



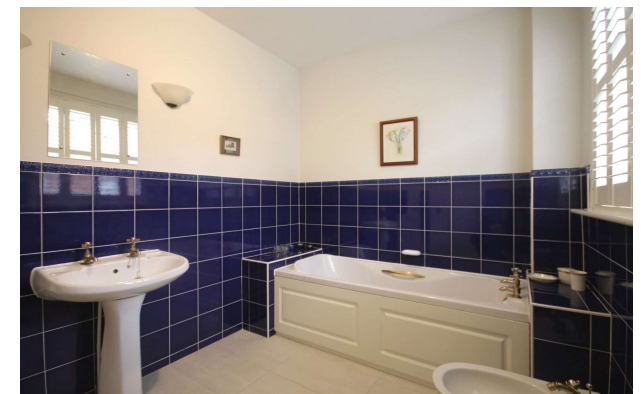
Tabley
The Stables, Tabley Hall Estate



Tabley, WA16 0HA

The Stables, Tabley Hall Estate

Offers over £500,000



The Property

This beautifully presented three-bedroom, two-bathroom mews house has been sympathetically maintained and improved over the years by the current owners to now provide light, spacious and flexible living accommodation incorporating character features and modern convenience. Particular mention must be made of the stunning main reception space with high ceilings, large sash windows overlooking the gardens and feature fireplace, the principal bedroom suite with fitted wardrobes and full en-suite bathroom as well as the breakfast kitchen with fitted appliances and Juliet balcony from the landing overlooking the courtyard.

Located in a super position within the Tabley Hall Estate, forming an exclusive courtyard development of similar properties with far reaching views over communal grounds whilst being ideally positioned for access to Knutsford Town centre and all major network links to the Northwest and beyond.

The development is approached over a long sweeping driveway leading through the grounds of the estate to the communal parking area and garages. The property forms a courtyard development with stone pathways, landscaped with feature planting and mature trees. The property has its own pretty rear garden which is ideally located with views over the communal grounds that also leads to a walled garden with communal BBQ facilities and tennis court. The residents can enjoy walks around the established grounds, which include well maintained formal gardens, woodland, a small lake and parkland. The property also benefits from allocated and visitor parking and a lock up garage.

Directions

From the roundabout in Knutsford proceed along Northwich Road (A50) and turn left into the Tabley House grounds and follow the lane round to The Stables entrance.

- A beautifully presented mews property
- Situated in a super position within the Tabley Hall Estate
- Spacious living accommodation
- Three bedrooms
- Two bathrooms (one en-suite)
- Private enclosed garden with views over the extensive communal grounds
- Garage & off road parking

Postcode – WA16 0HA

EPC Rating – C

Tenure – Leasehold

(140 year Lease

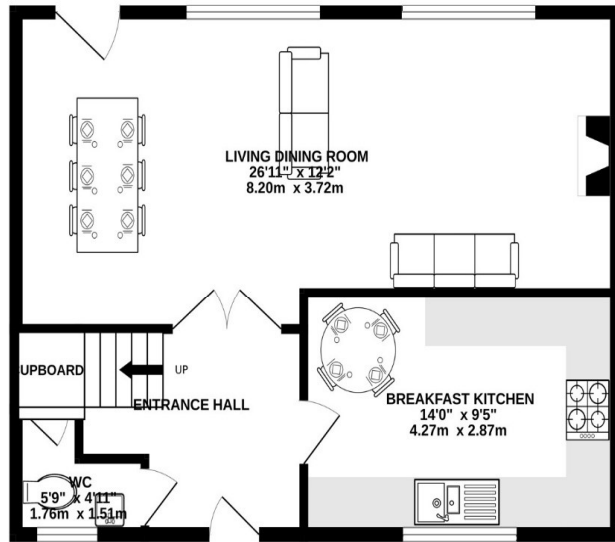
Service Charge £210pcm incl Ground Rent)

Local Authority – Cheshire East

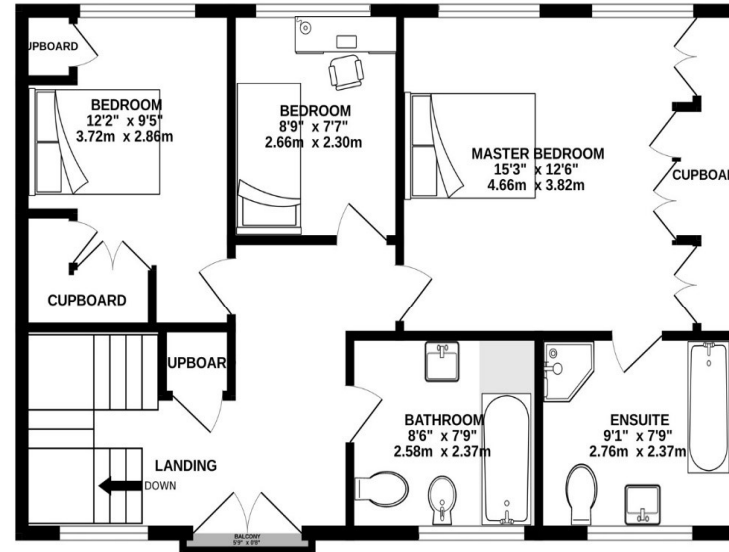
Council Tax – Band F



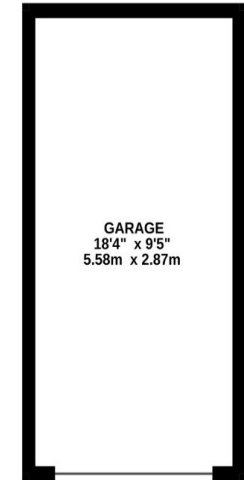
GROUND FLOOR
551 sq.ft. (51.2 sq.m.) approx.



1ST FLOOR
665 sq.ft. (61.9 sq.m.) approx.



EXTERNALLY
173 sq.ft. (16.0 sq.m.) approx.



TOTAL FLOOR AREA : 1388 sq.ft. (129.0 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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