



Knutsford  
Legh Road

  
IRLAMS  
*of Knutsford*



### **The Property**

This beautiful, detached property has been meticulously designed and executed by the current owners offering stunning, contemporary, open-plan style living accommodation using the finest of materials. Particular mention must be made of the modern bulthaup b3 kitchen with separate island units, four oven total control AGA, walk-in pantry and Velux windows to one elevation, the large principal bedroom suite in an apartment style with bedroom open-plan to the bathroom, fitted with free-standing bath, feature fireplace, walk-through shower, convenience facilities and separate dressing room, as well as three further bedrooms, all with en-suite facilities and numerous reception rooms offering flexible use. Originally designed as a five bedroom property the vendors opted to enjoy a larger master suite however this could easily be reinstated back to five bedrooms. Extending to over 6,300 sq. ft. with a fully integrated smart network providing high speed data points to every room, ultra 4K signal for TVs, uninterrupted Wi-Fi, 360° CCTV, under floor heating throughout and ground source heat pump.

Located in a super position in a generous, established plot on the town's premier road, close to all local amenities whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached through electric aluminium double gates set in stone pillars over a golden gravel driveway, providing more than ample parking, leading to the front entrance and integral fully tiled double garage. The front gardens are in an open lawned garden with feature planting, fully enclosed by mature hedging and timber fencing giving a high degree of privacy. The rear gardens are a lovely feature of the property, being landscaped in design with generous proportions and a private aspect. Laid to lawn in the main with a range of well-stocked borders surrounding containing a wealth of plants and foliage, all retained by established hedging, wood lap fencing and specimen trees. Porcelain tiled patio with loggia, accessed off all the main reception rooms sweeps around the rear of the property with separate patio to one elevation and Breeze House to the other, with light, power and data point, provides more than ample opportunity for alfresco dining and enjoying the beautiful aspect throughout the day.

### **Directions**

From the roundabout in Canute Square travel along King Edward Road (A50) turning left at the traffic lights by the rail station. Proceed through the next traffic lights up Brook Street. After passing the Legh Arms public house turn right onto Legh Road where the property can be seen on the left-hand side.

## SUMMARY OF ACCOMMODATION

- A stunning, bespoke, detached property extending to over 6,500sqft
- Situated on a generous plot on the town's premier road
- Substantial reception rooms and flexible living accommodation
- Beautiful open-plan living dining high specification Bulthaup b3 kitchen with large island unit, walk-in pantry & separate utility room
- Four/five generous bedrooms
- Four en-suite bathrooms
- Landscaped gardens with patio and extensive lawn, ideal for outdoor dining and entertaining
- Private gated driveway
- Fully tiled double garage with full length enclosed built in storage









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**Asking Price – £4,250,000**

**Postcode – WA16 8NT**

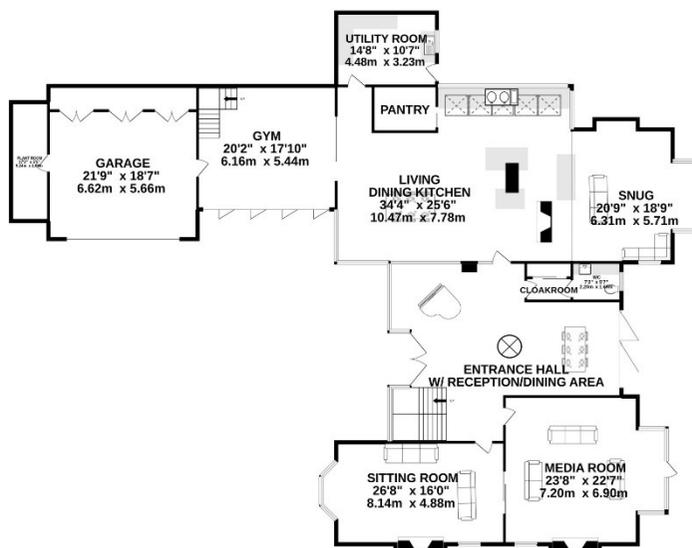
**Tenure – Freehold**

**Local Authority - Cheshire East**

**Council Tax – Band H**

**EPC Rating – C**

GROUND FLOOR  
3856 sq.ft. (358.3 sq.m.) approx.



1ST FLOOR  
2534 sq.ft. (235.5 sq.m.) approx.



TOTAL FLOOR AREA : 6531sq.ft. (606.7 sq.m.) approx.

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