



Tabley  
Tabley House, Tabley Lane

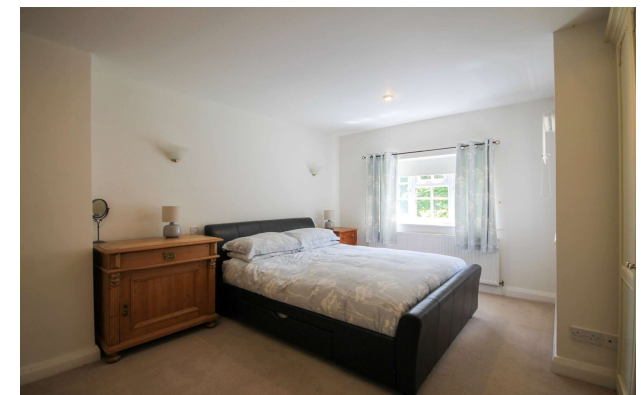




# Tabley, WA16 0EZ

## Tabley Lane

### £759,950



#### The Property

This beautifully presented, three bedroom semi-detached character cottage has been sympathetically maintained and improved over the years by the owners to now provide light, spacious and flexible living accommodation blending character features and modern convenience. Particular mention must be made of the second-floor master suite with vaulted ceiling, eaves storage and en-suite shower room, the open plan reception accommodation with log burner and patio door to the garden as well as the extended ground floor accommodation providing larger kitchen and additional utility space.

Located in a stunning position within the grounds of Tabley House, an 18th Century country estate, at the end of a private driveway in a secluded position with far reaching views over adjoining countryside, a short drive into Knutsford Town centre whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a long private driveway, sweeping around the adjoining properties, leading to the detached garage with ample parking and turning area. The gardens are a lovely feature of the property, being generous in proportions with a private, open aspect over adjoining countryside and woodland. Laid to lawn in the main with a range of well stocked borders surrounding and a wealth of plants, foliage and mature trees, all fully enclosed by timber fencing and established hedging. Stone, flagged pathway leads to the front entrance and around the property to the shaped patio area, providing ample opportunity for alfresco dining and enjoying the stunning backdrop. In addition the property also enjoys use of some of the grounds beautiful ancient woodland surrounding the property.

#### Directions

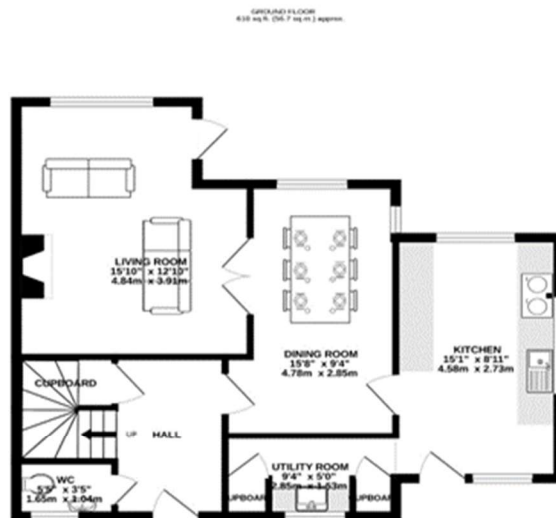
From the roundabout in Canute Square travel along Northwich Road (A5033). Take the left turn into Tabley House where the entrance to the cottage will soon be seen on your right.



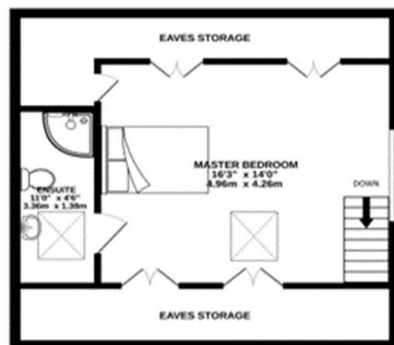
- An immaculately presented period property
- Nestled in a beautiful rural setting on within the grounds of the Tabley Hall Estate.
- Generous & flexible living accommodation
- Offered to the market with no onward chain
- Three generous bedrooms
- Two bathrooms
- Stunning, private gardens
- Ample off-road parking
- Detached garage

**Postcode** – WA16 0EZ  
**EPC Rating** – D  
**Tenure** – Leasehold  
**Local Authority** – Cheshire East  
**Council Tax** – F

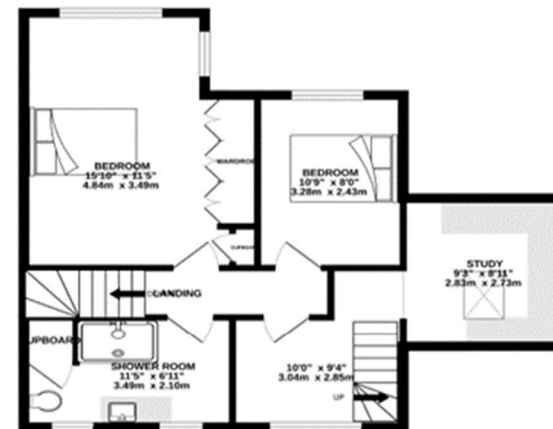




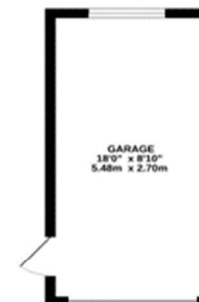
2ND FLOOR  
433 sq ft (40.0 sq m) approx.



1ST FLOOR  
585 sq ft (53.9 sq m) approx.



EXTERNALLY  
100 sq ft (9.3 sq m) approx.



**TOTAL FLOOR AREA : 1765 sq.ft. (164.0 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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