

**Savannah Show Lodge, Ladera, Eaton,
Macclesfield, Cheshire**

bridgfords



A luxury lodge set in an idyllic rural setting in the heart of the countryside, yet within close distance of all amenities one associates with stylish modern day living.

Guide Price £242,000



No. 8 Savannah, Ladera, Eaton North Rode, Macclesfield, Cheshire, CW12 2NL

Savannah is one of the two show lodges in this low density community of luxury lodges set within mature woodland. The development has been five years in the making and much thought has been invested to create the "wow" factor away from the hustle and bustle of modern life.

As soon as you enter the beautifully crafted elegant dry stoned wall entrance to Ladera you arrive at an abundance of trees, shrubs, woodland, water and wildlife.

Each lodge design has been individually designed enjoying full length windows to fully appreciate the setting. There is a large decking area to enjoy the open air and the lodge enjoys its very own hot tub. Underfloor heating and air conditioning is provided in each property or you could opt for a log burner if you prefer.

In addition interior designs and furnishings are included - for example curtains, carpets, furniture, bed linen, television... The kitchen specification includes fully integrated appliances and high quality fittings.

Ladera's premier support service includes 24hr CCTV, electric gates and security fobs, serviced reception lodge, satellite television and broadband and a shuttle to Mottram Hall Hotel and Spa as well as other venues on a regular basis. Optional extras such as maintenance, newspapers and housekeeping can be provided.

Entrance Hall

1.45m x 1.9m (4'9" x 6'3").

Hall

3.43m x 0.9m (11'3" x 2'11").

Lounge

4.52m x 6.5m (14'10" x 21'4").

Dining Room

3m x 3.25m (9'10" x 10'8").

Kitchen

3.89m x 3.25m (12'9" x 10'8").

Utility

1.55m x 3.18m (5'1" x 10'5").

Study

1.65m x 2.24m (5'5" x 7'4").

Master Bedroom

3.2m x 3.38m (10'6" x 11'1").

En Suite

1.75m x 1.83m (5'9" x 6').

Bedroom Two

3.18m x 3.3m (10'5" x 10'10").

Bathroom

2.13m x 2.13m (7' x 7').

Walk in Wardrobe

1.75m x 1.5m (5'9" x 4'11").

Viewing strictly by appointment only through the sole agent's office
The Estate Office, The Village, Prestbury, Macclesfield, Cheshire, SK10 4AL
Tel: 01625 829372 Fax: 01625 820904
e-mail: prestbury@bridgfordscountrywide.co.uk

Please note that it is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchasers. These details do not constitute any part of any offer or contract. Bridgfords Countrywide, their employees and agents do not have any authority to give any warranty or representation whatsoever in respect of this property. All measurements or floorplans are approximate and for guidance purposes only. No responsibility is taken for any errors, omissions or misstatements. The tenure of this property must be confirmed by the Vendor's Solicitor, who is yet to be appointed. In particular no statement in these details is to be relied upon as representations of fact and the purchaser should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained in these details. This material is protected by the laws of copyright. The owner of the copyright is Countrywide Estate Agents. This property sheet forms part of our database, and is protected by the database rights and copyright laws. No unauthorised copying or distribution without permission.

