



## Mobberley

Oaklea House (incl stables & land), Cinder Lane Farm, Davenport Lane





## The Property

This immaculately presented, substantial, four bedroom, four bathroom characterful country residence has been beautifully maintained and improved over the years by the current owners to now provide light, spacious and flexible living accommodation blending period features and modern convenience effortlessly. Particular mention must be made of the large double reception room with central fireplace, providing living and dining accommodation with views over the gardens, the large, refitted Living Dining Kitchen with island unit, partially open to the study as well as the master bedroom suite with walk in dressing room and contemporary en-suite bathroom.

Oaklea House forms a small development of just three properties incorporating the original farmhouse and two barn conversions, redeveloped by a well-regarded local builder some years ago. Located in a super position in the heart of the village, on the doorstep of many renowned Public Houses and countryside walks, enjoying far reaching views open countryside and a short drive to Knutsford and Alderley edge town centres whilst being well positioned for all major network links to the Northwest and beyond.

The property is approached over a sweeping gravel driveway through timber gates leading to the detached garage and carport. The gardens are a fantastic feature of the property, being generous in proportions with a private, open aspect over adjoining countryside. Designed in a cottage style with many areas of intrigue the gardens are laid to lawn in the main with a range of well stocked borders, established trees and foliage with feature pond towards the rear. Large stone flagged patio area sweeps around the property, accessed off the main reception rooms providing great opportunity for alfresco dining throughout the day. Beyond the gardens there is the purpose built stable yard with hard standing incorporating 4 stables, tack room, store, carport and muck heap with parking for horse boxes leading to adjoining parkland style fields and menage area offering fantastic scope for equestrian purposes or other relevant hobbies, in all set within 11 acres.

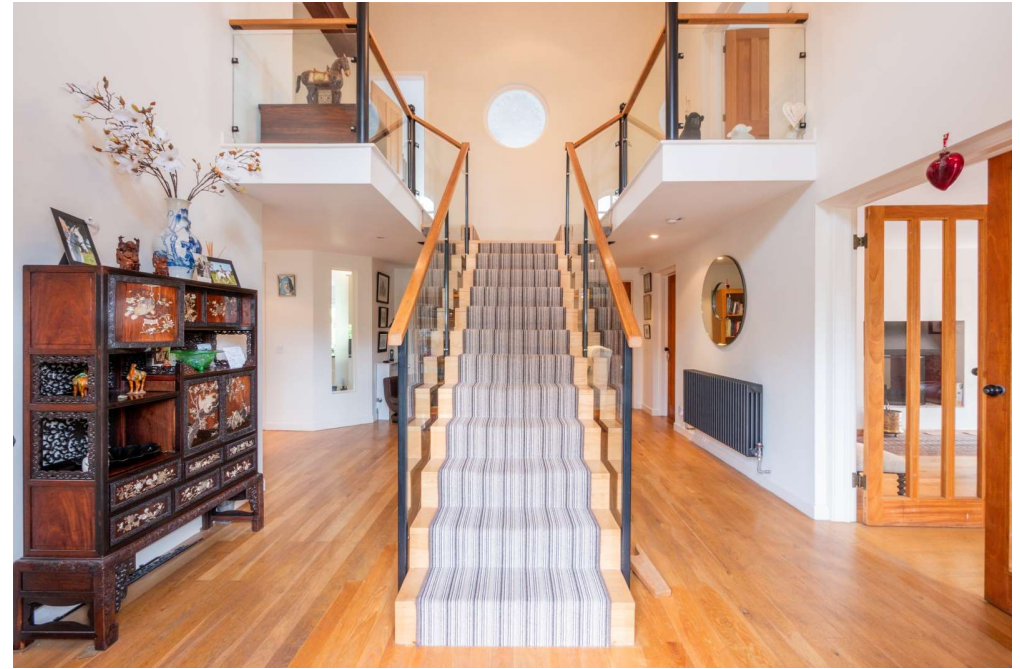
## Directions

From Mobberley village proceed along Town Lane. At The Victory Hall turn left into Church Lane passing Mobberley Cricket Club and The Church Inn public house. Follow the road round to where it meets Hobcroft Lane and turn immediately right onto Lady Lane and first right onto Davenport Lane where the entrance to Cinder Lane Farm will soon be seen on your right. Follow the driveway round to the entrance to the property.



## SUMMARY OF ACCOMMODATION

- An immaculately presented, substantial detached country residence
- Substantial and flexible reception rooms
- Superb open plan living dining kitchen with high quality integrated appliances
- Four generous bedrooms & four bathrooms (two en-suite)
- Stunning, private formal gardens with patios, pond and lawned areas, ideal for alfresco dining and entertaining
- Private gated driveway, detached double garage, double car port & ample off road parking
- Equestrian facilities including stable block, menage, paddock & hardstanding
- Overall area of land approx. 11 acres













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GROUND FLOOR  
2252 sq.ft. (209.2 sq.m.) approx.

1ST FLOOR  
1665 sq.ft. (154.7 sq.m.) approx.



**Guide Price – £1,500,000**

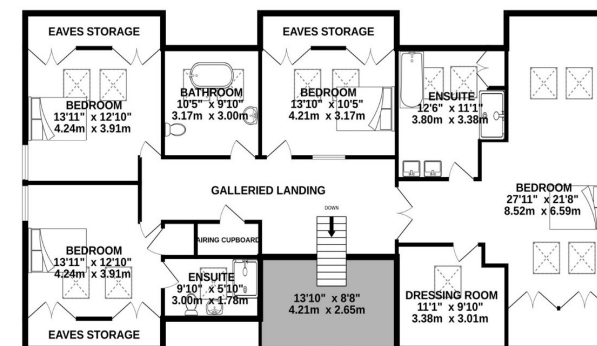
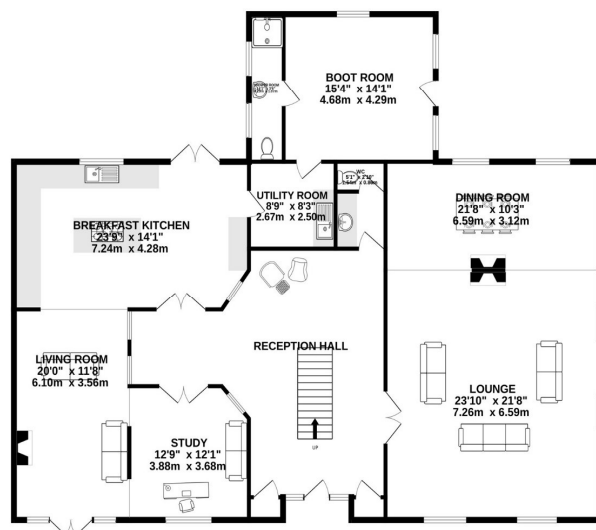
**Postcode – WA16 7NB**

**EPC Rating - E**

**Tenure – Freehold**

**Local Authority - Cheshire East**

**Council Tax – Band G**



TOTAL FLOOR AREA : 3917 sq.ft. (363.9 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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