



Plumley

The Hathaway, The Paddocks, Plumley Moor Road







## The Property

The Hathaway, The Berkshire and The Knutsford share the same layout, they are beautifully designed, high specification, spacious detached contemporary 5 bedroom family homes with an abundance of space and light.

Imaginative design and brilliant use of space has resulted in an intelligent and creative layout with 4200 sq ft of luxury accommodation over three floors. Access to the property is via an impressive double height, fully glazed entrance, creating an exceptionally well-lit reception hall. The reception hall allows easy access to all principal rooms on the ground floor. To the right is a spacious dual aspect living room overlooking the gardens whilst to the left there is an equally proportionate sitting room accessed by contemporary double glazed doors.

There is an additional set of full width sliding doors leading onto a sizeable patio area, ideal for outdoor entertaining. The German SieMatic kitchen forms part of the open plan living room situated to the rear of the property and has been superbly equipped with a contemporary range of full-height cabinets, stone worktops, integrated Miele appliances and Quooker tap for ultimate convenience. The kitchen also incorporates a huge central island plinth. This is truly a beautiful open plan space. The large sitting area is separated from the kitchen by a feature marble TV display unit with integrated electric fireplace. The room offers an abundance of natural light due to the full width sliding doors that open onto the rear garden.

There is a cloakroom providing more than ample storage space as well as a modern WC, incorporating stylish dark marble tiling and the highest quality sanitaryware. Additionally there is a laundry room with a side door to the rear gardens to complete the ground floor specification.

## Directions

From the roundabout at Canute Square travel along King Edward Road (A50) passing the rail station on your left and continue through the traffic lights onto Toft Road which turns into Holmes Chapel Road (A50). Turn right onto Middlewich Road (B5081). Turn right onto Plumley Moor Road where the property will soon be seen after a short while on your left hand side.

## SUMMARY OF ACCOMMODATION

- An immaculately presented newly built detached property situated in a lovely semi-rural position finished to a very high standard throughout
- Substantial & flexible reception rooms
- Superb living dining kitchen with high quality integrated appliances & separate utility room
- Five generous bedrooms & five bathrooms
- Private formal gardens with patio and lawned areas, ideal for alfresco dining and entertaining
- Driveway providing ample off road parking





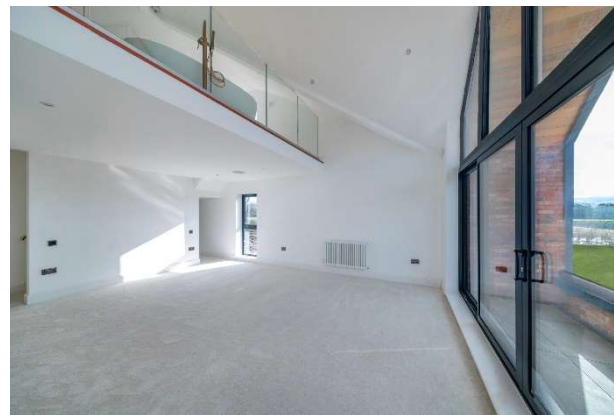








103 King Street, Knutsford,  
Cheshire, WA16 6EQ  
01565 654 000  
E: info@irlamsestateagents.co.uk  
www.irlamsestateagents.co.uk



**Price – £1,800,000**  
**Postcode – WA16 9RU**  
**EPC Rating - TBC**  
**Tenure – Freehold**  
**Local Authority - Cheshire East**  
**Council Tax – TBC**

**Plumley Moor Road, Plumley**  
**Plot 1 gross internal area = 4,106 sq ft / 382 sq m**  
**Plot 2 gross internal area = 3,593 sq ft / 334 sq m**  
**Balcony external area = 207 sq ft / 19 sq m**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
□ □ □ Denotes restricted head height  
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