



Wincham
Church Street


IRLAMS
of Knutsford

Wincham, CW9 6EP

Church Street

£675,000



The Property

This immaculately presented four bedroom detached Victorian farmhouse has been much refurbished in recent years by the current owner to now provide light, spacious and flexible living accommodation blending period features and modern conveniences effortlessly. Particular mention must be made of the wealth of original features such as open brick walls, original fireplaces and architraves, the refitted bathrooms in a contemporary style as well as the refitted kitchen and conversion of the garage for home office.

Located in semi rural position with views over adjoining countryside and in close proximity to local towns whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a sweeping golden gravel driveway leading to a large parking and turning area with pathway to front entrance and detached garage/home office. The gardens are mainly to the side of the property, being of generous proportions with a private, open aspect.

Laid to lawn in the main with well stocked borders surrounding, fully enclosed by wood lap and post and rail fencing. Detached garage providing extra storage with converted home office attached taking advantage of the fantastic views over adjoining countryside.

Directions

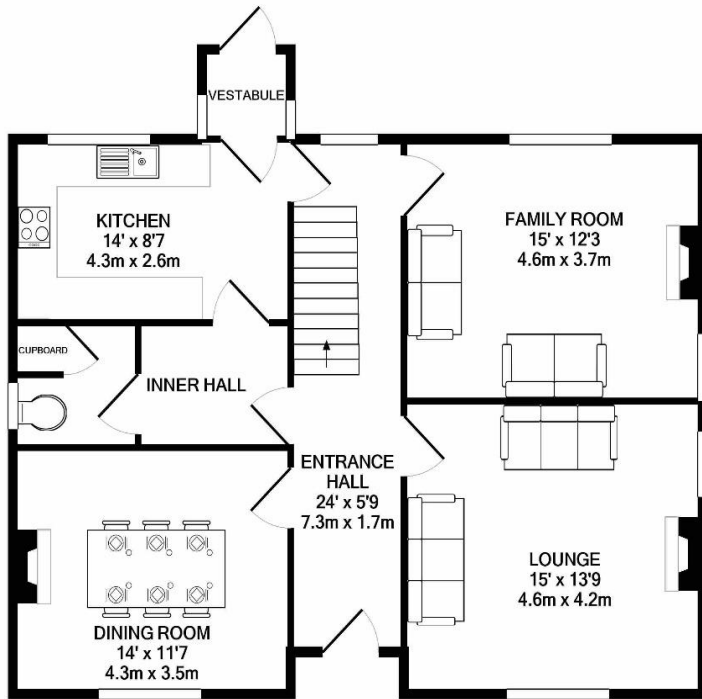
From the roundabout in Canute Square travel along Northwich Road (A5033) to its end. At the traffic lights turn right onto Chester Road (A556). Just prior to reaching the M6 roundabout turn left at The Windmill public house and continue along Pickmere Lane (B5391) for approximately 1.5 miles. Pass Style Matters furniture supplier on your right and The Red Lion public house and continue along until the road turns into Church Street. After passing Wincham Primary School turn into the lane on your right and property will soon be seen at the end of the lane.



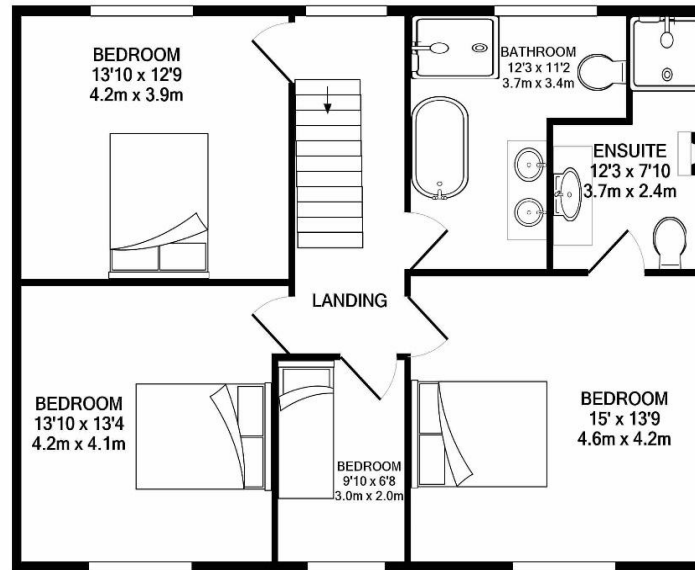
- An immaculately presented detached Victorian Farmhouse
- Spacious & flexible living accommodation
- Featuring a wealth of original features
- Four generous bedrooms
- Two refitted bathrooms (one en-suite)
- Stunning enclosed gardens with extensive lawn & gravelled areas
- Driveway providing ample off-road parking
- Detached garage/home office

Postcode – CW9 6EP
EPC Rating – TBC
Tenure – Freehold
Local Authority – Cheshire West & Chester
Council Tax – Band G

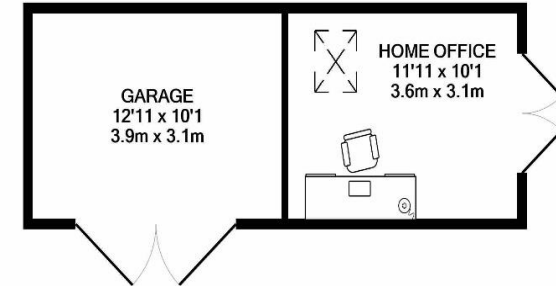




GROUND FLOOR
APPROX. FLOOR
AREA 909 SQ.FT.
(84.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 904 SQ.FT.
(84.0 SQ.M.)



EXTERNALLY
APPROX. FLOOR
AREA 251 SQ.FT.
(23.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2065 SQ.FT. (191.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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