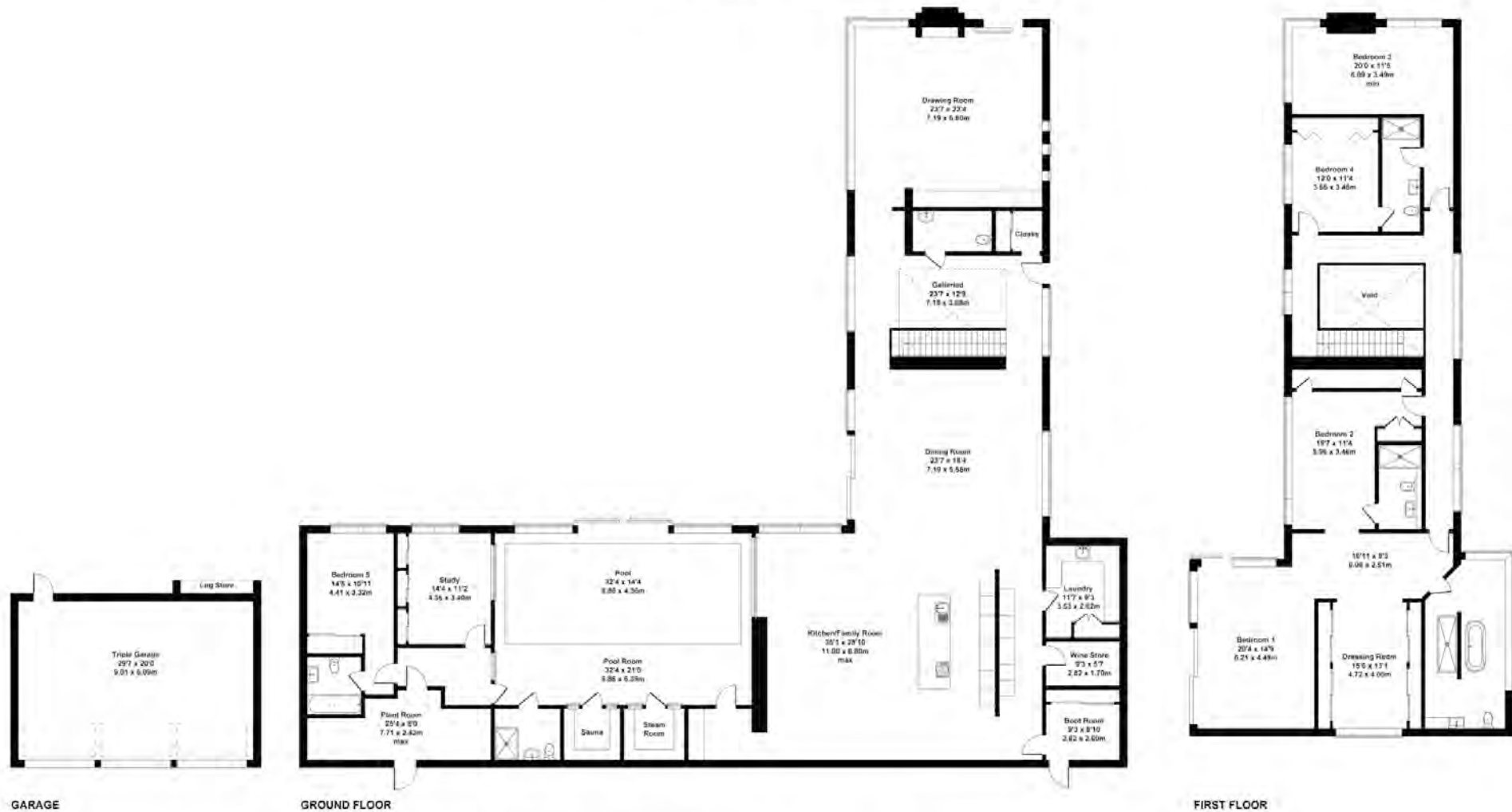
Location

The crowning glory of this property is its exceptional location, being tucked away down a long drive away from view, yet is only some 1.3 miles away from the village of Prestbury.

Sevendials is situated in the charming village of Mottram St Andrew on the outskirts of Prestbury village. Prestbury is renowned for its range of upmarket shops, eateries and schools, together with a train station, enabling easy access to Manchester and London.

Sevendials, Mottram St Andrew

Approximate Net Internal Area
 House - 6336 sq ft - 588.68 sq m
 Garage - 588 sq ft - 54.65 sq m
 Total - 6924 sq ft - 643.33 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2022

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Castle Hill, Mottram St Andrew,
Cheshire. SK10 4AX

Price : Guide £3,995,000

Tenure : Freehold

Local Authority : Cheshire East

EPC : C (75)



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