



Great Warford
Highgrove, Ancoats Lane



Great Warford, SK9 7TT

Ancoats Lane

£750,000



The Property

Nestled in the delightful leafy surroundings of an exclusive gated development in the heart of Great Warford lies this well presented four-bedroom duplex penthouse property. Offering you the unique opportunity to own a slice of history within an architecturally treasured Grade II Listed building, dating back to the 19th century when the same building was used as a convalescent home for soldiers during first world war.

An impressive arrival is accomplished immediately via secure electronic gates and tree lined driveway leading to allocated parking plus visitors' spaces. Privacy is instantly achieved thanks to a wealth of shrubs and trees offering a tranquil aesthetic.

The development enjoys a quiet aspect whilst being in touching distance of Alderley Edge, Wilmslow and Knutsford. The penthouse itself sits in the most prominent part of the building and boasts a duplex aspect and offers quality, spacious accommodation over 2500sqft.

Particular mention must be made of the bright open plan living/dining space, with high vaulted ceilings and views over the meticulously manicured communal grounds and the Cheshire plains beyond.

Externally, the property is approached via secure electronic gates and tree lined driveway leading through stunning landscaped gardens, beautifully stocked and maintained. The property is boarded by a mature woodland, containing a wealth of specimen trees and pond encouraging an array of wildlife. The property sits in an attractive courtyard and benefits from two allocated parking spaces.

Directions

From Knutsford rail station head down Adams Hill, following the bend and pass through the traffic lights on to Chelford Road. Continue for approx. 2 miles and after the Dun Cow pub, turn left on to Marthall Lane. Proceed for approx. 1 mile and turn left on to Pedley Lane. Just before Warford Park, take a sharp right on to Ancoats Lane, and after approx. ½ mile the development can be found on the right hand side.

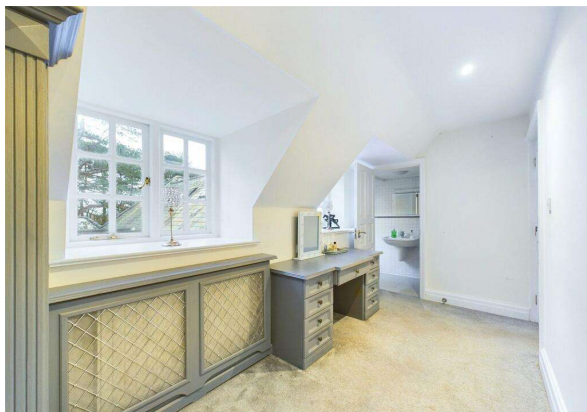
- A beautifully presented duplex penthouse property
- Situated within a wonderful, private setting in Great Warford overlooking open countryside
- Spacious & flexible living accommodation
- Four bedrooms
- Three bathrooms (two en-suite)
- Private gated driveway & stunning communal gardens
- Allocated & visitors parking

Postcode – WA16 8WR

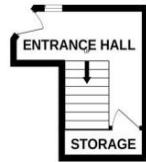
Tenure – Leasehold

Local Authority – Cheshire East

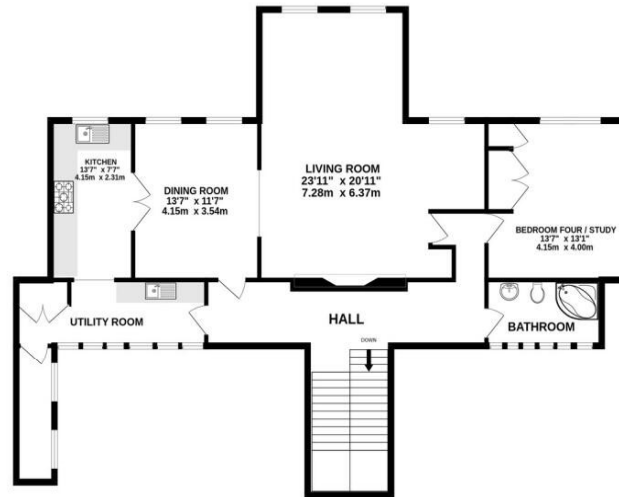
Council Tax – Band G



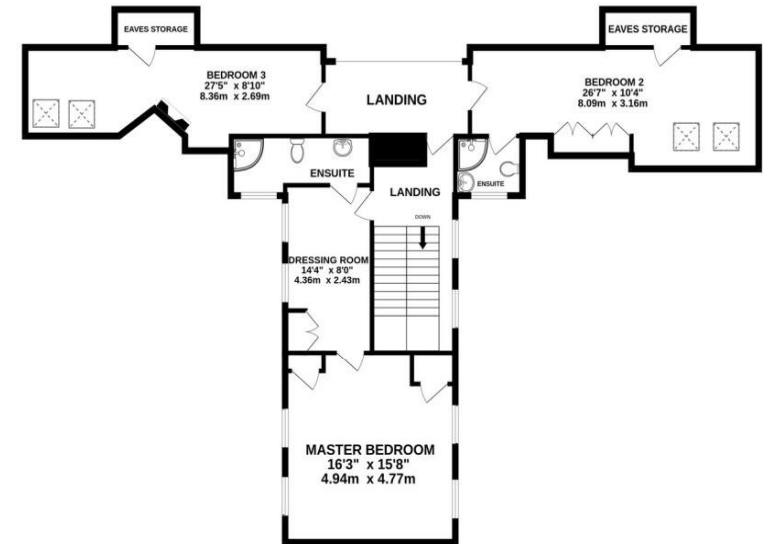
GROUND FLOOR
104 sq.ft. (10.8 sq.m.) approx.



1ST FLOOR
1283 sq.ft. (119.2 sq.m.) approx.



2ND FLOOR
1175 sq.ft. (109.1 sq.m.) approx.



TOTAL FLOOR AREA : 2575 sq.ft. (239.2 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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