



Over Peover  
Green Lane

  
IRLAM  
*of Knutsford*



## The Property

This exquisite, detached country residence has been meticulously designed and executed to the highest of standards by the current owners to showcase traditional craftsmanship and contemporary living in a stunning setting. Constructed in 2012 of brick elevations under a slate roof, with stone masonry the scheme was nominated for 'Best Individual Dwelling' in the North West Building Excellence Awards in 2013. Particular mention must be made of the stunning Smallbone Living Dining Kitchen with island unit, AGA, Miele appliances and Quooker tap open to the Family Room, the Master bedroom suite with fully fitted dressing room and en-suite bathroom, the beautifully appointed reception rooms featuring panelled walls, recessed carpets, hand carved, marble fireplace and parquet flooring as well as the magnificent reception hallway with bespoke oak staircase and stone fireplace with log burner. There is ancillary accommodation above the detached double garage offering potential for multi-generational living, au-pair or on-site security. The property also benefits from full permitted development providing opportunity for leisure suite facilitates (subject to relevant permissions/certification).

Located in a most sought-after position in the heart of Over Peover village with elevated views over adjoining countryside towards the Peak District, a short walk to The Dog public House and a plethora of country walks, close to the cosmopolitan towns of Knutsford and Alderley Edge whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a long, sweeping tree lined driveway with dry stone walling, stone sets and estate fencing through electric gates on brick pillars into the large turning circle with an abundance of parking, leading to the front entrance, detached garaging, triple carport and rear entrance through Green Lane. The grounds have been laid to lawn in the main with a parkland feel taking in the open countryside surrounding, featuring manicured rear gardens incorporating a wealth of established trees of foliage, fully enclosed by mature hedging and estate fencing. Golden resin patio sweeps around the rear of the property, accessed off the main reception rooms, leading Breeze House over cobbled pathway with arched trellising.

## 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 turn right at the crossroads onto Mill Lane where the front gated driveway will found on your left.

## SUMMARY OF ACCOMMODATION

- An exquisite, detached country residence situated in a stunning setting within Over Peover
- Substantial and flexible living accommodation
- Superb living dining Smallbone kitchen with integrated appliances & separate utility room
- Five spacious bedrooms with en-suite bathrooms
- Stunning, private formal grounds with patios & lawned areas, ideal for alfresco dining and entertaining providing elevated views over adjoining countryside towards the Peak District
- Sweeping gated driveways to front and rear
- Detached triple car port with storage room
- Detached double garage with self-contained annexe







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**Price – £5,750,000**

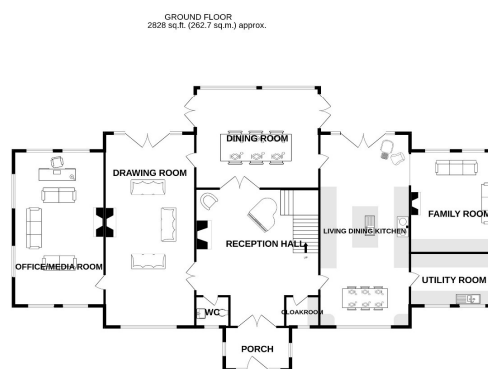
**Postcode – WA16 8UH**

**EPC Rating - TBC**

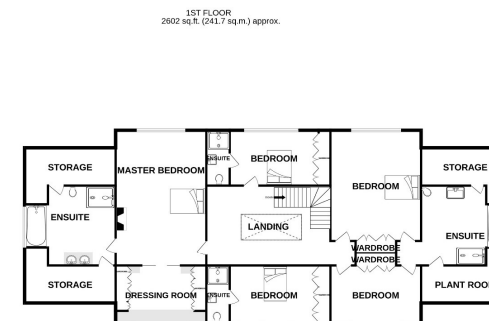
**Tenure – Freehold**

**Local Authority - Cheshire East**

**Council Tax – Band H**



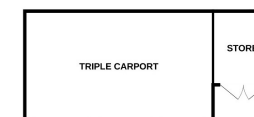
GROUND FLOOR  
2828 sq.ft. (262.7 sq.m.) approx.



1ST FLOOR  
2602 sq.ft. (241.7 sq.m.) approx.

DOUBLE GARAGE/ANNEX  
1376 sq.ft. (126.8 sq.m.) approx.

CARPORT/STORE  
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 7561 sq.ft. (702.5 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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