



Over Peover
Green Lane


IRLAMS
of Knutsford



The Property

This immaculately presented, bespoke, detached three bedroom bungalow has been recently constructed to the highest of standards offering contemporary, open plan living all over one floor in a stunning semi rural position. Particular mention must be made of the beautifully appointed Living Dining Kitchen with island unit, feature fireplace and French doors to the garden, the Master bedroom suite with en-suite shower room, dressing room and wall mounted fireplace, two further double bedrooms (both en-suite) and large utility room as well as the detached double carport with store and external studio/office providing opportunity for home working or gymnasium.

Located in a super position in the heart of Over Peover village, within a short walk of The Dog Public House and on the doorstep of many countryside walks, enjoying far reaching views over adjoining countryside whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached through electric timbers gates with brick pillars over a tarmac driveway, providing more than ample parking, leading around the property to the front entrance, past the double carport and studio. The gardens are a lovely feature of the property being generous in proportions with a private, open aspect. Laid to lawn in the main, extending to circa half an acre, fully enclosed by wood lap fencing and mature hedging giving a high degree of privacy. Large stone flagged patio area, accessed through the Living Dining Kitchen provides ideal opportunity for alfresco dining and enjoying the beautiful aspect.

Directions

From Knutsford town centre continue through the lights passing the rail station onto Toft Road (A50). Continue on this road for approximately 2½ miles. Turn left onto Stocks Lane and proceed for approximately 1½ miles and after passing The Parkgate Inn turn left onto Chelford Lane and Green Lane will soon be seen on your right.

SUMMARY OF ACCOMMODATION

- An immaculately presented detached property situated in a lovely position within Over Peover
- Substantial luxurious open plan living
- Superb living dining kitchen with integrated appliances & separate utility room
- Three generous bedrooms with en-suite bathrooms
- Stunning, private formal gardens with patio & lawned areas, ideal for alfresco dining and entertaining
- Sweeping gated driveway
- Detached double car port with storage room
- Detached studio/home office/hobbies room







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Price – £1,150,000

Postcode – WA16 8UH

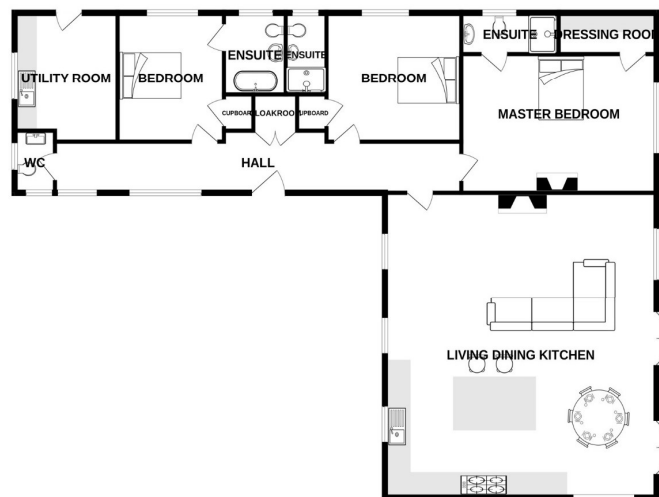
EPC Rating - TBC

Tenure – Freehold

Local Authority - Cheshire East

Council Tax – Band G

GROUND FLOOR
1782 sq.ft. (165.5 sq.m.) approx.



EXTERNALLY
847 sq.ft. (78.7 sq.m.) approx.



TOTAL FLOOR AREA : 2629 sq.ft. (244.2 sq.m.) approx.

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