



Lower Withington  
Trap Street



### **The Property**

This beautifully presented, substantial four-bedroom detached property has been much refurbished and improved in recent years by the current owners to now provide light, spacious and flexible living accommodation in a modern style. Particular mention must be made of the refitted Living Dining Kitchen with triple aspect and French doors on to the patio, the generous bedroom and reception accommodation including large lounge with feature fireplace to the rear of the property and main bedroom to the first floor with fitted wardrobes and balcony taking in the views as well as the refurbished family bathroom in a contemporary style.

Located in a quiet, semi-rural position within Lower Withington village, enjoying far reaching views over adjoining countryside to three aspects, a short drive to Knutsford, Alderley Edge and Holmes Chapel whilst being well positioned for all major network links to the Northwest and beyond.

The property is approached through electric, wrought iron gates over a large tarmac driveway with turning circle and stone set blocks, providing more than ample parking, leading to the front entrance and detached triple garage, flanked by lawned garden with feature planting and mature hedging. The rear gardens are a lovely feature of the property, being generous in proportions with a stunning open aspect overlooking adjoining countryside to three aspects. Laid to lawn in the main with well stocked borders containing a wealth of plants and foliage and a range of specimen trees, all fully enclosed by established hedging and trees. Large Indian stone flagged patio area sweeps around the rear of the property, accessed through the Living Dining Kitchen and Lounge, provides ideal opportunity for alfresco dining and enjoying the stunning aspect. Brick built Detached triple garage to one side of the plot provides ample storage and parking facilities with stables and tack room currently used as a workshop and log store.

### **Directions**

From Knutsford continue along Toft Road (A50) for approx 3 miles into Over peover. Turn right onto Blackden Lane (A535) for approx 3 miles turning left onto Red Lane passing Jodrell Bank. Turn right onto A535 and slight left into Long Shot Road. At its end turn left onto Trap Street (B5392 and past The Red Lion public house and continue until you see the property on your left just prior to reaching The Old Pub.

## SUMMARY OF ACCOMMODATION

- An immaculately presented detached property situated in beautiful grounds with open countryside views
- Light, spacious & flexible living accommodation
- Superb open plan living dining kitchen with high quality integrated appliances & separate utility rooms
- Four generous bedrooms & two bathrooms
- Detached triple garage & stabling with workshop/tack room
- Stunning, private formal gardens with patios and lawned areas overlooking open countryside, ideal for alfresco dining and entertaining
- Private gated driveway providing more than ample off road parking





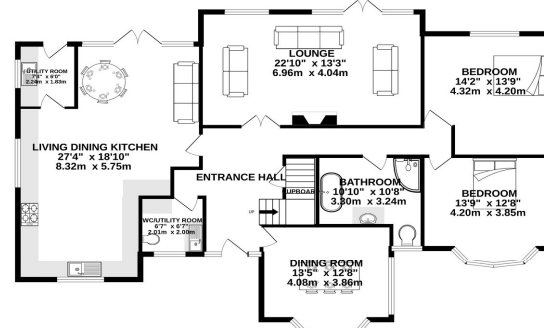


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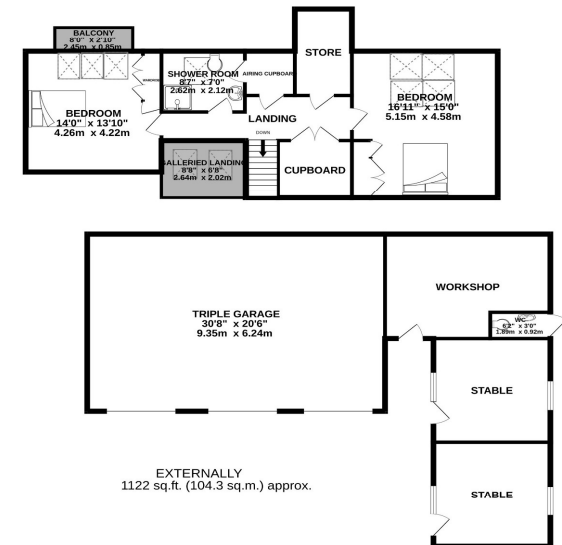


**Guide Price – £1,250,000**  
**Postcode – SK11 9EQ**  
**EPC Rating - TBC**  
**Tenure – Freehold**  
**Local Authority - Cheshire East**  
**Council Tax – Band F**

**GROUND FLOOR**  
1592 sq.ft. (147.9 sq.m.) approx.



**1ST FLOOR**  
750 sq.ft. (69.7 sq.m.) approx.



**TOTAL FLOOR AREA : 3464 sq.ft. (321.8 sq.m.) approx.**

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