



Mobberley  
Church Lane

  
IRLAMS  
*of Knutsford*





## The Property

This exquisite four-bedroom detached period home has been much refurbished over the years to now provide light, spacious and flexible living accommodation over three floors. Brimming with character and charm throughout, particular mention must be made of the large Living Dining Kitchen with French doors opening to the garden, the lovely separate Living Room with feature fireplace as well as the well-established, private and beautifully maintained gardens.

Located in a quiet elevated position with fabulous views over the Moberley Cricket ground and the National Trust fields beyond, this spectacular property is close to all local amenities, shops and walking distance to the award-winning Public Houses, whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over a York stone driveway, providing more than ample parking, leading to the front entrance flanked by a beautiful front garden. The rear gardens are a true delight. Laid to lawn in the main with established borders, plants, specimen trees and hedging, all fully enclosed by wood lap fencing. A stone patio area accessed off the Living Dining Kitchen provides ideal opportunity for alfresco dining and enjoying the private aspect.

## Directions

From Moberley village proceed along Town Lane. At The Victory Hall turn left into Church Lane passing the entrance to Moberley Cricket Club where the property will soon be seen on your right.



## SUMMARY OF ACCOMMODATION

- An immaculately presented detached property occupying a lovely position set back from Church Lane with stylish accommodation arranged over three floors
- Superb views over the adjoining cricket field and open countryside
- Great village location, walking distance to local shops, primary school, local church & award winning public houses
- Stunning, substantial reception rooms
- Spacious living dining kitchen opening out to the gardens
- Four generous bedrooms & two bathrooms (one en-suite with dressing room)
- Stunning, private formal gardens with patios and lawned areas, ideal for alfresco dining and entertaining
- Driveway providing ample, secure off road parking











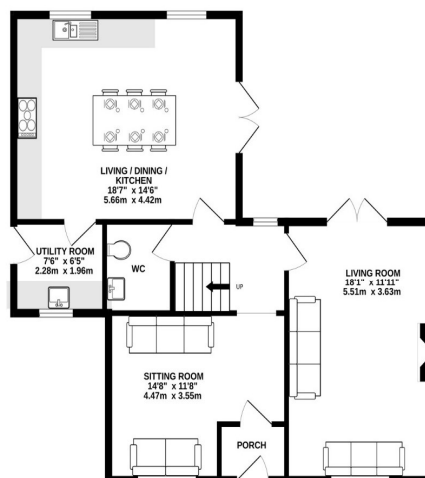


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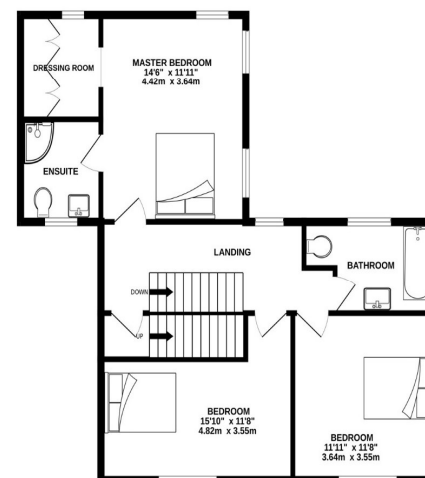


**Guide Price – £1,200,000**  
**Postcode – WA16 7RD**  
**EPC Rating - TBC**  
**Tenure – Freehold**  
**Local Authority - Cheshire East**  
**Council Tax – Band F**

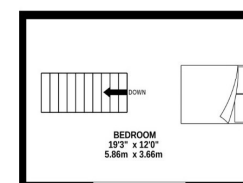
GROUND FLOOR  
797 sq.ft. (74.0 sq.m.) approx.



1ST FLOOR  
772 sq.ft. (71.9 sq.m.) approx.



2ND FLOOR  
231 sq.ft. (21.4 sq.m.) approx.



TOTAL FLOOR AREA : 1798 sq.ft. (167.1 sq.m.) approx.

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