



Over Peover
Wellbank Lane


IRLAMS
of Knutsford



The Property

Nestled in the heart of the sort after village of Over Peover lies Heath Lodge, a charming four-bedroom detached property that has been sympathetically maintained and improved over the years by the current owners, offering light, spacious and flexible living accommodation in the most idyllic Cheshire Setting. The property boasts numerous reception rooms over the ground floor with a large dining kitchen and the benefit of a well appointed garden room. To the first floor are four generous bedrooms augmented by two stylish bathrooms. The property offers potential to extend due to the size, nature and aspect of the plot (subject to relevant permissions).

Heath Lodge offers a most enviable position in the heart of Over Peover, on the doorstep of many country walks and a stone's throw from The Dog public house, a short drive to the cosmopolitan towns of Knutsford, Alderley Edge and Wilmslow whilst being ideally positioned for all major network links to the Northwest and beyond.

An impressive arrival is accomplished via a sweeping, gated gravel driveway providing ample parking for multiple vehicles. Privacy is instantly achieved thanks to a wealth of shrubs and trees offering a tranquil aesthetic. The property is nestled within enclosed formal gardens to the rear, with a large patio area off the garden room, ideal for alfresco dining and enjoying the views over a further enclosed feature pond and adorning Cheshire countryside beyond.

Directions

From the roundabout in Canute Square travel along King Edward Road (A50) through the traffic lights passing the railway station. Leave the town passing through Toft. Turn left onto Stocks Lane, adjacent to The Whipping Stocks public house. Continue along Stocks Lane which eventually turns into Wellbank Lane whereby the property can be found on the left hand side before reaching the The Dog Inn.

SUMMARY OF ACCOMMODATION

- A beautiful, detached family property situated in the most sought after location within the charming village of Over Peover
- Substantial reception rooms and flexible living accommodation
- Open plan dining kitchen with integrated appliances
- Four generous bedrooms & two bathrooms
- Superb, private gardens with lawns, pond and patio areas, ideal for entertaining/alfresco dining
- Gated driveway providing ample off road parking
- Potential to extend, subject to relevant planning permission
- No onwards chain







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Asking Price – £1,050,000

Postcode – WA16 8UP

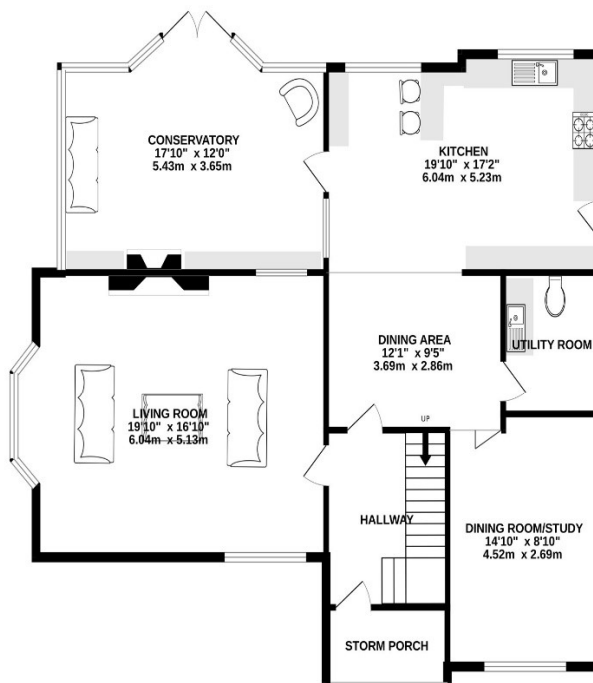
EPC Rating - D

Tenure – Freehold

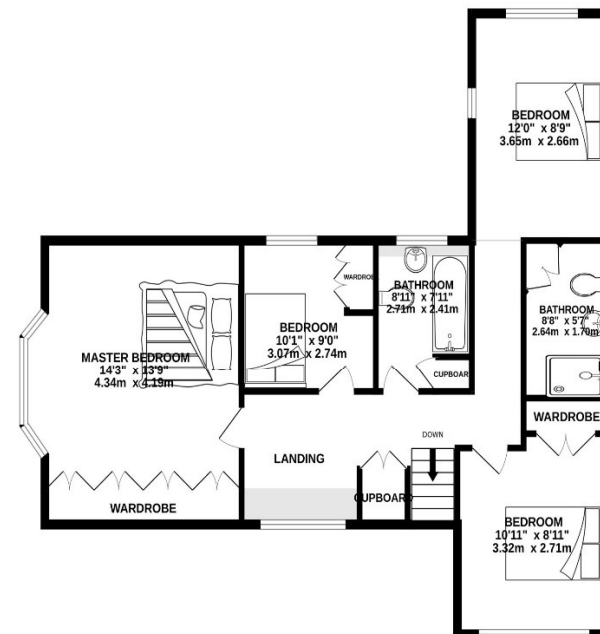
Local Authority - Cheshire East

Council Tax – Band G

GROUND FLOOR
1248 sq.ft. (116.0 sq.m.) approx.



1ST FLOOR
857 sq.ft. (79.6 sq.m.) approx.



TOTAL FLOOR AREA : 2105 sq.ft. (195.5 sq.m.) approx.

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