



Mere  
One Willow, The Circle





## The Property

This immaculately presented, five-bedroom, four bathroom detached family home has been extended and refurbished over the years to now provide light, spacious and flexible accommodation in a modern style. Particular mention must be made of the stunning, open plan Living Dining Kitchen with island unit, breakfast bar and bi fold doors to the garden, the principle bedroom suite with dressing room, refitted en-suite shower room and balconies to front and rear elevations as well as the conversion of the loft area to provide flexible living accommodation incorporating, playroom/bedroom, study and studio area.

Located in a most sought-after area in a quiet position on The Circle, just off Mereside Road in the heart of Mere village, in short proximity to all local amenities and Knutsford Town Centre whilst being ideally positioned for all major network links to the Northwest and beyond.

The property is approached over tarmacadam driveway with block set edging, providing more than ample parking, leading to the front entrance and integral garage with shaped open lawns and feature planting, retained by mature hedging. The rear gardens are a lovely feature of the property, being generous in proportions with a private, South Westerly aspect. Laid to lawn in the main with a range of deep, well stocked borders containing a wealth of plants and foliage, all fully enclosed by established hedging, trees and timber fencing. Large stone flagged patio area with outdoor kitchen and pizza oven, accessed through the bi fold doors of the Living Dining Kitchen and main reception rooms, provides ideal opportunity for alfresco dining and enjoying the stunning aspect.

## Directions

From the roundabout in Canute Square travel along Manchester Road passing Cottons Hotel & Spa. Take the next right onto Mereside Road and continue the road towards its end and turn left into The Circle where the property will soon be seen.



## SUMMARY OF ACCOMMODATION

- An immaculately presented detached family property situated in a private setting in the popular area of Mere
- Substantial and flexible accommodation set over three floors
- Superb living dining kitchen with integrated appliances & separate spacious utility room
- Five generous bedrooms
- Four bathrooms (two en-suite with dressing room areas)
- Stunning, private formal gardens with patio and lawned areas with outdoor kitchen area and pizza oven, perfect for alfresco dining and entertaining
- Garage and driveway providing more than ample off road parking













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**Guide Price – £1,500,000**

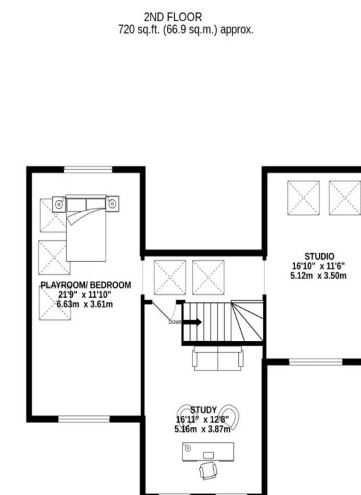
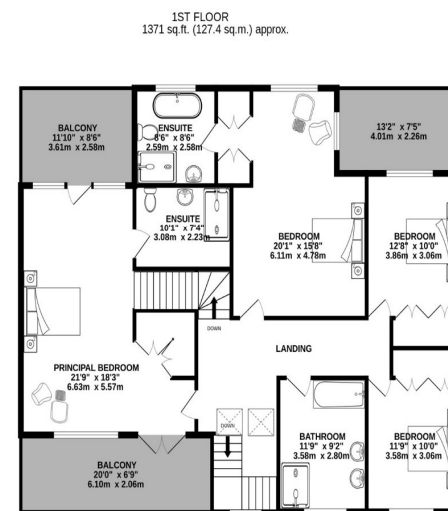
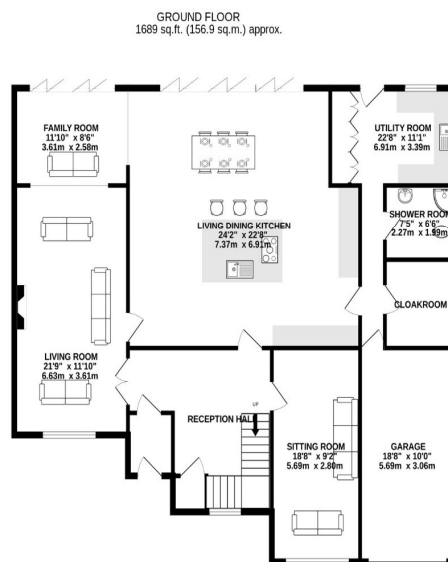
**Postcode – WA16 6QY**

**EPC Rating - TBC**

**Tenure – Freehold**

**Local Authority - Cheshire East**

**Council Tax – Band H**



**TOTAL FLOOR AREA : 3779 sq.ft. (351.1 sq.m.) approx.**

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